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AGENDA

Council meeting to be held
at Darebin Civic Centre,
350 High Street Preston
on Monday, 18 April 2016
at 7.00 pm.

Public question time will
commence shortly after 7.00 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.



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Agenda

1. MEMBERSHIP

Cr. Vince Fontana (Mayor) (Chairperson)

Cr. Gaetano Greco

Cr. Tim Laurence

Cr. Bo Li

Cr. Trent McCarthy

Cr. Steven Tsitas

Cr. Angela Villella

Cr. Oliver Walsh (Deputy Mayor)

Cr. Julie Williams

2. APOLOGIES

3. DISCLOSURES OF CONFLICTS OF INTEREST

4. CONFIRMATION OF THE MINUTES OF COUNCIL MEETINGS

Recommendation

That the Minutes of the Ordinary Meeting of Council held on 4 April 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; or
 - By email to PQT@darebin.vic.gov.au
- Question 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 6.45 pm to 7.00 pm on the day of the meeting

Council officers are available to assist residents in the preparation of questions between 3.00 pm and 5.00 pm on the day of the Council meeting. For assistance please call (03) 8470 8888 and you will be directed to the appropriate department.

No questions will be accepted after 7.00 pm on the night of the Council meeting.

Questions that relate to items that are listed on the Agenda cannot be responded to.

The Mayor will read the question and provide a response. If a question cannot be answered at the meeting, a written response will be prepared and forwarded to the person raising the question.

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 PROPOSED ROAD DISCONTINUANCE REAR 33 TO 37 COOPER STREET AND 34 TO 38 ASLING STREET, PRESTON

Author: Manager Assets and Property

Reviewed By: Director Assets and Business Services

Report Background

This report provides details of the outcome of preliminary investigations into the proposed discontinuance and sale of part of the right-of-way / road adjoining 33-37 Cooper Street and 34-38 Asling Street, Preston

Previous Council Resolution

This matter has not previously been the subject of a Council resolution.

Previous Briefing(s)

29 March 2016

Council Plan Goal/Endorsed Strategy

Goal: Excellent Service – Strategy 5.4 Long term responsible financial planning
Strategy: Property Asset Management Strategy - May 2015

Goal: Vibrant City and Innovative Economy – Strategy 1.4
Strategy: Strategic Land Use and Sustainable Transport Planning Policies.

Summary

This report provides the history and background relating to the right-of-way / road adjoining 33-37 Cooper Street and 34-38 Asling Street, Preston as shown in **Appendix A** as well as the outcome of the preliminary investigations into its proposed discontinuance.

In 1997, Council resolved to discontinue and sell part of the Road bound by Cooper Street, Fetting Street, Asling Street and Spring Street in Preston. The section of the Road adjoining 33-37 Cooper Street and 34-38 Asling Street, Preston (Road) was not included for discontinuance at that time.

In 2015, Council received an enquiry from an adjoining property owner requesting the discontinuance and sale of the Road. Initial investigations identified that the Road not listed in Council's Register of Public Roads and is currently fenced and occupied by adjoining property owners.

A majority of adjoining property owners have shown support for the proposal. Internal and external referrals to Council departments and statutory authorities have raised no objections to the proposal.

Recommendation

THAT Council

- (1) Commence the statutory procedures under section 206 and clause 3 of Schedule 10 to the *Local Government Act 1989* (“the Act”) to discontinue the road adjoining 33 to 37 Cooper Street and 34 to 38 Asling Street, Preston (**Appendix A**).
- (2) Give public notice under Sections 207A and 82A and 223 of the Act of the proposed discontinuance in the appropriate newspapers and on Council’s website and such notice state that if discontinued, Council proposes to sell the land from the discontinued road to the adjoining property owners by private treaty, provided however, that if the discontinued road or any part of the discontinued road, for whatever reason, is not capable of being sold to the adjoining property owners by private treaty, then Council will transfer to itself the discontinued road or any part of the discontinued road.

Introduction

Council received an enquiry from an adjoining property owner requesting the discontinuance and sale of the right of way shown cross-hatched on the plan in **Appendix A** and on the aerial photo **Appendix B**.

In 1997, a section of the ROW at the rear of 24 to 32 Cooper Street and rear 23 to 31 Cooper Street, Preston was discontinued and sold. The section under investigation adjoining 33 to 37 Cooper Street and 34 to 38 Asling Street, Preston (Road) was not included in the original discontinuance and remains ‘Road’ on title.

The Road is not listed on Council’s Register of Public Roads, is not constructed and has not been used for access for many years. The Road is currently occupied and used by the abutting properties.

Following the completion of the initial investigations, Macquarie Lawyers were commissioned to undertake the statutory procedures to facilitate the possible discontinuance and sale of the 3.05m wide section of right-of-way.

Issues and Discussion

Consultation with owners

All adjoining property owners have been consulted regarding the proposal. One property owner has confirmed their interest in acquiring the land from the Road at current market value as well as meeting all of the reasonable costs associated with Council discontinuing the Road (if successful).

The proposed allocation/division of the land from the Road between the interested parties is shown in **Appendix C**. The dimensions of the Road are shown in the title plan provided in **Appendix D**.

Service Authorities and Council Departments

Council and all necessary Service Authorities have been consulted in relation to the proposal and no objections have been received. Whilst Council currently does not have any assets located within the Road it will require an easement for drainage to be created over any land from the Road to cater for the installation of a drain in the future.

Implementation

The statutory procedures require Council to give public notice of its intention to reopen, discontinue, sell and/or take title part or all of Road and invite submissions from affected parties. Submitters may request to be heard by Council prior to a decision being made to proceed or otherwise with the proposal.

In addition, all abutting property owners would be advised of the proposal in writing and informed of their right to make a submission. Following which, a report would be presented to Council for a decision whether to discontinue the Road, part of the Road or not to discontinue the Road and to reopen the Road or part of the Road.

Options for Consideration**Option 1 (Recommended)**

Commence the statutory procedures to potentially discontinue the Road. The statutory procedures would extend the consultation to the wider community and enable all including affected property owners, further opportunity to make a submission. This option would assist Council in obtaining further insight into the overall consensus of surrounding property owners and the community in relation to the Road. It would also enable Council to make an informed assessment on the future of the Road to potentially reopen part or all of the Road, discontinue part or all of the Road and sell the land from the Road (if discontinued) to adjoining property owners and take title to the balance of land not sold.

Some of the benefits of commencing the statutory procedures, which would depend on Council's decision on the future of the Road, are the ongoing protection of a public asset, the asset being open to the public and used for its prescribed purpose, and potential revenue from the sale of part or all of the land from the Road.

Option 2

Abandon the proposal. Council could abandon the proposal. If the proposal is abandoned and the status quo remains, it may be perceived as Council knowingly encouraging and enabling property owners to continue to occupy other roads or rights-of-way within Darebin to the detriment of the community whether financially or as a benefiting right.

Additionally Council may lose any future rights to the Road if adjoining properties are able to accrue possessory rights.

Financial and Resource Implications

There are no financial or resource implications as a result of commencing the statutory procedures as contained in this report.

Risk Management

Should Council decide to not progress the statutory procedures to discontinue and sell and/or reopen part or all of the Road, then it presents not only a financial risk to Council in terms of potential loss of income but also the potential loss of a public asset.

It may also encourage other property owners to take or continue occupancy of other roads or rights of way within Darebin, restricting its prescribed use and possibly any future strategic use.

Policy Implications**Economic Development**

There are no economic development impacts associated with this report.

Environmental Sustainability

There are no environmental sustainability impacts associated with this report.

Human Rights, Equity and Inclusion

Initial consultation with the immediate adjoining owners has been undertaken. The statutory procedures would extend this to the whole of the community by giving public notice of the proposal and providing the opportunity for anyone to make a formal submission to Council regarding the proposal.

Other

This report has been prepared having regard to Council's Sale of Minor Council Property Assets Policy.

Future Actions

Arrange for the statutory procedures for the discontinuance and sale of the section of road to be undertaken pursuant to the provisions of section 206 and clause 3 of Schedule 10 and section 223 of the *Local Government Act 1989*.

Consultation and Advocacy

- Macquarie Local Government Lawyers
- Owners of adjoining properties
- Statutory authorities
- Council departments

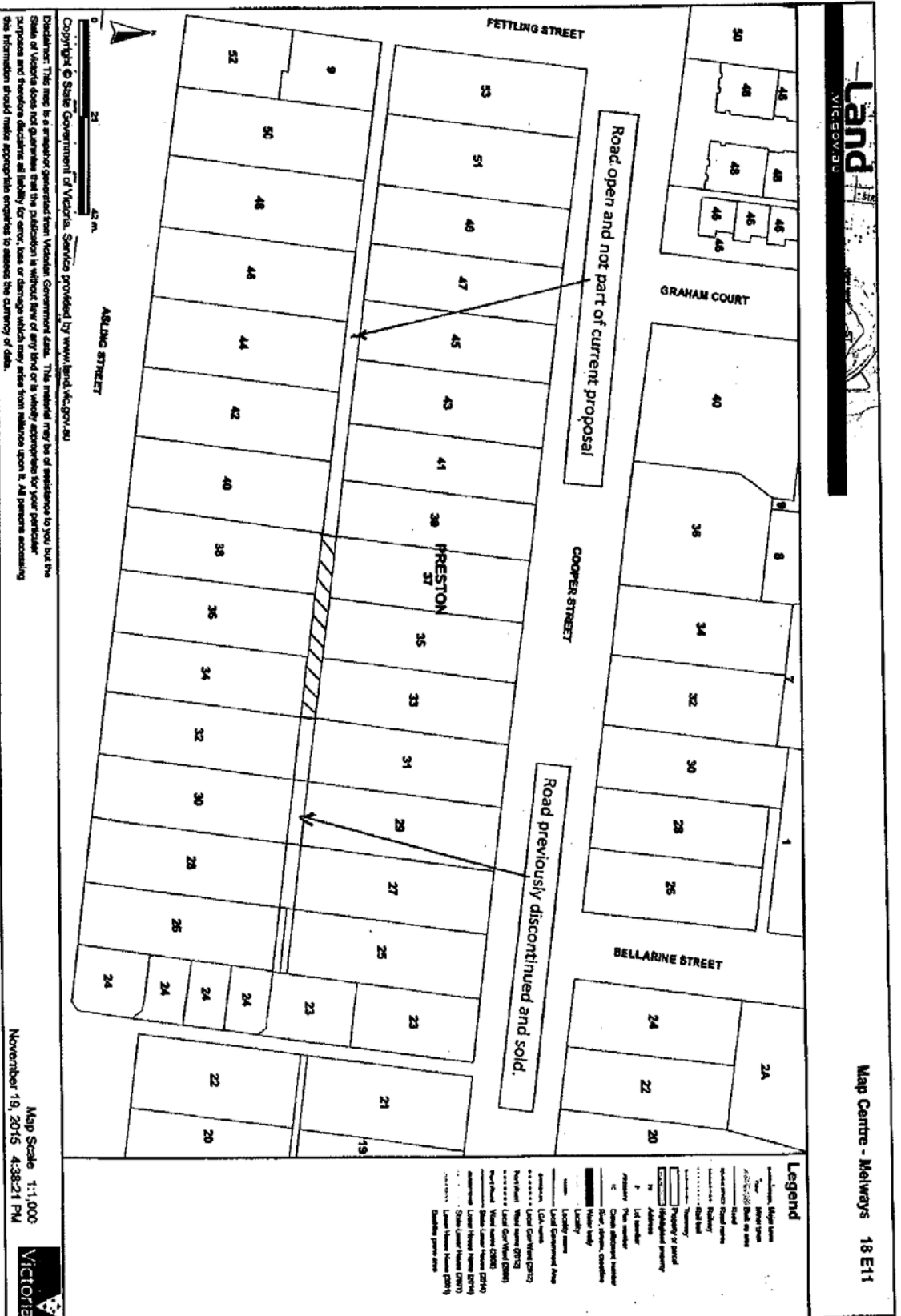
Related Documents

- Site plan – (**Appendix A**)
- Aerial photo – (**Appendix B**)
- Proposed allocation/division – (**Appendix C**)
- Title plan – (**Appendix D**)
- *Local Government Act 1989*
- *Road Management Act 2004*
- Sale of Minor Council Property Assets Policy – May 2015

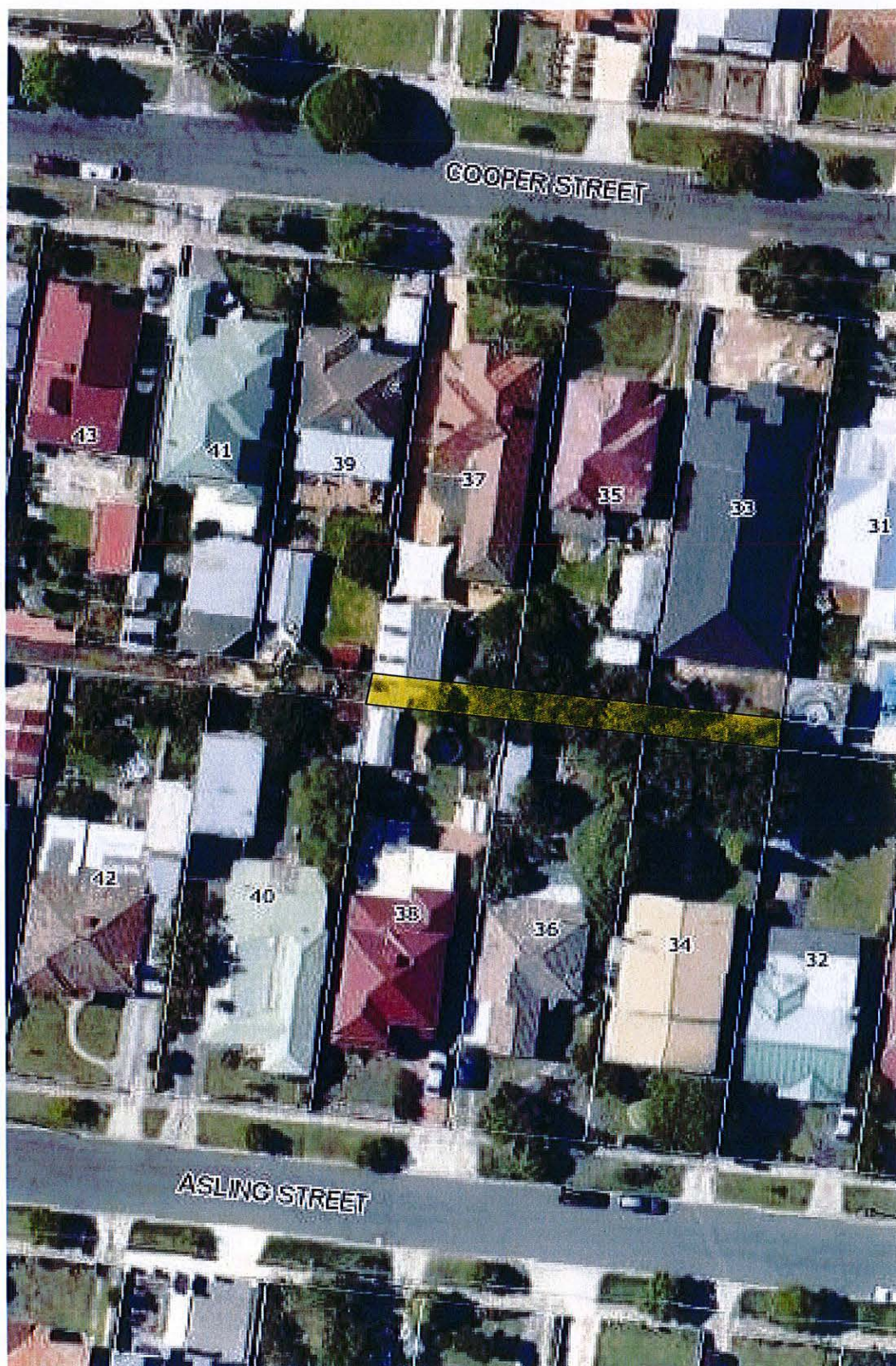
Disclosure of Interest

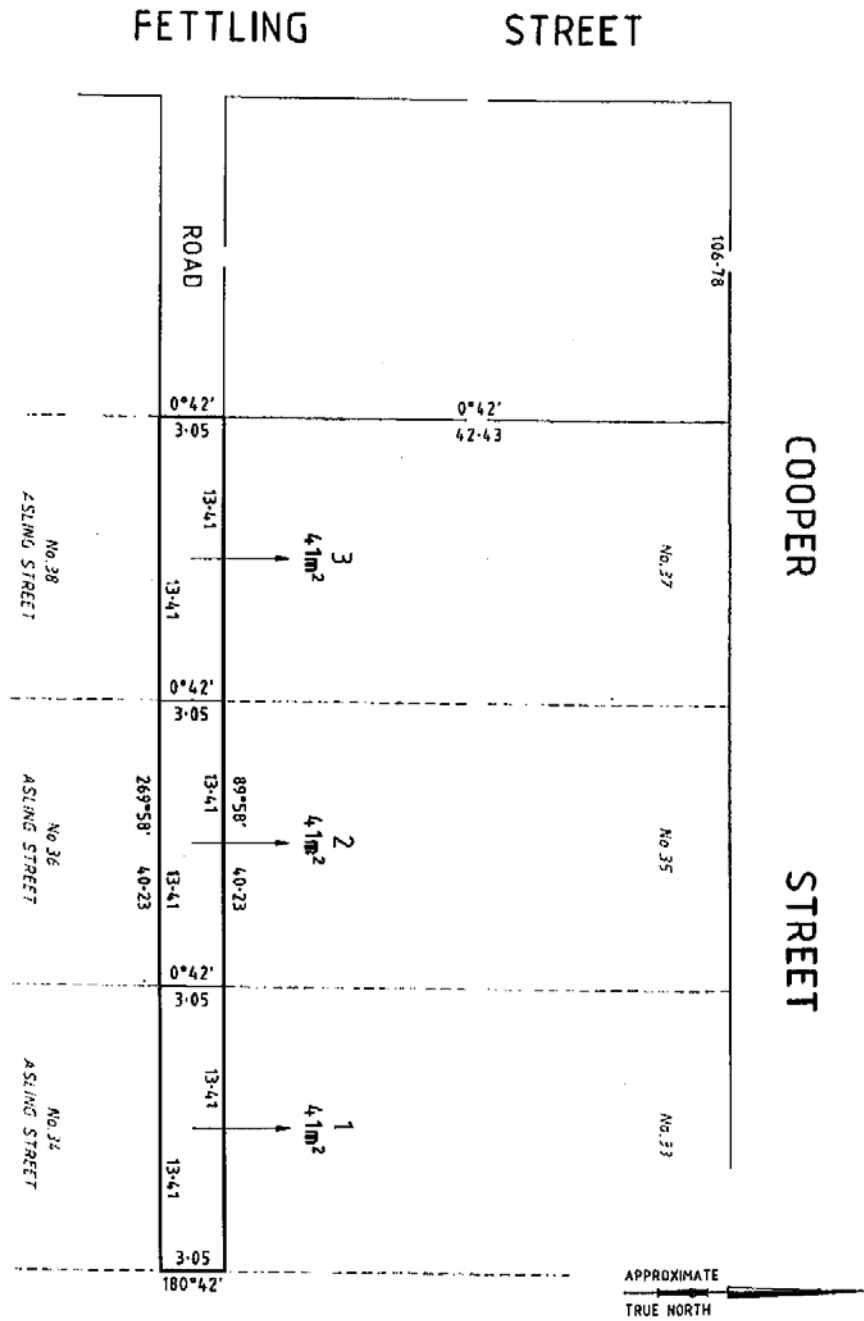
Section 80C of the *Local Government Act 1989* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any direct or indirect interest in a matter to which the advice relates.

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 B





Appendix D

TITLE PLAN		EDITION 1	TP955727J
LOCATION OF LAND PARISH JIKA JIKA TOWNSHIP - SECTION - CROWN ALLOTMENT - CROWN PORTION 147 (PART) LAST PLAN REFERENCE LP7986 DEPTH LIMITATION DOES NOT APPLY TITLE REFERENCE VOL.11577 FOL.237 MGA CO-ORDINATES E 323 410 ZONE 55 (APPROX. CENTRE OF LAND IN PLAN) N 5 821 620		WARNING THIS PLAN REPRESENTS AN EXPECTED DIVISION OF LAND. ANY ONE LOT MAY NOT HAVE BEEN CREATED. CHECK THE LOT/PLAN INDEX FOR CURRENT INFORMATION. NOTATIONS THIS PLAN IS NOT BASED ON SURVEY.	
EASEMENT INFORMATION			
LEGEND E- ENCUMBERING EASEMENT OR CONDITION IN CROWN GRANT IN THE NATURE OF AN EASEMENT OR OTHER ENCUMBRANCE A- APPURTENANT EASEMENT R- ENCUMBERING EASEMENT (ROAD)			
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	LAND BENEFITED/IN FAVOUR OF
<div style="display: flex; justify-content: space-between;"> COOPER STREET </div> <div style="display: flex; align-items: center; justify-content: center; margin-top: 20px;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-weight: bold; margin-right: 10px;">FETTLING STREET</div> </div>			
SCALE 1:250 <div style="text-align: center;"> LENGTHS ARE IN METRES </div>		LICENSED SURVEYOR DAVID JOHN MONAHAN SIGNATURE DATE / / REF. 13553 VERSION 01 COMPUTER FILE: 3553TP.DWG DATE: 05/11/2015	
SHEET 1 OF 1 SHEET ORIGINAL SHEET SIZE A3 BARKER MONAHAN A.C.N. 805 394 805 SURVEYORS, DEVELOPMENT AND LOCAL GOVERNMENT CONSULTANTS 581 GILBERT ROAD, PRESTON 3072 P.O. BOX 2548 REGENT WEST 3072 TELEPHONE 9478 6133 FAX 9470 5189 EMAIL: survey@barkermonahan.com.au		FILE NO : LGD DEALING CODE : LGA	

**6.2 PROPOSED ROAD DISCONTINUANCE ADJOINING
2 GREENOCK STREET AND 8 TO 10 BANFF STREET,
RESERVOIR**

Author: Manager Assets and Property

Reviewed By: Director Assets and Business Services

Report Background

This report informs Council on the outcome of preliminary investigations into the proposed discontinuance and sale of part of the Road adjoining 2 Greenock Street and 8-10 Banff Street, Reservoir.

Previous Council Resolution

This matter has not been previously the subject of a Council resolution.

Previous Briefing(s)

29 March 2016

Council Plan Goal/Endorsed Strategy

Goal: Excellent Service – Strategy 5.4 Long term responsible financial planning
Strategy: Property Asset Management Strategy - May 2015

Goal: Vibrant City and Innovative Economy – Strategy 1.4
Strategy: Strategic Land Use and Sustainable Transport Planning Policies.

Summary

In 2003, Council resolved to discontinue and sell part of the Road which is bound by Darebin Boulevard, Argyle Street, Greenock Street and Banff Street in Reservoir (ROW). However, the section of the Road adjoining 2 Greenock Street and 8 to 10 Banff Street, Reservoir (Road) was not included for discontinuance at that time.

In 2014, Council received an application from an adjoining property owner requesting the discontinuance and sale of the Road. Initial investigations identified that the Road is not listed in Council's Register of Public Roads and that it is currently fenced and occupied by adjoining property owners.

The majority of adjoining property owners have shown support for the proposal. Internal and external referrals to Council departments and statutory authorities have raised no objections to the proposal.

This report provides the history and background relating to the Road adjoining 2 Greenock Street and 8 to 10 Banff Street, Reservoir as shown in **Appendix A** (Road) as well as the outcome of the preliminary investigations into its proposed discontinuance.

Recommendation

THAT Council:

- (1) Commence the statutory procedures under section 206 and clause 3 of Schedule 10 to the *Local Government Act 1989* ("the Act") to discontinue the road adjoining 2 Greenock Street and 8 to 10 Banff Street, Reservoir (shown cross hatched on **Appendix A**).
- (2) Give public notice under Sections 207A and 82A and 223 of the Act of the proposed discontinuance in the appropriate newspapers and on Council's website and such notice state that if discontinued, Council proposes to sell the land from the discontinued road to the adjoining property owners by private treaty, provided however, that if the discontinued road or any part of the discontinued road, for whatever reason, is not capable of being sold to the adjoining property owners by private treaty, then Council will transfer to itself the discontinued road or any part of the discontinued road.

Introduction

Council received an application from an adjoining property owner requesting the discontinuance and sale of the right-of-way shown cross-hatched on the plan in **Appendix A** and on the aerial photo **Appendix B**.

In 2003, the section of ROW at the rear of 18 to 40 Darebin Boulevard and rear 12 to 26 Banff Street, Reservoir was discontinued and sold. The section under investigation adjoining 2 Greenock Street and rear 8 and 10 Banff Street, Reservoir (Road) was not included in the original discontinuance and remains a 'Road' on title.

The Road is not listed on Council's Register of Public Roads, is not constructed and has not been used for access for many years. The Road is currently occupied and used by 2 Greenock Street.

Following the completion of the initial investigations, Macquarie Lawyers were commissioned to undertake the statutory procedures to facilitate the possible discontinuance and sale of the 3.05m wide section of right-of-way.

Issues and Discussion

Consultation with owners

All adjoining property owners have been consulted regarding the proposal.

Following initial consultation, two property owners confirmed their interest in acquiring the land from the Road at current market value as well as meeting all of the reasonable costs associated with Council discontinuing the Road (if it was successful).

One property owner expressed no interest in acquiring the land and indicated a preference for the Road to be reopened. Whilst acknowledging the concerns raised by the owner, it should be noted that this property enjoys front and side access, therefore would not be at a disadvantage or directly affected by this proposal.

The dimensions of the Road are shown in the title plan provided in **Appendix C**. The proposed allocation/division of the land from the Road between the interested parties is shown in **Appendix D**.

Service Authorities and Council Departments

Council and all necessary Service Authorities have been consulted in relation to the proposal and no objections have been received.

Yarra Valley Water has a sewer and Council has a drain located within the Road and will require an easement to be saved over the land if it is discontinued.

Implementation

The statutory procedures require Council to give public notice of its intention to reopen, discontinue, sell and/or take title part or all of Road and invite submissions from affected parties. Submitters may request to be heard by Council prior to a decision being made to proceed or otherwise with the proposal.

In addition, all abutting property owners would be advised of the proposal in writing and informed of their right to make a submission. Following which, a report would be presented to Council for a decision whether to discontinue the Road, part of the Road or not to discontinue the Road and to reopen the Road or part of the Road.

Options for Consideration

Option 1 (Recommended)

Council commence the statutory procedures to potentially discontinue the Road.

The statutory procedures would extend the consultation to the wider community and enable all including affected property owners, further opportunity to make a submission. This option would assist Council in obtaining further insight into the overall consensus of surrounding property owners and the community in relation to the Road. It would also enable Council to make an informed assessment on the future of the Road to potentially reopen part or all of the Road, discontinue part or all of the Road and sell the land from the Road (if discontinued) to adjoining property owners and take title to the balance of land not sold.

Some of the benefits of commencing the statutory procedures, which would depend on Council's decision on the future of the Road, are the ongoing protection of a public asset, the asset being open to the public and used for its prescribed purpose, and potential revenue from the sale of part or all of the land from the Road, that can be allocated through budget process for future community benefit.

Option 2

Council abandon the proposal.

If the proposal is abandoned and the status quo remains, it may be perceived as Council knowingly encouraging and enabling property owners to continue to occupy other roads or rights-of-way within Darebin to the detriment of the community whether financially or as a benefiting right.

Additionally, Council may lose any future rights to the Road if adjoining properties are able to accrue possessory rights and potential community benefits resulting from sale income would not be realised.

Financial and Resource Implications

There are no financial or resource implications as a result of commencing the statutory procedures as contained in this report.

Risk Management

Should Council decide to not progress with the statutory procedures to discontinue and sell and/or reopen part or all of the Road, then it presents a financial risk to Council in terms of potential loss of income but also the potential loss of a public asset.

Such action may also encourage other property owners to take or continue occupancy of other roads or rights of way within Darebin, restricting their prescribed use and possibly preventing any future strategic use.

Policy Implications

Economic Development

There are no economic development impacts associated with this report.

Environmental Sustainability

There are no environmental sustainability impacts associated with this report.

Human Rights, Equity and Inclusion

Initial consultation with the immediate adjoining owners has been undertaken. The statutory procedures would extend this to the whole of the community by giving public notice of the proposal and providing the opportunity for anyone to make a formal submission to Council regarding the proposal.

Other

This report has been prepared having regard to Council's Sale of Minor Council Property Assets Policy.

Future Actions

Arrange for the statutory procedures for the discontinuance and sale of the section of road to be undertaken pursuant to the provisions of section 206 and clause 3 of Schedule 10 and section 223 of the Local Government Act 1989.

Consultation and Advocacy

- Macquarie Local Government Lawyers
- Owners of adjoining properties
- Statutory authorities
- Council departments

Related Documents

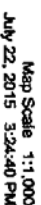
- Site plan – **Appendix A**
- Aerial photo – **Appendix B**

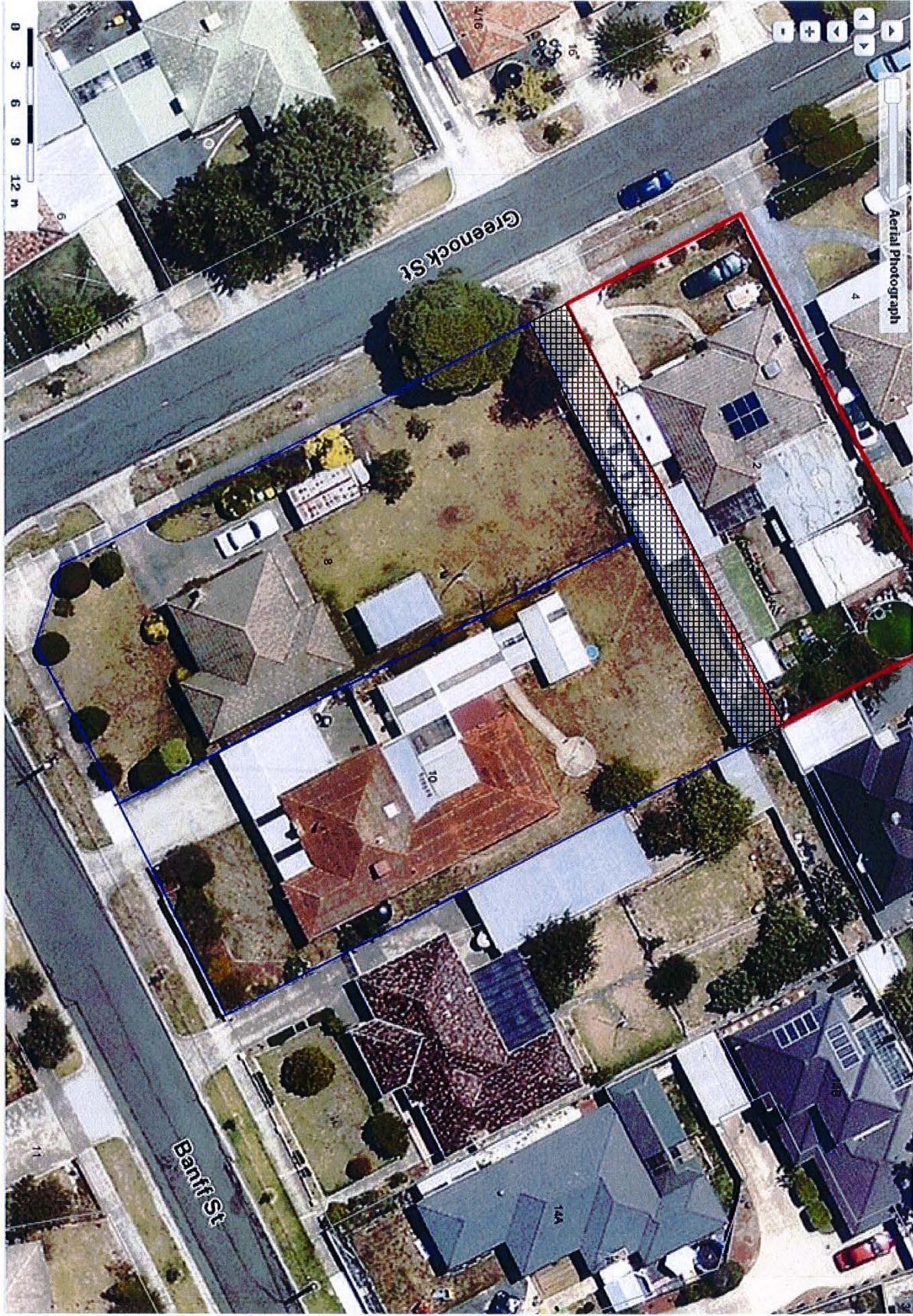
- Proposed allocation/division – **Appendix C**
- Title plan – **Appendix D**
- *Local Government Act 1989*
- *Road Management Act 2004*
- Council's Sale of Minor Council Property Assets Policy – May 2015

Disclosure of Interest

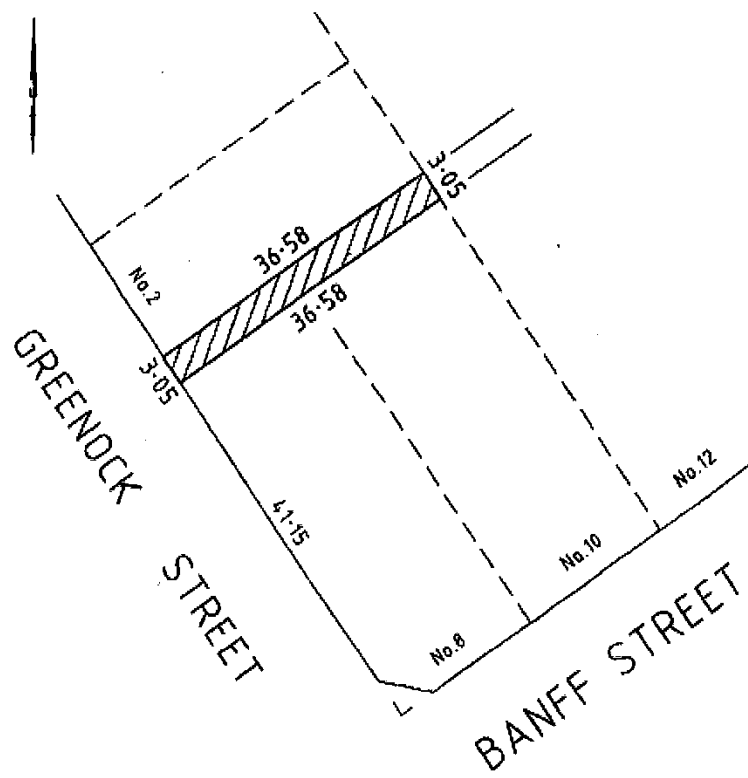
Section 80C of the *Local Government Act 1989* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any direct or indirect interest in a matter to which the advice relates.

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 C



Appendix D

TITLE PLAN		EDITION 1	TP955714T	
LOCATION OF LAND PARISH KEELBUNMOORA CROWN PORTION 14 (PART)			WARNING THIS PLAN REPRESENTS AN EXPECTED DIVISION OF LAND ANY ONE LOT MAY NOT HAVE BEEN CREATED CHECK THE LOT/PLAN INDEX FOR CURRENT INFORMATION	
			NOTATIONS THIS PLAN IS NOT BASED ON SURVEY	
LAST PLAN REFERENCE LP10498 DEPTH LIMITATION DOES NOT APPLY TITLE REFERENCE VOL 5622 FOL 243 MGA CO-ORDINATES E 325 740 ZONE 55 1489204 CENTRE OF LAND IN PLAN M 5 025 160				
EASEMENT INFORMATION				
LEGEND E - ENCUMBERING EASEMENT OR CONDITION IN CROWN GRANT IN THE NATURE OF AN EASEMENT OR OTHER ENCUMBRANCE A - APPURTENANT EASEMENT R - ENCUMBERING EASEMENT (ROAD)				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	SECTION	LAND BENEFITED/IN FAVOUR OF
E-1	AS PROVIDED FOR IN SEC 207C LGA 1989	3.05	SEC.207C LGA 1989	YARRA VALLEY WATER LTD
E-1	AS PROVIDED FOR IN SEC 207C LGA 1989	3.05	SEC 207C LGA 1989	CITY OF DAREBIN
SCALE 1:400			LICENSED SURVEYOR DAVID JOHN MONAHAN SIGNATURE DATE / /	
SHEET 1 OF 1 SHEETS ORIGINAL SHEET SIZE: A3 BARKER MONAHAN SURVEYORS, DEVELOPMENT AND LOCAL GOVERNMENT CONSULTANTS 501 GABLET ROAD, PRESTON 3072 P.O. BOX 3556 PRESTON WEST 3207 TELEPHONE 9478 0111 FAX 9478 1565 EMAIL: Survey@barkermonahan.com.au			FILE NO : LGO DEALING CODE : LGA	
REF 117638 VERSION #1 COMPUTER FILE 11638TP0104G DATE 31/07/2015				

6.3 OUTCOME OF STATUTORY PROCESS TO ENTER INTO LEASE AGREEMENTS WITH EARLY CHILDHOOD MANAGEMENT SERVICES INCORPORATED

Author: Manager, Assets and Properties
Manager, Children, Families and Community

Reviewed By: Director Assets and Business Services
Director Community Development

Report Background

This report informs Council of the outcome of the statutory process to enter into lease agreements with Early Childhood Management Services Incorporated (ECMS).

Previous Council Resolution

At its meeting on 23 November 2015, Council resolved:

'That Council endorse the commencement of the statutory process to enter into a lease agreement with Early Childhood Management Services for the Oakhill Family Centre Reservoir, Darebin North East Community Hub and Keon Park Children's Hub.'

Previous Briefing(s)

Councillor Briefing – 29 March 2016

Council Plan Goal/Endorsed Strategy

Goal: Healthy and Connected Community – Strategy 2.1 Community Services
Strategy: Property Asset Management Strategy - 19 May 2014
Early Years Strategy 2011-2021

Summary

Following the 'In Principle' approval provided by Council at its Ordinary Meeting on 6 October 2014 to enter into lease agreements with ECMS, this organisation has occupied the new early years facilities at Oakhill Family Centre Reservoir, Darebin North East Community Hub and Keon Park Children's Hub.

In accordance with *Local Government Act 1989*, Council notified the community of its intention to enter into the leases by placing a public notice in the Preston Leader and Northcote Leader in the week commencing 15 December 2015. No public submissions were received in response to the notification.

Council approval is now sought to enter into a lease agreement with ECMS for the provision of early childhood services at each of Council's new early years' facilities.

Recommendation

That Council:

- (1) Having complied with Section 190 and Section 223 of the *Local Government Act 1989*, and with no submissions having been received, resolve to enter into lease agreements with Early Childhood Management Services Incorporated (ECMS) at each of the new early years facilities -
 - a) Oakhill Family Centre Reservoir located at 91-95 North Road, Reservoir
 - b) Darebin North East Community Hub located at 35 Copernicus Crescent, Bundoora
 - c) Keon Park Children's Hub located at 7 Dole Avenue, Reservoirthe terms and conditions detailed in the statutory advertisement are attached as **Appendix B** to this report.
- (2) Authorises the Director, Community Development to execute new lease agreements with Early Childhood Management Services Incorporated for the above mentioned Council premises.

Introduction

At its Ordinary Meeting of 6 October 2014 Council endorsed a report on the Expression of Interest (EOI) process to determine the service provider for the new early years facilities at Oakhill Family Centre Reservoir, Darebin North East Community Hub and Keon Park Children's Hub.

The EOI attracted four submissions which progressed through a three-stage evaluation process, with ECMS being selected as the preferred provider for all three service sites.

At its Ordinary Meeting of 6 October 2014, Council provided 'in principle' approval to enter into lease agreements with ECMS for the provision of early childhood services from Council owned facilities using Council's Early Childhood Service standard lease.

Following consultation with ECMS and the forwarding of the standard draft lease to ECMS for comment and discussion, it is now appropriate for Council to conclude the statutory process to enter into lease arrangements with ECMS for Council's new early childhood Council facilities.

Issues and Discussion

Lease

In order to formalise the occupation, use and provision of early childhood services including education and care by ECMS in Council properties across the municipality, lease arrangements must be finalised.

Council has a standard Early Childhood Service lease agreement which applies to providers of services in our early childhood buildings. The Early Childhood Service lease has been developed with legal advice and in conjunction with service providers, the Facilities Maintenance and the Properties units.

The process for developing new lease agreements with ECMS to operate from Oakhill Family Centre Reservoir, Darebin North East Community Hub and Keon Park Children's Hub is provided in **Appendix A**.

However before Council could progress the new lease agreements with ECMS it had to undertake the statutory process advising the public of its intentions.

Statutory Process

At its Ordinary Meeting of 23 November 2015, Council resolved to commence the statutory process under Section 190 and Section 223 of the *Local Government Act 1989* ("the Act"), to give effect of its intention to enter into a lease agreement with ECMS for the Oakhill Family Centre Reservoir, Darebin North East Community Hub and Keon Park Children's Hub.

Public notice of Council's intention was given in the Preston and Northcote Leader newspapers in the week commencing 15 December 2015 (**Appendix B**). Notification was also given on Council's website. The notification advised the community that submissions received in writing would be considered by Council pursuant to the provisions of section 223 of the *Local Government Act 1989*.

No submissions in relation to the public notice were received.

Options for Consideration

Option 1

Enter into a lease agreement with ECMS.

This will formalise their occupation of the three sites and provide Council with the surety that their occupancy is bound by the terms and conditions of the lease agreement whilst ensuring compliance with current legislation, policy and service delivery requirements.

Option 2

Do not enter into a lease agreement with ECMS and continue to operate under the status quo.

This option provides the most risk, as it has the potential to result in liabilities for Council as the terms and conditions of their occupancy have not been formalised and service delivery requirements will not have been defined.

Financial and Resource Implications

Annual leasing fee of \$52 would apply to the three centres under the ECMS agreements.

Council is primarily responsible for the annual maintenance of all Sites.

Risk Management

Should Council not further progress the matter and enter into a lease with ECMS, then it may present a number of risks as the terms and conditions of the tenant's occupancy of Council's properties have yet to be defined.

The requirement for the tenant to provide appropriate permits and insurances including public liability be responsible for certain outgoings and maintenance provisions, and most importantly to provide early childhood and education services to the Darebin community that is consistent with Council policy, would be unclear. In most instances those obligations and requirements may shift to Council.

A tenant in occupation of a Council property without an agreement may result in Council retaining all associated risk with the occupancy and service provision despite it not being the actual service provider.

Policy Implications

Economic Development

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

Environmental Sustainability

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

Human Rights, Equity and Inclusion

The proposed lease to ECMS will enable the various early childhood services to continue to provide care and education to children across the municipality.

Other

This report has been prepared having regard to Council's lease renewal practice and relevant legislative requirements.

Future Actions

Enter into a lease agreement with ECMS for each of the new early years Council facilities.

Consultation and Advocacy

- Children, Families and Community department
- Facilities Management Unit
- Early Childhood Management Services
- Maddocks Lawyers
- Public Notice of Council's intention to enter into new lease agreements was advertised in the Local Leader Newspapers which extends consultation to the wider community.

Related Documents

- Council's Standard Lease
- *Local Government Act 1989*
- *Retail Leases Act 2003*
- Lease development between Council and ECMS (**Appendix A**)
- Public Notice (**Appendix B**)

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.

Lease development between Council and ECMS

A. Process for developing new leases with ECMS

1. The drafting of a new lease using Council's standard early childhood services lease document which is specific to early childhood services.
2. Consultation with ECMS, including review and comment on the non-standard terms and conditions of the draft lease.
3. Initial report to Council to commence the Statutory Process.
4. Statutory Process – section 190 and section 223 of the Local Government Act 1989 – Advertise intention to enter into lease (section 190) and provide for submissions (section 223).
5. Report to Council with Outcome of section 223 process and to seek approval to enter into new agreements (this report).
6. Finalise new lease agreements with ECMS in accordance with the Council resolution.

B. ECMS lease terms and conditions

The following 'in principle' terms and conditions have been agreed to by all parties:

- **Term of Lease**

Three (3) years with a right to renew the lease for a further five (5) year term. The lease provides a date for which the tenant is required to notify Council of their intention to exercise (take up) the option (being not earlier than 6 months or later than 3 months, before the end of the Term).

If the tenant is in breach of their lease, they may not be given the option to renew the lease for a further term.

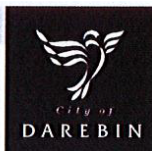
- **Rent**

Rent charges will apply to each lease. The rent fee has been set at \$52 per annum (excluding GST), and is payable annually in advance on or before the first day of each year.

The rent will be increased annually by \$1 (excluding GST).

- **Permitted Use**

The provision of early childhood education and care services for children up to school age entry. The tenant is required to hold a licence and must comply with the legislative standards of the Education and Care Services National Law 2010 and Regulations.



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NOTICE OF INTENTION TO LEASE

Darebin City Council (**Council**) gives notice under section 190 of the *Local Government Act 1989 (Act)* of its intention to enter into a lease with Early Childhood Management Services Incorporated for the provision of childcare and kindergarten services at the various Council premises:

- a. Oakhill Family Centre Reservoir located at 91-95 North Road, Reservoir (Reference Number **fA54393**);
- b. Darebin North East Community Hub located at 35 Copernicus Crescent, Bundoora (Reference Number **fA265734**);
- c. Keon Park Children's Hub located at 7 Dole Avenue, Reservoir (Reference Number **fA44213**);

The principal terms of the lease will be:

1. A term of 3 years with the option of 1 further term of 5 years.
2. A commencement rent of \$52.00 per annum.
3. Rent to be reviewed annually by a fixed increase of \$1.00 per annum.
4. Outgoings and other charges are payable by the tenant.

A person may make a submission on the proposal.

Any person proposing to make a submission under Section 223 of the Act in relation to Council's proposal must do so in writing. Any person who has made a written submission may also request that they (or a person acting on their behalf) be heard in support of their written submission. Such persons should indicate in the submission if they wish to be heard by Council. Council will consider and, if requested, hear support for all written submissions received before 5pm, on Wednesday 13 January 2016. It is stressed that any submission should clearly state if the author wishes to be heard by Council, and whether the submission is a submission of support or comment only, or a formal objection to the proposal.

Submissions quoting any of the above **reference numbers** should be addressed to:

**Chief Executive
Darebin City Council
PO Box 91 PRESTON VIC 3072**

It is proposed that Council will consider this matter at its Hearing of Submissions Committee, to be held in the Council Chamber, Darebin Civic Centre, 350 High Street, Preston, at a date to be determined.

**Rasiah Dev
Chief Executive**

6.4 AMENDMENT GC42 – ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT LOCAL PLANNING POLICY – CONSIDERATION OF SUBMISSIONS

Author: Manager City Development

Reviewed By: Director Assets and Business Services

Report Background

The purpose of this report is to consider submissions received during exhibition of Amendment GC42 (Environmentally Sustainable Development Local Planning Policy) to the Darebin Planning Scheme.

Previous Resolution

At its meeting on 7 December 2015, Council resolved to:

- (1) *Request under section 9(2) of the Planning and Environment Act 1987 that the Minister for Planning authorise Darebin City Council to prepare Amendment GC42 to the Darebin Planning Scheme;*
- (2) *When authorised by the Minister for Planning exhibit Amendment GC42 to the Darebin Planning Scheme for a period of one month and/or in accordance with notice requirements under section 19 of the Planning and Environment Act 1987;*
- (3) *Authorise the Manager City Development to make minor alterations and corrections, where necessary, to Amendment GC42 material as attached at **Appendix A** prior to the lodgement of the authorisation request with the Minister for Planning and/or the exhibition period.*
- (4) *Endorse the Amendment GC42 – Rationale Report as the key supporting document to Amendment GC42 as attached in **Appendix B**.*
- (5) *Endorse the Darebin Sustainable Design Assessment in the Planning Process (SDAPP) 10 Key Sustainable Building Categories Fact Sheets as a Reference Document within the policy, noting that they will be subject to future updates.*

Briefing Date

This matter was subject to an e- bulletin on 1 April 2016.

Council Plan Goal/Endorsed Strategy

- Council Plan 2013-2017 Goal 3: Lead and work with our community and partners to achieve a rapid transition to an environmentally sustainable city.
- Darebin Housing Strategy 2013.
- Watershed: Towards a Water Sensitive Darebin, Darebin City Council Whole of Water Cycle Management Strategy 2015-2025.
- Watershed: Towards a Water Sensitive Darebin, Implementation Plan 2015-2025.

Summary

- Darebin City Council, together with Manningham City Council, is participating as a second round group of metropolitan Councils proposing to introduce an Environmentally Sustainable Development (ESD) Policy in their planning schemes.
- Amendment GC42 builds on the collaborative process undertaken by the Cities of Banyule, Moreland, Port Phillip, Stonnington, Whitehorse and Yarra (the Joint Councils) who recently introduced an Environmentally Sustainable Development policy into their respective planning schemes, gazetted on 19 November 2015.
- The proposed policy also sets out application requirements and dependent on the scale of the development, an applicant needs to demonstrate how the relevant policy objectives will be achieved by completing either a Sustainable Design Assessment (SDA) or a Sustainability Management Plan (SMP).
- Minor changes to the ESD Policy were required by the Minister to ensure consistency with the ESD Policy gazetted on 19 November 2015. As a result the Darebin Sustainable Design Assessment in the Planning Process (SDAPP) 10 Key Sustainable Building Categories Fact Sheets is not a Reference Document within the policy.
- On 19 January 2016, Darebin and Manningham Council received authorisation to prepare Amendment GC42 to the Darebin and Manningham Planning Scheme.
- The amendment was placed on exhibition from 11 February 2016 and 15 March 2016. Darebin Council and Manningham Council have adopted a joint and consistent approach to the exhibition process.
- A total of eleven (11) submissions were received by Darebin and Manningham, of which eight (8) were in support of the amendment, 1 recommended a minor change, and two (2) late submissions were received, one of which was lodged by the Housing Industry Association Ltd (HIA) objecting to the introduction of the Policy.
- The exhibition period has now closed and Council is required to consider all submissions received. It is recommended that the HIA submission be referred to an independent Panel for consideration.
- This report outlines the consultation process undertaken and the submissions received.

Recommendation**That:**

HAVING prepared and exhibited Amendment GC42 to the Darebin Planning Scheme under section 19 of the *Planning and Environment Act 1987*.

HAVING in accordance with section 12 of the Planning and Environment Act 1987 had regard to the Minister's directions and the Victorian Planning Provisions, and taken into account any significant effects which the planning scheme might have on the environment or that the environment might have on use and development envisaged in the planning scheme and taken into account the social and economic effects.

HAVING considered all submissions to Amendment GC42 under Section 22 of the *Planning and Environment Act 1987* in accordance with the separately distributed summary and recommendations.

Council resolves to:

- (1) Note all submissions received in response to Amendment GC42 to the Darebin Planning Scheme.
 - (2) Endorse the officers' recommended responses to the issues raised by submitters as shown in the table forming **Appendix A**
 - (3) Endorse Amendment GC42 as exhibited, subject to the changes in **Appendix B and Appendix C**
 - (4) Request that the Minister for Planning appoint an independent Panel under Part 8 of the *Planning and Environment Act 1987* to consider all submissions received in response to Amendment GC42 to the Darebin Planning Scheme.
 - (5) Advise all submitters of Council's resolution.
-

Introduction

Amendment GC42 formalises Council's ongoing commitment to the Sustainable Design Assessment in the Planning Process (SDAPP) program. It proposes to introduce a new Local Planning Policy for Environmentally Sustainable Development (ESD) into the Darebin Planning Scheme. The ESD Local Planning Policy (the Policy) is consistent with the ESD policy recently gazetted on 19 November 2015 within the six related planning schemes, noting minor variations between the application requirements for residential and non-residential developments.

Issues and Discussion

Amendment GC42 to the Darebin Planning Scheme proposes to introduce a new Clause 22.12 Environmentally Sustainable Development (ESD) Policy into the Local Planning Policy Framework (LPPF) and update Clause 21.02 Environment and Clause 21.03 Housing to reference ESD.

The Policy sets out objectives and application requirements for residential and non-residential development. The objectives relate to the following indicators:

- Energy performance
- Water resources
- Indoor environment quality
- Stormwater management
- Transport
- Waste management
- Urban ecology

Introduction of the Policy will require preparation of a sustainability assessment as part of a planning permit application. The proposed ESD Policy is consistent with the recommendations from the Ministerial Advisory Committee and Panel (MACP) Report on the *Environmentally Efficient Design Local Policies* (7 April 2014), and has been developed with similar content to the ESD Policy recently approved under the first round of Joint Councils.

The policy recognises the importance of considering ESD at the time of planning approval for a new development so as to maximise sustainable design outcomes and minimise costs associated with retrofit and poor design.

As a result an ESD Policy strengthens the ability of the Responsible Authority to consider ESD at the time of planning approval. It will assist to provide certainty to applicants on application requirements for medium to large scale residential and non-residential developments.

What has informed Amendment GC42?

The Amendment has been informed by the following:

- The Ministerial Advisory Committee and Panel (MACP) Report on the *Environmentally Efficient Design Local Policies* (7 April 2014) which considered both the submissions to the amendment and broader regulatory and policy issues. The key findings and recommendations of the MACP included:
 - Adoption of the proposed ESD policy (in a recommended policy form); and
 - That a state-wide approach would be the most effective way to achieve the greatest sustainability outcomes; until such time the MACP supported the introduction of an ESD policy into planning schemes with a sunset clause.
- The first round of Joint Councils who recently introduced an ESD Local Planning Policy into their respective planning schemes, approved by the Minister for Planning and gazetted on 19 November 2015.
- Monash City Council exhibited an ESD Local Policy in 2015 (Monash Planning Scheme Amendment C113) and participated in a Planning Panel in March 2015.
- An ESD Policy was identified as a piece of further strategic work in Darebin City Council's recently adopted and gazetted MSS Amendment C138 and it is an implementation action in the Darebin Housing Strategy 2013.

Consultation

- Darebin and Manningham Council jointly prepared the public notification of the amendment. Amendment GC42 was exhibited between 11 February 2016 to 15 March 2016 and the exhibition process comprised a collaborative approach between Manningham and Darebin Councils.
- The collaborative exhibition process included a joint letter signed by the Cities Darebin and Manningham to prescribed ministers, industry groups (as per first round of six Councils), other Ministers, Victorian Councils who offer the Sustainable Design Assessment in the Planning Process (SDAPP) program or have provision of the ESD Local Planning Policy in the SPPF, members of the Council Alliance for a Sustainable Built Environment (CASBE), respective Local Members of Parliament, neighbouring Councils, regular planning permit applicants and other built environment professionals and groups.
- In addition to the joint letters, advertising occurred within local publications including notices about Amendment GC42 in the Northcote and Preston Leader and the following week a brief update was provided in the Mayors message in the Leader. Amendment documentation was also available at the City of Darebin planning counter, local municipal libraries, City of Darebin website and the Your Say Darebin website.
- An information session was held on Wednesday 24 February 2016 between 6.30pm – 8.30pm at Darebin's Preston offices. Regular planning permit applicants and other built environment professionals and groups received a written invitation to attend.

Updates were also posted on the City of Darebin's Facebook page. The Mayor, Cr Fontana, Cr Li, an ESD consultant and a member of the community attended.

Summary of submissions

- A total of eleven (11) submissions were received by Darebin and Manningham and a summary of these submissions is included in **Appendix A**.
- Eight (8) of the submissions received by Darebin and Manningham provided full support for the introduction of ESD application requirements to the planning scheme. Many of these submissions commended the approach undertaken by the six Joint Councils and strongly supported the combined approach of the GC42 amendment.
- Sustainability Victoria recommended a minor administrative change to the amendment.
- Two (2) late submissions were received. One of the submissions was from Urbis Pty Ltd on behalf of Mirvac Pty Ltd and it included a number of comments on the wording of the policy. The other late submission was from the Housing Industry Association Ltd (HIA) who objected to the amendment.
- All responses have been summarised and noted.

Addressing submitters concerns:

Sustainability Victoria

Sustainability Victoria has requested that the *Guide for Best Practice for Waste Management in Multi-Unit Developments* (Sustainability Victoria, 2010) is removed as a reference document from the ESD Policy as it is no longer current, nor supported by Sustainability Victoria and has been withdrawn from circulation.

Response

- Ensuring consistency of the ESD Policy is an important element of this Amendment. The ESD Policy makes allowance for minor changes under Clause 22.12-6 'Reference Documents' that; "the above reference documents and websites may be amended from time to time."
- It is relevant to note that the purpose of reference documents within planning scheme provisions is to provide information to assist the responsible authority in making decisions. The purpose was highlighted in the MACP Panel Report Round 1 group of Councils.
- The recommended deletion of the *Guide for Best Practice for Waste Management Multi-Unit Developments* (Sustainability Victoria, 2010) is considered reasonable taking into account that Sustainability Victoria has identified their own document to be redundant. It is recommended that this document is deleted from the reference documents of Clause 22.12-6 of the Policy subject to the provisions of clause 23(1) (a) of the *Planning and Environment Act 1987*.
- It is further considered necessary to revise the Explanatory Report to reflect this change to Clause 22.12-6.
- The revised version of the ESD Policy is included in the package of Planning Scheme Amendment documents in **Appendix C**.

Late submissions – Urbis on behalf of Mirvac

A late submission was received from Urbis Pty Ltd on behalf of Mirvac Pty Ltd. These matters were localised to the municipality of Manningham and relate to the development of the Eastern Golf Club site at Doncaster. The submission did not amount to an objection but provided the following comments including:

- Cost prohibitive sustainability features should not be imposed.
- Council should provide the resources to assess the sustainability reports in a timely manner.
- It should be clear that it is sometimes impractical to meet all sustainability criteria.

Response

In response to this submission, Manningham Council provided a letter clarifying the comments made by Mirvac and this will be reported to Council as part of the GC42 Amendment.

Objection to the amendment – Housing Industry Association Ltd (HIA)

A second late submission was lodged by the HIA. This late submission objects to the proposed amendment on the basis that the proposed changes:

- The practicality of the amendment was questioned by the HIA in that it unnecessarily duplicates and contravenes the role of the National Construction Code (NCC) for buildings.
- The cost of the proposed ESD Policy on the planning permit application process was raised as a concern and alternatives to the Victorian Planning Provisions felt as not being adequately considered.
- A further concern was the absence of a rigorous and comprehensive cost benefit analysis.

Response

- It was noted in the Monash Amendment C113 Panel Report that “the issues raised by HIA were considered comprehensively in the Environmentally Efficient Design Advisory Committee Report (EEDAC) report, and there is nothing new in the submissions that would suggest a diversion from the key findings of that report.”
- Furthermore, it is noted that the submission received on 18 March 2016 raises identical grounds to the points raised at the Monash Amendment C133 and considered by the Panel.
- The proposed ESD Policy has been prepared to ensure a consistent approach, to the policy gazetted on 19 November 2015 in the six planning schemes (Joint Councils), following recommendation of the Department of Environment Land Water and Planning (DELWP).

Options for Consideration

Subject to the provisions of Section 22 (1) of the *Planning and Environment Act 1987* a planning authority must consider all submissions made on before the date set out in the notice. Section 22(2) provides that a planning authority may consider a late submission. Council has three options to its disposable under the provisions of Section 23 (1) of the Act, following deliberation of the submissions.

That is the planning authority must:

Option 1:

Change the amendment in the manner requested; or

Option 2:

Refer all submissions to Amendment GC42 to an independent panel appointed under Part 8; or

Option 3:

Darebin Council resolves to abandon Amendment GC42 or part of the amendment.

Financial and Resource Implications

- The cost of preparing and processing the Amendment is included in the 2015/16 operating budget.
- The pooling of resources with Manningham Council has reduced overall costs through sending joint letters and sharing the cost of advertising in the Government Gazette.
- The costs of referring this Amendment to an independent panel will be shared with Manningham Council.

Risk Management

Amendment GC42 has been prepared and exhibited with Manningham Council. If Darebin Council resolves to abandon the amendment or part of the amendment, it could preclude Manningham Council from proceeding to refer the amendment to an independent panel appointed under Part 8 of the *Planning and Environment Act 1987*. Notwithstanding this consideration, either Council could seek to spilt amendment if approved by DELWP.

Policy Implications**Economic Development**

The proposed amendment is expected to have positive economic impacts as it will provide a clear and locally specific policy framework to guide decision making. The amendment does not introduce any new permit triggers but rather establishes a minimum application requirement that is appropriate and reasonable against the scale of development.

Environmental Sustainability

The proposed amendment will have a positive effect in terms of minimising the impact of development on the environment throughout the life of the project through the consideration of environmental sustainability from the design stage through to construction and operation.

Human Rights, Equity and Inclusion

There are no known restrictions or infringements on the substantive rights outlined in the *Charter of Human Rights and Responsibilities Act 2006*.

Other

There are no other factors which impact on this report.

Future Actions

Should Council adopt the recommendation of this report, officers will present the attached documentation to an independent panel. Council will be notified the outcome of the panel report, with a recommendation to adopt the amendment, with changes.

Consultation and Advocacy

To ensure regular planning permit applicants, other built environment professionals and the community were informed about the proposed ESD Policy, the Cities of Darebin and Manningham held an information session at their respective municipal offices. Those consulted in Darebin included the following:

- The Mayor, Cr Fontana
- Cr Bo Li
- Co-ordinator Strategic Planning
- Environmentally Sustainable Developments (ESD) Officer
- Manager Environment and Natural Resources
- Industry Groups (first round of six Councils)
- Regular planning permit applicants
- Other built environment professionals / ESD Consultants

Related Documents

- Amendment GC42 - Summary of submissions (**Appendix A**)
- Amendment GC42 – Revised Explanatory Report (**Appendix B**)
- Planning Scheme Amendment documents (**Appendix C**)
- Darebin Housing Strategy 2013
- Darebin Planning Scheme
- Watershed: Towards a Water Sensitive Darebin, Darebin City Council Whole of Water Cycle Management Strategy 2015-2025
- Watershed: Towards a Water Sensitive Darebin, Implementation Plan 2015-2025
- Council Minutes – 7 December 2015

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.

GC42 Amendment – ESD Local Policy Submissions

No:	Company	Submission	Response to Council
1	Shire of Bass Coast	Strongly support the proposed policy changes which are considered an appropriate way to progress environmentally sustainable development (ESD) outcomes by utilising the planning scheme.	Noted
2	Moreland City Council	Strongly support a consistent approach in relation to ESD assessment process which is considered crucial in obtaining acceptance of an ESD planning policy across the State. Moreland City Council was one of the six Councils which prepared ESD Local Planning Policy Amendment, under Amendment C71.	Noted
3	Municipal Association of Victoria (MAV)	Strongly support an ESD Policy into the Local Planning Policy Framework of the Darebin and Manningham Planning Schemes. MAV commenced consultation with local Councils in October 2014 about improved ESD standard in new development (residential, commercial and industrial), following a State Council resolution.	Noted
4	Council Alliance for a Sustainable Built Environment (CASBE)	CASBE operates under the auspices of the MAV on behalf of member Councils which includes the Cities of Manningham and Darebin. CASBE supports the introduction of an ESD Policy into the Local Planning Policy Framework of the Darebin and Manningham Planning Schemes.	Noted
5	City of Yarra	Strongly support the introduction of an ESD Policy into the Darebin and Manningham Planning Schemes using a consistent approach to the Policy that was introduced by the six Joint Councils.	Noted

6	City of Stonnington	Supports the amendment in its current form. The policy provides the statutory planners with the appropriate weight to require clear commitments from the applicants in relation to environmentally sustainable design. The implementation in the planning scheme also benefits the development community in providing clarity about Council's expectations for ESD outcomes.	Noted
7	City of Boroondara	<p>Strongly support the introduction of ESD application requirements into the planning scheme, as it will strengthen the ability of the Responsible Authority to consider ESD elements during the planning process.</p> <p>The City of Boroondara considers that improved ESD requirements should ultimately form part of the Building Regulations to ensure that the same standards apply to all development, not just those subject to a planning permit.</p> <p>The introduction of standardised ESD requirements through the SPPF and/or Building regulations would help to formalise the process and ensure there is consistency and certainty across councils as to what is expected from applicants. This will expedite the planning process as the expectations and requirements will be clear and the need for further information requests will be reduced.</p>	Noted
8	Sustainability Victoria	<p>Sustainability Victoria notes that the proposed amendment does not conflict with the vision, purpose or goals of the <i>Statewide Waste and Resource Recovery Infrastructure Plan</i> (SWRRIP), that was published in June 2015.</p> <p>Sustainability Victoria notes the <i>Guide for Best Practice for Waste Management in Multi-Unit Developments</i> (Sustainability Victoria, 2010) as a reference document in proposed Local Planning Policy Clause 22.12 Environmentally Sustainable Development, is no longer considered current, nor is it supported by Sustainability Victoria and has been withdrawn from circulation. As a result Sustainability Victoria requests that this document is not referenced in the proposed policy.</p>	Given that Sustainability Victoria has identified their own documents as redundant, removing reference to it is considered appropriate as it is a minor change and administrative.

9	Yarra Ranges Council	Supports the introduction of Local Planning Policies by Manningham and Darebin Councils to ensure that development achieves best practice in environmental sustainability.	Noted
10	Urbis on behalf of Mirvac Pty Ltd	<p>Generally supportive of the amendment. Comments provided were made specifically in regard to the ongoing development of the Eastern Golf Club site at Doncaster, in the City of Manningham. The submission raised the following points:</p> <ul style="list-style-type: none"> ○ Need to clarify the extent of sustainability efforts required. Council's policy should clearly state that developments are not required to embrace every listed sustainability criteria in order to reach an acceptable level of sustainability. Sustainability measures and the benefits they will provide should be considered against the cost of providing such measures – Council should not impose cost-prohibitive sustainability features on any development. ○ Implementation of sustainability policy should be matched by a commitment by Council to provide the resources required. Need to prevent unnecessary delays in providing feedback and approvals to developers within the City of Manningham. 	<p>Clarification was provided in writing by Manningham Council Officers in response to the matters identified by Urbis on behalf of Mirvac Pty Ltd.</p> <p>Urbis on behalf of Mirvac Pty Ltd have re-confirmed in writing they are supportive of the amendment and provided no objection to the amendment and are not seeking changes.</p>
11	Housing Industry Association Ltd	<p>The late submission objects to the proposed amendment on the basis that the clauses:</p> <ul style="list-style-type: none"> ○ Overlaps and contravenes the role of the National Construction Code (NCC) for buildings ○ Goes against the decisions made at VCAT regarding what is reasonable for local government to require as part of a planning permit 	<p>This was a late submission received after the closing date.</p> <p>It was noted in the Monash Amendment C113 Panel Report that <i>"the issues raised by HIA were considered"</i></p>

		<ul style="list-style-type: none"> ○ Has not been tested through a rigorous and comprehensive cost benefit analysis ○ Disregards that changes on construction detail may occur and should not be bound by planning permit. ○ Would create enforcement issues and difficulties to the building surveyor. ○ Does not adequately consider housing affordability ○ Alternatives to additional planning scheme policies or permit requirements have not been adequately considered. 	<p><i>comprehensively in the EEDAC report, and there is nothing new in the submissions that would suggest a diversion from the key findings of that report."</i></p> <p>It is noted that the submission raises identical grounds to the points raised at the Monash Amendment C113 and considered by Planning Panels.</p> <p>The proposed ESD policy has been prepared to adopt a consistent approach across the two municipalities as recommended by the Department of Environment, Land, Water and Planning.</p> <p>Given the Monash Amendment C113 Panel report, the grounds for objection are not considered appropriate or relevant.</p>
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Planning and Environment Act 1987

DAREBIN PLANNING SCHEME

MANNINGHAM PLANNING SCHEME

AMENDMENT GC42

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Darebin City Council and Manningham City Council who is the planning authority for this amendment.

The Amendment has been made at the request of Darebin City Council and Manningham City Council.

Land affected by the Amendment

The Amendment applies to all land at:

- Darebin City Council; and
- Manningham City Council (except for land affected by the Activity Centre Zone (Schedule 1) that applies to Doncaster Hill).

What the amendment does

The Amendment introduces a Local Planning Policy to ensure that development achieves best practice in environmental sustainability, from the design stage through to construction and operation.

It seeks to build on the collaborative process undertaken by the Cities of Banyule, Moreland, Port Phillip, Stonnington, Whitehorse and Yarra where a single Panel was appointed to hear all submissions received by the six Councils simultaneously. The combined planning scheme amendment was recently gazetted on 19 November 2015.

Darebin City Council, together with Manningham City Council, is participating as a second round group of metropolitan Councils proposing to introduce ESD Policy provisions in their planning schemes.

Specifically, the amendment:

Darebin Planning Scheme

- Introduces a new Clause 22.12 Environmentally Sustainable Development (ESD) into the Local Planning Policy Framework of the Darebin Planning Scheme; and
- Updates Clause 21.02 Environment and Clause 21.03 Housing to reflect the introduction of Clause 22.12.

Manningham Planning Scheme

- Introduces a new Clause 22.12 Environmentally Sustainable Development Policy (ESD) into the Local Planning Policy Framework of the Manningham Planning Scheme; and
- Changes the Municipal Strategic Statement (MSS) at Clause 21.10 (MSS) to reflect the introduction of Clause 22.12.
- Amends the MSS at Clause 21.16 Key References, to update recent reviews of documents.

The Policy proposes to introduce the following objectives to be satisfied where applicable:

- Energy Performance
- Water Resources
- Indoor Environment Quality
- Stormwater Management
- Transport
- Waste Management
- Urban Ecology

The proposed policy also sets out application requirements and dependent on the scale of the development, an applicant needs to demonstrate how the relevant policy objectives will be achieved by completing either a Sustainable Design Assessment (SDA) or a Sustainability Management Plan (SMP).

The proposed Policy is consistent with the recommendations from the Advisory Committee and Panel report on Environmentally Efficient Design Local Policies (7 April 2014).

Strategic assessment of the Amendment

Why is the Amendment required?

The amendment is required to strengthen the ability for the Responsible Authority to consider environmentally sustainable development (ESD) in the Local Planning Policy Framework (LPPF).

The Advisory Committee and Panel Report on the Environmentally Efficient Design Local Policies (7 April 2014) for the first group of Councils noted that the basic objective in introducing the proposed local policies is....

"that development should achieve best practice in environmentally sustainable development, including from the design stage through construction and operation. It also aims to encourage innovative technology, design and processes in all development, which positively influence the sustainability of buildings".

Darebin City Council

Preparation of an ESD Local Policy has been identified as a piece of further strategic work in the recently adopted and gazetted MSS Amendment C138 and is an implementation action in the Darebin Housing Strategy 2013.

Manningham City Council

The need to address this policy gap was identified in the Manningham Planning Scheme Review 2014 (Action R7) and the Manningham Residential Strategy 2012 (action 2.7). This latter action refers to the need to review ESD Guidelines for medium density development and identify appropriate mechanisms for inclusion in the Manningham Planning Scheme.

There is currently no requirement to submit information on sustainable design for medium density or small scale developments outside of the Doncaster Hill ACZ.

How does the Amendment implement the objectives of planning in Victoria?

The Amendment implements the following objectives of planning in Victoria:

- to provide for the fair, orderly, economic and sustainable use, and development of land: Section 4 (1) (a);

- to provide for the protection of natural and manmade resources and the maintenance of ecological processes and genetic diversity: Section 4 (1) (b);
- to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria: Section 4(1)(c); and
- to balance the present and future interests of all Victorians: section 4 (1) (g).

How does the Amendment address any environmental, social and economic effects?

The introduction of the ESD local policy will implement sustainable design principles in the planning process, resulting in improved sustainable development outcomes.

The achievement of sustainable development outcomes is likely to result in significant economic, social and environmental benefits. These benefits were identified by the Advisory Committee:

- “resilience to warming climate with amenity and health benefits;
- higher thermal performance of buildings leading to reduced energy consumption,
- lower peak demand, and better consumer outcomes,
- reduced water consumption;
- at a broader planning level better designed suburbs and urban environments, with improved social, environmental and economic outcomes.”

The amendment is expected to have a positive effect by:

Environmental Effects

- requiring new buildings and additions to achieve greater levels of energy and water efficiency, indoor environmental quality, stormwater management, sustainable transport, waste management and urban ecology will have far reaching environmental benefits.

Economic effects

- maximising sustainable design at the planning stage and minimising the costs associated with retrofit and poor design will provide cost savings on utilities.

Social effects

- facilitating sustainable built form which is more affordable over the life of the building for commercial and residential occupiers, as ongoing servicing costs will be reduced, thus having a positive net community benefit.

Does the Amendment address relevant bushfire risk?

The amendment does not impact on any considerations of bushfire risk.

Does the Amendment comply with the requirements of any Minister’s Direction applicable to the amendment?

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

The Amendment meets the requirements of Ministerial Direction No 11 Strategic Assessment of Amendments.

The Amendment is consistent with Ministerial Direction 9 Metropolitan Strategy. The Metropolitan Strategy (Plan Melbourne: Metropolitan Planning Strategy 2014) includes a number of Outcomes, Objectives and Directions which have implications for the proposed Amendment. Relevant outcomes and objectives include:

- Liveable Communities and neighbourhoods: *Create healthy and active neighbourhoods and maintain Melbourne's identity as one of the world's most liveable cities.*
 - Direction 4.3: Create neighbourhoods and communities that support healthy lifestyles.
- Environment and water: *Protect our natural assets and better plan our water, energy and waste management systems to create a sustainable city.*
 - Direction 5.5: Integrate whole of water cycle management to deliver sustainable resilient urban development.
 - Direction 5.7: Reduce energy consumption and transition to clean energy
 - Direction 5.8: Plan for better waste management and resource recovery

The Amendment is not affected by any of the other Minister's Directions under section 12 of the *Planning and Environment Act 1987*.

How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?

The Amendment is consistent with and supports the following elements of the State Planning Policy Framework:

- Clause 11- Settlement:
 - 11.04-4 Liveable communities and neighbourhoods: To create healthy and active neighbourhoods and maintain Melbourne's identity as one of the world's most liveable cities. In particular one of the strategies aims to achieve and promote design excellence.
 - 11.04-5 Environment and Water: This element identifies the need to "protect natural assets and better plan our water, energy and waste management systems to create a sustainable city."
- Clause 12- Environmental and Landscape Values:
 - 12.01-1: Protection of Biodiversity: The objective of this policy is to "assist the protection and conservation of Victoria's biodiversity, including important habitat for Victoria's flora and fauna and other strategically valuable biodiversity sites."
- Clause 14.02: Water
 - 14.02-2: Water quality: This sets out the objective of protecting water quality; and 14.02-3 water conservation which sets out the objective of ensuring that water resources are managed in a sustainable way.
- Clause 15.02 sustainable development
 - Clause 15.02-1 Energy and Resource Efficiency: The objective indicates the need to "*encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.*"
- Clause 16.01 Residential development
 - 16.01-1 Integrated housing. This policy sets out the objective to promote a housing market that meets community needs. Of particular relevance is the strategy which sets out the need to encourage housing that is both water efficient and energy efficient.
 - 16.01-4 Housing Diversity: The objective of this policy is to provide for a range of housing types to meet increasingly diverse needs. One of the strategy notes the need to encourage development of well-designed medium-density housing which: .. improves energy efficiency of housing.
 - 16.01-5 Housing Affordability: The objective of this policy promotes the delivery of more affordable housing closer to jobs, transport and services. It is relevant to note that one of the strategies is the improvement of housing affordability by:

“Promoting good housing and urban design to minimise negative environmental impacts and keep down costs for residents and the wider community.”

▪ Clause 18.02 Integrated Transport

- 18.01-1 Land use and transport planning: This policy sets out the objective to create safe and sustainable transport system by integrating land use and transport.
- 18.02-1 Sustainable personal transport: This policy sets out the objective of promoting the use of sustainable personal transport. One of the strategies specifically relating to new development indicates the need to “ensure development provides opportunities to create more sustainable transport options such as walking, cycling and public transport.”
- 18.02-2 Cycling: The objective of this policy is to “integrate planning for cycling with land use and development planning and encourage as alternative modes of travel.”

▪ Clause 19 Infrastructure

- Clause 19.01-1 Provision of renewable energy: The objective of this clause is to promote the provision of renewable energy in a manner that ensures appropriate siting and design considerations are met.
 - Clause 19.03-2 water supply, sewerage and drainage: The objective of this clause indicates the need “*to plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet State and community needs and protect the environment.*”
- Clause 19.03-3 Stormwater: The objective of this policy is “to reduce the impact of stormwater on bays and catchments.”

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

Darebin

Council has demonstrated its commitment to the voluntary Sustainable Design Assessment in the Planning Process (SDAPP) program since 2008. This commitment is embodied within the Municipal Strategic Statement (MSS) and includes several sections relevant to this amendment which include:

- Environment (21.02)
- Housing (21.03)

These policies are similar in direction to the SPPF and provide further strategic justification for the proposed amendment.

The proposed amendment responds to the vision, objectives and strategies in the LPPF as follows:

- The policy aims to incorporate a range of important measures that seek to “*promote and facilitate best practice environmentally sustainable design and promote sustainable living and business practices*” under Clause 21.02-3 Built Environment.
- The policy seeks to “*Encourage the preparation of Sustainable Design Assessments and Sustainability Management Plans for residential, mixed use, industrial and commercial developments as part of the planning permit approval process,*” by providing specific local guidance and policy thresholds where the policy would apply under Clause 21.02-3 Built Environment.
- The policy also builds on actions and strategies in the Darebin Housing Strategy 2013, also adopted in September 2014, which seeks “*to support and facilitate residential developments that respond to best practice environmental design guidelines and*

promote more intensive housing development in sites that exhibit good access to public transport infrastructure” (Objective 5).

- The amendment gives effect to the LPPF by establishing a clear framework through which key sustainability objectives will be addressed in the development process.

It is important to note, that there may be minor changes made to the MSS in accordance with Amendment C137, in the event that it is approved, will support the new policy.

Manningham

Council supports and encourages land use planning and development, design and construction using ESD principles. This commitment is embodied in Clause 21.10 Ecologically Sustainable Development in the MSS. The current Clause 21.10 of the MSS identifies as further strategic work the need to “*investigate the appropriateness of a Local Planning Policy to guide ecologically sustainable development for the municipality.*”

The key ESD principles set out in Clause 21.10 are consistent with the proposed local policy. These include energy conservation, water conservation, protecting human health, and protecting and enhancing the built, natural and cultural environments.

Clause 21.10 of the Planning Scheme noted that ESD initiatives should incorporate current best practice, emerging technology and continuous innovation. The proposed policy provides the framework to ESD principles which are considered in the planning permit process.

The Amendment does not change the objectives or strategies in the current MSS provision. It merely introduces a number of new provisions to establish a clear link between the MSS and the new policy.

The Amendment is consistent with other provisions in the MSS, in particular Clause 21.05 Residential; Clause 21.06 Low Density; Clause 21.07 Green Wedge & Yarra River Corridor; Clause 21.08 Industrial, Clause 21.12 Infrastructure.

The Amendment is also consistent with other policies in the Scheme, in particular Eastern Golf Course Key Redevelopment Site Policy Clause 22.17, as it reinforces the need for future development to respond to sustainable development principles and providing guidance in achieving sustainability in the most efficient way.

Does the Amendment make proper use of the Victoria Planning Provisions?

The Amendment has been prepared in accordance with State Government Practice Notes – *Writing a Local Planning Policy and Strategic Assessment Guidelines: for planning scheme amendments.*

In particular the Amendment makes proper use of the Victoria Planning provisions as:

- the MSS includes broad strategic support for the local policy position; and
- local planning policies are appropriate tools to guide decision making in relation to a specific discretion.

How does the Amendment address the views of any relevant agency?

The Amendment will be referred to the relevant agencies as part of the statutory exhibition and notice of the Amendment.

Concern with the amendment raised by Sustainability Victoria:

Sustainability Victoria has requested that the *Guide for Best Practice for Waste Management in Multi-Unit Developments* (Sustainability Victoria 2010) is removed as a reference document from the ESD Policy as it is no longer current, nor supported by Sustainability Victoria and has been withdrawn from circulation.

Response:

Ensuring consistency of the ESD Policy is an important element of this Amendment. The ESD Policy makes allowance for minor changes under Clause 22. 12-6 ‘Reference

Documents' that; "the above reference documents and websites may be amended from time to time."

Moreover the purpose of reference documents is to provide information to assist the responsible authority in making decisions guided by the policy. This purpose was highlighted in the MACP Report.

Officers therefore recommend that it is appropriate to delete the *Guide for Best Practice for Waste Management Multi-Unit Developments* (Sustainability Victoria, 2010) from the reference documents of Clause 22.12-6 of the Policy.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The amendment addresses the relevant requirements of the Transport Integration Act 2010.

The amendment will not have a significant impact on the transport system, as defined in the Act, as it would not in itself result in any increase in demand on the transport system.

The amendment is consistent with the transport system objectives of the Act, in particular those contained in Section 10 – Environmental Sustainability.

Resource and administrative costs

• What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

It is not anticipated that the Amendment will have a significant impact on the resources and administrative costs of the responsible authority.

The Amendment is not considered likely to generate a significance increase in resources to Council as it will not result in an increased number of permit applications.

The policy will provide a transparent and consistent framework for decision-making, reducing resources currently required to negotiate planning outcomes.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Darebin City Council

- Darebin City Council Office at 274 Gower Street, Preston.
- Preston Library, 266 Gower Street, Preston.
- Northcote Library at 32-38 Separation Street, Northcote.
- Reservoir Library at 17 -21 Ralph Street, Reservoir.

Darebin City Council's website:

- The amendment documentation maybe viewed at www.darebin.vic.gov.au
- Also visit Darebin's website 'What is Going On?' <http://www.darebin.vic.gov.au/Building-and-Business/Planning-and-development/Whats-Going-On>
- Alternatively visit Darebin's Planning Services Consultation website at www.yoursaydarebin.com.au

Manningham City Council

- Manningham City Council Office, 699 Doncaster Road, Doncaster
- Manningham Libraries

- Manningham website www.yoursaymanningham.com.au

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by Tuesday 15 March 2016.

A submission must be sent to:

Darebin City Council

Coordinator Strategic Planning

Darebin City Council

PO Box 91

Preston Victoria 3072

Or via email: planningservices@darebin.vic.gov.au

Fax: 8470 8877

Manningham City Council

Manager Economic and Environmental Planning

Manningham City Council

PO Box 1

DONCASTER VIC 3108

or submitted online at www.yoursaymanningham.com.au.

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: To commence in the week of 2 May, 2016
- panel hearing: To commence in the week of 30 May 2016

22.12 ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT

--/20xx
ProposedGC42

This policy applies throughout the City of Darebin to residential and non-residential development that requires a planning permit in accordance with the thresholds in Table 1 of this Policy.

22.12-1 Policy Basis

This policy builds on and implements the sustainability objectives and strategies expressed in Clause 21.01-4 of the Municipal Strategic Statement relating to environmentally sustainable built environments.

The City of Darebin is committed to creating an environmentally sustainable city. Critical to achieving this commitment is for development to meet appropriate environmental design standards.

This policy provides a framework for early consideration of environmental sustainability at the building design stage in order to achieve the following efficiencies and benefits:

- Easier compliance with building requirements through passive design;
- Reduction of costs over the life cycle of the building;
- Improved affordability over the longer term through reduced running costs;
- Improved amenity and liveability;
- More environmentally sustainable urban form; and
- Integrated water management.

If environmentally sustainable design is not considered at the time of planning approval, the ability to achieve environmentally sustainable development may be compromised by the time these matters are considered as part of a building approval. In addition, there may be difficulties or extra costs associated with retro-fitting the development to implement environmentally sustainable design principles.

This policy does not prescribe performance outcomes. The policy enables the provision of information and provides decision guidelines which will assist in the assessment of whether development meets environmentally sustainable development objectives.

This policy complements a range of non-statutory measures aimed at encouraging environmentally sustainable development. These measures include educating residents and applicants, assisting applicants to use Environmentally Sustainable Development (ESD) tools, leading by example with Council projects, promotion of exemplary private projects and promotion of the use of materials with favourable life cycle impacts.

22.12-2 Objectives

The overarching objective is that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

In the context of this policy best practice is defined as a combination of commercially proven techniques, methodologies and systems, appropriate to the scale of development and site specific opportunities and constraints, which are demonstrated and locally available and have already led to optimum ESD outcomes. Best practice in the built environment encompasses the full life cycle of the build.

It is a policy objective to encourage innovative technology, design and processes in all development, which positively influence the sustainability of buildings.

The following objectives should be satisfied where applicable:

Energy performance

- To improve the efficient use of energy, by ensuring development demonstrates design potential for ESD initiatives at the planning stage.
- To reduce total operating greenhouse gas emissions.
- To reduce energy peak demand through particular design measures (eg; appropriate building orientation, shading to glazed surfaces, optimise glazing to exposed surfaces, space allocation for solar panels and external heating and cooling systems).

Water resources

- To improve water efficiency.
- To reduce total operating potable water use.
- To encourage the collection and reuse of stormwater.
- To encourage the appropriate use of alternative water sources (eg; greywater).

Indoor Environment Quality

- To achieve a healthy indoor environment quality for the wellbeing of building occupants, including the provision of fresh air intake, cross ventilation and natural daylight.
- To achieve thermal comfort levels with minimised need for mechanical heating, ventilation and cooling.
- To reduce indoor air pollutants by encouraging use of materials with low toxic chemicals.
- To reduce reliance on mechanical heating, ventilation, cooling and lighting systems.
- To minimise noise levels and noise transfer within and between buildings and associated external areas.

Stormwater Management

- To reduce the impact of stormwater run-off.
- To improve the water quality of stormwater run-off.
- To achieve best practice stormwater quality outcomes.

- To incorporate the use of water sensitive urban design, including stormwater re-use.

Transport

- To ensure that the built environment is designed to promote the use of walking, cycling and public transport in that order.
- To minimise car dependency.
- To promote the use of low emissions vehicle technologies and supporting infrastructure.

Waste management

- To ensure waste avoidance, reuse and recycling during the design, construction and operation stages of development.
- To ensure durability and long term reusability of building materials.
- To ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.

Urban Ecology

- To protect and enhance biodiversity within the municipality.
- To provide environmentally sustainable landscapes and natural habitats, and minimise the urban heat island effect.
- To encourage the retention of significant trees.
- To encourage the planting of indigenous vegetation.
- To encourage the provision of space for productive gardens, particularly in larger residential developments.

22.12-3 Policy

It is policy that applications for the types of development listed in Table 1 be accompanied by information which demonstrates how relevant policy objectives will be achieved.

22.12-4 Application Requirements

An application must be accompanied by either a Sustainable Design Assessment (SDA) or a Sustainability Management Plan (SMP) as specified in Table 1, as appropriate.

A Sustainable Design Assessment will usually not need to be prepared by a suitably qualified professional. It should:

- Provide a simple assessment of the development. It may use relevant tools from the examples listed in the table or an alternative approach to the satisfaction of the responsible authority; and
- Identify environmentally sustainable development measures proposed in response to policy objectives, having regard to the site's opportunities and constraints.

A Sustainability Management Plan should:

- Provide a detailed assessment of the development. It may use relevant tools from the examples listed in the table or an alternative assessment approach to the satisfaction of the responsible authority;and
- Identify achievable environmental performance outcomes having regard to the objectives of this policy (as appropriate);and
- Demonstrate that the building has the design potential to achieve the relevant environmental performance outcomes, having regard to the site's opportunities and constraints; and
- Document the means by which the performance outcomes can be achieved.

Various assessment tools have been listed in Table 1 which may be used to assess how the proposed development addresses the objectives of this policy, as appropriate.

Table 1 – ESD Application Requirements

TYPE OF DEVELOPMENT	APPLICATION REQUIREMENTS	EXAMPLE TOOLS
Accommodation/Mixed Use with residential component of:		
<ul style="list-style-type: none"> 3 – 9 dwellings; or Development of a building for ‘accommodation’ (other than dwelling) with a gross floor area between 100m² and 999m². 	Sustainable Design Assessment (SDA)	BESS STORM
<ul style="list-style-type: none"> 10 or more dwellings; or Development of a building for ‘accommodation’ (other than dwelling) with a gross floor area of 1000m² or more. 	Sustainability Management Plan (SMP)	BESS Green Star MUSIC STORM
Non-residential		
<ul style="list-style-type: none"> Development of a non-residential building with a gross floor area between 100m² and 999m²; or Alterations and additions of between 100m² and 999m². 	Sustainable Design Assessment (SDA)	BESS MUSIC STORM
<ul style="list-style-type: none"> Development of a non-residential building with a gross floor area of 1000m² or more; or Alterations and additions of 1000m² or more. 	Sustainability Management Plan (SMP)	Green Star BESS MUSIC STORM

Note 1: Development (in Table 1) has the same meaning as in Section 3 of the Planning and Environment Act 1987, but does not include subdivision. To remove any doubt, development also includes alterations and additions. In the case of

alterations and additions, the requirements of the Policy apply only to the alterations and additions.

Note 2: Mixed Use developments are required to provide the information applicable to each use component of the development.

22.12-5 Decision Guidelines

In determining an application, the responsible authority will consider as appropriate:

- The extent to which the development meets the objectives and requirements of this policy from the design stage through to construction and operation.
- Whether the proposed environmentally sustainable development performance standards are functional and effective to minimise environmental impact.
- Whether the proposed environmentally sustainable development initiatives are reasonable having regard to the type and scale of the development and any site constraints.
- Whether an appropriate assessment method has been used.
- Whether an ESD plan or framework has previously been approved by the responsible authority (whether under a planning control or otherwise).

22.12-6 Reference Documents

BESS (Built Environment Sustainability Scorecard) , www.bess.net.au, Council Alliance for a Sustainable Built Environment (CASBE), 2015

Green Star, Green Building Council of Australia www.gbca.com.au

~~*Guide for Best Practice for Waste Management in Multi Unit Developments, Sustainability Victoria (2010)*~~

Nationwide House Energy Rating Scheme (NatHERS) Department of Climate Change and Energy Efficiency, www.nathers.gov.au

STORM, Melbourne Water, www.storm.melbournewater.com.au

Urban Stormwater Best Practice Guidelines, CSIRO, 1999.

Note: The above reference documents and websites may be amended from time to time. It is intended that these documents and websites (or amended versions) are relevant reference documents to this policy.

22.12-7 Commencement

The ESD Application Requirements in Table 1 do not apply to applications received by the responsible authority before the gazette date of this clause.

22.12-8 Expiry

This policy will expire on 31 December 2017, or earlier if it is superseded by an equivalent provision of the Victoria Planning Provisions.

21.02 ENVIRONMENT

15/10/2015
Proposed GC42
C147

This Clause provides local content to support Clause 11.03 (Open Space), Clause 12 (Environmental and Landscape Values), Clause 13 (Environmental Risks), Clause 14 (Natural Resource Management) and Clause 15 (Built Environment and Heritage) of the State Planning Policy Framework.

21.02-1 Strategic Environment Framework

15/10/2015
C138

‘The environment’ encompasses all the circumstances, objects or conditions that surround us as we live, work and recreate – from the climate, soil, water and other living things to open spaces, buildings, and urban streetscapes. In land use planning, ‘natural’ and ‘built’ environments are generally distinguished separately as they are in the objectives. However, they are interconnected in how they interface and collectively contribute to the experience of life in Darebin. Council supports an approach to natural and built environments that:

- Protects and enhances natural environmental assets, in particular creek and habitat corridors, and manages visual and physical impacts from land use and development in a way that does not preclude accessibility and, where appropriate, the physical and visual integration between urban and natural environments.
- Promotes urban environments and open spaces designed for liveability and environmental sustainability, and making a positive contribution to the health and wellbeing of Darebin residents, workers and visitors.
- Recognises and protects areas and sites of natural, cultural and built heritage value.

Objectives and strategies for these are set out in the clauses below.

21.02-2 Natural Environment

15/10/2015
Proposed
GC42C438

Overview

Areas of natural environmental significance in Darebin include native grasslands at Central Creek Reservoir and Cherry Street Macleod; two major creek systems (Merri and Darebin); significant remnant vegetation (River Red Gums at Mount Cooper and Bundoora Park); and native habitat forest (Gresswell Forest and Hill, and La Trobe Wildlife Sanctuary) which also support significant native animal species.

The Merri and Darebin Creeks, Gresswell Habitat Link and Hurstbridge Rail Reserve provide a cohesive network of natural spaces and corridors. Appropriate landscape and water management on land adjoining this network can contribute to the protection of these habitats. Additionally, areas around Darebin and Merri Creeks that are popular for recreation, cycling and walking require planning to ensure they are safe spaces to access.

Refer to the Strategic Framework Plan at Clause 21.01-6 showing areas of natural environment significance.

Key Issues

- Protection of remnant natural areas in Darebin from the impacts of development.
- Pressure for redevelopment of residential creek-side lots.
- Impact of industrial development on creek-side environs with regard to location of storage areas, car parking and design of the built form.
- Maintaining long term protection of remnant native vegetation in estates such as Springthorpe in Macleod and Mt. Cooper and Lancaster Gate in Bundoora.
- Impacts of land use activities on local and regional waterways through substances released into the stormwater system, run-off from roads, and litter.

- Maintaining a cohesive network of linked natural spaces and corridors to provide havens and corridors for wildlife and enhance water quality in the creeks.
- Balancing the need for preserving a natural landscape feel with the need for passive surveillance at interfaces between natural and built environments.

Objective 1 – Protect and Enhance

To protect, maintain and enhance Darebin's natural environment including the major creek systems.

Strategies

- Ensure that remnant vegetation is identified and conserved.
- Ensure that places and areas of natural heritage significance are conserved and enhanced.
- Encourage the use of indigenous vegetation and planting on private and public land to increase biodiversity.
- Manage landscapes in ways that contribute to the creation of a more ecologically sustainable natural environment.
- Ensure development of urban areas maintains or improves river and wetland health, waterway protection and flood plain health through appropriate stormwater and overland flow management and integrated water management planning of precincts.
- Provide for a consistent and coordinated planning approach to protect, maintain and enhance the natural, landscape, cultural and built character of the Darebin and Merri Creek environs.

Objective 2 – Interfaces

To achieve a balance between the protection of the natural environment and the safety and surveillance objectives of recreational users of public open space.

Strategies

- Ensure that land use and development is compatible and appropriately integrated with areas of natural heritage and environmental significance.
- Ensure that development adjacent to the Darebin and Merri Creeks retains and enhances each creek's unique contribution to the community and wider ecology.
- Balance the need to ensure the aesthetic impact of development adjacent to creeks is sensitive to existing creek environs, view lines and landscape works with the need to provide passive surveillance over creek-side environs, particularly around access points to public land and along pedestrian and cycling pathways.
- Consider fencing strategies for development adjacent to parks and reserves, which ensures fencing not only defines the transition from public to private realm but promotes good surveillance.
- Ensure development of private land adjoining the perimeter of Bundoora Park is designed and orientated to provide frontage to the park and avoid high fencing and expanses of wall at the park interface. Development should provide visual and physical connections to the park (via active frontages with appropriate land uses at ground level, pedestrian paths and links, and windows, terraces/balconies orientated to overlook the park) wherever possible.

Implementation

The strategies in relation to natural environment will be implemented through the planning scheme as follows:

Policy Guidelines

Apply Clause 22.03 Darebin Creek – Adjacent Land Design and Development in considering applications for development or subdivision of land adjacent to Darebin Creek.

Application of Zones and Overlays

- Apply the Public Conservation and Resource Zone over the Gresswell Habitat Link, Gresswell Forest Nature Conservation Reserve and Central Creek Grasslands.
- Apply Vegetation Protection Overlays to provide for the long term preservation of significant vegetation on the Mount Cooper, Springthorpe and Lancaster Gate Estates and the former Kingsbury Centre.
- Apply Environmental Significance Overlays to protect remnant vegetation sites and other areas of identified environmental significance.
- Apply Design and Development Overlays over private and public land adjacent to the Darebin and Merri Creeks to manage the impact of development on and provide appropriate interfaces with creek-side areas.
- Apply the Urban Floodway Zone and Land Subject to Inundation Overlay provisions as appropriate around waterways to minimise flood-related soil erosion, sedimentation and silting and to protect water quality.

Further Strategic Work

- Review the application of the Urban Floodway Zone along parts of the Merri, Darebin and Edgars Creeks.
- Review the Environmental Significance Overlays along Darebin Creek and Merri Creek to ensure that the boundary of each overlay covers areas where development is likely to have an impact on the creek environs.
- Review the *Darebin Creek Design and Development Guidelines (2000)* to inform preparation of a Design and Development Overlay for land adjacent to Darebin Creek.
- Review the *Development Guidelines for Merri Creek (Merri Creek Management Committee, 2004)* to inform preparation of a Design and Development Overlay for land adjacent to Merri Creek.
- Include an integrated water management plan and ecological improvement initiatives for Darebin Creek in the formulation of the Northland Structure Plan.

Reference Documents

Bundoora Park Master Plan 2012

Central Creek Grassland 5 Year Management Plan 2011-2016

Darebin Creek, Design and Development Guidelines, City of Darebin, 2000

Darebin Litter Plan 2011-2013

Darebin Open Space Strategy, 2007-2017 (2008)

[Darebin Stormwater Management Plan Review, 2007](#)

Development Contributions Plan

Development Guidelines for Merri Creek, Merri Creek Management Committee, 2004

Lower Darebin Creek Concept Plan, Parks Victoria/Melbourne Water, 1996

Merri Creek and Environs Strategy 2009-2014, Merri Creek Management Committee, 2009

Springthorpe Conservation Plan, February 2001

Springthorpe Tree Conservation Plans

[Watershed: Towards a Water Sensitive Darebin City Council Whole of Water Cycle Management Strategy 2015-2025](#)

[Watershed: Towards a Water Sensitive Darebin, Implementation Plan 2015-2025](#)

21.02-3 Built Environment

Overview

The design and quality of the built environment, including buildings, public spaces, infrastructure and streetscapes plays an important role in enhancing civic pride, liveability and social connectedness, and provides opportunities for creating a more sustainable city.

Good urban design acknowledges the collective impact of development both within and beyond the boundaries of individual sites and enables positive outcomes for the public realm that enhance people's wellbeing and experience of the built environment.

Darebin City Council is committed to environmental sustainability and actively encourages sustainably-designed buildings that reduce energy consumption and water use, encourage recycling and sustainable transport and that use recycled and sustainable materials.

Key Issues

- Achieving high-quality design in development across a variety of urban environments, including activity centres and industrial/employment precincts.
- Impacts of large-scale development on streetscape amenity and pedestrian experience, and increased reliance on the public realm in providing visual appeal and amenity.
- How design might improve the interface and interaction of new developments with the public realm (including parks and open spaces).
- Incorporating Environmentally Sustainable Design (ESD) principles in the design and development of built environments and strengthening requirements at planning permit stage.
- Striking a balance between the understandable need for businesses to advertise and community expectations for an environment devoid of unattractive visual clutter.

Objective 1 – Urban Design Excellence

To ensure development in Darebin exhibits good urban design and provides distinctive, attractive and engaging places in which to reside, visit or work.

Strategies

- Encourage high quality design and buildings that respond to characteristics of the locality.
- Develop and implement detailed design guidelines for areas where substantial housing change and growth is encouraged.
- Ensure that important public views and vistas, where identified in a strategy or guideline adopted by Council, are recognised, protected and enhanced.
- Apply urban design principles when developing structure plans, land use strategies, and urban design guidelines.
- Promote land use and development in activity centres, strategic corridors and strategic development precincts in accordance with adopted Structure Plans, precinct plans or strategies.
- Ensure development in activity centres, strategic corridors and strategic development precincts:
 - is responsive to its environment with a high quality appearance

- promotes an urban scale and character that is appropriate to the role and function of the activity centre or strategic corridor precinct
- encourages consolidation of commercial areas along strategic corridors to create strong, vibrant hubs to serve the local community
- manages negative off-site impacts and interface issues with surrounding sensitive land uses
- promotes visual and physical improvements to the public realm
- encourages a safe and accessible environment for pedestrians, cyclists, public transport users and motorists.
- Ensure that development in industrial and commercial areas:
 - achieves a high standard of building design and provides for suitable landscaping and treatments to improve the visual character, function and layout of such areas
 - minimises the impact of traffic, noise and emissions from industrial land uses on the amenity of surrounding residential areas
 - reduces and minimises conflict between industrial and non-industrial land uses.
- Encourage streetscape upgrades and street tree planting, particularly in areas where Substantial Housing Change is envisaged.
- Collect development contributions from private development for streetscape upgrades.
- Undertake streetscape upgrades to Edwardes Street, Broadway and other streets in Reservoir Activity Centre.

Objective 2 – Safe Urban Environments

To promote safety through well-designed and well-maintained urban environments.

Strategies

- Encourage designs that incorporate elements that promote safety, such as clear sightlines, safe movement, passive surveillance, good connections, good access, mixed use and activities that promote public use.
- Ensure that public spaces, access routes and areas in the vicinity are attractive, safe, uncluttered and work effectively for all.
- Ensure new retail and/or mixed use development incorporates verandahs over footpaths where appropriate.
- Ensure that buildings at ground level provide active frontages and a high level of pedestrian amenity.
- Encourage day and evening activity in activity centres, other precincts and key development.
- Consider the above strategies in assessments and when developing strategies and urban design guidelines.

Objective 3 – Environmentally Sustainable Design

To promote and facilitate development that incorporates best practice environmentally sustainable design and promotes sustainable living and business practices.

Strategies

- Encourage the adaptive reuse of buildings to reduce the amount of waste going to landfill.

- Encourage the design of new and retrofitted buildings and public spaces to incorporate high standards of energy efficient design, water sensitive urban design, sustainable transportation, waste reduction and protection of biodiversity.
- Promote the integration of land use and sustainable transport (walking, cycling and public transport) in accordance with the strategies in Clause 21.05-1.
- Encourage best practice industrial and commercial development to minimise amenity impacts and achieve long term environmental sustainability.
- ~~Encourage~~ Require the preparation of Sustainable Design Assessments and Sustainability Management Plans for residential, ~~mixed-use, industrial and commercial~~ non-residential developments as part of the planning permit approval process.

Objective 4 - Signage

To ensure signage is integrated into development and streetscapes.

Strategies

- Minimise visual clutter and prevent the proliferation of signs, particularly along major gateways, road reservations, commercial/retail areas and industrial estates.
- Ensure that outdoor signage presents a coordinated and high quality image.
- Ensure outdoor signage is located on the land to which it relates.
- Encourage simple, clear, consistent and non-repetitive advertising that is displayed in appropriate locations and planned as an overall signage package for a site.
- Ensure outdoor advertising is appropriate with regard to the architectural design of buildings on which signs are displayed.
- Incorporate outdoor advertising into the design of new buildings and major renovations and ensure signage is planned for at the beginning rather than at the end of development.

Implementation

The strategies in relation to built environment will be implemented through the planning scheme as follows:

Policy Guidelines

- Apply Clause 22.01 Junction Local Area Plan in considering applications for use and development in the Junction Strategic Development Precinct.
- Apply Clause 22.04 Industrial and Commercial Activity in considering applications for use and development in the Industrial 1, Industrial 3 and Commercial 2 Zones.
- Apply Clause 22.05 High Street Corridor Land Use and Urban Design in considering applications for use and development in the High Street corridor.
- Apply Clause 22.06 in considering applications for Residential or Mixed Use Development in a Residential Growth Zone, Mixed Use Zone, Commercial Zone, Priority Development Zone and, where considered relevant, General Residential Zone.
- Apply Clause 22.08 Northcote Activity Centre in considering applications for use and development in the Northcote Activity Centre.
- Apply Clause 22.09 Preston Central (Incremental Change) in considering applications development in residential precincts of the Preston Activity Centre.
- Apply Clause 22.12 Environmentally Sustainable Development in considering applications for residential and non-residential development.

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Application of Zones and Overlays

- Apply the Activity Centre Zone to activity centres, incorporating urban design frameworks and guidelines.
- Apply the Design and Development Overlay to ensure that key public views and vistas are protected and enhanced.
- Apply the Design and Development Overlay to sites and precincts to achieve specific desired built form outcomes, design principles and treatment of interfaces (as required by structure plans, strategies, or site studies).
- Apply Design and Development Overlays along strategic corridors to achieve high quality development in accordance with relevant urban design frameworks.
- Apply the Development Plan Overlay to strategic redevelopment sites and precincts.

Further Strategic Work

- Develop an Environmentally Sustainable Development Strategy that will:
 - establish a framework to coordinate the various environmental policies of Council and provide strategic directions for energy efficiency, waste management and integrated water management;
 - set design guidelines for achieving sustainable development that minimises energy and water consumption and encourages reuse of water and waste; and
 - ~~• provide the basis for preparation of a local policy to set performance measures and guide decision making~~
 - provide the basis for other planning measures such as overlays for achieving sustainable development at both site and precinct scale.
- Prepare and implement Urban Design Frameworks and guidelines for development in:
 - Northland Activity Centre
 - Reservoir Activity Centre
 - Fairfield Village and Miller-on-Gilbert Neighbourhood Centres
 - Heidelberg Road Corridor
 - The Junction and Oakover Village Strategic Redevelopment Precincts.
- Review the *Preston Structure Plan 2006 (as amended)* and *Northcote Structure Plan (2007)* to ensure the strategic directions in these plans address contemporary issues and reflect the broader strategic vision for municipal growth and change.
- Review the *High Street Urban Design Framework (2005)* and implement Design and Development Overlay controls for intermodal areas of High Street.
- Review the *Bell Street Corridor Strategy (2006)* and implement Design and Development Overlay controls to encourage high quality development along the Bell Street Corridor.
- Identify important public views and vistas in the municipality.
- Explore opportunities to incorporate public art elements in high profile developments.
- Identify and support the delivery of streetscape upgrades in Substantial Housing Change areas.

Reference Documents

Bell Street Corridor Strategy, Hansen Partnership, 2006

Climate Change and Peak Oil Adaptation Plan, 2009

DAREBIN PLANNING SCHEME

Community Climate Change Action Plan 2009-2020
Community Health and Wellbeing Plan 2009-2013
Darebin Community Safety Strategy 2012-2016
Darebin Housing Strategy 2013
[Darebin Waste and Litter Strategy 2015-2025](#)
[Darebin Stormwater Management Plan Review, 2007](#)
Green Streets Strategy 2013
High Street Urban Design Framework and High Street Study Precinct Guidelines, 2005
Northcote Activity Centre Structure Plan, 2007, and Medium and Low Change Residential Areas Precinct Guidelines, 2008
Northland Residential Neighbourhood Precinct Structure Plan, 2014
Plenty Road Integrated Land Use and Transport Study, 2013
Plenty Road Urban Design Framework, 2013
Preston Central Structure Plan 2006 (as amended) and Urban Design Framework and Guidelines, 2006
Reservoir Structure Plan, 2012
Residential Built Form Guidelines, 2014
Safer Design Guidelines for Victoria, 2005
St Georges Road Urban Design Framework, 2013
Sustainable Water Strategy 2007
Sustainable Water Use Plan, 2005
Urban Design Charter for Victoria, 2010
~~[Waste Management strategy 2007-2014](#)~~
[Watershed: Towards a Water Sensitive Darebin City Council Whole of Water Cycle Management Strategy 2015-2025](#)
[Watershed: Towards a Water Sensitive Darebin, Implementation Plan 2015-2025](#)

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21.02-4 Heritage

Overview

Darebin municipality's rich and diverse natural heritage and history of human settlement, from pre-contact inhabitation, through European colonisation to the modern era, has created a heritage fabric characterised by many layers and types of significance.

The extensive stock of older buildings can provide opportunities for redevelopment that demonstrate principles of cultural and ecological sustainability, possibly through adaptive reuse, urban design and architectural excellence. Some heritage places have the potential to increase and enhance local and regional tourism opportunities.

Key Issues

- Providing a balance between conservation needs and capacity for new infill development within heritage precincts to deliver a good design outcome.
- Balancing diversity of experience and conservation of biodiversity values around natural heritage assets.

Objective 1 – Heritage Places and Areas

To ensure that places and areas of cultural and natural heritage significance are conserved and enhanced.

Strategies

- Encourage the retention of any significant original fabric in development proposals.
- Discourage demolition or relocation of locally significant heritage buildings.
- Encourage appropriate use of heritage places in keeping with heritage significance.
- Identify and protect sites of identified Aboriginal cultural heritage significance.
- Identify and protect sites of natural heritage significance.

Objective 2 – Development and Heritage

To promote sympathetic infill and redevelopment of heritage places and areas.

Strategies

- Ensure development within heritage areas is sympathetic with the heritage character of the area.
- Ensure that redevelopment of heritage buildings and areas is visually compatible with existing forms.
- Promote innovative responses that makes a positive contribution to the heritage places and areas.
- Facilitate designs that are sensitive to heritage and urban character.
- Require conservation management plans for key sites prior to approval and commencement of works.

Implementation

The strategies in relation to heritage will be implemented through the planning scheme as follows:

Application of Zones and Overlays

- Apply the Heritage Overlay to places of local, regional, State or national heritage significance.
- Apply the Environmental Significance Overlay to places of natural heritage significance and culturally significant landscapes, trees and/or vegetation.

Further Strategic Work

- Review the Darebin Heritage Strategy, which should include the development of design guidelines on demolition and redevelopment of heritage places, and provide the strategic basis for development of a local policy to guide decision making.
- Prepare a Natural Heritage Study to identify sites of natural heritage significance and form strategies for ongoing conservation and management.

Reference Documents:

City of Darebin Heritage Study: Volume 3, Key Findings & Recommendations, 2008

City of Darebin Heritage Study: Volume 4a, Preston Central Heritage Assessment, Key Findings and Recommendations, 2008

City of Darebin Heritage Study, Volume 4b, Preston Central Heritage Place Citations, 2008

Darebin Heritage Review Volumes 1, 2, & 3, 2002

Darebin Housing Strategy 2013

City of Darebin Citations for Individually Significant Buildings, 1996

21.02-5 Open Space

Overview

Access to and enjoyment of open space is a key contributor to quality of life and local amenity. Council aims to improve the quality of open space and encourage the use and development of waterways and linkages. Priorities for managing open space are guided by the Darebin Open Space Strategy 2007-2017, which identifies and categorises open spaces by state down to local role, and the range of functions each space should fulfil.

Key Issues

- Darebin is a developed municipality with limited opportunities for creating additional open space. Existing open space is highly valued by the community.
- Provision of sufficient open space, particularly in higher density living precincts where there is higher reliance on for communal facilities for outdoor activities and recreation.

Objective

To provide a safe, accessible and high quality open space network that is equitably distributed across the municipality.

Strategies

- Encourage opportunities for public and communal open spaces adjacent to the creek environs.
- Protect and enhance existing open spaces where possible.
- Encourage linear open space linkages along waterways including pedestrian and bicycle access.
- Include provision for acquisition and improvement of open space in Development Contributions Plans.
- Consider opportunities for 'greening' in areas of higher density development, including alternative to traditional ground level landscaping e.g. green roofs and walls.

Implementation

The strategies will be implemented through the planning scheme as follows:

Application of Zones and Overlays

- Apply the Public Park and Recreation Zone to all municipal reserves.
- Apply the Public Conservation and Resource Zone to undeveloped municipal reserves which contain significant levels of indigenous vegetation or high biodiversity values.
- Apply the Heritage Overlay to open space of recognised cultural and social heritage value.

Further Strategic Work

- Review and rezone public open space in accordance with relevant strategies.
- Review the Environmental Significance Overlays along Darebin Creek and Merri Creek to ensure that the boundary of each overlay covers areas where development is likely to have an impact on the creek environs.
- Undertake an assessment of the heritage significance of the City's older reserves as a basis for conservation planning and management, including Oldis Gardens, Johnson Park, LW Williams Reserve, JS Grey Reserve, Adam Reserve, Batman Park, Penders Park and AG Davis Reserve.

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Reference Documents

Bundoora Park Precinct Master Plan, 2012

Darebin Open Space Strategy, 2007-2017 (2008)

Development Contributions Plan

Leisure Strategy 2010-2020

Playspace Strategy 2010-2020

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Environmental Risk**Overview**

Environmental risk in land use planning encompasses a broad range of issues, including the efficient management and protection of natural resources, dealing with contaminated land and developing resilience to impacts of climate change and peak oil.

Key Issues

- Consideration in planning strategies and permit assessments about potential environmental risks, such as land contamination, noise and air pollution, as well as the impacts of climate change including flooding, soil erosion, wildfire and heatwaves.
- Efficient management and protection of natural resources and ensuring risks of contamination, soil erosion, oil spill and industrial runoff into water bodies are considered in assessments.

Objective

To ensure appropriate development in areas prone to environmental risk.

Strategies

- Require assessment of environmental risk, and as appropriate require environmental audits be undertaken, where a sensitive use is proposed on potentially contaminated land.
- Assess risk prior to development in flood prone areas, in accordance with relevant flood management plans.

Implementation

The strategies in relation to environmental risk will be implemented through the planning scheme as follows:

Application of Zones and Overlays

- Apply the Environmental Audit Overlay to potentially contaminated land that may be used for sensitive uses in accordance with the requirements of *Ministerial Direction No.1 – Potentially Contaminated Land*.
- Apply the Special Building Overlay to land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority.

Further Strategic Work

- Compile a register of non-conforming industrial sites for which a change to a sensitive land use is likely, with a view to applying the Environmental Audit Overlay.
- Develop a local planning policy for consideration of use or development of land which has potential for contamination to ensure proposed uses and developments are suitable, and require remediation of contaminated land to a level that is compatible with the desired future uses of the site.

Reference Documents

Climate Change and Peak Oil Adaptation Plan, 2009

Ministerial Direction No.1 – Potentially Contaminated Land

[Stormwater Management Plan Review, 2007](#)

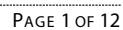
[Watershed: Towards a Water Sensitive Darebin City Council Whole of Water Cycle Management Strategy 2015-2025](#)

[Watershed: Towards a Water Sensitive Darebin, Implementation Plan 2015-2025](#)

HOUSING

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Strategic Housing Framework



Council recognises that housing is fundamental to wellbeing, standard of living and quality of life. Housing is more than just the physical dwelling; it is also about environments, people and places where citizens want to live and become involved in the community. Darebin is undergoing strong population growth and significant demographic change. This places considerable pressure on existing housing and requires careful consideration of where additional housing growth can best be accommodated.

Council supports a vision of housing that:

- Balances the needs of current as well as future residents
- Is affordable, equitable and accessible for all residents
- Exhibits best practice environmental design and urban design excellence
- Is appropriate to its location
- Is considerate of its context
- Provides for diverse housing needs and preferences.

Objectives, strategies and policy guidelines to achieve the strategic vision for housing are outlined in the clauses below.

Strategic Housing Framework Plan

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 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. These housing change areas are:

Minimal Housing Change

Residential areas that have a limited capacity to accommodate future residential development. Minimal Change Areas do not prohibit all residential development, but seek to allow a modest level of development that respects the type, scale and character of the area. Minimal Change Areas are sites and precincts that generally display one or more of the following characteristics:

- Are Heritage Overlay precincts
- Are identified in the *Darebin Neighbourhood Character Study (2007)* as 'potential Neighbourhood Character Overlay areas'
- Have a highly intact pattern of subdivision in favour of detached dwellings on individual lots, generally evidenced by more than 80 per cent of housing stock having this attribute
- Have a strong neighbourhood character, evidenced by a high degree of consistency in architectural style and streetscape, in particular where 80 per cent or more of the housing stock is consistent with precinct descriptions in the *Darebin Neighbourhood Character Study (2007)*, and where restoration of original housing stock is prevalent
- Have identified environmental or landscape significance, including land with frontage to Creek bodies
- Excluding heritage precincts, are located:

- outside an 800 metre walkable catchment of an activity centre
- generally outside an 800 metre walkable catchment of train, tram or SmartBus services.

Incremental Housing Change

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.

Certain Incremental Housing Change areas 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.
- Have experienced a modest degree of infill residential development which precludes their classification as minimal change areas.

Substantial Housing Change

Residential, commercial and designated activity centres that 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.

Substantial Change Areas generally display one or more of the following characteristics:

- Have 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.
- Are identified locations for increased residential densities to support economic investment and growth in the La Trobe National Employment Cluster.
- Are within or immediately adjacent to activity centres that possess superior access to the Principal Public Transport Network.
- Have a frontage to a strategic corridor.
- Are generally within 400 metres of a train station or tram route.

The scale and intensity of residential growth will differ across Substantial Change Areas depending on their strategic capacity to accommodate municipal growth and future housing needs as described at Clause 21.01-6. Generally, residential growth in Darebin adheres to the following hierarchy:

- a) Preston Central and Northland East Preston Activity Centres
- b) Reservoir and Northcote Activity Centres
- c) Neighbourhood Centres

- d) Strategic Corridors including Plenty Road and St Georges Road
- e) Other substantial change areas as identified in the Strategic Housing Framework Plan.

Strategic Opportunity Sites

Strategic Opportunity Sites are sites that possess the following characteristics that make them suitable for residential and/or mixed use redevelopment at increased densities:

- Over 1000sqm in lot size
- In a zone that permits residential use
- Not constrained by a Heritage Overlay and/or Minimal Housing Change Area
- Displaying one or more of the more of the following favourable locational criteria:
 - within 500 metres of train station
 - within 400 metres of tram route
 - fronting a strategic corridor (High St, Bell St, Plenty Rd, St Georges Rd)
 - within a designated activity centre.

Strategic opportunity sites are not indicated on the framework plan. An indicative list of sites is provided in the *Darebin Housing Strategy (2013)*. It is envisaged that in addition to these sites, future sites that fulfil the above criteria can be identified and classified as Strategic Opportunity Sites.

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Housing Development

Overview

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. Housing development opportunities exist in and around activity centres, strategic corridors and strategic redevelopment precincts, near public transport, close to employment and services and on strategic opportunity sites identified in the *Darebin Housing Strategy (2013)*. By identifying these key locations suitable for more substantial growth and change, areas of special heritage, character and environmental qualities can be conserved, with minimal levels of change. In residential areas, there is also a need to accept and accommodate some non-residential activities at appropriate scale and format to service the needs of the local community.

Key Issues

- 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.
- Ageing of the population and a trend toward fewer people in each dwelling will place considerable pressure on existing housing.
- Vacant land has become relatively scarce in Darebin, declining from 1087 lots in 2004 to 623 lots in 2013. Infill redevelopment of existing lots and brownfield redevelopment are likely to be the primary area for accommodating future housing growth in Darebin.
- Challenge is accommodating the required increase in dwellings in locations with good public transport access, while conserving and enhancing the valued character and heritage qualities of residential areas.
- Housing in suitable locations proximate to public transport will reduce car dependency and promote more walking and cycling and contribute to better health and wellbeing.

- Challenge in ensuring where housing development opportunities can be maximised, that this does not come at the expense of amenity, safety, accessibility and connectivity in and around those places.
- As population increases along with demand for services, there is a need to achieve a balance between wider community benefit and potential amenity impacts of non-residential uses in residential areas.

Objective 1 – Housing Provision

To facilitate housing development that has an appropriate scale and intensity in locations across the municipality.

Strategies

- Encourage housing development in accordance with the Strategic Housing Framework Plan as follows:
 - In Minimal Housing Change Areas, encourage housing development that is consistent with the type, scale, style and prevailing character of the area and allows for minimal housing growth and change over time
 - 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
 - In Substantial Housing Change Areas, encourage a variety of housing typologies at increased densities and to discourage underdevelopment, with the scale of development appropriate to precinct characteristics and context as identified by a structure plan or adopted policy of Council, and generally in accordance with the hierarchy of residential growth identified at Clause 21.03-1
 - On Strategic Opportunity Sites, encourage housing development at increased densities and discourage underdevelopment, with the scale and style of development responsive to location and context.
- Ensure that the design of development at interfaces between Substantial Change and Incremental or Minimal Change Areas, or between Incremental and Minimal Change Areas, provides a sensitive transition, with particular consideration given to:
 - Design and layout which avoids unreasonable amenity impacts on adjoining sensitive residential interfaces due to overshadowing, loss of privacy and unreasonable visual intrusion
 - Site orientation, layout and topography in determining the appropriate built form envelope and in assessing the impact of proposed development on adjoining amenity
 - Sympathetic response to the identified values of any adjoining heritage overlays.

Objective 2 – Housing density

To achieve higher density housing outcomes in identified locations to accommodate Darebin's projected population growth.

Strategies

- Support a diversity of housing types, sizes, designs and configurations and support redevelopment at higher overall densities in Substantial Housing Change Areas and on Strategic Opportunity Sites, as identified in the Strategic Housing Framework Plan.
- Discourage underdevelopment of areas that are identified as Substantial Housing Change Areas and on Strategic Opportunity Sites.
- Encourage lot consolidation in Substantial Housing Change Areas, to facilitate increased densities, efficient use of land and to facilitate sustainable design outcomes.

- 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.
- Encourage housing development in the Preston Central, Northland East Preston, Northcote and Reservoir Activity Centres in accordance with Structure Plans and related zone and overlay provisions in this Planning Scheme.
- Encourage intensive and innovative housing development to locate within or in proximity to activity centres and in strategic redevelopment precincts such as the Junction, Summerhill Village and Oakover Village, in accordance with adopted Structure Plans and precinct plans.
- Encourage apartment development in the Northland residential neighbourhood precinct which extends from Murray Road in the Northland East Preston Activity Centre to (and including) Summerhill Road and between the Albert Street corridor and the Darebin Creek.
- Encourage new housing near retail and employment precincts and above ground floor level within these precincts.
- Encourage greater housing densities and mixed use development along High Street, Plenty Road, St Georges Road and Bell Street.
- Encourage multi-level, mixed use developments that incorporate contemporary designs, providing interesting architectural forms and creative urban design responses, including the development of landmark buildings that contribute to the distinctiveness and positive image of Darebin.
- Ensure new housing is located so as to allow pedestrian access to local services, employment and facilities, including commercial areas.

Objective 3 – Residential Amenity

To facilitate residential and mixed use developments that display a high standard of design, limit off-site amenity impacts and provide appropriate internal amenity for residents.

Strategies

- Require a high standard of design (including architectural quality and environmentally sustainable design) be achieved in residential and mixed use developments through the use of design and development overlays, urban design frameworks, development plans and local policies as appropriate.
- Ensure non-residential use and developments in residential zones are designed to minimise negative amenity impacts on the surrounding residential neighbourhood.
- Ensure mixed use developments are designed to provide adequate amenity to residences on the site, minimising the need for screening and limiting unreasonable negative amenity impacts on surrounding residential uses.
- Ensure that housing development within and adjoining retail and employment areas is designed to minimise the potential for conflict between commercial and residential uses, including noise and operational considerations.
- Support the consolidation of retail and employment activities within activity centres.

Implementation

The strategies in relation to Housing Development will be implemented through:

Policy Guidelines

- Apply Clause 22.01 Junction Local Area Plan in considering applications for housing in the Junction Strategic Redevelopment Precinct.

- Apply Clause 22.02 Neighbourhood Character in considering an application for development and works on residential zoned land in Incremental and Minimal Change Areas covered by Neighbourhood Character Precinct Plan.
- Apply Clause 22.05 High Street Corridor Land Use and Urban Design in considering applications for residential development in the High Street Strategic Corridor, with the exception of the Northcote Activity Centre Local Policy Area.
- Apply Clause 22.06 in considering applications for Residential or Mixed Use Development in a Residential Growth Zone, Mixed Use Zone, Commercial Zone, Priority Development Zone and, where considered relevant, General Residential Zone.
- Apply Clause 22.08 Northcote Activity Centre in considering applications for residential development in the Northcote Activity Centre.
- Apply Clause 22.09 Preston Central (Incremental Change) in considering applications development in residential precincts of the Preston Activity Centre.
- Apply Clause 22.10 Bell Street Land Use in considering applications for residential and mixed use along the Bell Street Strategic Corridor.
- Apply Clause 22.12 Environmentally Sustainable Development in considering applications for residential and non-residential development.

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Application of Zones and Overlays

Minimal Housing Change

- Apply the Neighbourhood Residential Zone (NRZ) to land within Minimal Housing Change Areas, as identified in the Strategic Housing Framework Plan.

Incremental Housing Change

- Apply the General Residential Zone (GRZ) to residential land within Incremental Housing Change Areas, as identified in the Strategic Housing Framework Plan.
- Utilise the Schedule to the GRZ to vary requirements of Clauses 54 and 55 to encourage a lower scale and density of development in Incremental Change Areas that have reduced access to activity centres and public transport services.

Substantial Housing Change

- Apply the Priority Development Zone to the Preston Activity Centre to facilitate housing and mixed use development opportunities in accordance with the Preston Central Structure Plan.
- Apply the Commercial 1 Zone to business zoned land within Substantial Housing Change Areas, to provide for commercial, retail, business, entertainment and community uses as well as residential development complimentary to the role and scale of the commercial setting.
- Apply the Mixed Use zone (MUZ) to residential land within Substantial Housing Change Areas, which are within or close to commercial areas, activity centres and strategic corridors and precincts that are suited to a mix of residential development and compatible with commercial and retail activity, or where a building height of 5 more storeys is encouraged.
- Subject to appropriate built form guidelines and policies being in place, apply the Residential Growth Zone (RGZ) to residential land within Substantial Housing Change Areas, where residential uses are encouraged and a maximum preferred building height of 4 storeys is encouraged. The General Residential Zone will apply until appropriate built form guidelines and policies are in place in Substantial Change Areas.
- Apply Design and Development Overlays to land fronting the High Street, St Georges Road and Plenty Road Strategic Corridors to ensure new development achieves a desired scale of change and is sufficiently responsive to site context, transport conditions and any sensitive interfaces with other residential land and to ensure

redevelopment in accordance with the High Street, St Georges Road and Plenty Road Urban Design Frameworks.

- Apply Design and Development Overlays to key Residential Growth Zone precincts in Reservoir, around Northland Activity Centre in the La Trobe National Employment Cluster and in Station Street Fairfield to ensure high quality residential development outcomes which achieve a cohesive desired scale of change across a variety of site conditions and are sufficiently responsive to precinct specific requirements.

Further Strategic Work

- Review Council's Neighbourhood Character Study (2007) and revise precinct areas and guidelines in accordance with the recommendations of the Darebin Housing Strategy and with a view to investigating the merits of the application of the Neighbourhood Residential Zone in identified "Potential Minimal Housing Change Areas".
- Investigate the merits of the application of the Residential Growth Zone in identified "Potential Future Substantial Housing Change Areas" and the preparation of appropriate built form guidelines and policies.
- Investigate the most appropriate suite of planning controls to achieve the desired outcomes on Strategic Opportunity Sites identified in the Darebin Housing Strategy.
- Develop a local policy to guide treatment of heritage places in Substantial Change Areas and to guide decisions regarding demolition of heritage places.
- Prepare and implement a Structure Plan for Northland East Preston Activity Centre.
- Prepare and implement Urban Design Frameworks and guidelines for development in:
 - Northland Activity Centre
 - Reservoir Activity Centre
 - Fairfield Village Neighbourhood Centre
 - Miller-on-Gilbert Neighbourhood Centre
 - Heidelberg Road Strategic Corridor
 - The Junction and Oakover Village Strategic Redevelopment Precincts.
- Review the Northcote Structure Plan (2007) in accordance with the directions of the Darebin Housing Strategy (2013).
- Review the Preston Central Structure Plan 2006 (as amended) in accordance with the directions of the Darebin Housing Strategy.

Other Actions

- Identify key indicators for monitoring housing trends.
- Review and update the municipal Development Contributions Plan Overlay and Capital Works 10 year budget to ensure ongoing efficacy to address local infrastructure needs and public realm improvements in accordance with residential growth outcomes.
- Work with utility providers to ensure residential growth trends and directions are factored into future infrastructure upgrades.

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21.03-3 Housing Diversity and Equity

Overview

Housing is not merely 'accommodation'. Housing is a fundamental need and essential element of community wellbeing. Housing development therefore needs to cater to diverse needs and preferences reflective of the diversity of the Darebin community across life stages, mobility and socio-economic situation. This includes provision of suitable housing for ageing residents, students, people with limited mobility, and low income households.

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.

Darebin's proximity to the CBD, places of study and its extensive public transport network make it an ideal location for students and opportunities exist to increase the number of dwellings along transport corridors, especially, train and tram routes, to meet student housing needs and preferences.

Key Issues

- A significant proportion of the population is experiencing housing affordability issues with approximately 12.4 per cent of all rented households and 8.2 per cent of mortgaged households in Darebin in 2011 experiencing housing stress or at risk of housing stress, paying approximately 30 per cent or more of their income on rent or mortgage.
- Housing affordability and housing stress is exacerbated by housing supply shortages, both municipal and metro-wide.
- Over 500 people are homeless on any given night in Darebin. The rate of homelessness is around 40 in every 10,000 residents.
- Gentrification is expected to continue to drive an increase in the number of tertiary qualified residents and household incomes, resulting in upward pressure on housing demand and housing prices.
- An ageing population requires accessible homes and timely provision of services and facilities to meet the varying needs and choices of those individuals in suitable locations.
- A shortage of affordable student accommodation close to public transport and other services and facilities has led to inappropriate accommodation arrangements such as overcrowded rooming houses.

Objective 1 – Increase Diversity

To ensure that housing diversity is increased to better meet the needs of the local community and reflect demographic changes and trends.

Strategies

- Support a diversity of housing types, sizes, designs and configurations in areas identified for Substantial Housing Change and Strategic Opportunity Sites, as identified in the Strategic Housing Framework Plan.
- Promote the consolidation of lots, particularly in Substantial Housing Change areas, to enable developments that can accommodate a greater diversity of housing types.
- Encourage new residential apartment developments to include a mix of one, two and three bedroom dwellings in a variety of configurations to cater for a variety of household sizes and types.
- Encourage the development of a variety of forms of medium density housing, including villa style housing, townhouses and low scale apartment developments in appropriate locations.

Objective 2 – Aged Care Accommodation

To encourage the provision of accessible and appropriate housing and accommodation for elderly residents.

Strategies

- Encourage and facilitate the provision of different types of aged care accommodation and facilities in areas identified for Substantial and Incremental Housing Change in the Strategic Housing Framework Plan.
- Provide adequate standards of building access to and within multi-level developments especially for the elderly and people with limited mobility.
- Encourage the provision of housing that meets or is adaptable to meet the needs of residents with limited mobility and residents ageing in place.
- Encourage aged care accommodation to develop in locations of high accessibility including activity centres and locations with convenient access to public transport.

Objective 3 – Student Accommodation

To encourage the provision of appropriately located student accommodation.

Strategies

- Encourage and facilitate the provision of different types of student accommodation in areas identified for Substantial and Incremental Housing Change in the Strategic Housing Framework Plan.
- Encourage major educational institutions to develop on-site student accommodation.
- Encourage student accommodation in locations accessible to public transport and within walking distance to La Trobe University and NMIT.

Objective 4 – Affordable and Social Housing

To increase the supply of affordable and social housing.

Strategies

- Encourage the provision of affordable housing development in identified Substantial Housing Change Areas in the Strategic Housing Framework Plan.
- Ensure housing in the municipality is sufficiently diverse to provide more affordable and appropriate choices and opportunities.
- Facilitate the provision of affordable housing in terms of purchase price as well as lower ongoing operational costs, by promoting housing growth in areas with good access to services and public transport and encouraging best practice environmentally sustainable housing design to minimise ongoing utility costs.
- Support Council-led initiatives that partner with the community housing sector to develop surplus Council land for social housing projects.

Implementation

The strategies in relation to housing diversity and equity will be implemented through:

Application of Zones and Overlays

- Apply the Residential Growth Zone (RGZ) to Residential zoned land within Substantial Housing Change Areas as identified in the Strategic Housing Framework Plan, where residential uses are encouraged and a maximum preferred building height of 4 storeys is encouraged and evidenced through a built form control.
- Apply the Mixed Use Zone (MUZ) to Residential zoned land within Substantial Housing Change Areas as identified in the Strategic Housing Framework Plan, that are within or close to commercial areas, activity centres and strategic corridors and precincts that are suited to a mix of residential development and compatible with commercial and retail activity.

Further Strategic Work

- Investigate regulatory incentives and flexible planning provisions for planning permit applications with a commitment to deliver affordable housing stock.

- Investigate incorporation of requirements for affordable and social housing as appropriate in future policies and overlay provisions (such as the Development Plan Overlay) to apply to large development sites and strategic redevelopment precincts.

Other Actions

- Undertake research into site opportunities for integrated independent units and villas that provide suitable housing options for the elderly to enable more effective 'ageing in place'.
- Assist La Trobe University with its master planning for Bundoora campus.
- Develop Rooming House Guidelines to guide the development of Rooming and Boarding Houses in Darebin.
- Develop Student Housing Guidelines to guide the development of Student Housing in Darebin.
- Liaise with the State Government Department of Housing to encourage the timely provision of social housing in appropriate locations.
- Maintain dialogue and advocacy efforts with the relevant State Government authorities to encourage the introduction of Inclusionary Zoning through the Victorian Planning Provisions.

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21.03-4 Character

Overview

All eras of Darebin and its growth are represented in its building and streetscapes. Neighbourhoods range from historic low scale suburban areas to more compact inner urban areas with heritage streets or contemporary apartment dwellings. Housing growth in Darebin needs to be managed in a way that is respectful of identified heritage places and places of special neighbourhood character.

The *Darebin Neighbourhood Character Study (Planisphere, 2007)* identifies precincts displaying similar characteristics such as building and garden style and subdivision pattern. Neighbourhood character guidelines that include a 'preferred character statement' have been developed for each precinct. New residential development needs to respond to the key neighbourhood character elements described in the 'preferred character statement'.

The *Darebin Neighbourhood Character Study (Planisphere, 2007)* also recognises the need to provide additional dwellings to accommodate future increases in population and changing demographic structure in Darebin.

Key Issues

- Balancing the need to protect and conserve significant neighbourhood character and heritage places in the municipality with Council's responsibility to address and facilitate housing for a growing population.

Objective - Character

To ensure that development respects neighbourhood character in residential areas identified as Minimal and Incremental Housing Change Areas in the Strategic Housing Framework Plan.

Strategies

- Recognise the varied and distinctive qualities of residential neighbourhoods in Darebin.
- Ensure Darebin's ability to meet its housing needs in activity centres, substantial Change Areas and on Strategic Opportunity Sites is not compromised by the protection of neighbourhood character.

Implementation

The strategies in relation to character will be implemented through:

Policy Guidelines

- Apply Clause 22.02 Neighbourhood Character in considering an application for development and works on residential zoned land in Incremental and Minimal Housing Change Areas covered by Neighbourhood Character Precinct Plans.

Application of Zones and Overlays

- Apply the Neighbourhood Residential Zone (NRZ) to land within Minimal Housing Change Areas, as identified in the Strategic Housing Framework Plan, where housing change must respond to the existing scale and character.
- Apply the General Residential Zone (GRZ) to land within Incremental Housing Change Areas, as identified in the Strategic Housing Framework Plan, where housing growth and change should occur consistent with neighbourhood character.

Further Strategic Work

- Review and update Council's *Neighbourhood Character Study (Planisphere, 2007)* and associated precincts and guidelines in accordance with the recommendations of the *Darebin Housing Strategy (2013)*.
- Remove Substantial Housing Change Areas as identified in the Strategic Housing Framework Plan, from the Neighbourhood Character Precinct Plan.
- Update the Neighbourhood Character local policy at Clause 22.02 to reflect the outcomes of the review of the *Neighbourhood Character Study (Planisphere, 2007)* and provide guidelines for exercise of discretion in assessing applications.

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Reference Documents

Bell Street Corridor Strategy 2006

Darebin Active and Healthy Ageing Strategy 2011-2021

Darebin Housing Strategy, 2013

Darebin Neighbourhood Character Study, Planisphere, 2007

High Street Urban Design Framework, 2002

Northcote Activity Centre Structure Plan, 2007

Northland Residential Neighbourhood Precinct Structure Plan, 2014

Plenty Road Urban Design Framework, 2013

Preston Central Structure Plan 2006 (as amended) (including Incorporated Plans and Preston Central Urban Design Framework and Guidelines)

Reservoir Structure Plan, 2012

Residential Built Form Guidelines, 2014

Responding to Housing Stress: A Local Action Plan, 2010

St Georges Road Urban Design Framework, 2013

6.5 FAIRFIELD VILLAGE ACTION PLAN

Author: Manager City Development

Reviewed By: Director Assets and Business Services

Report Background

This briefing paper informs Council of the outcomes of the Fairfield Village Action Plan project, which was conducted from April to November 2015 in response to Council Resolution Minute 244 (below) and in response to the anticipated impacts of the proposed redevelopment of the former Amcor Paper Mill site in Alphington.

Previous Council Resolution

At its meeting 21 May 2012 the Council resolved that:

‘Council refer for consideration as a new initiative in the 2013/2014 budget, an amount of \$50,000 for the purposes of undertaking the preparation of an urban design framework (or similar) in relation to Station Street Fairfield to provide a greater level of guidance for land use and development decisions’

The matter is further related to Council resolutions made on the proposed redevelopment of the former Amcor paper mill site in Alphington on 29 April 2015 and 23 November 2015; however it is not specifically the subject of a previous Council resolution.

Previous Briefing(s)

- Councillor Briefing - 29 March 2015
- Councillor Briefing - 14 May 2012
- Councillor E-bulletin – 1 May 2015
- Councillor E-bulletin – 5 February 2016

Council Plan Goal/Endorsed Strategy

The project will deliver on Goal 1 – a Vibrant City and Innovative Economy through the integration of land use planning, urban design, economic development and transport management to maintain the economic vibrancy of Fairfield activity centre, and ensuring development which respects neighbourhood character and protects local amenity.

The project advances the following endorsed Strategies:

- GreenStreets Streetscape Strategy 2012-2020
- Darebin Transport Strategy 2007-2027
- Darebin Housing Strategy 2013-2033
- Business Development and Employment Strategy 2012-2015
- Whole of Water Cycle Management Strategy 2015-25
- Playspace Strategy 2010-2020

Summary

The *Fairfield Village Action Plan* is a framework to assist and guide Council in identifying strategic projects and works in the Fairfield Activity Centre (known as 'Fairfield Village') to improve its amenity, guide development (through built form controls) and support long term viability. The Action Plan and options for implementation are now presented to Council for consideration and endorsement.

Prepared by Hansen Partnership and Essential Economics in collaboration with several Council units, VicRoads and Melbourne Water, the Action Plan (attached at **Appendices A - F**) identifies a range of projects Council can undertake in Fairfield Village to support and enhance the centre's economic performance, public realm experience, transport functions and ensure sensitive and appropriate redevelopment of land in the centre and surrounds.

Key recommended actions include streetscape upgrades, beautification works, improvements to pedestrian and cyclist access and safety, improving street conditions around the level crossing, addressing flood issues, managing car parking including future options for the Gillies Street car park, and formalising design and development controls.

The delivery of the Action Plan is timely in light of the approval for redevelopment of the former Amcor Paper Mill site in Alphington, which is expected to bring increased economic competition and transport pressures to nearby Fairfield Village. The Action Plan also moves Council a step closer to filling the void of building height controls in the centre.

Subject to funding, officers are planning for the integration of recommended initiatives beginning in 2016/2017, including community engagement processes for key place shaping projects. Opportunities will also be taken up where applicable to seek external funding, for example through the State Government's Black Spot program. Initial assessment of feasibility, approach and indicative timing for implementation for each Action Plan recommendation is attached at **Appendix H**.

Recommendation

That Council endorse the *Fairfield Village Action Plan, November 2015* and indicative options for implementation.

Introduction

Council has identified the need for a cohesive approach in the planning and management of the Fairfield Village neighbourhood activity centre to support its ongoing viability and amenity. Measures are required to address long standing issues around transport pressures, the public realm and pedestrian experience and facilitating appropriate redevelopment of land in the centre and surrounds.

Additionally, strategies are required to position the Centre to meet the challenges of increased economic competition and other impacts arising from the nearby pending Amcor paper mill redevelopment. A Development Plan for the site with housing for 4000 residents and a new 15,000sqm retail centre was approved by Yarra Council in December 2015.

These needs formed the catalyst for the production of a strategic framework to assist and guide Council in identifying strategic projects and works in the Fairfield Activity Centre (known as 'Fairfield Village') to improve its amenity, guide development and support long term viability.

Planning and urban design specialists Hansen Partnership, together with Essential Economics, were subsequently engaged from April – November 2015 to:

- Broadly review Fairfield Village's role and status as an activity centre in relation to the surrounding context, and impacts of the new centre at the former Amcor paper mill site.
- Reviews the Station Street Fairfield Urban Design Guidelines first produced in 2008 in the context of current planning policy and development approvals, and identify appropriate development typologies and incentives for the centre going forward. This includes the identification of preferred building heights and guidelines to inform the improved design response for development.
- Review traffic and car parking data and identify of opportunities for improved pedestrian priority and safety, and cycling provision and facilities in the centre.
- Identify a package of streetscape and public realm improvements in the centre.

The project was sponsored by the Strategic Planning Unit, and undertaken in collaboration with the Transport Management, Business Development, Public Realm and Capital Works Unit with specialist input from VicRoads and Melbourne Water.

The project was structured around a series of 5 collaborative workshops focusing on different themes: economic role and function; urban design issues and guidelines; future development scenarios; movement and infrastructure issues; and streetscape and public realm improvements.

The completed *Fairfield Village Action Plan* comprises a package of documents as follows:

- Summary Report (attached at **Appendix A**)
- A series of Appendices documenting workshop findings:
 - Workshop 1: Economic Role and Function Paper – Workshop 1 (**Appendix B**)
 - Workshop 2: Design Guidelines / Revised Design Guidelines (**Appendix C and D**)
 - Workshop 3: Development Potential and Indicative Designs / Achieving Density economic discussion (**Appendix E**)
 - Workshop 4: Streetscape Design and Infrastructure Analysis (**Appendix F**)
 - Workshop 5: Streetscape/Public Realm Improvements Concept Framework Plan (**Appendix G**)

Council officers have assessed the outputs and recommendations of the Action Plan and have formulated options for implementation. Some specific projects have already been defined and subject to funding, are anticipated to commence from 2016/2017.

Issues and Discussion

Action Plan Purpose and Scope

The *Fairfield Village Action Plan* is a research-based exercise which incorporates existing information, including known community views. The work provides a series of recommended initiatives for Council to consider undertaking in Fairfield Village. The Action Plan itself is not intended to undergo a community consultation process; rather, it will inform future projects, of which many will be subject to due process including engagement with key stakeholders and the broader community.

It is also important to note the Action Plan focuses on the Commercial 1 Zone (C1Z) land that generally defines the Fairfield Village Activity Centre – this is land primarily along Station Street and extending to the west around the train station along both Wingrove Street and Railway Place (a study area map is provided at page 7 of the summary report in **Appendix A**). However, the consultants and council officers have considered a broader ‘area of influence’ where relevant.

Key Findings and Recommendations

Initiatives recommended by the Action Plan intend to support and enhance Fairfield Village’s existing strength as a traditional street based centre with a strong niche retailing role and authentic village atmosphere. Such characteristics distinguish Fairfield from the future Amcor centre and should be protected as follows:

Streetscape and Street Infrastructure Upgrades

Fairfield Village has not had extensive streetscape works undertaken for some time, and requires a major upgrade to bring it in line with other comparable centres in Darebin and to ensure that it remains competitive and attractive when the new Amcor centre is complete.

Analysis conducted by the Transport Management Unit has also confirmed there are considerable pedestrian and vehicular safety issues in the centre, in particular around the railway level crossing / Wingrove Street and Duncan Street junctions. Cycling infrastructure is also inadequate despite Station Street being on designated route on the Principal Bicycle Network. The Transport Unit is currently evaluating different design options for how these issues could be resolved and integrated into streetscape upgrades.

Lastly, there is an ongoing risk of flooding in Fairfield Village that has a considerable influence on both its function and image while also affecting redevelopment potential. These could also be integrated into public realm projects.

Initiatives that are recommended for consideration by Council include:

- Installation of a central median strip on Station Street to allow for street tree planting, pedestrian crossing points, and improve vehicular traffic safety (e.g. stops vehicles reversing across the street into shopfronts).
- Improve cycling signals and safety measures on Station Street and cross-streets.
- Create additional pedestrian crossing points along Station Street at Wingrove and Duncan Streets and widening of footpath areas in various places.
- Redesign the railway crossing area between Railway Place and Wingrove Street to increase pedestrian access and safety.
- Alter Duncan Street to be one-way between Station Street and Gillies Street (in that direction) with broadened footpaths and surface treatments to improve amenity.

- Formalise rear lane access arrangements to commercial properties. This will ensure on-site car parking can lawfully be provided on sites.
- Explore opportunities to integrated water sensitive urban design (WSUD) and flood mitigation into streetscape and public realm works projects to help reduce flood impacts.
- Investigate changes to the roundabout at Wingrove and Arthur Street to reclaim space belonging to the adjacent Wingrove Reserve. Explore integration of an upgrade to the reserve with public realm enhancements and stormwater management around the nearby rail-pedestrian underpass.
- Improve public toilet provision and access in the centre.
- Prepare a Streetscape Masterplan for Fairfield Village – this will incorporate many of the above suggested improvements, and more including street beautification and greening.

The above initiatives and more are graphically illustrated in the '**Fairfield Village Concept Framework Plan**', which can be found at page 53 of the Summary Report in **Appendix A**.

Gillies Street Car Park Redevelopment Options

The Action Plan identifies the Gillies Street Car Park as an important Council asset which is well located and connected to the core area of Fairfield Village. The consultants explored how the car park could be utilised to not only perform its core function, but how it might be redeveloped to accommodate other land uses such as housing, commercial tenancies, community facilities and stormwater capture facilities that could enhance the vibrancy and amenity of the Village. More detail can be found at pages 28-32 of the Summary Report at **Appendix A**.

Formal Design and Development Controls

The Fairfield Village precinct is attracting increasing development interest, particularly in the apartment market. To date most development is taking place around the edges of the activity centre, however it is anticipated that interest in redevelopment of the commercial land in the centre itself will increase. There is a need to provide clear policy directions to ensure sensitive and appropriate redevelopment of sites that does not undermine the valued village scale and character of the centre.

Design guidelines for development of commercial zoned land in Station Street were prepared in 2008, but never formally incorporated into the Darebin Planning Scheme. Hansen Partnership has prepared revisions to the Design Guidelines to reflect an updated character assessment and study of emerging development typologies.

The revised Design Guidelines (which can be found at **Appendix D**) seek to:

- Reinforce the traditional character of the Station Street 'core' precinct;
- Encourage shop-top development within the Village;
- Contemplate higher built form intensity clustered around the Train Station; and
- Sensitively transition built form massing to residential edges.

The Guidelines set important parameters such as maximum preferred heights, rear setback requirements to protect the amenity of adjoining residential properties, protection of valued front facades and high quality, high amenity building design for future occupants.

The Action Plan recommends Council publically consult on the revised Design Guidelines for feedback with a view to adoption and implementation into the Darebin Planning Scheme via a planning scheme amendment. The Action Plan also recommends a range of initiatives Council could consider to incentivise and guide developers in Fairfield to ensure best practice outcomes are realised.

Business Strategy and Promotion

The Action Plan recommends strategic collaboration between businesses in Fairfield Village and Council to capitalise on the centre's strengths and opportunities, to ensure it continues to be a destination of choice in the region and is well positioned to attract custom from new residents moving into the nearby ex-paper mill precinct.

Business strategy and promotional activities will build on and be complemented by the streetscape beautification and infrastructure upgrades as outlined above.

Options for Consideration

As stated, the Fairfield Village Action Plan provides a useful framework for Council in identifying strategic projects and works in the precinct. Officers across various Units have commenced planning for the implementation of initiatives.

The table at **Appendix H** has been prepared to provide Council with a more detailed Officer-level response to each of the 25 Action Plan recommendations, including an assessment of further work and/or considerations required, and an indicative timing for implementation if feasible. The table also identifies projects that could deliver multiple benefits and how these might be delivered in collaborative fashion across Council.

Projects for Implementation in 2016/2017

Key projects have already been scoped and proposed to begin in the 2016-17 financial year as follows:

Fairfield Streetscape Master Plan (recommendations 25, 3, 15, 16, 17, 18, 19, 20, 21)

This responds to a key recommendation (25) in the Fairfield Village Action Plan, and will advance many of the streetscape and public realm improvement concepts into illustrative plans showing designs, as well as capital works staging, indicative costings and plant and material palettes. Works will be progressively implemented over subsequent years, with completion of all works expected in 2019/20.

The project case is also supported under Council's GreenStreets Strategy (2012-2020) which identifies Station Street as one of Darebin's 'Major Gateway Streetscapes' where a Streetscape Master Plan is required to develop a coordinated plan for renewal.

The Streetscape Master Plan will be a collaborative project across all relevant Council units (especially Business Development, Transport Management, Capital Works, Parks and Vegetation, Environment and Natural Resources and Strategic Planning) and will ensure the integration of street greening and beautification with much needed flood mitigation, accessibility and street infrastructure improvements as called for by the Action Plan.

A comprehensive community engagement process is planned to ensure the Streetscape Master Plan delivers on the Fairfield community's needs and aspirations for their centre.

Transport Safety and Accessibility Upgrades (*recommendations 3, 16, 18, 19, 21, 22, 23*)

The Transport Management Unit has already commenced investigations into required transport safety upgrades for pedestrians, cyclists and motorists in Fairfield Village.

A safety analysis of the precinct undertaken in 2015 identified cases for works in Station Street to improve pedestrian and vehicular safety that are eligible to be funded under the Federal Government Black Spot Programme. This includes upgrades at Mitchell Street and Duncan Street intersections and a central median strip in the Station Street core retail area.

As a further exercise, design options for pedestrian improvements in the railway crossing area between Wingrove Street and Railway Place are being considered (with VicRoads).

The Transport Management Unit will work closely with the Public Realm Unit in 2016/2017 to ensure that any road upgrades are integrated with other streetscape improvements and deliver maximum community benefit and value.

Fairfield Village Urban Design Guidelines and Built Form Controls (*recommendation 4*)

The Strategic Planning Unit have requested funding in 2016/2017 to consult on the revised Design Guidelines for Fairfield Village and following finalisation and adoption by Council, the preparation of a planning scheme amendment to implement the guidelines into statutory controls in the Darebin Planning Scheme.

Once again, as part of Council's holistic approach to the planning and development of Fairfield Village, consultation on the Design Guidelines will be combined with community engagement activities for the Streetscape Master Plan project.

Future Opportunities for Consideration

Several other potential projects in Fairfield Village are likely to be assessed for feasibility in the coming year and may be considered for implementation from 2017/2018 onward. These are indicated in the implementation table at **Appendix H**, and include:

- Preparation of a Business Strategy and other business partnership initiatives with Council
- Upgrades to pedestrian and cycling access link into Fairfield Village
- Relocation of overhead power lines in Station Street
- Long term redevelopment options for the Gillies Street car park
- Long term flood management infrastructure needs in partnership with Melbourne Water
- Formalising a network of Right of Ways to service Station Street commercial properties

The community engagement process around the Streetscape Master Plan will be useful in canvassing business, resident and visitor views on broader issues, needs and other opportunities in Fairfield Village. This could be useful in assessing the business case for longer term recommendations in the Action Plan.

Financial and Resource Implications

The Strategic Planning, Public Realm, Transport Management and Environment and Natural Resources Units are working together to achieve cost savings and efficiencies across initiatives for Fairfield. Where possible, projects have been structured to optimise opportunities for shared funding between Council Units. Proposed projects requiring budget commitments as new initiatives from 2016/2017 are:

	2016/2017	2017/2018*
Fairfield Village Streetscape Master Plan	\$87,000 Preparation including survey, community engagement*, Stage 1 detailed design, and project/place management	<i>To be confirmed</i> 2017/2018 is likely to include Stage 1 capital works and Stages 2 and 3 detailed designs. Anticipated completion of all works by 2019/20.
Fairfield Village Design Guidelines and Built Form Controls Implementation	\$15,000 Community engagement* and finalisation of design guidelines	\$60,000 Planning Scheme Amendment including panel costs

*Combining engagement activities on the streetscape masterplan, design guidelines and transport initiatives alone will achieve savings in the realm of \$30,000.

Risk Management

The preparation of the Action Plan being an internal and conceptual project has carried relatively few risks. Specific projects to be carried out in the future will incorporate the requisite consideration and management of risks.

Overall, the greatest risk at this point is the loss of momentum if projects are not or are inadequately resourced. Particularly in regard to streetscape improvements and implementation of planning controls for development, there are potential risks to Council's reputation if projects are not undertaken or if community consultation is not well resourced.

Policy Implications

Economic Development

Proposed projects to implement Action Plan recommendations will support the ongoing viability of businesses, support employment opportunities and develop a stronger mix of land uses in Fairfield Village. This is particularly important to manage forthcoming impacts of competing retail facilities on the nearby Amcor site.

Environmental Sustainability

The Action Plan advances environmental sustainability goals through:

- Streetscape and infrastructure improvements to support sustainable transport in the Fairfield area (walking, cycling, public transport access)
- Installation of water sensitive urban design and other stormwater infrastructure
- Greening of streets in the activity centre and reducing 'heat island effect'
- Design guidelines and planning scheme controls mandating efficient building design

Human Rights, Equity and Inclusion

The City of Darebin aspires to develop a physical, social and economic environment that supports and enhances the health and wellbeing of Darebin residents. In Fairfield Village, we will strive for improvements that respect the tradition of strong community identity and ownership.

Other

There are no other impacts related to this report.

Future Actions

- Confirm funding for the Fairfield Streetscape Master Plan and Fairfield Urban Design Guidelines and Built Form Controls projects in 2016/2017.
- Pending funding approval, prepare a comprehensive community engagement strategy to accompany key projects in 2016/2017 and beyond.
- Officers continue to collaborate to advance consideration and feasibility for potential future projects.

Consultation and Advocacy

As indicated, community engagement will form part of implementation projects commencing in 2016/2017 (subject to funding).

The following Council staff and external organisations were consulted in the preparation of the Fairfield Village Action Plan and responses for implementation of recommendations:

- Director Assets and Business Services
- Manager City Development
- Coordinator Strategic Planning
- Principal Statutory Planner
- Manager Leisure and Public Realm
- Coordinator Public Realm
- Urban Designers, Public Realm / Strategic Planning
- Manager Economic Development and Civic Compliance
- Business Development Coordinator
- Business Engagement Officer
- Senior Coordinator, Transport Management
- Team Leader Transport Strategy
- Transport Planner, Transport Management
- Manager Environment and Natural Resources
- Civil Engineering Designer, Major Projects and Engineering
- Coordinator Waste and Water Strategy
- Property Manager
- Manager Assets and Properties
- Coordinator Infrastructure Planning, Assets and Properties

- MetroAccess Officer, Aged and Disability
- VicRoads
- Melbourne Water

Related Documents

- Fairfield Village Action Plan November 2015, Summary Report (**Appendix A**)
- Fairfield Village Action Plan November 2015, Appendices as follows:
 - 1) Workshop 1: Economic Role and Function Paper (**Appendix B**)
 - 2A) Workshop 2: Design Guidelines Review (**Appendix C**)
 - 2B) Revised Fairfield Village Design Guidelines (**Appendix D**)
 - 3) Workshop 3: Development Potential and Indicative Designs (**Appendix E**)
 - 4) Workshop 3: Achieving Density economic discussion (**Appendix E**)
 - 5) Workshop 4: Streetscape Design and Infrastructure Analysis (**Appendix F**)
 - 6) Workshop 5: Streetscape/Public Realm Improvements Concept Framework Plan (**Appendix G**)
- Fairfield Village Action Plan Recommendations – Response and Indicative Implementation Matrix (**Appendix H**)
- GreenStreets Streetscape Strategy 2012-2020
- Darebin Transport Strategy 2007-2027

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.



FAIRFIELD VILLAGE ACTION PLAN

hansen partnership in association with essential economics
for darebin city council

november 2015



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APPENDIX

Appendix 1: Workshop 1: Fairfield Action Plan, Economic Role and Function Paper, Essential Economics

Appendix 2A: Workshop 2: Fairfield Action Plan, Design Guidelines Review, Hansen Partnership

Appendix 2B: Workshop 2: Fairfield Action Plan, Revised Design Guidelines, Hansen Partnership

Appendix 3: Workshop 3: Fairfield Action Plan, Development Potential & Indicative Designs, Hansen Partnership

Appendix 4: Workshop 3: Fairfield Action Plan, Achieving Density, Essential Economics

Appendix 5: Workshop 4: Fairfield Action Plan, Streetscape Design & Infrastructure Analysis, Hansen Partnership

Appendix 6: Workshop 5: Fairfield Action Plan, Streetscape/ Public Realm Improvements Framework Plan, Hansen Partnership



1 INTRODUCTION

In April 2015, Hansen Partnership, in association with Essential Economics were engaged by the Darebin City Council to prepare the Fairfield Village Action Plan.

The Action Plan is a framework to assist and guide Council in identifying strategic projects and works in the Fairfield Activity Centre (known as 'Fairfield Village') to improve its amenity, guide development and support long term viability.

The Action Plan was undertaken through a series of five collaborative workshops, involving key Council officers and representatives from VicRoads and Melbourne Water. Each workshop was focused on a different theme as follows:

- Economics – understanding the role and function of Fairfield;
- Urban Design – a review of existing conditions and previous design guidelines;
- Development Typologies – a review of development drivers and incentives;
- Movement and Infrastructure – a review of access, movement and infrastructure; and
- Landscape Architecture – identification of streetscape/public realm improvements.

The findings of each workshop have been documented in a series of outputs comprising:

- The Role and Function of Fairfield paper;
- Revised Design Guidelines document;
- Development Potential and Indicative Designs;
- Streetscape Design and Infrastructure Analysis; and
- Streetscape/Public Realm Improvements Concept Framework Plan.

These outputs, together with this summary report, form a package of documents which is the Fairfield Village Action Plan.



Fairfield Library

1.1 Purpose

The Fairfield Village Action Plan is a strategic 'internal' Council document to help guide decision making on future private and public investment in the Fairfield Activity Centre ('Fairfield Village').

The primary catalyst for this piece of work is the pending redevelopment of the former Amcor Paper Mill site, which will contain a significant new Activity Centre, less than 1km from Fairfield Village. At time of writing, the proposed development will accommodate approximately 15,000m² of new commercial floor space and 5,000 new residents. However, it is located within the City of Yarra and therefore the City of Darebin has limited strategic involvement in the redevelopment or the quantum of its retail floor space. The City of Darebin has recognised the need to investigate and better understand the potential impacts of this significant regional site redevelopment on Fairfield Village.

Another catalyst for the project was a desire to review and update the 2008 Design Guidelines for Station Street. The southern end of Station Street (between the Activity Centre and Heidelberg Road) has recently experienced considerable built form change in the form of a number of medium density residential developments as a result of a recent municipal Zone review. However, the 'core' section of Station Street (within the Activity Centre) has seen comparatively little redevelopment or investment. Council is keen to understand why only limited 'shop-top' development has occurred since 2008, despite development in Activity Centres being expressly encouraged in Council's strategic planning policies.

1.2 Background

Overall, Council has identified the need for a cohesive approach in the planning and management of Fairfield Village to support its ongoing viability and amenity. Measures and recommendations for further work outlined in this Action Plan aim to address long standing issues around transport pressures, the public realm and pedestrian experience, and appropriate redevelopment of land in and around the Centre. These measures, along with business strategies building on identified strengths and opportunities, will help position the Centre to meet the challenges of increased economic competition, whilst meeting the retail and community service needs of the Fairfield and Alphington community.

1.3 The Place

The study area for this project is the Commercial 1 Zoned (C1Z) land, primarily along Station Street and extending to the west around the train station along both Wingrove Street and Railway Place. This area defines the Fairfield Village Activity Centre. In undertaking the scope of works, a broader area of influence was considered. This area radiated approximately 2km around the Fairfield Village. Refer to Figure 1.



Station Street streetscape



hansen

fairfield village study area

legend

fairfield village



1m contours



Figure 1





2 THE ROLE & FUNCTION OF FAIRFIELD

The starting point for the development of the Action Plan and purpose of workshop 1 was to review and confirm the role and function of the Fairfield Village in order to 'set the scene' in terms of the Activity Centre's current and likely economic role and function. In order to do so, an initial background review was undertaken by Essential Economics to consider the Activity Centre's sphere of influence, its strengths, weaknesses and threats.

2.1 Findings

The first collaborative workshop determined that Fairfield Activity Centre has a strong 'village' feel hence its name, reinforced by its 'traditional high street' layout and the significant number of independent or 'niche' shops and cafés. The absence of a large supermarket enables multiple smaller grocery businesses to coexist. It was determined that the Amcor redevelopment would not pose a significant threat to the existing role and function of Fairfield Village, as was initially feared. Economic analysis clearly suggests that the two Activity Centres (Fairfield and Amcor centre) can complement each other, rather than directly compete as they are likely to have different destination activities, qualities and a distinctly different physical form.

The nearby Amcor redevelopment was assessed to provide an opportunity for Fairfield Village, because it will provide a significant increase in residents within the retail catchment and is unlikely to have a retail offer that competes directly with Fairfield Village. The Amcor development will provide an increased population of approximately 5000 additional residents within walking distance of Fairfield Village. Further, it is anticipated that Amcor residents will choose to use the Fairfield Village as their local street based Shopping Centre, particularly in the evening and on weekends due to its authentic character and genuine café feel, as opposed to new or more generic franchised retail offers likely to be available within the Amcor development.

Fairfield Village should therefore play to its strengths as a traditional strip, street based Centre and seek to enhance its 'point of difference' from the new Amcor Centre. In particular, this highlights its role and image as a generous 'public' place with a particular diverse range of food convenience and local produce stores in tandem with civic and community destinations.

There are limited opportunities for the Fairfield Activity Centre to expand. However, given its current success and the proposed activity at Amcor, it is considered that its role and function is relatively stable.



Niche café in Fairfield Village

2.2 Output

A Role and Function Paper was prepared by Essential Economic. It is located at Appendix 1.

2.3 Recommendations

Council should prepare a Business Strategy for the Fairfield Village that builds on the Centre's strengths and opportunities, as outlined in Section 2.1 and further identified in Appendix 1.

Council should engage with the local Business Association to build on the Activity Centre's strengths, improve the overall presentation of the built form and public realm to ensure that the Fairfield Village remains a destination of choice.

Council and/or the local Business Association should prepare promotional material targeted at the future/new residents of the Amcor development, introducing them to Fairfield Village and offering incentives such as vouchers at various shops and cafés to entice them to visit Fairfield as an alternative to the more generic offer provided on site.

Promote and make the most of the spatial relationship between Fairfield and Amcor. Fairfield is approximately 800m to 1km from Amcor, depending on the route taken. This distance is considered convenient enough to encourage residents to walk or cycle from Amcor to Fairfield to access its destinations including public transport, dining and civic services. Council should pursue opportunities for improved shared pathways between the two sites.

Council should encourage a greater intensity of activity to and around the Train Station, that build on its high amenity and public transport accessibility.

Fairfield should also focus on becoming a more 'age-friendly' Centre, in order to better cater to an ageing local and regional demographic. Improvements to the public realm must be Disability Discrimination Act (DDA) compliant and allow for universal access.



Station Street, existing public realm





3 DESIGN GUIDELINES

Design Guidelines for development of commercial land in Station Street, Fairfield were prepared in 2008. These were never incorporated into the Planning Scheme, rather used as a background document in development assessment.

The purpose of workshop 2 was to review these Design Guidelines (in light of current development trends, recent and current VCAT/development approvals, Plan Melbourne and current Darebin Planning Policy). Further, the review sought to identify areas within Fairfield Village which have experienced change to determine what amendments may be made to the 2008 Design Guidelines in order to appropriately respond to current best practice.

3.1 Discussion

Since the 2008 Design Guidelines were prepared:

- The commercial land within the Activity Centre has been rezoned from Business 1 Zone (B1Z) to Commercial 1 Zone (C1Z);
- The land fronting Station Street between the railway line and Heidelberg Road is zoned Residential Growth Zone (RGZ) following Amendment C147 which was approved last month;
- The residential hinterland surrounding the Fairfield Village has been rezoned from Residential 1 Zone (R1Z) to General Residential Zone 2 (GRZ2); and

- The interim Design and Development Overlay (DDO) imposed by the State Government across many Neighbourhood Centres in Melbourne ceased on 31st March 2010.

Only limited redevelopment has occurred since 2008 within the 'core' Station Street area. This is likely due to the following reasons:

- The majority of the lots in the commercial area are deep and narrow, and many without rear laneway access; therefore making the accommodation of cars on site problematic;
- It is a well-known flood prone area, having flooded in the past decade. This is likely to be a constraint on capital improvement (until the flood issue is resolved);
- Many businesses trading from the property are also owners, therefore development at upper levels would disrupt existing business activities at the ground floor. Landowners are typically more focused on continued business operation; and
- Of those properties which are leased, many have been owned for a long time: owners therefore have little or no finance owing, with existing rental return sufficient to not warrant further investment to create additional upper floor space for rent or sale.



Opportunity for upper level development along Station Street



3.2 Findings

The second collaborative workshop found that Fairfield Village is distinguished by three character precincts (as shown in section 3.4 of this report) aligned along the Station Street 'spine'. The precincts are notable for their different qualities such as their era of development, lot size, frontage setback and streetscape presentation.

The precincts are identified in figure 2 and are as follows:

South of the rail corridor is the **Garden Precinct**. This precinct is defined by the 'green' corridor of significant trees along the rail corridor, and around the station complex. Railway Place has a different orientation and 'feel' to the rest of Fairfield. It enjoys an increased amenity due to its sunny northern aspect, open outlook across the rail corridor (which is well vegetated) and lack of traffic, given its distinctly local function. This is further reinforced by the strong presence of destination 'local' businesses, such as popular cafés. This character can be further enhanced with future public realm works.

Between Wingrove Street and Duncan Street to the north, is the **Charm Precinct**. This precinct is the 'core' of Fairfield Village and contains valued and relatively consistent traditional built form characteristics which are to be protected and enhanced. This precinct represents an initial era of development from the 1910s to 1930s with notable consistent attached facades along Station Street. The profile of this precinct is defined by its generally single storey projecting parapets and recessive upper levels. The Design Guidelines seek to enhance existing traditional facades and parapets, while allowing for recessive upper levels.

To the north of Duncan Street is the **Emerging Character Precinct**. This precinct lacks the valued character and strong parapets evident to the south and is reflective of a later period of development which is predominantly single storey and of a modest profile. There has also been significant recent development on consolidated lots (i.e. 149-153 Station Street), which alter the traditional integrity and character of this part of Station Street. Therefore, the Design Guidelines should place less emphasis on protecting and enhancing existing parapets.

Relatively limited development has occurred within the Fairfield Village in recent years. The only notable development within the Activity Centre has occurred at:

- 84 Station Street, being a 2 storey redevelopment which retained the existing façade and constructed a recessive upper level; and
- 149-153 Station Street, being a mixed use 4 storey redevelopment, comprising a new 2 storey street wall, and 2 staggered recessive upper levels.

However, there has been significant redevelopment to the south of the Fairfield Village commercial core, at 62-64 Station Street (4 storey development) and immediately adjacent to the former Post Office site at 92 Arthur Street to the east. These sites sit beside or behind the primary Station Street commercial spine and have emerged as more convenient candidate sites. As the availability of such sites lessen, it is anticipated that Commercial 1 Zoned land will become a more viable development opportunity.

The 2008 Design Guidelines nominated a predominantly 3 storey (10.5m) maximum building height along Station Street, with properties fronting Railway Place and Wingrove Street recommended for a 4 storey (13.5m) maximum building height.

Further afield, the stretch of Station Street between Heidelberg Road and Railway Place has experienced significant change in recent years. The majority of the higher density residential infill development has been 4 storeys in scale. Therefore, it may be appropriate to allow slightly taller forms within the Activity Centre core in streetscape terms (provided these are successfully accommodated and will not result in unreasonable off-site amenity impacts).

Within the Centre's spine, there is also a recent 5 storey approval on a former VicTrack site (72A Station Street), which has two street frontages and direct rail corridor abuttal. This approval sets a precedent for maximum building height within the Village, but should be noted as being distinguishable for its unique site conditions. The guidelines should acknowledge such conditions and the desire for more intensity in close proximity to the Train Station.

There is also a current permit application for the redevelopment of the RSL site (5 Railway Place). This site represents a significant redevelopment opportunity within Railway Place (Garden Precinct). Approximately half of this consolidated site is within the Commercial 1 Zone, while the remainder is within the General Residential Zone – Schedule 2 with a frontage to Gillies Street, which has a strong residential character.



Example of development in and around Fairfield Village

3.3 Output

Revised Design Guidelines have been prepared by Hansen Partnership in response to the character assessment and are located at Appendix 2B.

The Design Guidelines seek to:

- reinforce the traditional character of the Station Street 'core' precinct;
- encourage shop-top development within the Village;
- contemplate higher built form intensity clustered around the Train Station; and
- sensitively transition built form massing to the residential edges.

3.4 Recommendations

Council should firstly exhibit the revised Design Guidelines to the public and seek feedback.

Secondly, Council should respond to feedback received, make any necessary amendments and adopt the revised Design Guidelines as a reference document.

Finally, Council should consider translating the Design Guidelines into a formal planning tool such as a Design and Development Overlay (DDO) and undertake a Planning Scheme Amendment to formalise the guidelines into clear and enforceable policy and controls in the Darebin Planning Scheme.



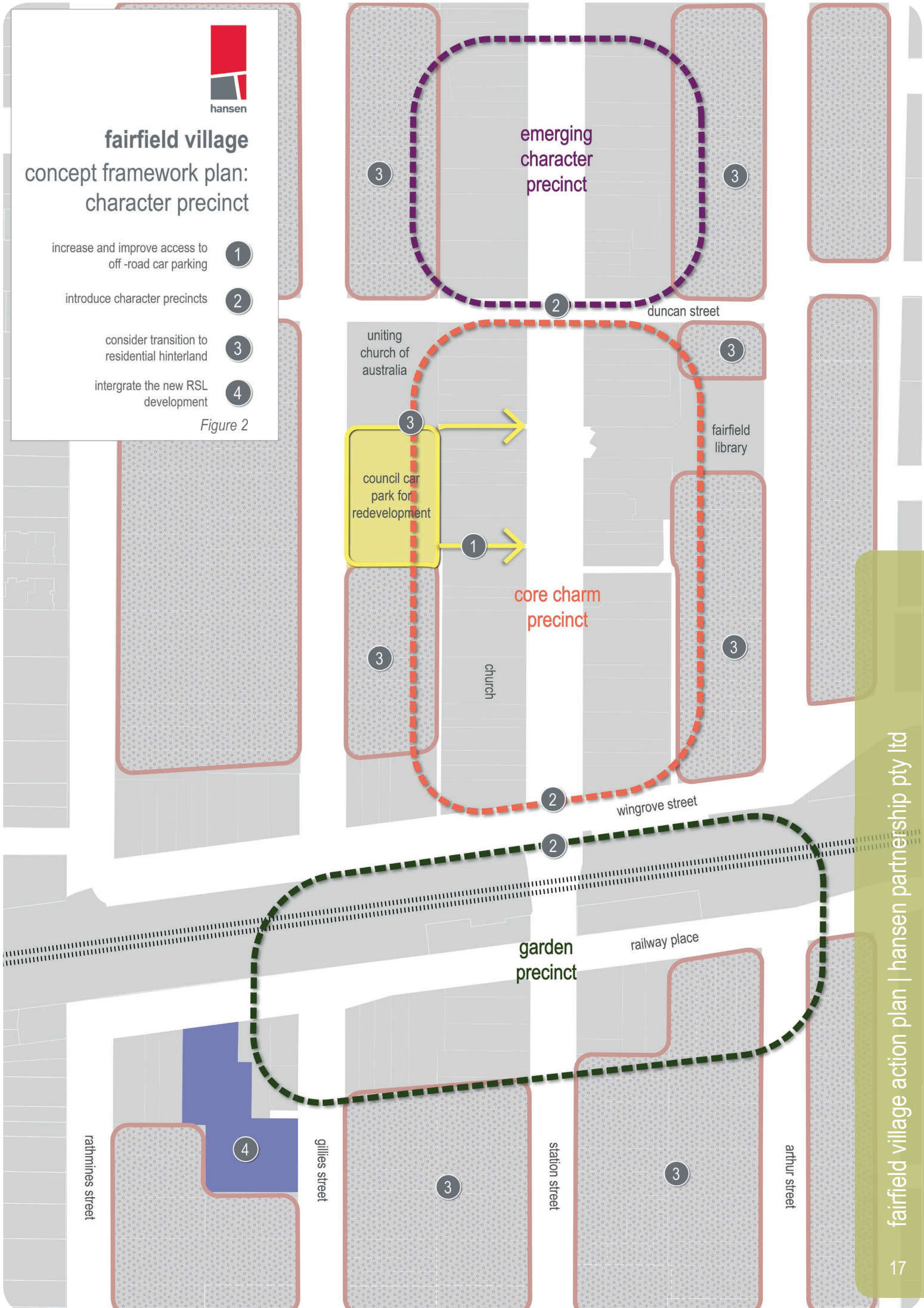
Fairfield & Alphington RSL



fairfield village concept framework plan: character precinct

- 1 increase and improve access to off-road car parking
- 2 introduce character precincts
- 3 consider transition to residential hinterland
- 4 integrate the new RSL development

Figure 2





4 DEVELOPMENT POTENTIAL & INDICATIVE DESIGNS

The purpose of workshop 3 was to explore and test the implications of the revised urban design guidelines and determine how high quality, high amenity “shop-top” infill development (refer to Figure 3) may be configured in the context of the subdivision and landownership pattern of Station Street. It also sought to explore how development could occur on narrow un-consolidated sites, as well as wider consolidated sites.

4.1 Findings

This stage of the process assembled a collection of indicative commercial area development designs as a template for best-contemporary practice in strip centres. This stage also advanced a list of development steps and potential incentives for Council to consider in more detail. A further additional scope of work to ‘package’ designs and associated incentives in an appropriate format, for public or landowner presentation - may be contemplated.





Figure 4: Example of narrow lot development amenity

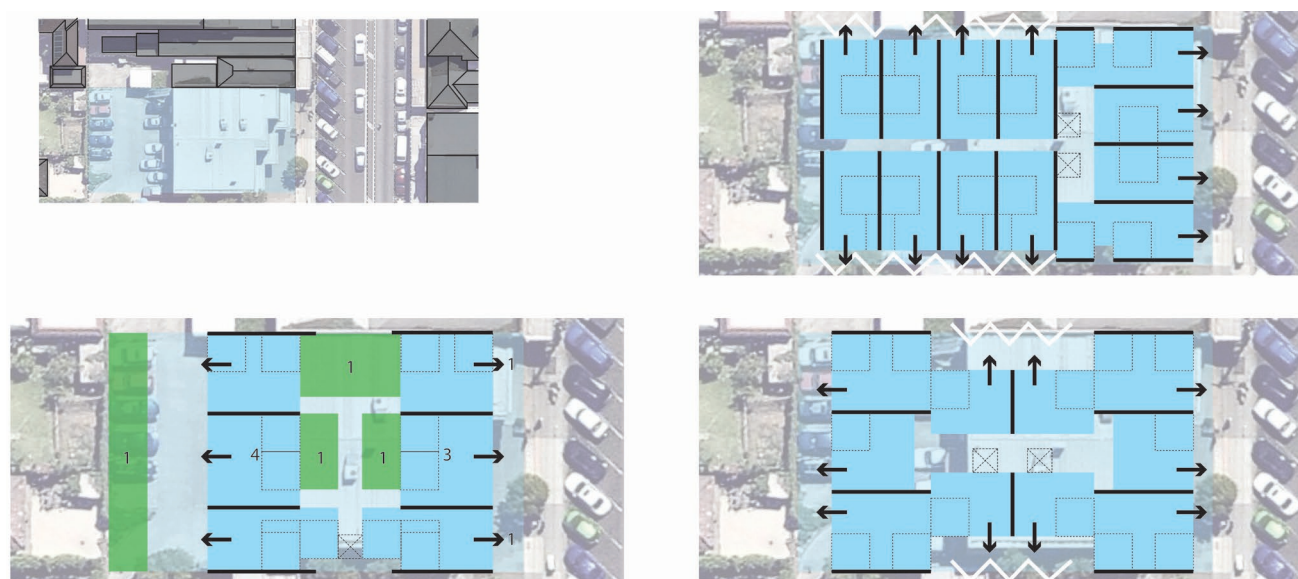


Figure 5: Example of consolidated development amenity



4.2 Output

Once the Council has determined the preferred development outcomes and incentives, a promotional information brochure (or other communication collateral) can be produced and distributed to the target audience/s.

This material should be highly visual and contain simple 3 dimensional development configurations, which comply with the Design Guidelines and clearly illustrate the encouraged development capacity within both narrow and consolidated sites.

4.3 Recommendations

Based on the analysis of development case studies, a number of actions and potential incentives (refer to Figure 6) have been identified that can encourage investment and redevelopment of properties fronting Station Street. These are outlined below:

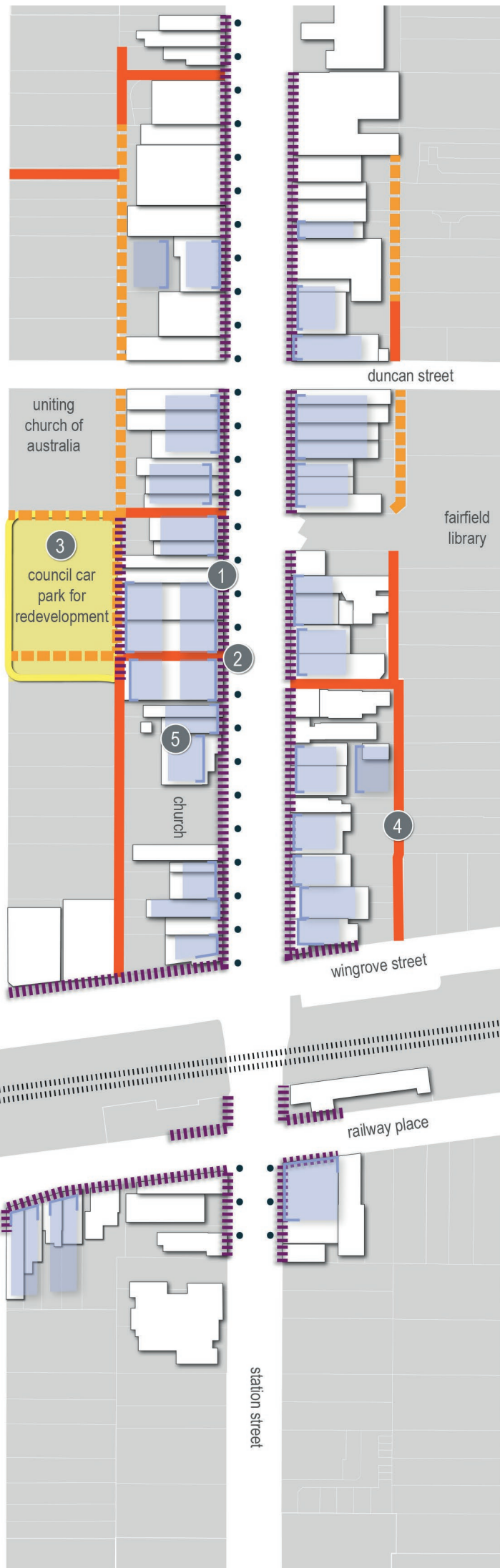
- Council prepare a promote a modest development model for 'shop-top' integrated form on a typical commercial site and assess the potential for a demonstration project.
- Council provide grants towards the restoration of existing traditional parapets to improve the facade presentation of buildings within the streetscape. A grant could off-set the cost of repainting the façade, removal of old or unnecessary signage (to reduce visual clutter), provision of new (high quality) signage (subject to Council approval).
- Council facilitate a streamlined planning approval process for compliant development applications within the streetscape.
- Council offer discounted or reduced property rates during the period of construction.
- Council provide access to Council-owned spaces within the Fairfield Village enabling businesses to continue trading within Fairfield (retaining its customers) during the construction phase.
- Relocate existing overhead powerlines (from poles) to aerial bundled location behind parapets, or underground in consultation with relevant authorities.
- Council allow reduced car parking rates (dispensations) for new 'shop-top' development.
- Establish and/or formalise rear laneway access arrangements to properties fronting Station Street (in consultation with land owners).
- Council redevelop the Gillies Street car park into a multi-level car park as a facility to support public parking and other private off-site parking for new 'shop-top' developments along Station Street and/or a car share program.
- Council help coordinate development facilitation and liaison between adjoining land owners to 'unlock' greater investment potential by encouraging redevelopment in a more coordinated and contiguous manner, across existing property ownership lines.



fairfield village concept framework plan: development incentives

- 1 declutter facade signage
 - 2 relocate powerlines along station street (ie. underground)
 - 3 potential redevelopment of the council car park
 - 4 establish and/or formalise the laneway network
 - 5 encourage upper level (shop top) development along station street
- existing laneway ———
proposed laneway ———

Figure 6





5 STREETScape DESIGN & INFRASTRUCTURE

The purpose of workshop 4 was to examine critical issues of street infrastructure including matters of mobility and access. The process sought firstly to discuss the current state of play in relation to car parking and traffic within the Fairfield Village, as well as sustainable transport options and appropriate design. Secondly, the process sought to identify opportunities to improve pedestrian and cycling priority and safety, and the potential for Water Sensitive Urban Design (WSUD) given drainage management issues.

5.1 Findings

The following findings reflect the particular aspirations for site specific locations within the centre and particular infrastructure issues.

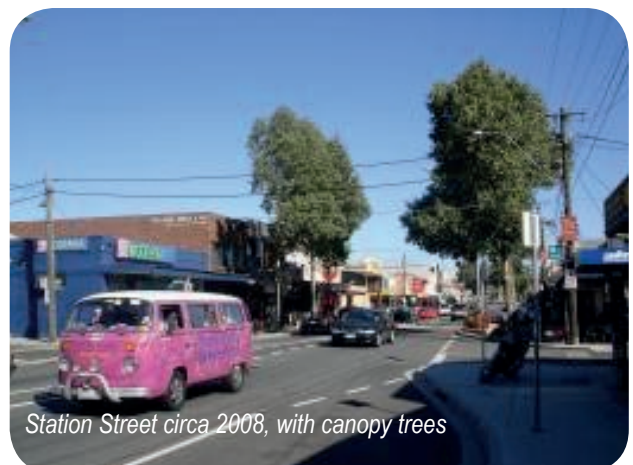
5.1.1 Station Street

The Station Street road reserve is 24m wide and presently managed by VicRoads. It presently accounts for 20,000 AADT. Its image as a local village strip is affected by traffic congestion.

Under the VicRoads SmartRoads framework, Station Street (through Fairfield Village) is identified as a Pedestrian Priority Area. This applies a 40kph speed limit and a road corridor within which pedestrian movement takes priority over vehicle movements and higher pedestrian amenity is encouraged. This is presently not evident in the streetscape profile.

Station Street had significant canopy street trees until they were removed and replaced 5-6 years ago. Their removal has dramatically changed the streetscape character of Station Street, exposing shop facades and signage, and resulting in a greater sense of openness.


Grange Road (to the east of Station Street) is identified by VicRoads as the Preferred Traffic Route with one of the State Government's identified future grade separation projects. Therefore, it is reasonable to assume that Grange Road will be a preferred north-south through traffic route to carry the bulk of north-south traffic in the area. Thereby relieving a considerable amount of through movements in Station Street. It is also noted that the Chandler Highway bridge duplication project is now underway.



Station Street circa 2008, with canopy trees



Public seating along Station Street



There are considerable pedestrian safety issues around the Station Street railway level crossing as a result of the crest in the carriageway (across the rail corridor), which creates poor sightlines at the Wingrove Street and Station Street junction. This presents issues for motorists seeking to exit Wingrove Street into Station Street, cyclists seeking to cross Station Street (and continue along the east-west on-street cycle route along Wingrove Street), as well as pedestrian movements along Station Street and across Wingrove Street.

Under current management arrangements, Station Street is under the jurisdiction of VicRoads and Council is responsible for the areas between the back of kerb and property lines (i.e. footpath) and manages the on-street parking. VicRoads has indicated that their 5 year Strategic Network Review could facilitate transfer of the asset to Council 'ownership'. However, Council would then become responsible for the cost of maintenance of the road reserve. While Council has yet to take on this responsibility, it is clear that improvement to the road reserve and its pedestrian amenity would be improved if it were the responsible party.

Council may wish to undertake an economic cost-benefit analysis to help determine whether there is a case for taking over management of the Station Street road reserve (and therefore maintenance costs) from VicRoads. The case in favor of assuming management responsibility will require a strong evidence base in order to justify the additional cost. It will need to find the value and benefit to Council (and the community) in having greater control over the corridor to initiate public realm and traffic management improvements.

It is also noted that Council's Green Streets Strategy (2012-2020) incentives Station Street as one of Darebin's 'Major Gateway Streetscapes', where a Streetscape Master Plan will be required to develop a coordinated plan for renewal.

Given the desire to improve the pedestrian image of the street and the recent loss of notable street trees, a sense of designated 'pausepoints,' signalised crossings and crossing 'refuges' were tabled. The provision of a planted central median strip was suggested as a transformative device to enhance pedestrian priority within the Fairfield Village. This is discussed in more detail at Section 6.2.

Cycling

Council does not expressly encourage cycling along Station Street (through Fairfield Village). North-south cycle movements are encouraged along Gillies Street to the west and further west, along Victoria Street.

Wingrove Street is identified as major east-west cycle link. However, the east-west crossing of Station Street is perceived as a significant barrier to movement. Improved traffic signals and safety measures should be explored at this key location in association with the level crossing review.



5.1.2 Duncan Street

Given the narrow profile of Duncan Street and the complexities of the Station Street junction, workshop 4 suggested that the section of Duncan Street between Station Street and Gillies Street be converted to a one-way (west bound) street. This part of Duncan Street has a road reserve of approximately 10.5m, which currently allows for a 3m traffic lane in each direction with no provision for on-street car parking and particularly narrow footpaths to each side. The section of Duncan Street further to the west of Gillies Street is currently one way (east bound). Altering traffic movements between Station Street and Gilles Street in such a way will prevent right-turn movements from Duncan Street into Station Street, thereby improving traffic safety for both pedestrians and motorists. The main traffic function of this section of Duncan Street will allow access from Station Street westwards to Gillies Street in order access in the Gillies Street car park.

The implementation of such a one-way street will provide opportunities to narrow the road pavement and broaden footpaths to improve pedestrian amenity and access and also provide more space for cyclists. This should be supported by properties which 'wrap' the corner from Station Street into Duncan Street, and potentially extend kerbside trading into Duncan Street. Alternatively, a shared surface treatment could be implemented which would afford the opportunity to close Duncan Street (to traffic) for events such as street festivals or markets.

The Business Association have put forward a proposal to close Duncan Street to traffic and create a civic plaza, which could contain a public toilet. This concept is not inconsistent with the notion of a centrally located prime public space at or near Duncan and Station Streets.



Existing Duncan Street condition, looking west from Station Street

5.1.3 Laneways

The Fairfield Village currently has a variety of formal (and informal) access arrangements to rear service laneways and the rear of Commercial 1 Zoned properties. These existing access-ways currently exist under the following classifications:

- Formal Laneway; and
- Access Easements.

There are a number of informal or missing links in the Village's access network. As a general principle, Council should seek to address these missing links to create a more functional access network to all properties fronting Station Street. This would in particular benefit properties which currently have no legal right of access (to the rear). Provision of such access would greatly assist the redevelopment potential of these properties. Refer to Figure 10 for the proposed lane links.

These include links to:

- The rear of 114 to 126 Station Street;
- The rear of 128 to 144 Station Street;
- The rear of 143 to 145 Station Street; and
- The rear of 125 to 135 Station Street.

In relation to the Gillies Street car park, two options were discussed in relation to the informal access way to the rear of properties at 110-124 Station Street.

These include links at:

- Two new east-west laneways along the northern and southern edge of the car park land; and
- A new north-south laneway along the eastern edge of the car park land, to the rear of 96-114 Station Street.



Existing laneway to rear of 74-92 Station Street

5.1.4 Flooding

Fairfield Village suffers from the threat of occasional flooding, which has a considerable influence on both its function and image while also affecting redevelopment potential. The extent of the Special Building Overlay is shown.

In the Special Building Overlay configuration in the Planning Scheme. This condition is worsened by the rail alignment which acts as a levy wall to the natural overland flow path from the north-west. The only outlet (across the rail line) for overland flow is the pedestrian underpass (of the rail corridor) between Wingrove Street and Railway Place (at the southern end of Arthur Street).

There are 3 key areas within the Fairfield Village where the issue of flooding could be addressed (refer to Figure 7). These are:

- Council's Gillies Street car park;
- The Wingrove/Arthur Street junction and pedestrian rail underpass; and
- Along Station Street, between Duncan Street and the rail corridor.

New streetscape works in Station Street within the overland flow path would need to be sensitive to and complement the overland flow regime. This highlights the benefits of a planted median within the road reserve and WSUD treatments. Any central median in Station Street would need breaks or openings along its length to maintain the existing flow of flood waters across the road. Such streetscape works also present opportunities to incorporate flood mitigation and overland flow retardation.

Given the drainage pinch point at Wingrove and Arthur Streets concepts, were advanced for WSUD improvements of the setting, including a potential widening of the pedestrian underpass. This could form part of a holistic review of the junction, which is presently framed as a 'car friendly' roundabout. The existing roundabout occupies a portion of land which is a Council open space reserve (and not justifiable as the most appropriate use of the land). Given this location's role on an identified cycle route and its proximity to the rail crossing an alternative design is worth contemplating. There is potential to reconfigure the intersection to provide an improved intersection treatment that gives priority to east-west movement that requires a lesser footprint. Such a rationalised design would enable an increased area of consolidated public space abutting the northern entrance to the pedestrian underpass and in turn enhance flood mitigation measures.



Figure 7: Existing Special Building Overlay (SBO) extent and proposed subtractions

5.1.5 Gillies Street car park

The workshop 4 process determined that there should be no net loss of public car parking within the Fairfield Village. Analysis of Council's 2013 car parking data demonstrates that the Council-owned Gillies Street car park (at 75-81 Gillies Street) was not operating at peak capacity. This finding differs to anecdotal evidence from locals and businesses.

Given this significant Council asset is well located and connected (via two pedestrian laneways) to the 'core' area of the Fairfield Village, it has the potential to fulfill a critical role in unlocking the development potential of nearby Commercial 1 Zone properties, while still retaining its current public car parking function.

A redevelopment of this surface car park site could accommodate a number of different uses and functions that are currently lacking (or can not be accommodated within nearby private land), while also maintaining a critical service and parking role.

These uses, functions and considerations for potential development are shown on Figure 9 and include reference following matters as per the listing shown:

- Car parking;
- Service vehicle access;
- Continued business operation;
- Public toilet;
- Flooding;
- Potential Public Space; and
- Housing.

Car parking

The primary function of the site is the provision of off-street car parking. Accommodating on-site car parking on nearby commercial properties (which front onto Station Street) is a significant challenge and in some cases not possible. This is partly due to the lack of legal access to the rear of properties, but also due to their narrow widths and the inability to accommodate sufficient car parking spaces to enable additional floorspace (at upper levels). This is a key limiting factor in relation to redevelopment on the western side of Station Street, between Wingrove Street and Duncan Street.

The potential redevelopment of the Gillies Street car park could accommodate additional car park spaces that could service new private development along Station Street. The existing car park contains 77 spaces. As indicated in Figure 9, this provision could be significantly increased to at least 139 spaces. The provision of public parking in tandem with private 'off site' parking spaces could be undertaken through various ownership, lease arrangements or car share programs and are worthy of further consideration.



Gillies Street car park

Service vehicle access

There is a carriageway easement at the approximate mid-point of the Gillies Street car park frontage, but this is not physically evident in the car park layout (refer to Figure 8). It allows legal access to the rear of 102-106 Station Street. However, 96 Station Street (Foodworks), 98 Station Street (Biviano & Sons) and 108-112 Station Street do not have a legal right of carriage to the rear of their properties, despite access currently being provided through the car park.

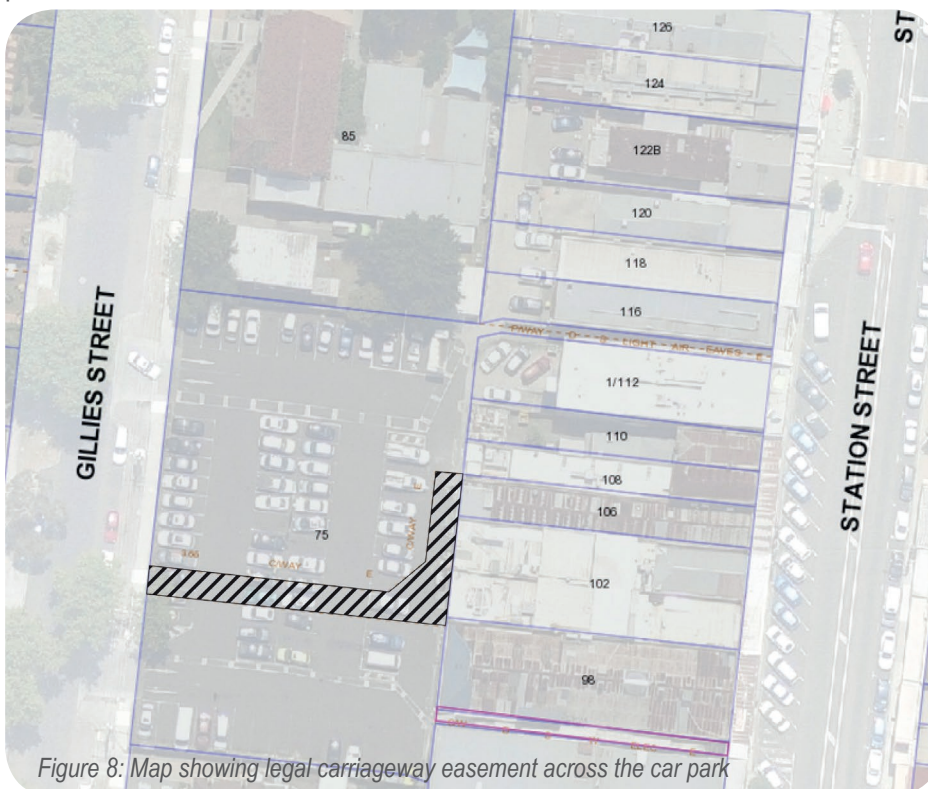
Therefore, any redevelopment of the Gillies Street car park should allow continued service vehicle access to the rear of all Station Street properties (96-112 Station Street) adjacent to the car park. This access should be sufficient to accommodate a 12m semi-rigid design vehicle which is a standard IGA supermarket service vehicle. This could be established via a one-way loop around the site with access running along the northern and southern boundaries of the car park to minimise the need for vehicles to turn around. This would also ensure that the majority of the site remains as a consolidated parcel.

Continued business operation

Another perceived impediment to redevelopment of properties along Station Street is the potential threat to continued business operation during construction phase.

There is potential for redevelopment of the Gillies Street car park to accommodate new or interim tenancies, which would front Gillies Street as an active 'sleeve' to a car park structure. These tenancies could be Council assets that are leased to business owners who are either in the process of redeveloping their property (to include shop-top housing) or to new local businesses.

These tenancies could also be utilised as small business incubators, civic or community services, short term festival or function operators or other fringe commercial operations.



Public toilet

Any redevelopment of the Gillies Street car park could incorporate a safe and secure public toilet. This facility should be located in a highly visible and trafficable area at ground floor.

Flooding

There is potential for a redevelopment of the Council owned car park as a new freestanding structure with parking and associated retail frontage. Any redevelopment of the Gillies Street car park is unlikely to be able to support a conventional basement given potential for flooding. However, given the substantial size of the site and the need for extensive ground works and foundations to support a possible multi-storey mixed use car park structure, there is the potential to design and construct a substantial subterranean structure that could accommodate a volume of water. The storage cell could accommodate large water tanks that would fill during a peak rainfall events, thus reducing the pressure on existing stormwater infrastructure.

It is estimated that approximately 3600m³ litres of stormwater could be accommodated and later released into the drainage system or recycled to civic benefit.



Gillies Street car park

Potential Public Space

The top level of the multi-storey car park is not likely to be fully utilised for parking in the short to medium term. The ultimate demand will depend on the take up of shop-top housing. Therefore, there is potential for the top level to accommodate a public/semi-public space, which can benefit from unimpeded access to sunlight and distant views.

One potential use could be as a community garden, similar to the 'Pop up Patch' at Federation Square. Through a membership program, it enables local residents, restaurants and businesses the opportunity to grow their own fresh produce. Other potential uses for the rooftop as a public space could include a:

- Child Care Centre;
- Beer Garden;
- Skate Park;
- Rooftop Cinema; or
- Farmer's Market.

Figure 9 contains an indicative concept plan of a multi-level mixed use car park. The plans and section document a site planning concept based on an efficient car park layout with the constraints of the site and its access requirements.

Housing

Parts of any redevelopment of the Gillies Street car park can also include a mixed use profile allowing for housing or home office functions. Multi level redevelopment of sites of this kind are well suited to community, co-op or housing association projects that can provide a positive financial return to Council without it sacrificing ownership of the land. This could also allow a continuing private car park function consistent with the status quo.



Pop up patch at Federation Square

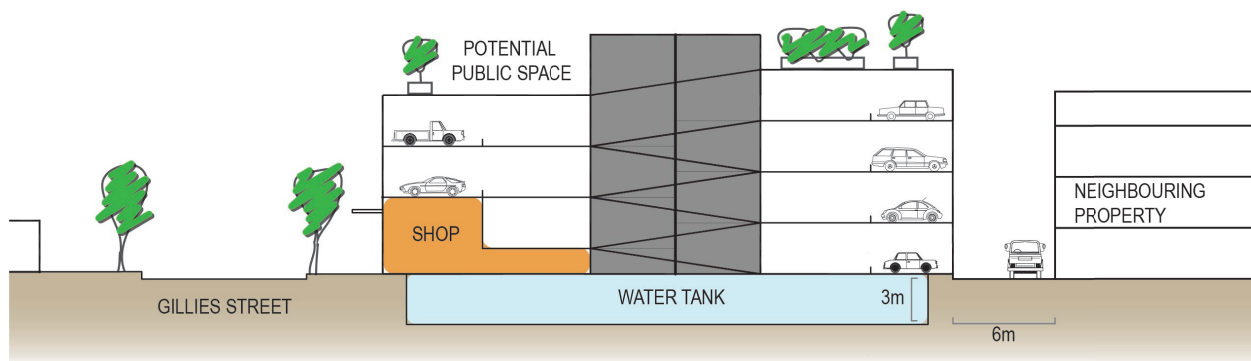
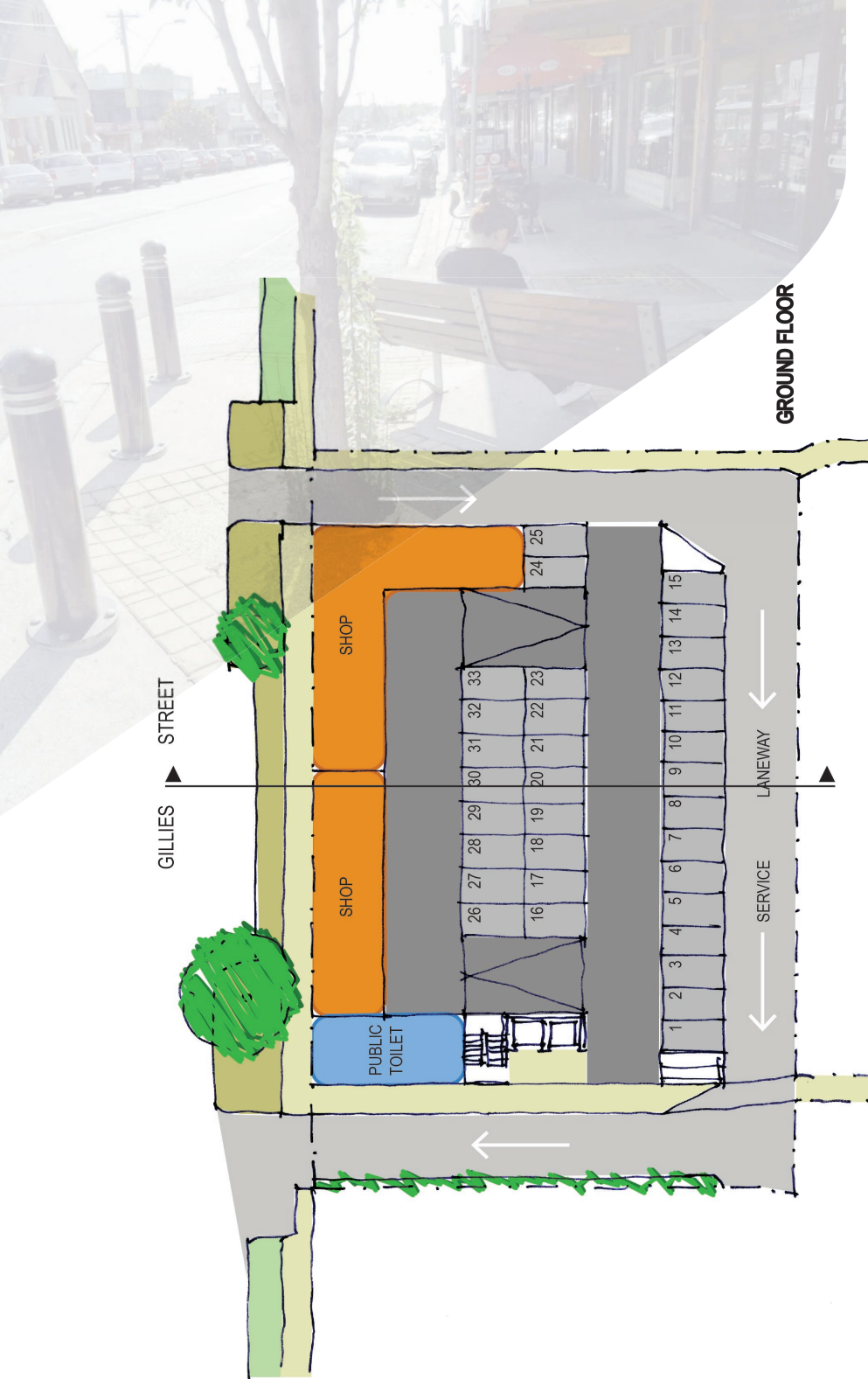


Figure 9: Indicative potential layout and design for Gillies Street car park redevelopment

GILLIES STREET CAR PARK SECTION DETAIL

Recommendations

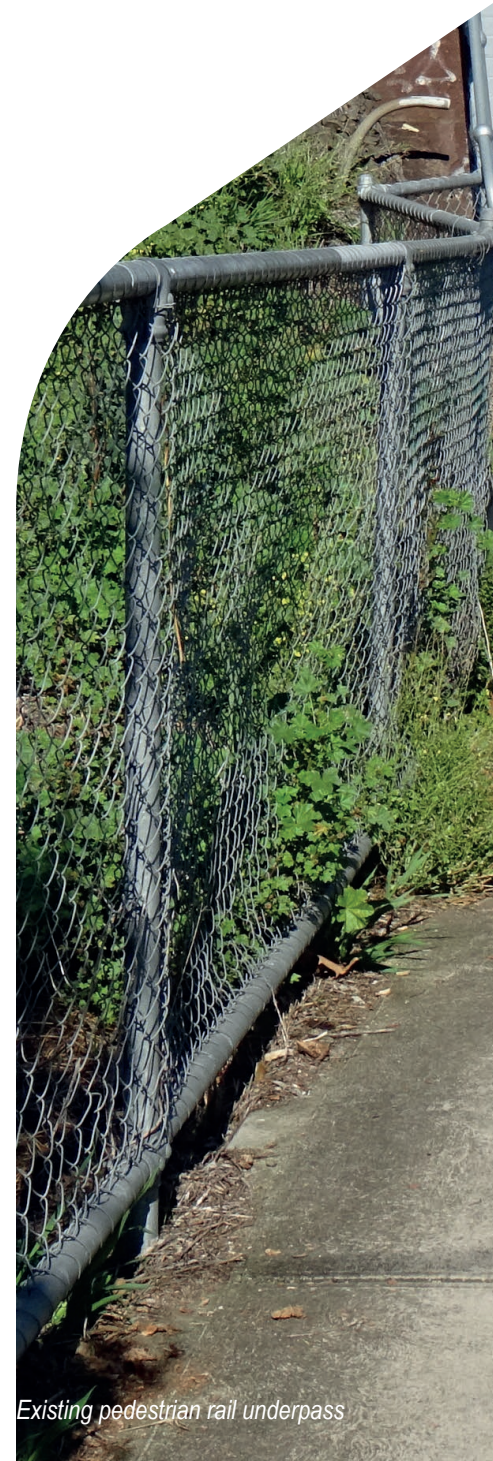
The following are the recommendations in relation to streetscape design and infrastructure matters (refer to Figure 10 and 11):

- Undertake a car parking study of the Gilles Street car park to determine current parking usage and users (shoppers, business operators/employees) and delivery vehicle access arrangements.
- Improve cyclist access and safety along Wingrove Street and in particular across Station Street.
- Undertake a street 'greening' initiative to incorporate more canopy trees and other WSUD treatments to 'soften' the streetscape.
- A formal clustering of trees (grove) should be planted at formalised pedestrian crossings to provide increased amenity for pedestrians and provide visual cues to motorists.
- Install a central planted median strip along Station Street, focusing on the area between the railway corridor and the northern edge of the Activity Centre.
- Undertake a strategic footpath upgrade incorporating treatments to both the existing footpaths and along the rear laneways within the Activity Centre.
- Creation of a unified zone, incorporating surface treatments and removal of armco barriers along the level crossing on Station Street (between Railway Place and Wingrove Street).
- Provide additional pedestrian crossing points along Station Street at Wingrove and Duncan Streets and allow for more informal mid-block pedestrian crossings.
- Formalise a rear laneway to the rear of 110-124 Station Street and a link to the rear of 126 Station Street, to provide a continuous connection between the Gillies Street car park and Duncan Street.
- Engage with affected properties owners in relation to formalising legal rights of access and 'filling in' the identified missing links in the Village's laneway network.
- Council undertake flood mitigation works and other flood management initiatives to address the known flood problems in partnership with Melbourne Water.
- Explore opportunities to incorporate flood mitigation treatments in any streetscape works within Station Street, between Wingrove and Duncan Streets.
- Investigate options for installing signals to one side of the rail crossing to improve pedestrian safety. This could occur either at Railway Place/Station Street or Wingrove Street/Station Street.
- Investigate the potential to rationalise the roundabout at Wingrove and Arthur Streets, prioritise east-west movements and create an increased area of consolidated public open space in this location.
- Investigate the potential to make Duncan Street (between Station Street and Gillies Street) a one-way street, with a broader footpaths or shared surface treatment.
- Incorporate water tanks within any future redevelopment of the Gilles Street car park to accommodate stormwater.



Recommendations (continued)

- Implement public realm enhancement around the rail-pedestrian underpass as a key pedestrian entrance to Fairfield Village.
- At the northern end of the underpass explore the potential to incorporate a stormwater retarding basin as part of any upgrade to the existing public open space.
- Widen the pedestrian rail underpass (drainage culvert) to both increase the drainage capacity underneath the rail corridor (during peak events), as well as to improve the safety and sightlines for pedestrian and cyclists using the underpass.



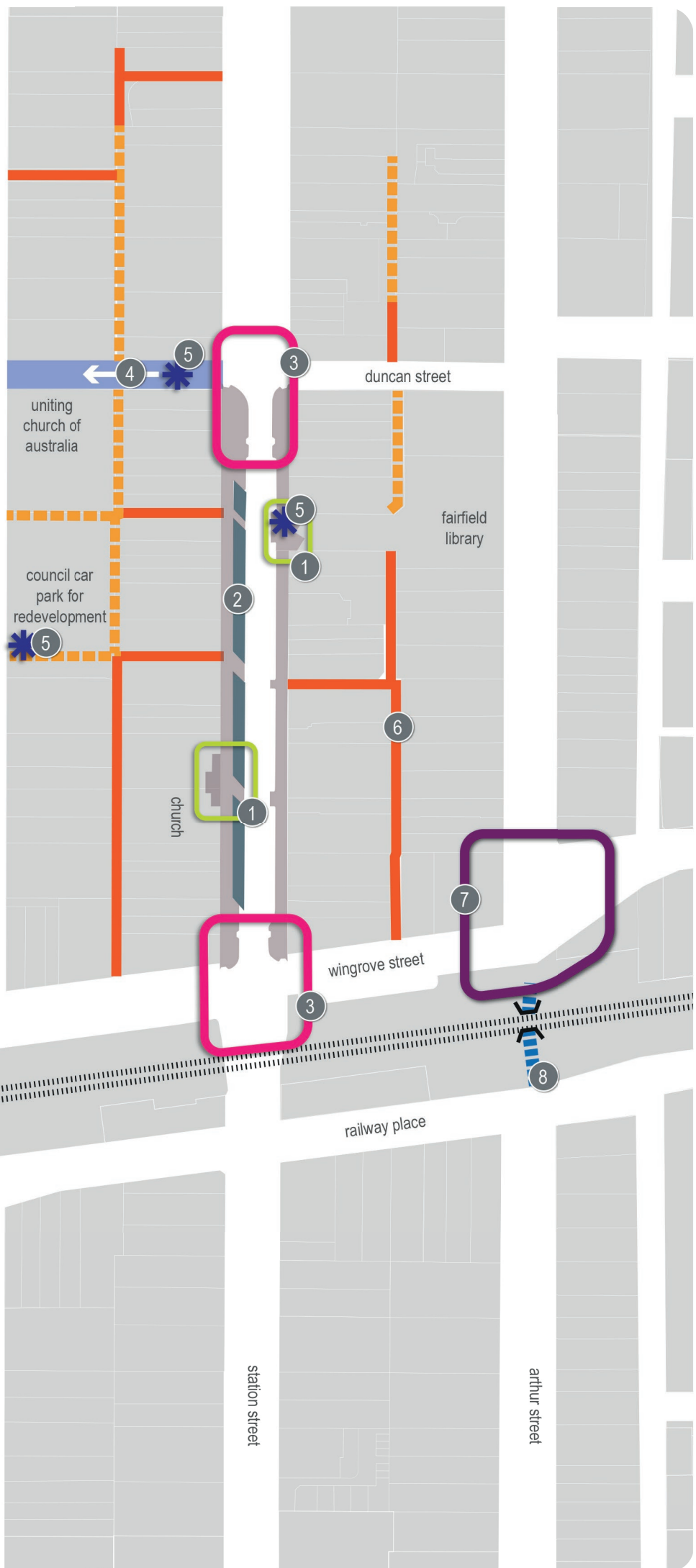
Existing pedestrian rail underpass



fairfield village
concept framework plan:
infrastructure

- 1 establish nodes or pause points along station street
 - 2 explore opportunity to integrate WSUD within existing kerb
 - 3 demarcate major junctions along station street
 - 4 establish one way street along duncan street
 - 5 provide public toilets (potential location)
 - 6 establish laneway network
 - 7 investigate opportunity to improve intersection
 - 8 widen pedestrian underpass
- existing laneway
- proposed laneway

Figure 10





fairfield village concept framework plan: open space/ drainage

improve drainage along station street
by introducing WSUD treatments

1

install a water tank in the
redevelopment of the council car park

2

provide retarding basin

3

widen pedestrian underpass

4

Figure 11





6 STREETScape / PUBLIC REALM IMPROVEMENTS FRAMEWORK PLAN

The purpose of workshop 5 was to define a series of clear streetscape and public realm improvements that were informed by an understanding of the strategic directions for the streetscape. The conclusion of this phase was to set out a concise plan or 'road map' for Fairfield Village's public space regime.

6.1 Discussion

In formulating public realm improvements, it was considered important to recognise the existing characteristics of Fairfield's streetscape character. The following words were identified as representing the Fairfield 'Village feel':

- Organic,
- Earthy,
- Local, and
- Inner-urban grit.

Furthermore, the following key themes and cues were identified as a basis for a 'responsive' local design expression.

Local histories

Fairfield has a strong local history, with many of the local culture and residents and business owners having occupied and used the Activity Centre for generations. The opportunity exists to gather the language of place through oral history and utilise 'stories' in public realm improvements. Publically displaying and sharing the oral history of Fairfield adds 'meaning' to place and can assist further in reinforcing a distinction between the Village and other nearby shopping malls. An example of this can be found at Elwood Canal, where hand-made ceramic tiles tell brief stories of the canal's history.


Recording oral histories can be incorporated into the engagement and consultation processes Council undertakes in delivering strategic projects. Documenting a place's past is often a positive way to start a debate about public design.



Image of the Elwood Canal precedent



Public realm improvements in Fairfield Village



Community Engagement

The Fairfield community are also likely to be highly responsive to a 'tactical urbanism' approach (utilising low cost, temporary changes within the public realm) to engagement with the local community while testing and prototyping public realm improvements, such as additional street furniture or pop-up parks. It is also proven that a local community is more likely to be engaged by an interactive and more informal consultation program than a more traditional empirical survey.

Fairfield is also a good place to undertake pilot projects with an environmentally sustainable focus. The community are known to be progressive about sustainability, with good results in the uptake of community and public project initiatives.

Fairfield Mosaics

The existing Station Street public realm contains a relatively modest profile of concrete paving with standardised street furnishing and recent landscape plantings. The streetscape's most distinctive elements are the individual mosaic artworks inlaid into the footpath at regular intervals. These mosaics (from 1994) were created by local community and businesses at the time. Their designs and subject matter reference and celebrate Fairfield's history and development. These mosaics are highly valued by the local community and need to be respectfully incorporated in any future public realm enhancements.



Sample of existing mosaic in Station Street footpath

Fairfield Industrial Dog Object (FIDO)

FIDO is the key public realm landmark within the Village, standing 5.5m tall and in a prominent position along Station Street, near the Train Station, this timber sculpture has become the symbol for Fairfield. Despite the initial controversy when the public art sculpture was announced (in 1999), Fido has become accepted by the community. It's recycled hardwood timber construction has since been strongly referenced in more recent public realm improvements, such as the informal seating located between FIDO and the Train Station entrance and also elsewhere along Station Street.

Wingrove Reserve

Council's Playspace Strategy (2010-2020) and Open Space Strategy (2007-2017) recommend an informal 'play' and landscaping upgrade to the Wingrove Reserve. Given the Reserve's immediate proximity to the rail pedestrian underpass and its drainage and WSUD potential, it is recommended that informal 'play' opportunities should be integrated into a future detention basin.



Informal timber seating



FIDO

6.2 Findings

Potential for Central Median

The Station Street road reserve (north of the rail corridor) is 24m wide. The total width available for traffic and parking is 16m wide. The existing road reserve dimensions are as follows (refer to Figure 12):

- Angled parking - 5.0m
- North bound lane - 3.5m
- Painted median - 1.5m
- South bound lane - 3.5m
- Parallel parking - 2.5m

As part of the workshop processes, Council's traffic team undertook traffic investigations to determine if there was sufficient space to accommodate a planted central median, without affecting the existing car parking arrangement. Following this investigation, the follow reviewed measurements were proposed:

- Angled parking – retain at 5.0m
- North bound lane – retain at 3.5m
- Central median – increase to 1.9m
- South bound lane – retain at 3.5m
- Parallel parking – reduce to 2.1m

This provides the basis as demonstrated in High Street, Preston for an established median with greenery.



Figure 12: Draft Station Street cross-section incorporating a 1.9m wide central median, prepared by Council

In order to accommodate the 1.9m wide central median, 0.4m has been deducted from parallel parking along the eastern side of Station Street, in addition to greening opportunities, by introducing a central median limits opportunities for vehicles to 'veer out' behind reversing cars, resulting in further slowing of traffic and an improved pedestrian environment.

Council's engineering services have confirmed that there are no services passing along the middle of the Station Street that would affect the potential for a central median (and tree planting). However, there is an existing sewer line which is offset approximately 4m from the centreline of Station Street, which may need to be addressed when selecting tree species and associated root spread.



Vehicle 'veering out' onto existing painted median

Street Greening

There is an acknowledged distinction between the favourable public amenity of Railway Place in the south, with its considerable greenery and the relatively bare profile of Station Street and its car dominated setting. To facilitate a shift in this imbalance, new steps to 'regreen' Station Street should be contemplated, with a combination of median effects, plantings and the potential for flexible expanded pedestrian spaces in shoppide locations, which can be co-utilised for parking or pedestrian space at dedicated times. These initiatives should be designed in keeping with the themes identified above.

Kerbside/Pavement Extensions

Potential for the widening of the pedestrian realm at particular locations such as at defined 'pause points', crossing locations or laneway links represents a viable opportunity. This can be achieved in places with a 'flush' pavement in lieu of the traditional stepped kerb and channel, with drainage achieved through a linear grille. Such a configuration also envisages a WSUD treatment, located beneath a trafficable, perforated grate. Native grasses could be grown through the grate to further 'green' the streetscape and may be designed in tandem with tree grates, canopy plantings and a solid timber wheel stop or bench seat at the edge of the footpath. In certain instances, the space can function as a fluid pedestrian zone to good effect. This model is to a regime of repetitious upstand bollard at 5m centres. (Refer to Figure 13).

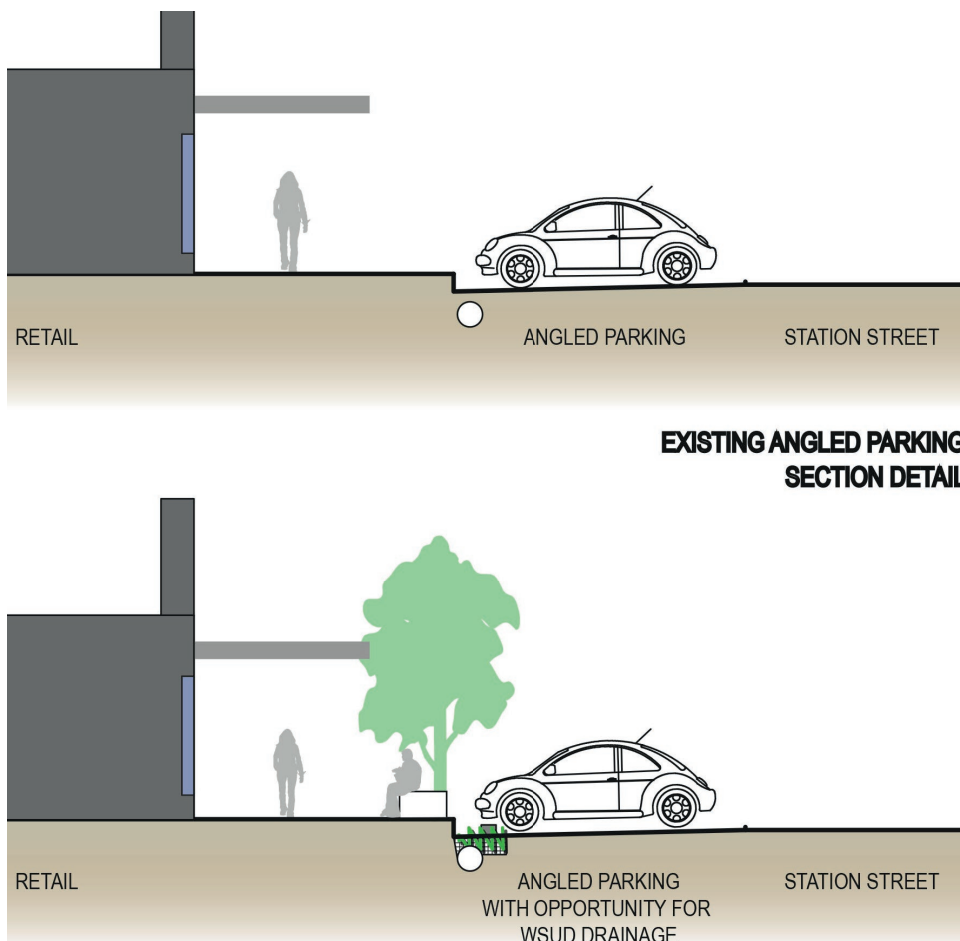


Figure 13: Indicative integrated WSUD kerb design for angled parking along Station Street



Existing no U-turn sign on Station Street



Water Sensitive Urban Design (WSUD)

Council is keen to encourage WSUD treatments within the Fairfield Village. One possible feature could be the use of more consistent or continuous permeable paving and road surfaces to reduce instances of overland flooding. This is recommended along the western side of Station Street in Figure 13.

Another important WSUD feature could be a detention basin within the Wingrove Street road reserves near the junction of Arthur Street. Such a detention basin would perform an important drainage function by capturing and storing stormwater (during a storm event) as well as an enhanced entrance to the existing pedestrian rail underpass. It would incorporate improved sightlines into the underpass. It could also contain informal 'play' opportunities to align with Council's Open Space Strategy.

Railway Place

Railway Place has a different character and feel when compared to the rest of the Fairfield Village and in particular Station Street. Therefore, any future public realm enhancements in Railway Place should seek to further enhance this differentiation.

The east-west alignment of Railway Place results in a sunny northern aspect to the footpath on the southern side of the street. Further, the train station provides an open and leafy outlook from within the street.

It is recommended that the section of Railway Place between Station Street and Gillies Street be modified into a shared zone so to encourage greater pedestrian and cyclist priority. This may be realised in the form of painted surface effects, raised thresholds or a narrowed carriageway. Each option serves to increase cross permeability, to and from the train station.

Pedestrian improvements around level crossing

The area incorporating the intersection of Station Street/ Wingrove Street/ Railway Place, including the railway level crossing, has emerged as a key area of focus for investigating improvements to pedestrian safety and accessibility. Due to the complex layout of the railway level crossing and street layouts, Station Street traffic volumes, cycling facilities, bus routes and pedestrian movements, the intersection experience is relatively dangerous and accommodates various competing transport modes and movements.

Council has commissioned design plans for treatment options that address pedestrian safety and impact on all modes of transport. All designs are to include provision for safe bicycle crossing of both the railway level crossing and Station Street. In addition, public realm improvement opportunities will be incorporated where possible. The focus of this design should reinforce the need for greenery and pedestrian visibility at this key junction. The design work will be completed by the end of 2015.

Traffic requirements

Councillors have also requested that investigation into safety barriers along the length of Station Street be undertaken, given recent incidents of where cars have mounted the footpath and damaged shop fronts.

Local Businesses are seeking bollards or wheel stops to prevent cars from accessing the footpath. Conventional bollards are not a preferred model in this case, however a simple timber wheel stop-bench configuration maybe contemplated. The implementation of a central median with WSUD treatments will also assist safety concerns, and slow vehicle movements and manoeuvres in the immediate locality of the footpath.

Breaks should be provided for in the central median at junctions only to allow existing right-turn movements into streets or laneways. Provision of mid-block breaks for U-turn purposes are not supported, as the turning movements are considered too tight (and would likely result in a need for 3 point manoeuvres).

Waste Management

Council requires both litter and recycling bins to be retained in the street. It is important that bins and their location and frequency (spatial separation from bin to bin) are a fixed part of any streetscape masterplan. Bins should be placed at a maximum intervals of 40m.



Existing level crossing on Station Street



Public Toilet

There is a shared community and business owners desire for a 'proper' public toilet within the Fairfield Village. There is currently a lack of fully accessible public toilets within the Village. The only current public toilet is within the Fairfield Community Centre (Fairfield Library) at 121 Station Street. However, these are located within the Community Centre and are only accessible when the Centre is open (Mon-Fri 8:30am – 5:30pm and Sat 9am-12pm). For much of the evening and weekend, there is no public toilet facilities within the Village.

There are also public toilets at the Fairfield Station, however they are only accessible to Metro customers, within the ticketed area of the southern (city bound) platform.

There are numerous alternative options to provide a safe and fully accessible public toilet within the Fairfield Village. These are:

- To renovate the existing toilets within the Community Centre so that they can be accessed directly off the Station Street frontage of the building and therefore can be accessible outside the operating hours of the Community Centre;
- To provide a new public toilet integrated within any redevelopment of the Gillies Street car park site;
- To provide a new public toilet as part of a public realm upgrade to the section of Duncan Street (between Station and Gillies Streets); and
- To advocate for the existing toilets within the Station to be renovated, so that they are accessible from the Railway Place frontage of the station and do not require a valid train ticket.

Council is in the process of preparing a Public Toilet Strategy (2015-2025). This strategy is presently at draft status and is about to conduct a detailed audit of all public toilet facilities. The above options should be considered in Council's forthcoming strategy.

Public Drinking Fountain

There is potential for a Yarra Valley Water (YVW) drinking fountain in the Fairfield Village. Council have previously identified a location near the timber dog structure (FIDO) however, this has not been realised. Council should further advocate to YVW for a public drinking fountain. In this setting and also established nodes such as recommended pause points and crossing locations.



Example of public toilet

6.3 Output

The Fairfield Village Concept Framework Plan, it is located at figure 14.

6.4 Recommendations

Undertake a Streetscape Audit to document the existing streetscape elements and features and safety or amenity matters of note. This audit is to inform a future Streetscape Master Plan.

Prepare a Streetscape Master Plan for the Fairfield Villages which seeks to (refer to Figure 14):

- Retain, enhance and reinterpret the existing mosaics within the public realm;
- Implement a 1.9m (wide) central median along Station Street between the rail corridor and the northern extent of the Commercial 1 Zoned land;
- Incorporate WSUD treatments along Station Street, to provide further 'greening' and minor flood mitigation;
- Investigate provision of an improved pedestrian realm and shared surface treatment in Railway Place;
- Investigate pedestrian and traffic movement improvements to and around the level crossing;
- Retain the provision and location of bins in all future public realm improvements;
- Investigate options for public toilet facilities, either new or improved existing facility;
- Investigate appropriate location for a public water fountains;
- Explore treatments of the one-way section of Duncan Street; and
- Advance concepts for 'flush' parking pavement to aid select area pause points and WSUD effects.

Further explore options for timber integrated seat/wheelstops along Station Street.

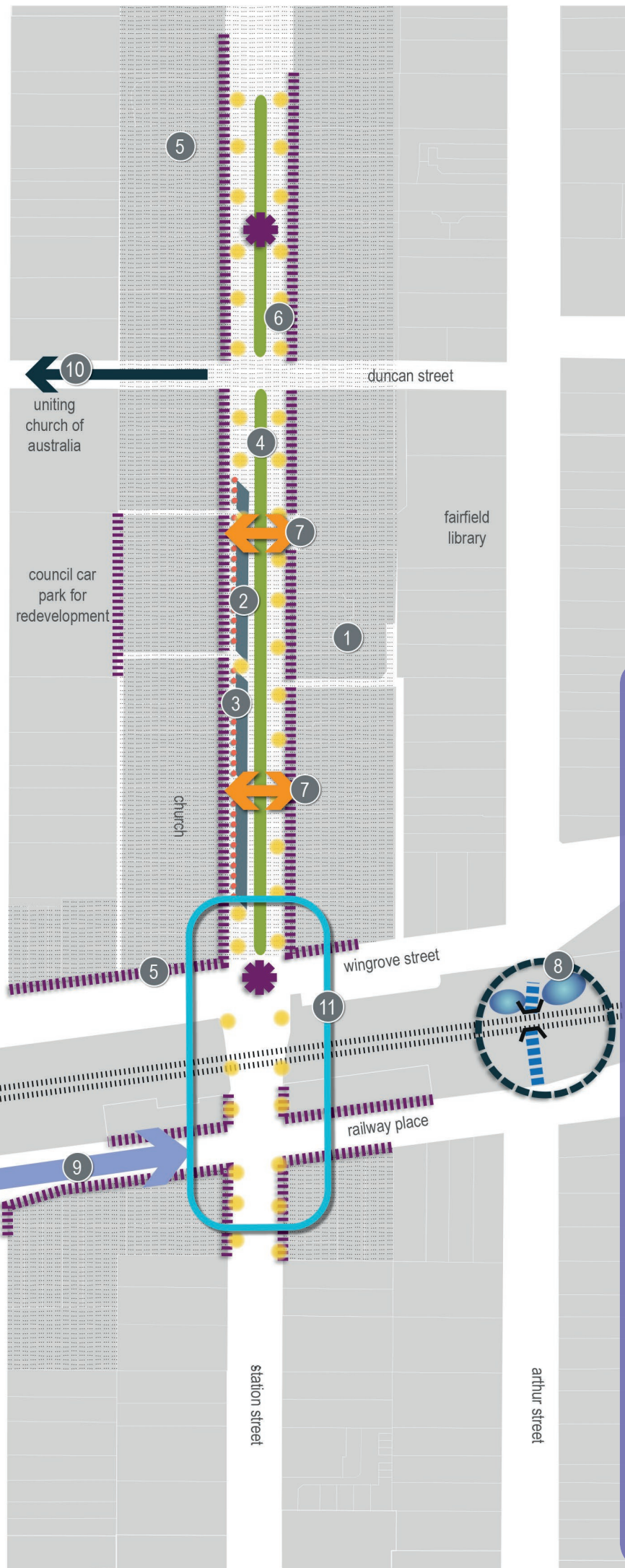


Example of landscaped central median

fairfield village concept framework plan: streetscape

- 1 retain urban grit & organic character
- 2 explore opportunity to integrate WSUD within existing kerb
- 3 investigate the need for safety barriers along angled parking
- 4 establish a 1.9m wide median strip along station street
- 5 improve and declutter signage (facade signage and demarcation signage)
- 6 improve street lighting along station street
- 7 provide additional mid block pedestrian crossing points
- 8 provide retarding basin
- 9 establish a shared way
- 10 investigate one-way traffic movement and public realm improvements
- 11 investigate pedestrian and traffic movement improvements

Figure 14





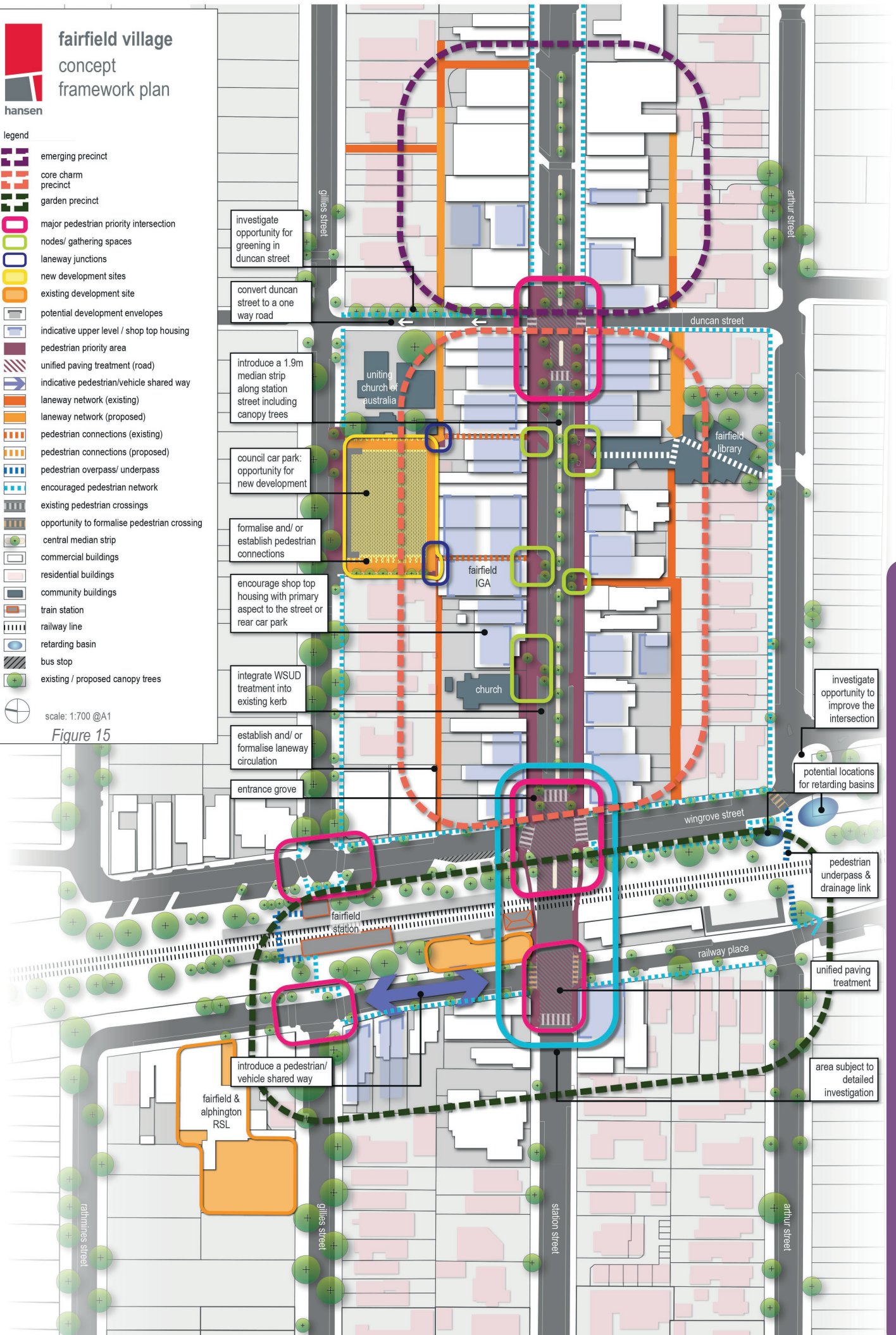
7 FAIRFIELD VILLAGE CONCEPT FRAMEWORK PLAN

legend

- emerging precinct
- core charm precinct
- garden precinct
- major pedestrian priority intersection
- nodes/ gathering spaces
- laneway junctions
- new development sites
- existing development site
- potential development envelopes
- indicative upper level / shop top housing
- pedestrian priority area
- unified paving treatment (road)
- indicative pedestrian/vehicle shared way
- laneway network (existing)
- laneway network (proposed)
- pedestrian connections (existing)
- pedestrian connections (proposed)
- pedestrian overpass/ underpass
- encouraged pedestrian network
- existing pedestrian crossings
- opportunity to formalise pedestrian crossing
- central median strip
- commercial buildings
- residential buildings
- community buildings
- train station
- railway line
- retarding basin
- bus stop
- existing / proposed canopy trees

scale: 1:700 @A1

Figure 15



APPENDIX 1

Workshop 1: Fairfield Action Plan
Economic Role and Function Paper
Essential Economics



ESSENTIAL ECONOMICS

Fairfield Action Plan

Economic Role and Function Paper

- 1 This paper has been prepared to inform discussion at the Fairfield Village Action Plan workshop on the 30th April 2015.

Centre Overview

- 2 The Fairfield Village centre is a traditional street-based neighbourhood activity centre with a strong emphasis on meeting the basic needs of the surrounding resident population.
- 3 With approximately 11,000m² of retail floorspace and an additional 8,000m² of non-retail commercial uses, Fairfield Village is a mid-sized centre in context of neighbourhood activity centres in established areas of Melbourne.
- 4 The centre runs for approximately 500 metres in a north-south direction along Station Street. Retail uses are concentrated north of the railway line, and this is where the highest levels of visitation and customer activity are apparent.
- 5 In the south, the railway line provides a significant physical barrier separating the centre into clear north and south precincts. Activity levels are notably lower south of the railway line.
- 6 Wingrove Street (north) and Railway Place (south) run parallel to the railway line and contain a more eclectic mix of businesses including consulting rooms, business services, independent retailers and community uses (such as Fairfield RSL). Some vacant shops also appear to be occupied for a residential or other non-commercial use.
- 7 North of the railway line, the centre has a very strong range of neighbourhood-level retail and non-retail uses. This includes a notable fresh food and grocery provision, as well as other convenience retail including dry cleaners, newsagent, hairdressers, pharmacy etc.
- 8 In recent times, the provision of cafes, restaurants and bars has increased in the centre. This has been at the expense of a decline in apparel and other non-food categories. A similar trend is also apparent for other similar centres across Melbourne.
- 9 Overall, the centre performs relatively strongly in terms of overall levels of customer activity and the strength of the tenancy mix. The only concentration of vacancies are in the quieter parts of the centre.

Competition

- 10 At present, the key competition for the Fairfield Village is other centres that have a comprehensive range of neighbourhood-level facilities. This includes Northcote and Preston, and to a lesser extent more distant centres such as Kew and Ivanhoe which incorporate major supermarket traders (Coles, Woolworths and ALDI).
- 11 The proposed development of the former Amcor site 700 metres south-east of Fairfield Village will incorporate in the order of 20,000m² of retail and 10,000m² of commercial space according to current planning. It is anticipated that this will include one and possibly two major supermarkets and a range of supporting retailers.
- 12 In general terms, the area is underserved in terms of major supermarkets relative to other similar suburban areas of Melbourne. Thus the inclusion of supermarkets in the Amcor development scheme is not unexpected.
- 13 Approximately 2,500 dwellings are also to be accommodated at the Amcor site, with this able to support an on-site population of approximately 5,000 people. It is reasonable to expect that Fairfield Village will be able to attract a share of spending generated by these new residents.

Economic Drivers

- 14 The Fairfield Village centre is operating within an environment of ongoing population growth, as shown in Table 1.

Table 1 Population within 1km and 2km of Fairfield Village Centre, 2001 and 2014

Year	2001	2014	Total Growth	Annual Growth Rate
1km	10,500	11,800	+1,300	0.9%
2km	29,700	34,100	+4,400	1.1%

Source: ABS Estimated Resident Population

- 15 In the future, this population growth will continue associated with major infill opportunities (Amcor) and smaller developments including those with and on the edge of the Fairfield Village centre.
- 16 The socio-economic characteristics of the population living in the areas surrounding the Fairfield Village activity centre are summarised in Table 2 and can be described as follows:
 - Higher than average incomes
 - An older age profile
 - A high share of the population Australian-born
 - A high share of units/apartments

- Low average household size
- Low rates of car ownership
- A high share of managers and professionals.

Table 2 Socio-Economic Profile within 1km and 2km of Fairfield Village Centre, 2011

Category	1km	2km	Greater Melbourne
<u>Income</u>			
Median household income (annual)	\$82,030	\$80,130	\$69,510
Variation from Greater Melbourne median	+18.0%	+15.3%	0.0%
% of Households earning \$2,500pw or more	30.0%	29.1%	21.6%
Median Age (years)	37	37	36
<u>Country of Birth</u>			
Australia	74.4%	73.4%	66.8%
Other Major English Speaking Countries	6.9%	7.6%	7.6%
Other Overseas Born	18.7%	19.0%	25.6%
<i>% speak English only at home</i>	<i>75.4%</i>	<i>74.6%</i>	<i>69.5%</i>
<u>Dwelling Structure (Occupied Private Dwellings)</u>			
Separate house	63.2%	59.0%	72.7%
Semi-detached, row or terrace house, townhouse etc.	11.4%	15.2%	11.6%
Flat, unit or apartment	24.9%	25.3%	15.3%
Other dwelling	0.5%	0.5%	0.4%
<i>Occupancy rate</i>	<i>92.1%</i>	<i>92.1%</i>	<i>91.0%</i>
Average household size	2.4	2.4	2.6
<u>Car Ownership per Dwelling</u>			
None	11.5%	12.6%	9.4%
One	48.0%	45.7%	36.1%
Two	31.9%	32.3%	38.0%
Three of more	8.5%	9.5%	16.5%
<u>Occupation</u>			
Managers & professionals	56.2%	55.3%	37.4%
Clerical & sales workers	28.3%	29.3%	34.7%
Technicians & trades workers	9.0%	9.0%	13.7%
Machinery operators & drivers	2.5%	2.2%	6.0%
Labourers & related workers	4.0%	4.2%	8.1%

Source: ABS Estimated Resident Population

- 17 The demographic profile identified in Table 2 suggests a higher than average share of spending available for discretionary retailing, including cafes and restaurants and specialised product niches. This is also consistent with the more ‘family-friendly’ positioning of the centre relative to the ‘edgier’ market positioning of Northcote.

Issues and Opportunities

- 18 The following issues and opportunities have been identified for the Fairfield Village Centre.

Issues

- 19 **The centre will experience competitive pressures** from the Amcor development when it proceeds, although this will be mitigated in part by the additional population growth generated by the development.
- 20 **Overall levels of presentation in the centre are below that** in other successful strip-based centres in the middle suburbs of Melbourne.
- 21 **The railway line creates a physical barrier that limits integration** and results in underutilised land in vicinity of the railway corridor.
- 22 **Easy opportunities for infill residential are now largely exhausted** and more innovative development, or site consolidation, will be required to support ongoing residential growth within the centre.
- 23 **Centre has an extremely strong neighbourhood role** that requires protection, although recognising difficulty in attracting a major supermarket operator to the centre.
- 24 **Trucks running through centre** reduce pedestrian and footpath amenity.

Opportunities

- 25 **Special rate scheme provides an opportunity for the centre to respond pro-actively** to competition from Amcor site and to ensure centre serves a niche that differentiates from other nearby centres.
- 26 **Improvements to built-form allow for an improved Fairfield Village Centre** that retains an 'authenticity' that may be lacking from Amcor site.
- 27 **Opportunities for intensification of activity exist around the railway corridor** in Wingrove Street and Railway Place.
- 28 **Long-term opportunity for grade separation of railway line** that could potentially unlock further development opportunities and increase integration.
- 29 **Centre operates in an area of high income and with an increasing population** that will generate ongoing opportunities for increased sales and visitation over-time.

Sean Stephens

29 April 2015

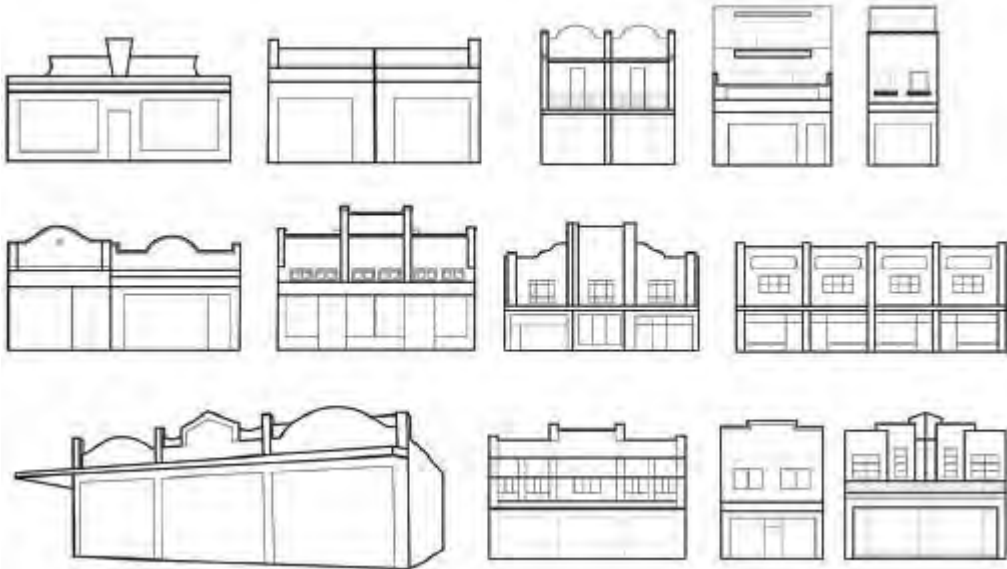
Map 1 Fairfield Village Overview



APPENDIX 2A

Workshop 2: Fairfield Action Plan
Design Guidelines Review
Hansen Partnership

State of Play
Aerial map of study area



Building height and form



Photos of traditional built form



Photos of development currently under construction



Photos of recent development



FAIRFIELD VILLAGE ACTION PLAN



Land use and activity

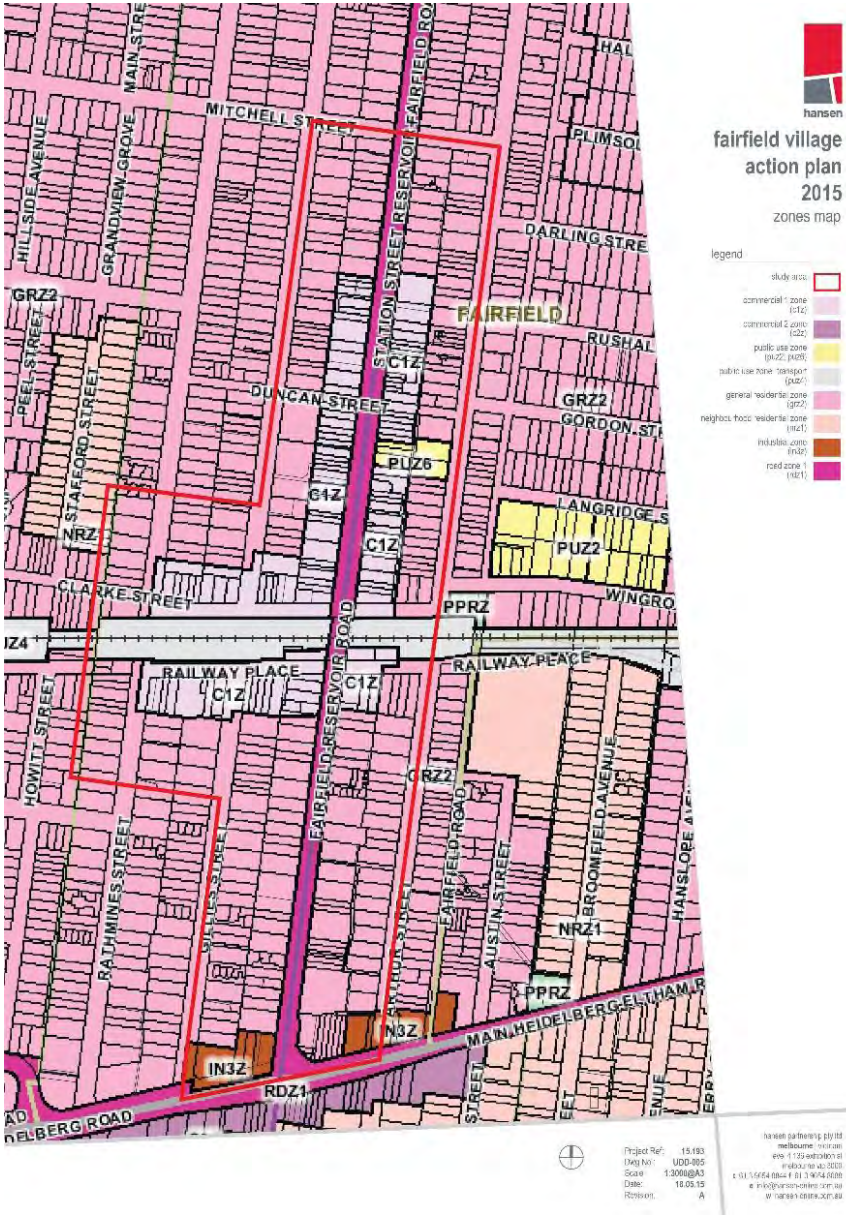
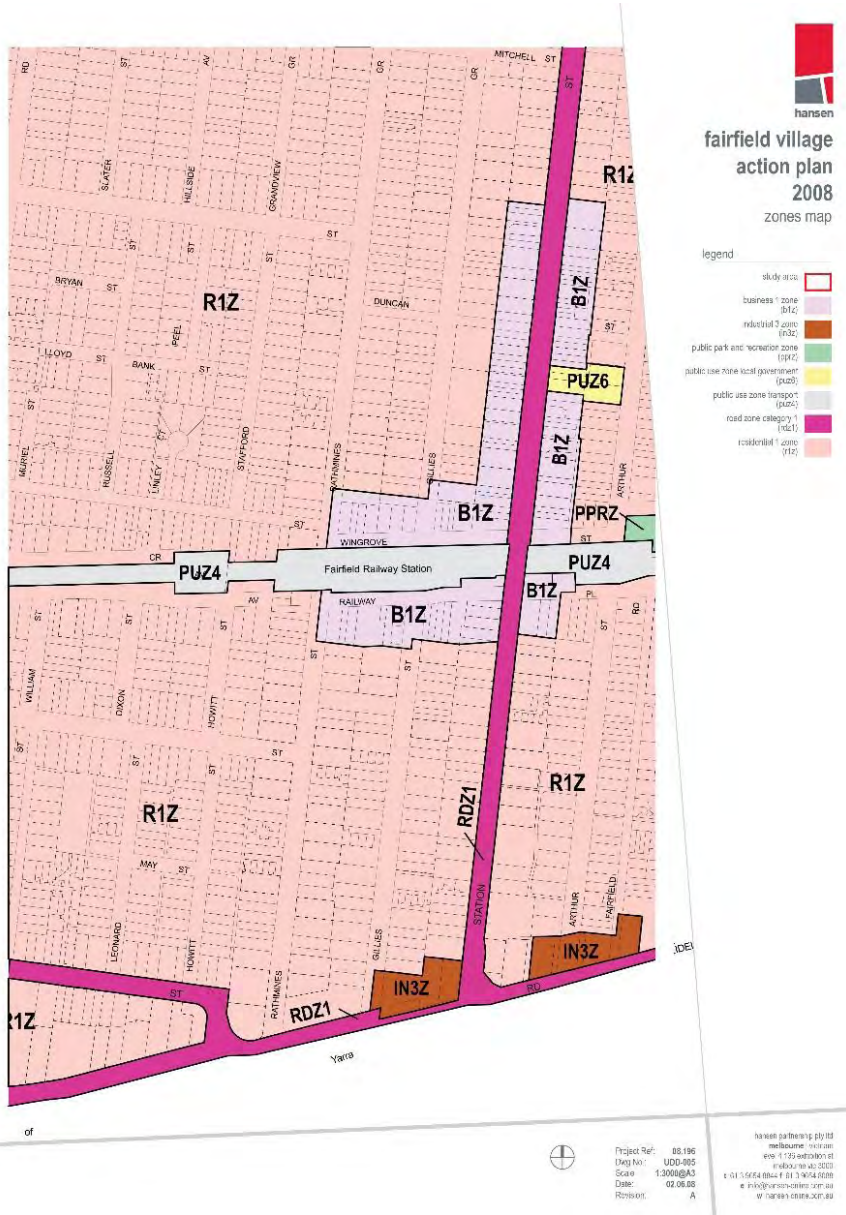


Planning Zones

B1Z to C1Z

R1Z to GRZ2

GRZ2 – Max building height defers to ResCode Standard B7 – 9m



Planning overlays

Max building height – 9m

Interim DD08 ceased 31
March 2010



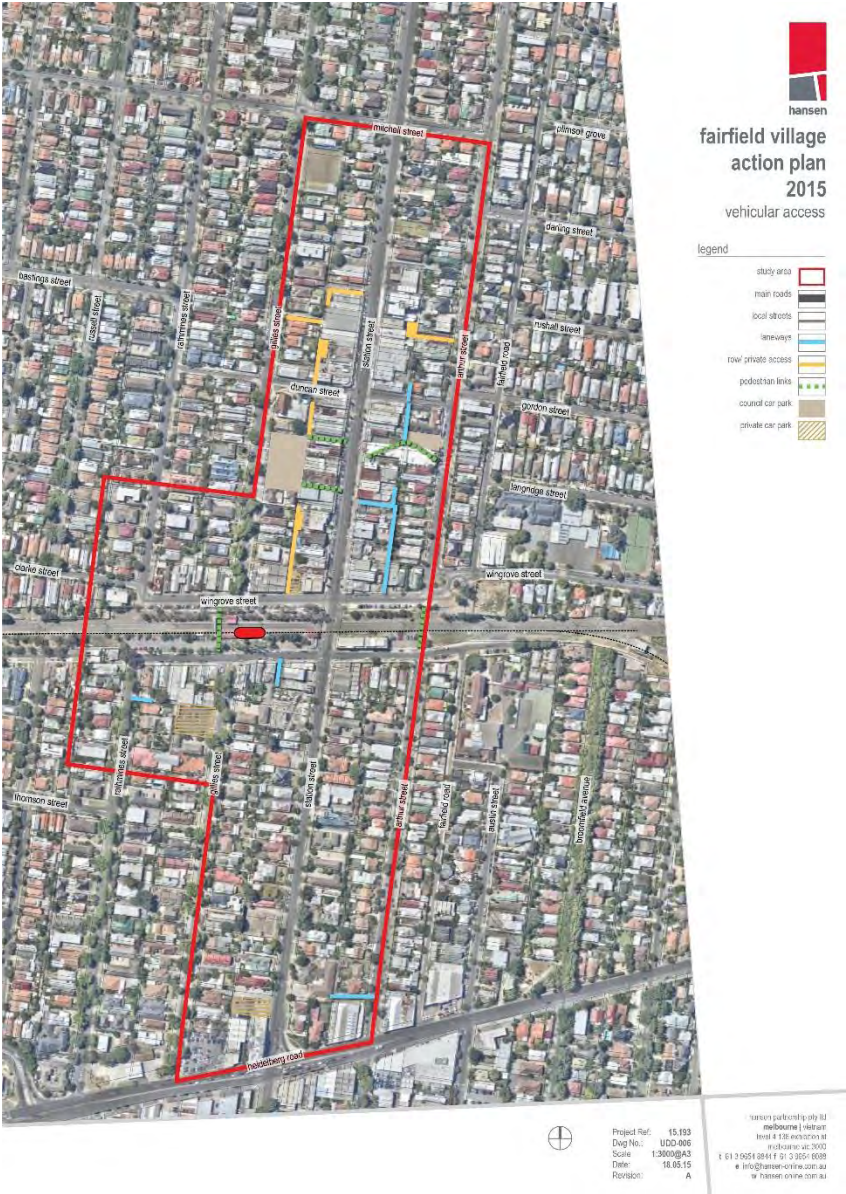
Contiguous ownership and Council assets



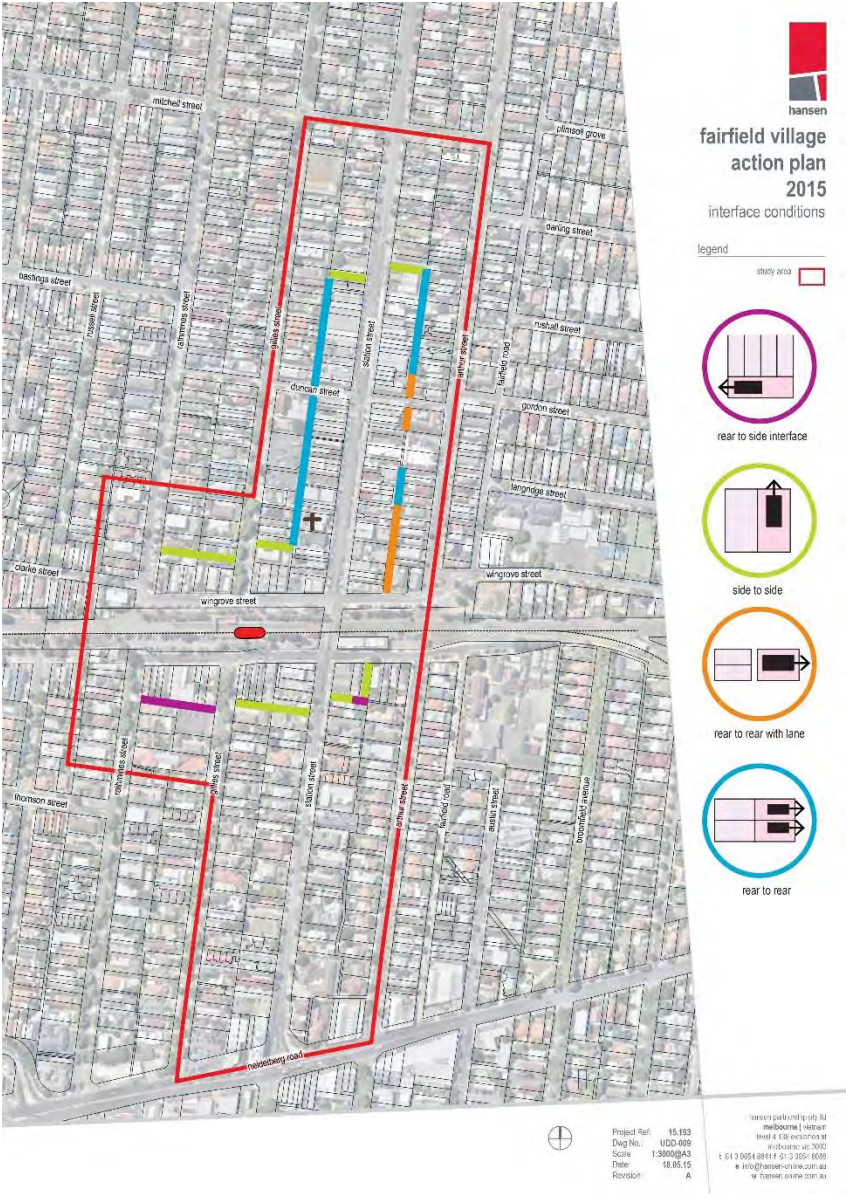
Valued buildings



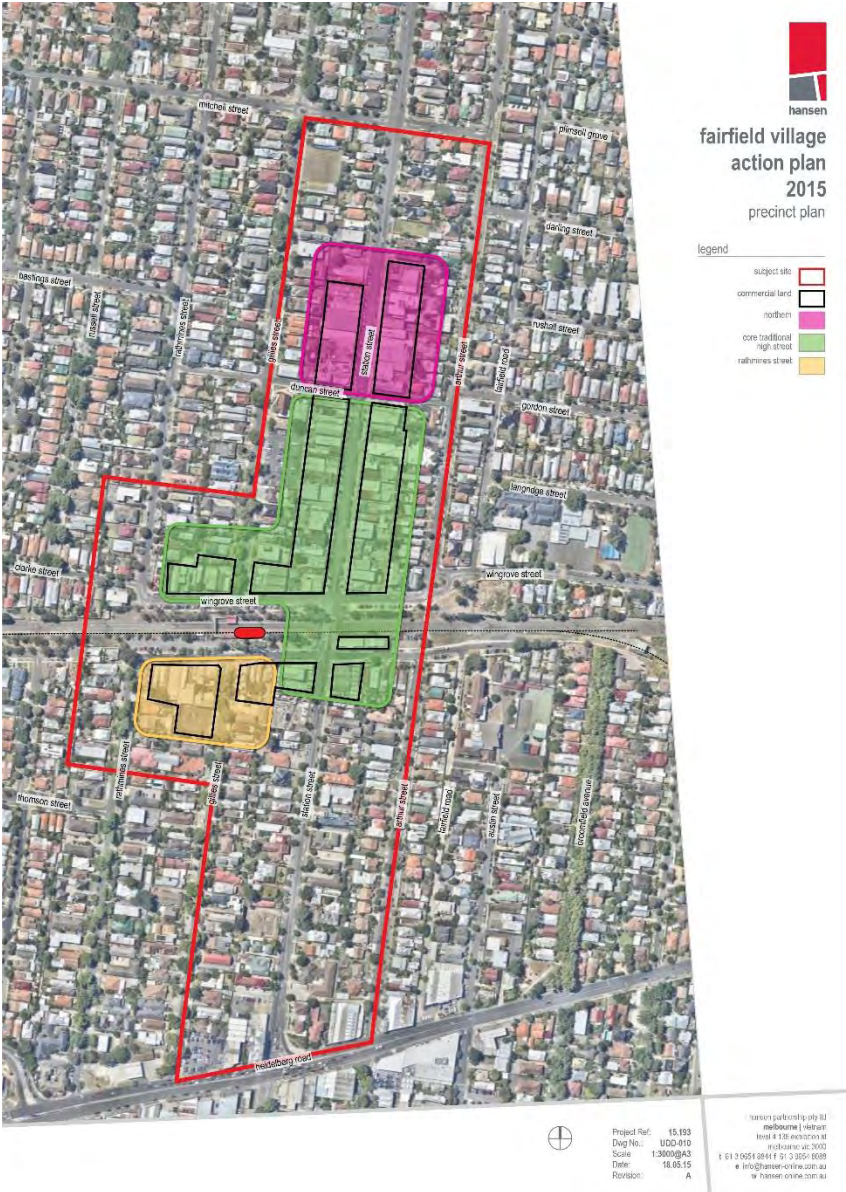
Vehicular access



Interface conditions



Precincts Areas



FAIRFIELD VILLAGE ACTION PLAN



Issues and Opportunities

Issues

Limited redevelopment as occurred within core area to date

Car storage – lack of on-site opportunities

Predominantly deep and narrow lots

Sensitive residential interfaces

Recent developments are generally 4 storeys and to the edge of the activity centre

GRZ2 is 9m max building height

Lack of distinction between different parts of the activity centre

Opportunities

To provide incentives to ‘unlock’ development potential

Off-site car storage/car share systems

Encourage consolidation or coordinated redevelopment

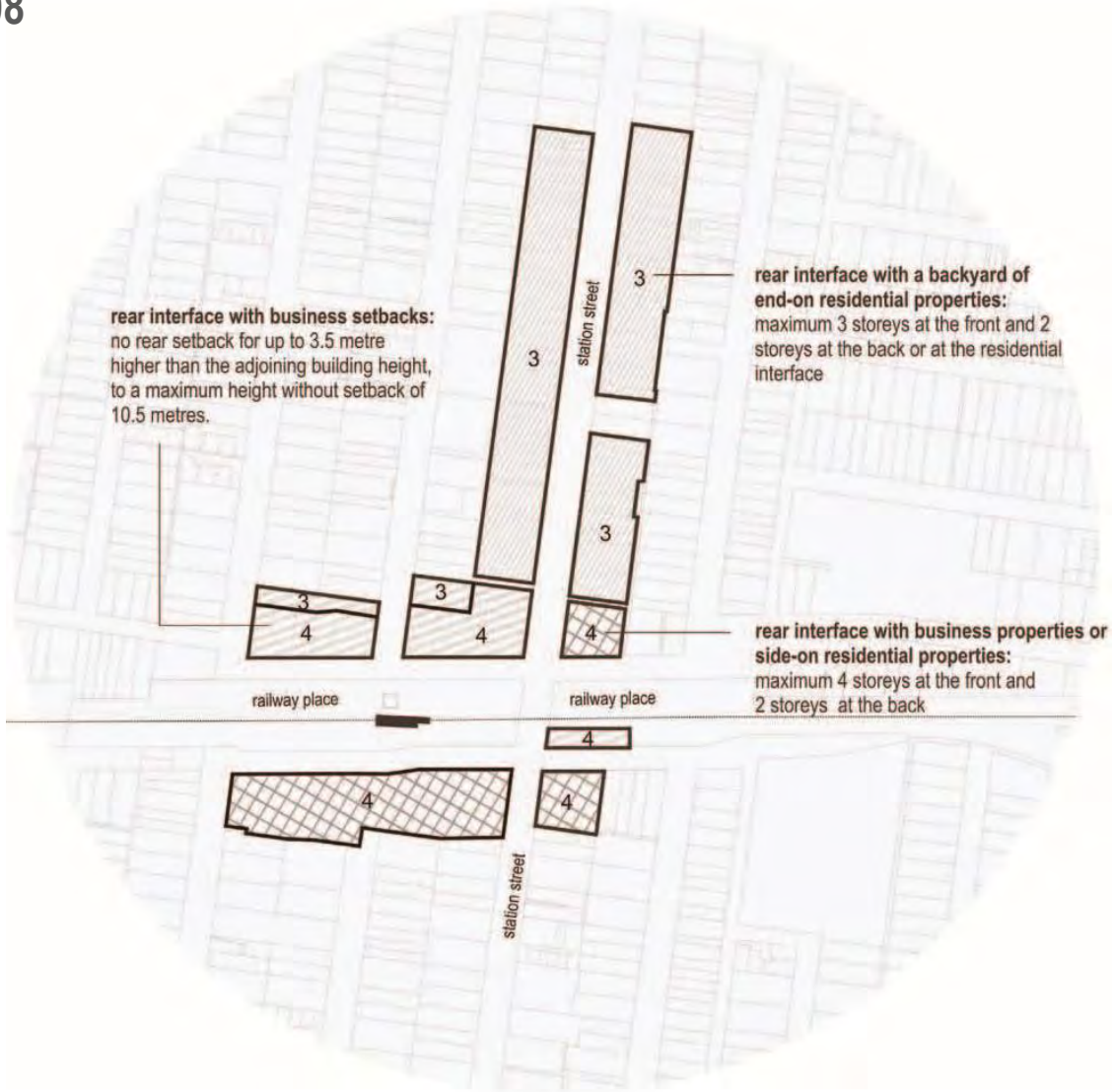
To determine appropriate residential interfaces

To set a preferred maximum building height/s

To respond to the new GRZ2 condition

To encourage and provide greater distinction between different parts of the activity centre

Preferred Heights- Fairfield Design Guidelines 2008



Setbacks- Fairfield Design Guidelines 2008

diagram 1 - valued building setbacks - retain existing facade

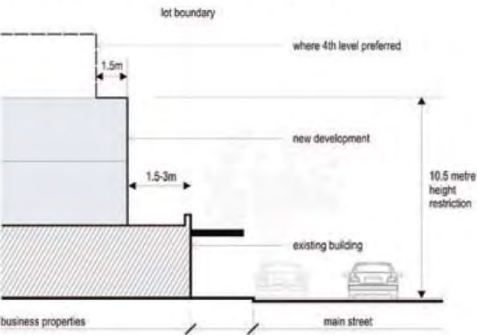
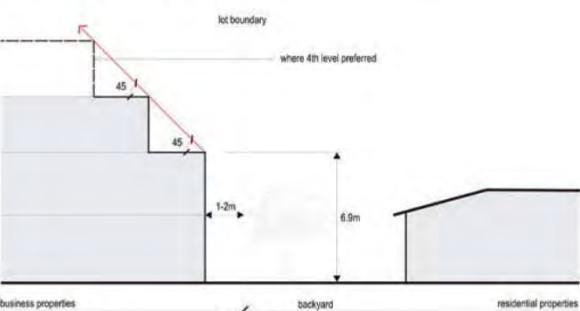


diagram 1 - rear interface with a backyard of end-on residential properties (separated or not separated by a laneway)



side setbacks

(business 1&2 zone building side setbacks refers to clause 22.09-3.4)

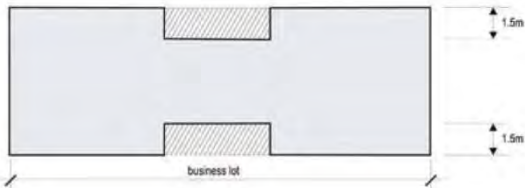


diagram 2 - new building setbacks

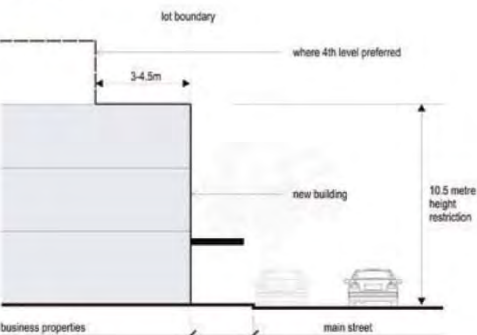
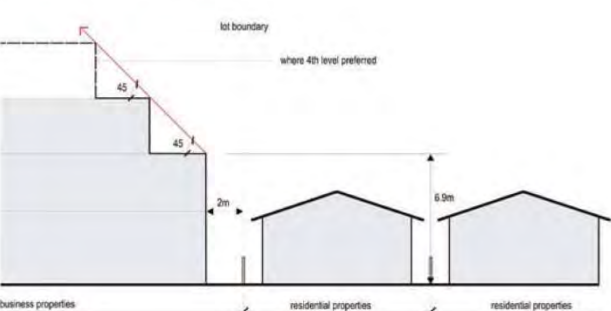


diagram 2 - rear interface with side-on residential properties (separated or not separated by a laneway)



Front setbacks

Rear setbacks

Side setbacks

Proposed Street Frontage- Fairfield Design Guidelines 2008



APPENDIX 2B

Workshop 2: Fairfield Action Plan
Revised Design Guidelines
Hansen Partnership



the place
to live

DESIGN GUIDELINES

Fairfield Village

hansen partnership for darebin city council
october 2015

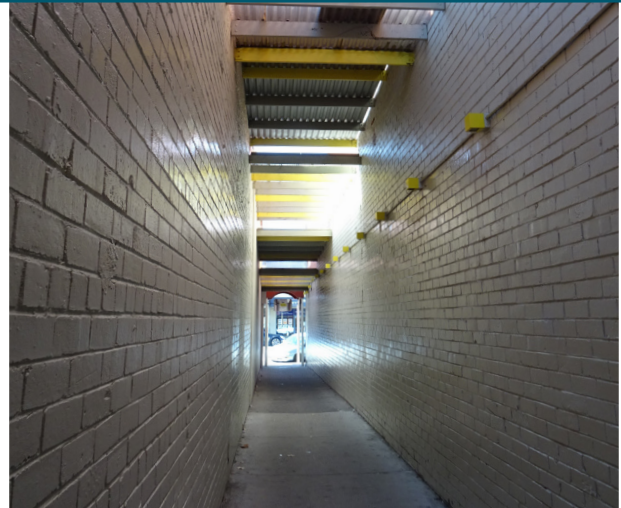
TABLE OF CONTENTS

Purpose of the guidelines	4
Background	4
Existing character	5
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Design guidelines	8
Overall height	8
Front and side setbacks	9
Rear setbacks	11
Streetwall	12
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PURPOSE OF THE GUIDELINES

These guidelines will be used to guide the design of buildings within the commercial area (Commercial 1 Zone) of the Fairfield Village activity centre. They have been developed so that new development will respond to state planning policy encouraging an increase in the intensity of development in activity centres, while also being responsive to the existing and future character of the centre and the surrounding residences.

The guidelines are intended to be used by anyone who is interested or involved in the development process including Council, residents, property owners, architects, developers, and builders. The guidelines relate only to building form in the Commercial 1 Zone.



BACKGROUND

The Fairfield Village is valued for its contained and compact nature and the variety of shops and businesses that are mostly 'local' rather than franchises. At the same time, there is concern about the traffic and parking impacts of more intensive development, its effect on the centre's valued character and how new development in Station Street 'interfaces' with the residences behind.

Many general issues were raised in relation to Station Street and surrounds during the preparation of the guidelines and these are outlined in more detail in the previous background report. The two key built form issues raised were the impact of the height of new buildings and the need for setbacks to protect the amenity of residential development behind Station Street.



EXISTING CHARACTER

What's good about the existing character of fairfield village?

Fairfield Village is a bustling, diverse local centre that has the following valued characteristics:

- A village atmosphere and diversity of shops
- Low scale building character with one to two storey parapets
- Isolated higher forms up to 4 storeys
- Close proximity to a choice of public transport
- A narrow roadway and therefore relatively enclosed streetscape views and a direct relationship between either side of the street
- Many old and moderately detailed building facades, interspersed with more contemporary simple forms
- Narrow shop fronts and regular vertical divisions in the streetscape elevation
- An active traditional main street that is not internalised in a mall
- Moderate scale at the residential interface and limited amenity impacts

Fairfield Village's local village feel and its close proximity to a choice of public transport makes it a good location for new housing.

What are the key design issues to be considered in developing guidelines for new buildings in fairfield village?

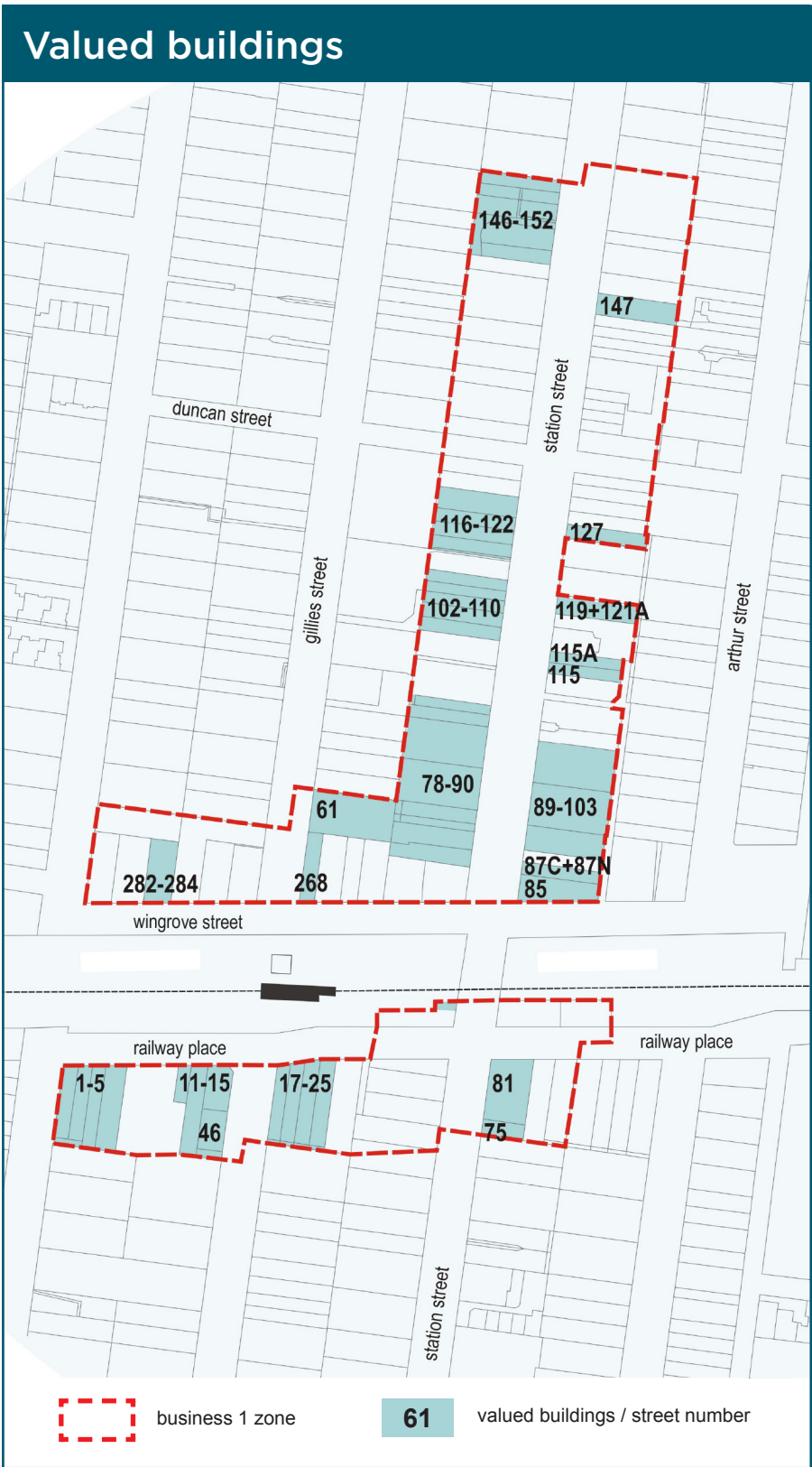
The built form characteristic of Fairfield Village, in particular Station Street most valued by the community is the moderate-scale of the buildings (height and width) at the street front and the residential interface. Managing building scale is the key to retaining the 'village feel' of Station Street and minimising the impact of redevelopment on the residential properties behind Station Street.



3 EXISTING CHARACTER

Where can buildings be retained?

A simple way to retain the character of an area is to retain existing valued buildings and build additions above or behind. While there are no heritage overlays within the centre (which require a permit for demolition), many of the existing buildings add value and character to the streetscape. The plan adjacent identifies those buildings with facades that contribute to the valued character of the street wall. The retention of these facades is encouraged in any redevelopment.



THE FUTURE

What will fairfield village be like in the future?

In the future buildings in the Fairfield Village activity centre will increase in height and intensity but the valued characteristics of the centre will be maintained.

New housing in activity centres is supported by state and local planning policies. Fairfield Village is a neighbourhood activity centre and is not expected to support the same level of redevelopment that is being planned for the Northcote and Preston Central Activity Centres. However some level of redevelopment which includes housing can be accommodated provided the key characteristics of Fairfield Village are strengthened.

Therefore there will likely be an increase in the amount of residential accommodation and mixed use buildings within the centre.

Buildings will step down at residential interfaces to protect against unreasonable amenity impacts. Buildings will also typically maintain a 1-2 storey street wall to the frontage to protect the valued scale of the commercial area.

A moderate increase in building height is recommended, with setbacks to preserve the character and to manage amenity impacts such as uncharacteristic building bulk, overshadowing and enclosure of this narrow street. Where increased height will have a lesser impact, especially in regard to overshadowing, a greater height is recommended.

The centre will exhibit high quality, contemporary urban design and architecture. Developers will be encouraged to protect valued buildings and to maintain a moderate building scale at the street frontage. This is so that during the change in scale envisaged, that the intrinsic character of the centre and parts of its physical history are maintained. In addition this responds to the existing context which has bulkier and higher forms along Railway Place than along Station Street.

Buildings need to respond to the requirements of the Special Building Overlay without compromising the need for an active frontage and ease of pedestrian movement.

All applications must be accompanied by a sustainable design assessment or environmental management plan that addresses:

- materials
- energy efficiency
- transport
- water
- waste
- indoor environmental quality
- storm water

DESIGN GUIDELINES

The following are the design features that are important to control in new development. These are the features that have been identified as central to maintaining the character of Fairfield Village, whilst also allowing it to develop and change over time.

The objectives set the desired outcome and the standards provide direction on how to achieve sensitive intensification within specific building limits. Where relevant the standards have drawn upon existing policies used elsewhere in Darebin Planning Scheme to avoid unnecessary duplication.

The plan adjacent details the preferred maximum building heights within the Commercial 1 Zone (C1Z).

Overall height

Objectives

- to moderately increase the intensity of development within the commercial area in proportion to the existing one to two storey streetscape parapet
- to encourage higher buildings on corners, close to the railway station, on larger, consolidated sites and where public and private amenity will not be unreasonably impacted

Standards

- the overall height of a building should not exceed the maximum height shown on the plan
- maintain a 3 storey building height in Station Street except for designated sites near the corner of Railway Place and north of Duncan Street.



Front and side setbacks

Objectives

- to reinforce the existing 'street wall' which is equivalent to a contemporary 2-3 storey form (max 10.5m)
- to retain existing valued buildings
- to limit the visual bulk of new buildings from oblique views along the main street
- to provide adequate solar access and light to new buildings

Standards

- locate new buildings to the front and side boundaries to the street at ground level
- retain valued buildings or facades as shown on the valued buildings plan
- maintain a 3-4 storey building form in Station Street except for designated sites near the corner of Wingrove Street and along Railway Place
- use mid-block setbacks or courtyards to maximise solar access and light to new buildings

Front setbacks and relationship to the street



Front setbacks

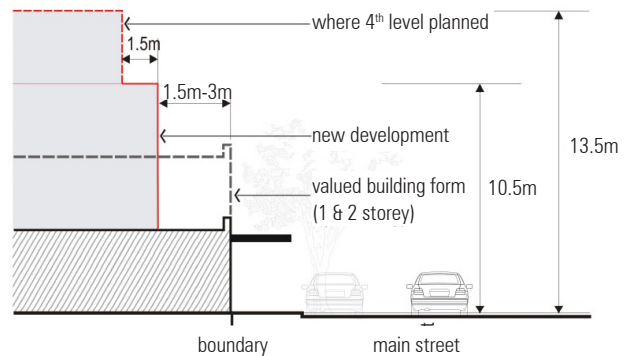
- setback development from existing facades by between 1.5 - 3 metres up to the third level, preferably in a single setback
- where a fourth level is allowed it should be setback at least 1.5 metres from the level below
- where a fifth level is allowed, both the fourth and fifth levels should be setback at least 3 metres from the level below

Side setbacks

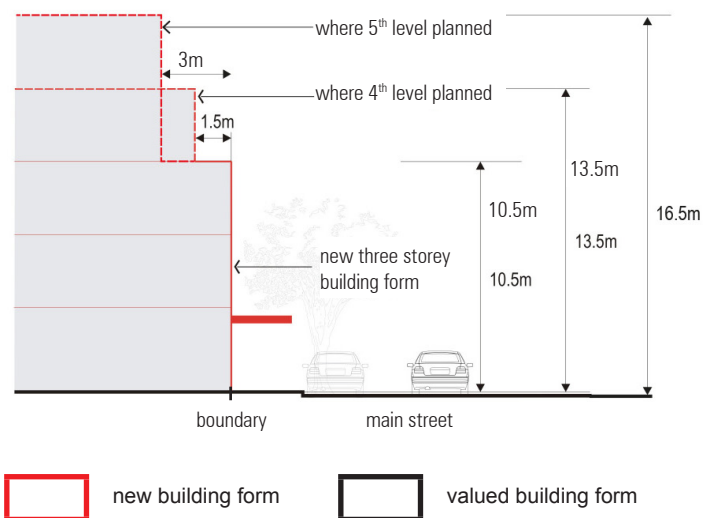
- no side setbacks required for up to 10.5m. Any part of the building above 10.5m is to be setback 3m per level
- at all levels encourage side setbacks mid-block depth to allow for solar and light access, a minimum of 1.5m from the boundary

Front setbacks

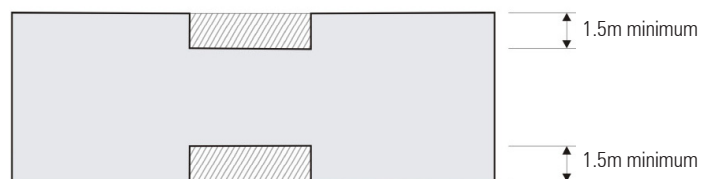
valued building setbacks (one or two storeys) | retain existing



new building setback (4 and 5 storeys)



Light wells



Rear setbacks

Objectives

- to provide a transition in height from the commercial lots to the lower scale residential interface
- to protect adjoining residential properties from unreasonable amenity impacts such as overlooking, visual bulk and overshadowing
- to accommodate vehicle access from laneways

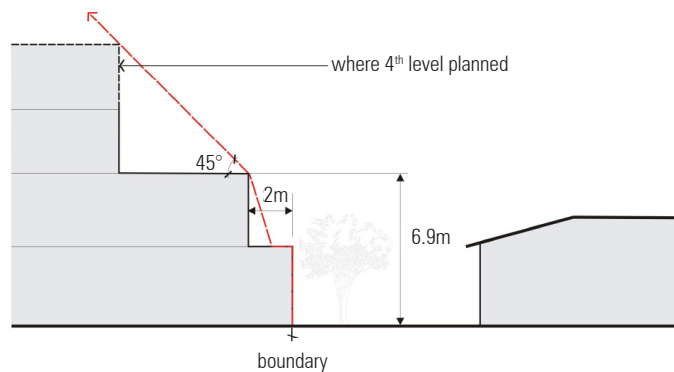
Standards

Rear setbacks

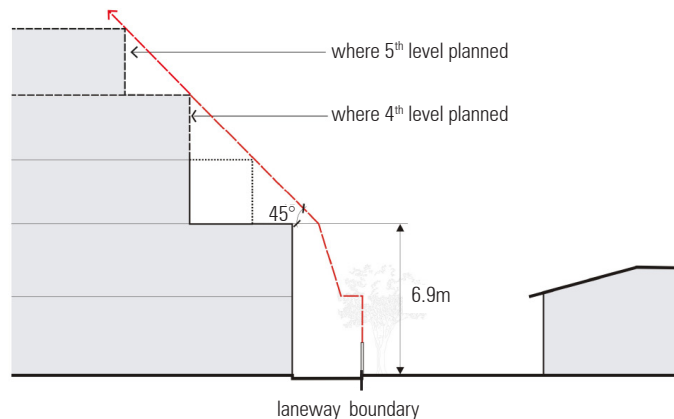
- new development is required to have rear setbacks adjacent to residential properties in accordance with the diagrams adjacent
- the dashed line shows the minimum distance that buildings in Station Street and Railway Place can be setback from residential properties behind. The setback distances that create the dashed line in the diagrams are based on the side and rear setback standard in Clause 55.04-1 of the Darebin Planning Scheme
- where abutting a laneway that abuts a residential zone, the same height and setback as derived from the standard in Clause 55.04 applies, but measured from the rear boundary of the residential property

Rear setbacks

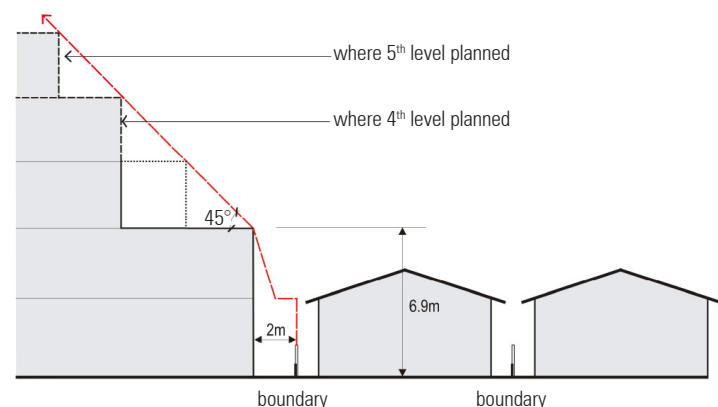
rear interface with end-on residential lot



rear interface with end-on residential lot separated by a laneway



rear interface with side-on residential lot



- where a commercial property abuts a side on residence, setback buildings 2m at the ground and first floor
- avoid tiered 'wedding cake' profiles if possible
- apply vehicle access standards as per Clause 52.06-3 and setback the ground floor accordingly

Street wall

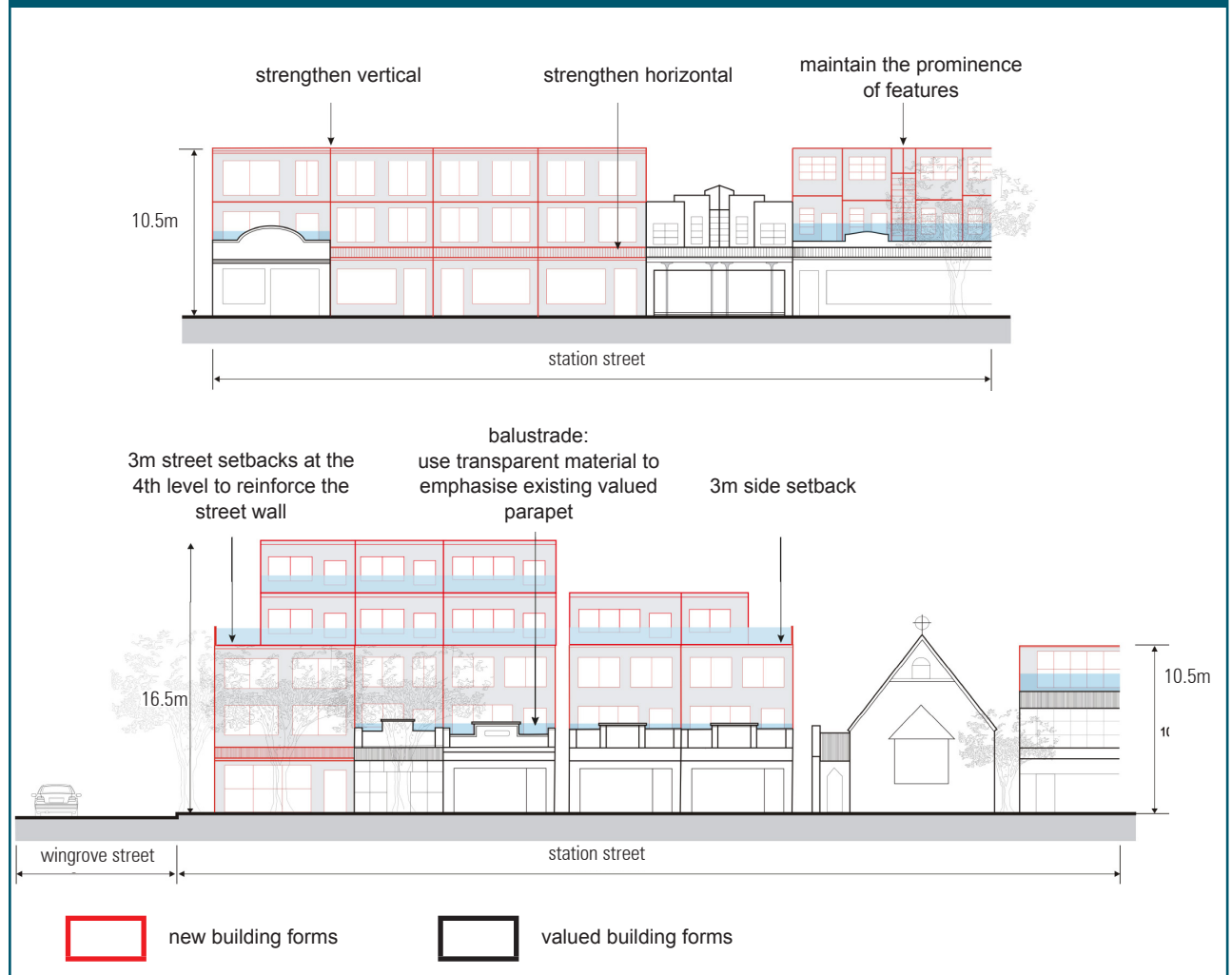
Objectives

- to maintain the prominence, proportion and features of the street wall
- to relate the height and width of new buildings to existing building dimensions

Standards

- use similar proportions of solid and transparent building materials as used in valued building facades in Station Street
- use contrasting materials and colours to distinguish between the street wall and development above the streetwall
- on larger lots, express typical building widths (approximately 6-8m) through the use of vertical elements

Future street frontage examples



Design details/ features

Objectives

- to maximise the safety of streets through passive surveillance
- to encourage a degree of complexity in new building forms that will increase visual interest
- to provide weather protection for pedestrians

Standards

- use elements such as verandahs, balconies, balustrades, sunshading canopies and decoration to create visual interest
- discourage blank facades on street frontages and side elevations
- face windows, entryways and balconies to the street to provide a high level of visibility and passive surveillance
- provide verandahs and awnings for weather protection

Existing forms and features

parapet detail



windows



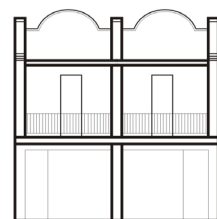
setback upper levels



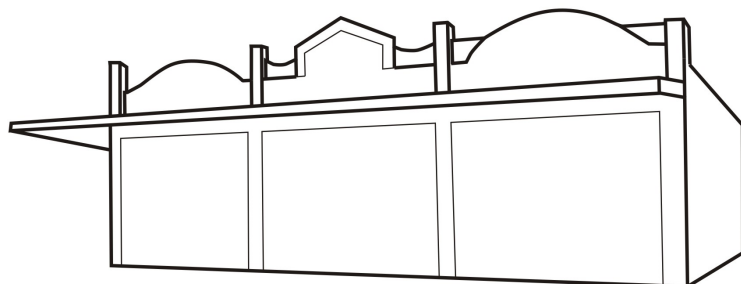
vertical definition



balustrades

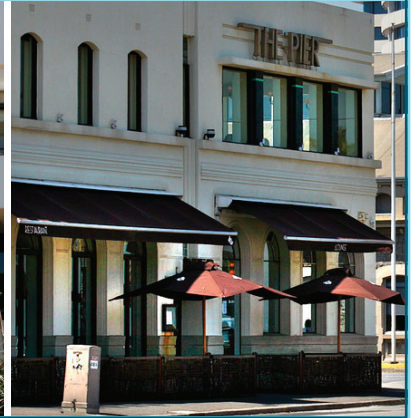


awnings



DESIGN GUIDELINES

Building exterior



Windows



Sunshading



Awnings



Parapet detail



Balconies



Textures



Materials

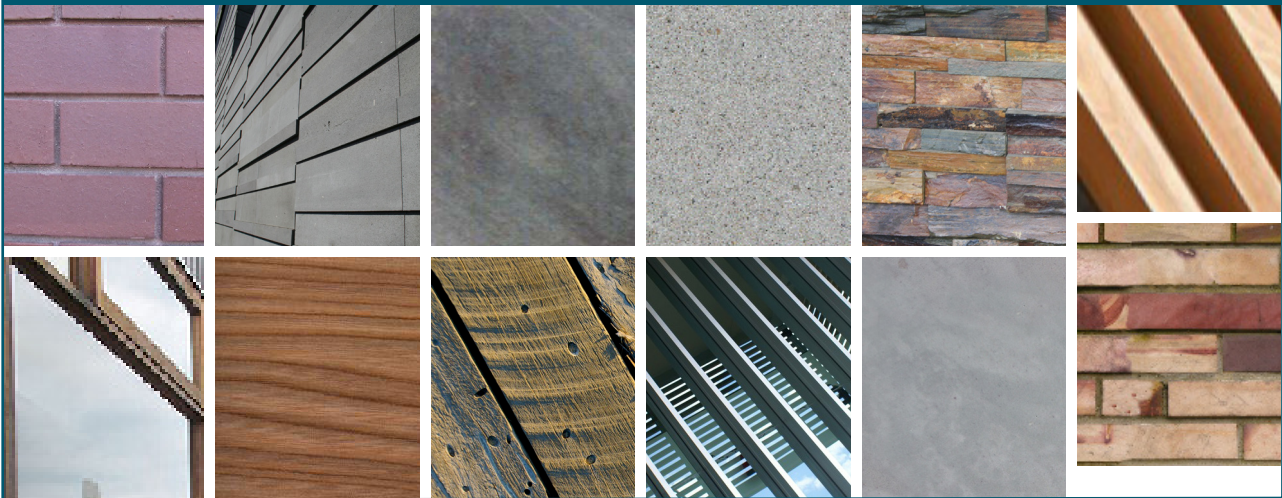
Objectives

- to maintain and enhance the character of the area through the innovative use of typical materials
- to provide visual interest at the front and sides of buildings, especially where upper levels may be exposed to the street over time

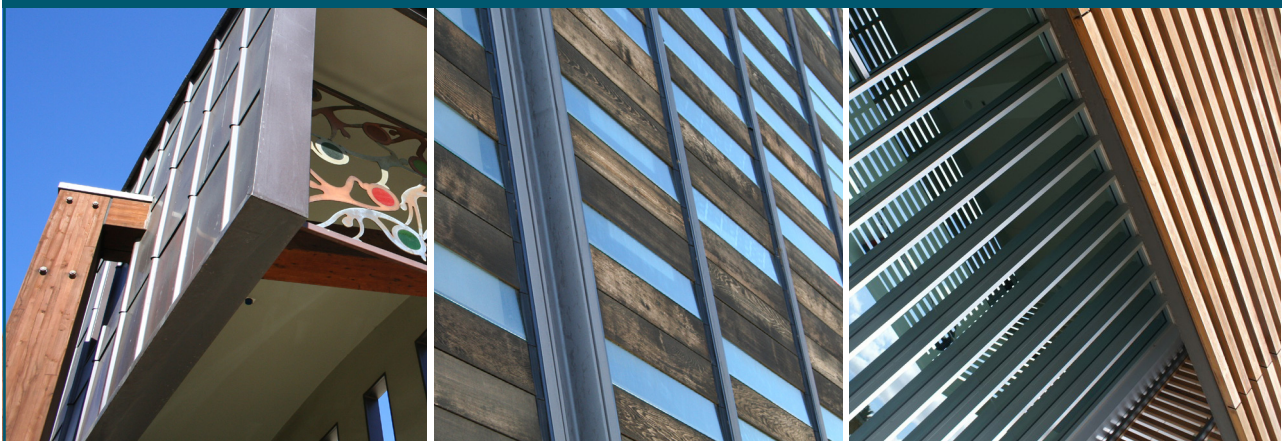
Standards

- highlight building features and enhance building details through the use of non-typical materials e.g. metal and timber sun-shading devices and architectural features
- use materials such as brick, render, painted brickwork and transparent glass for the main building body

Typical materials



Innovative material use



DESIGN GUIDELINES

Signage

Objectives

- to limit the impact of advertising signs on the streetscape
- to integrate signs within the building features

Standards

- locate business advertising signs below the awnings where possible
- encourage advertising signs to be less than 10% of the overall building form
- encourage signs to not obscure more than 30% of ground floor windows

Appropriate signage



274 Gower St
PO Box 91
Preston 3072
T 03 8470 8888

darebin.vic.gov.au

APPENDIX 3

Workshop 3: Fairfield Action Plan
Development Potential & Indicative Designs
Hansen Partnership

Workshop # 3

Trajectories / Barriers & Lateral Thinking

An Urban Architectural Approach

REVISITING SHOP
TOP CAPACITY



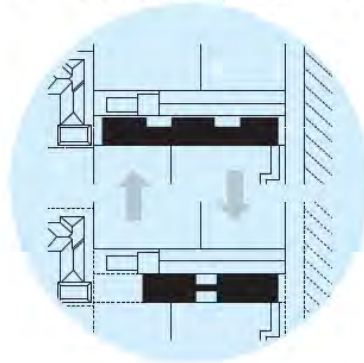
PARKING BARRIER
& OFFSITE OPPORTUNITIES



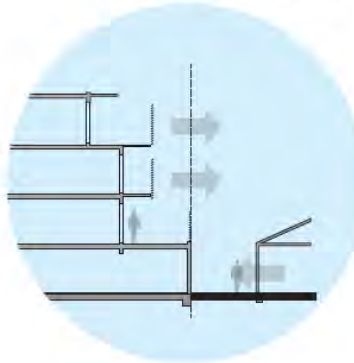
PARKING THREATS
TO STREET EDGE



NARROW LOT
DEVELOPMENT AMENITY



THE 'JAIL' EFFECT
OF REAR ELEVATIONS



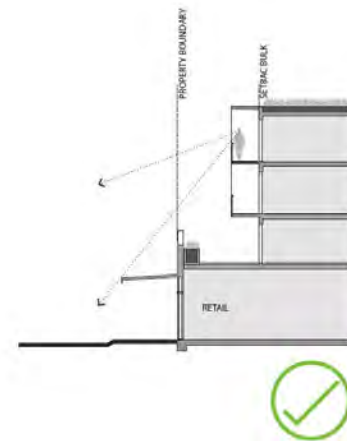
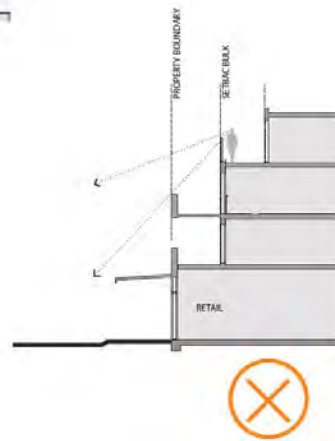
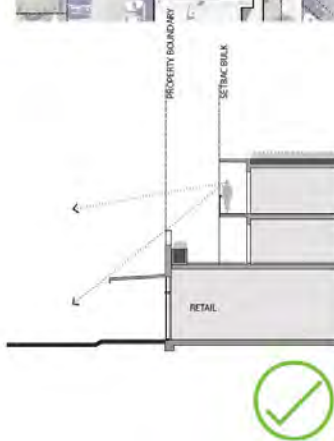
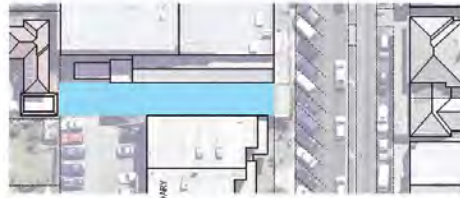
ALTERNATIVE PROCUREMENT
OPPORTUNITIES



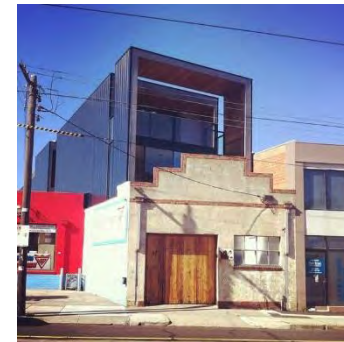


Rethinking the role of a street wall

- Heightened need to accommodate capacity within AC to support retail
- 3 dimensional, not sectional understanding
- Recessive / concealment / positive visibility
- Reflexive approach to different site conditions
- Learning from a critical mass of built examples in inner area
- Rethinking allocation of bulk within the allotment



REVISITING SHOP TOP CAPACITY



**PARKING BARRIER
& OFFSITE OPPORTUNITIES**



Proactively managing precinct parking

- **Absence of rear lane limiting on-site parking**
- **Opportunity to utilise surface parking**
- **Possibility to broaden precinct car share offering**
- **Ability to provide public parking structures using value-capture mechanism**
- **Explore possibility of peripheral private parking structures to collectively benefit in-centre development**
- **Mixed use / adaptable structure**

PARKING BARRIER & OFFSITE OPPORTUNITIES



PARKING THREATS TO STREET EDGE



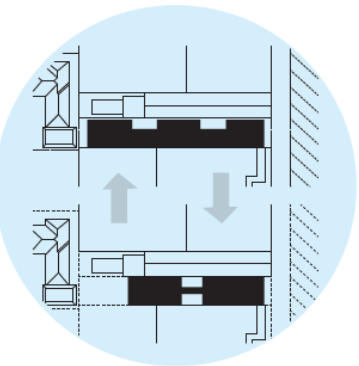
Ensure compromised parking does not damage pedestrian realm

- prohibiting new crossovers on retail core sites
- Impetus to reconsider precinct based parking
- Difficulty to functionally plan site around parking
- On large sites, treat parking arrival with commensurate design treatment and explore shared ped & vehicle arrangements

PARKING THREATS TO STREET EDGE

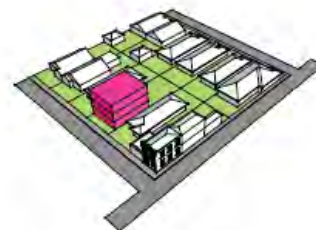
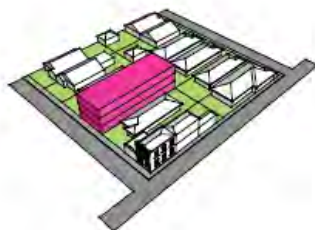
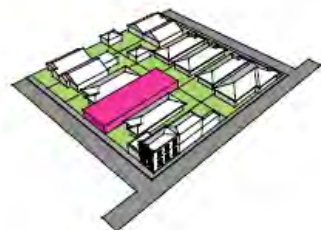


NARROW LOT
DEVELOPMENT AMENITY

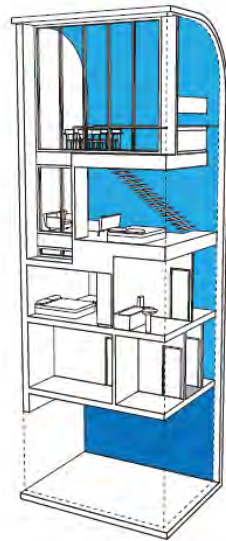
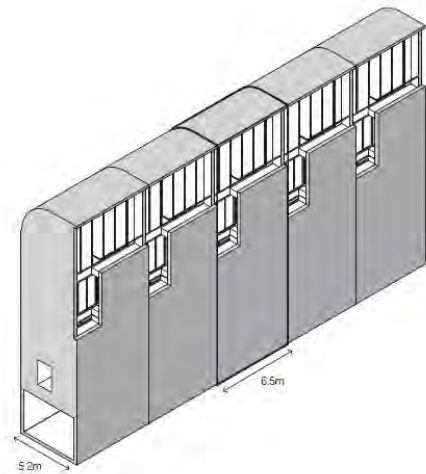
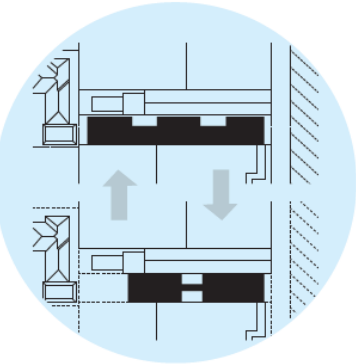


Narrow lot development requires careful precinct management

- Consolidation inflates land values and expectations significantly
- Narrow lots are conducive to modesty and communities of scale but are exposed to excessive risk (uncertainty)
- Function threatens to outlook, privacy and spatial separation
- Consider precinct impacts of individual approvals



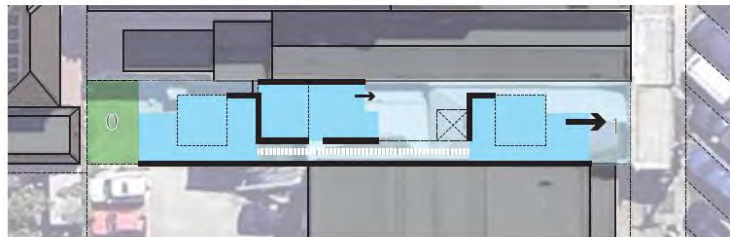
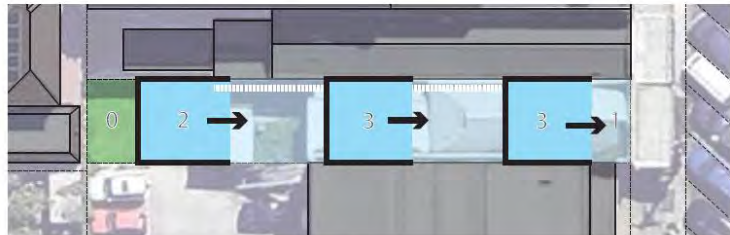
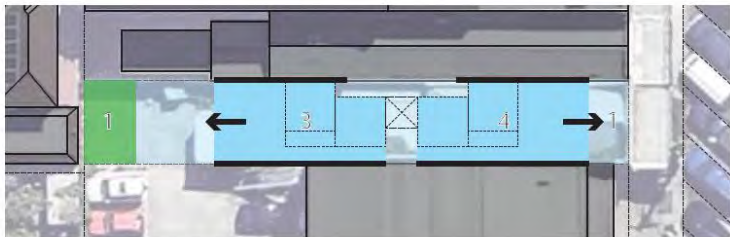
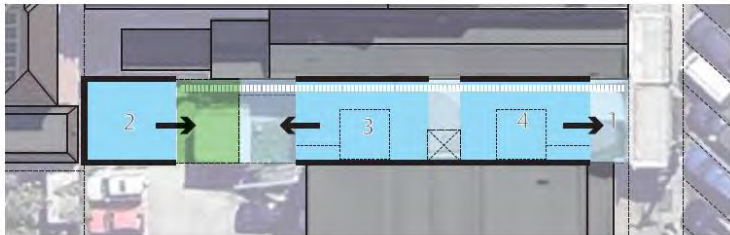
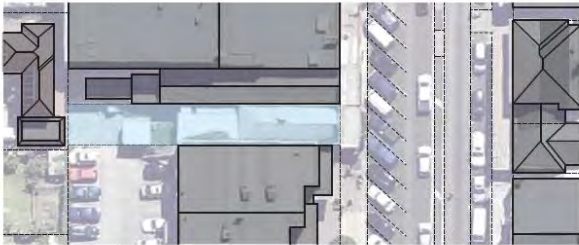
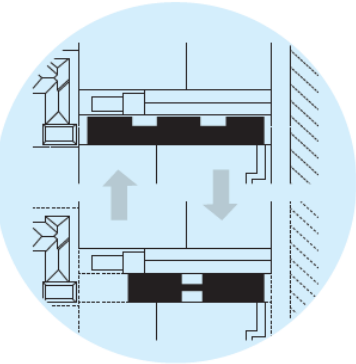
NARROW LOT
DEVELOPMENT AMENITY



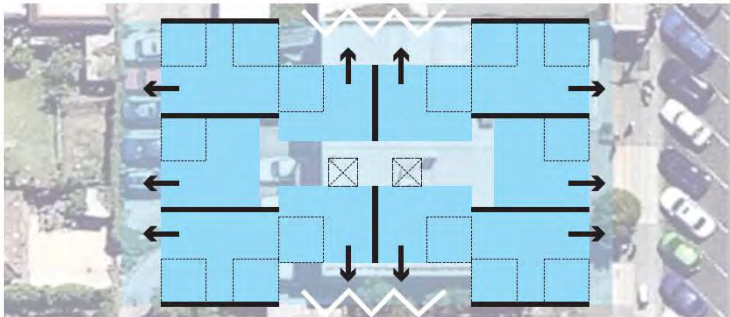
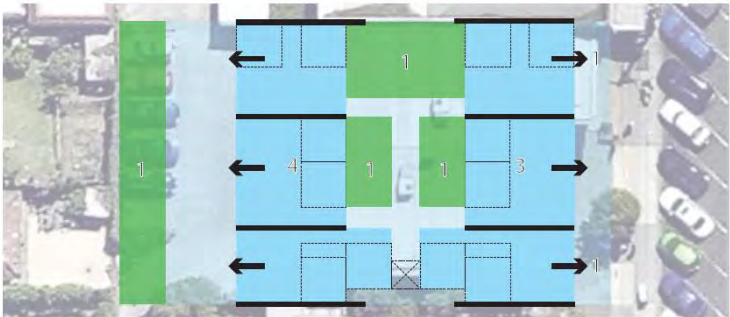
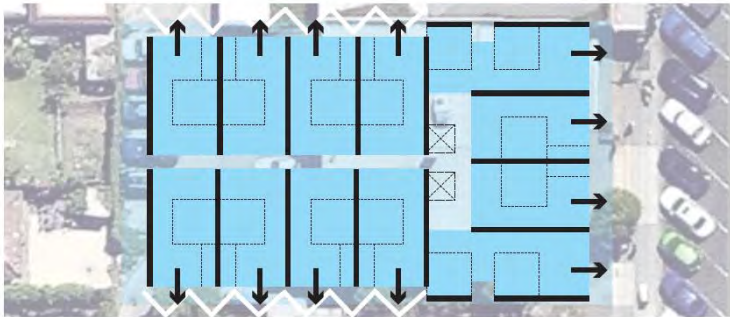
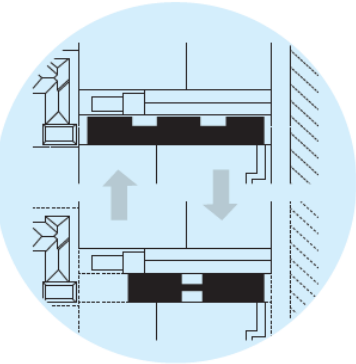
- kitchen / dining
- master suite / lounge
- bedroom two / study / bath
- entry / laundry / storage
- shop



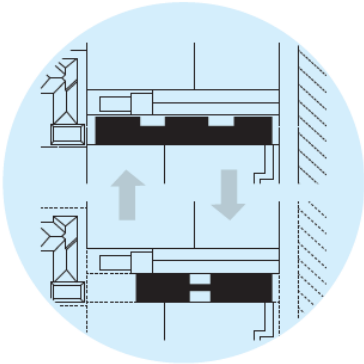
NARROW LOT
DEVELOPMENT AMENITY



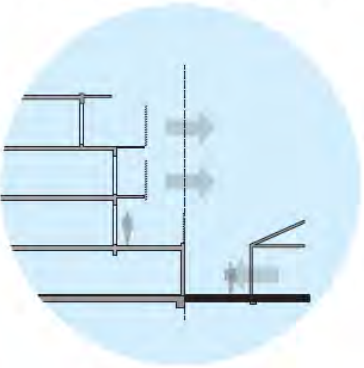
NARROW LOT
DEVELOPMENT AMENITY



NARROW LOT
DEVELOPMENT AMENITY



THE 'JAIL' EFFECT OF REAR ELEVATIONS

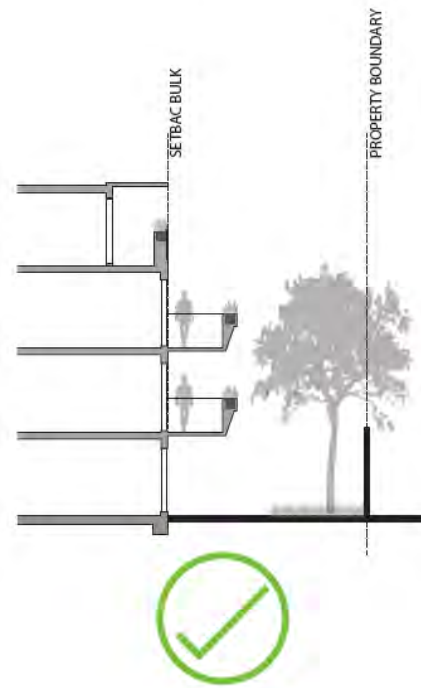
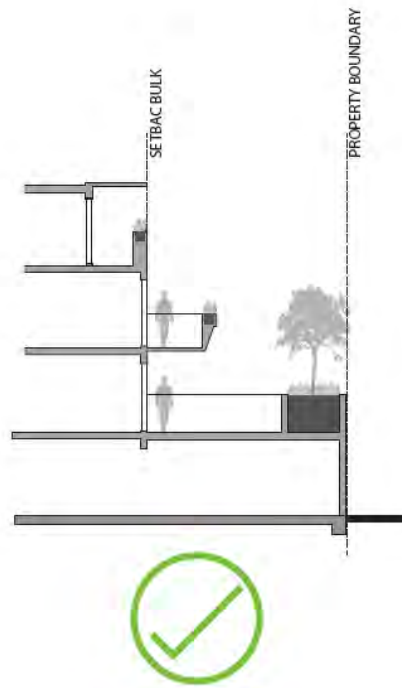
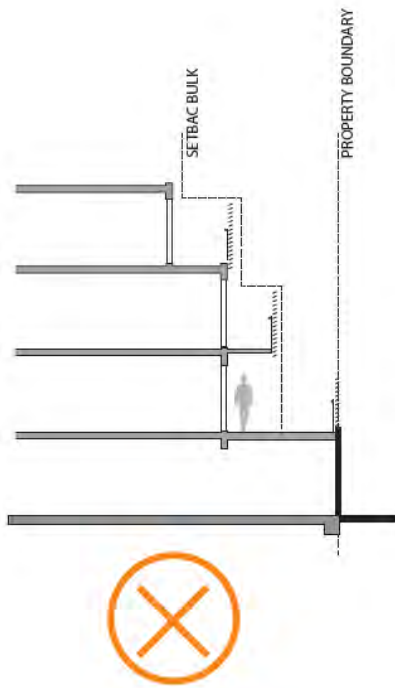
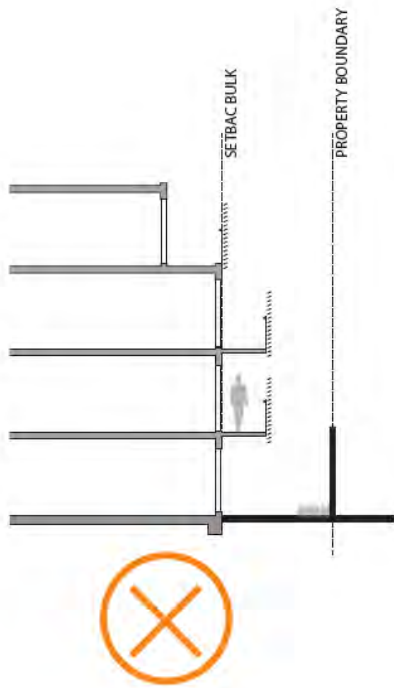
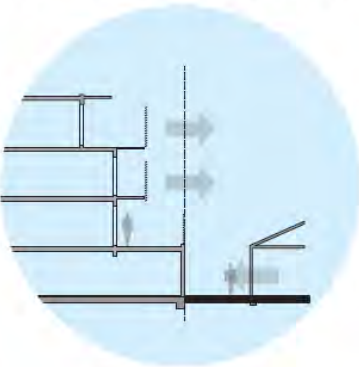


Consider function / image and offsite impacts concurrently

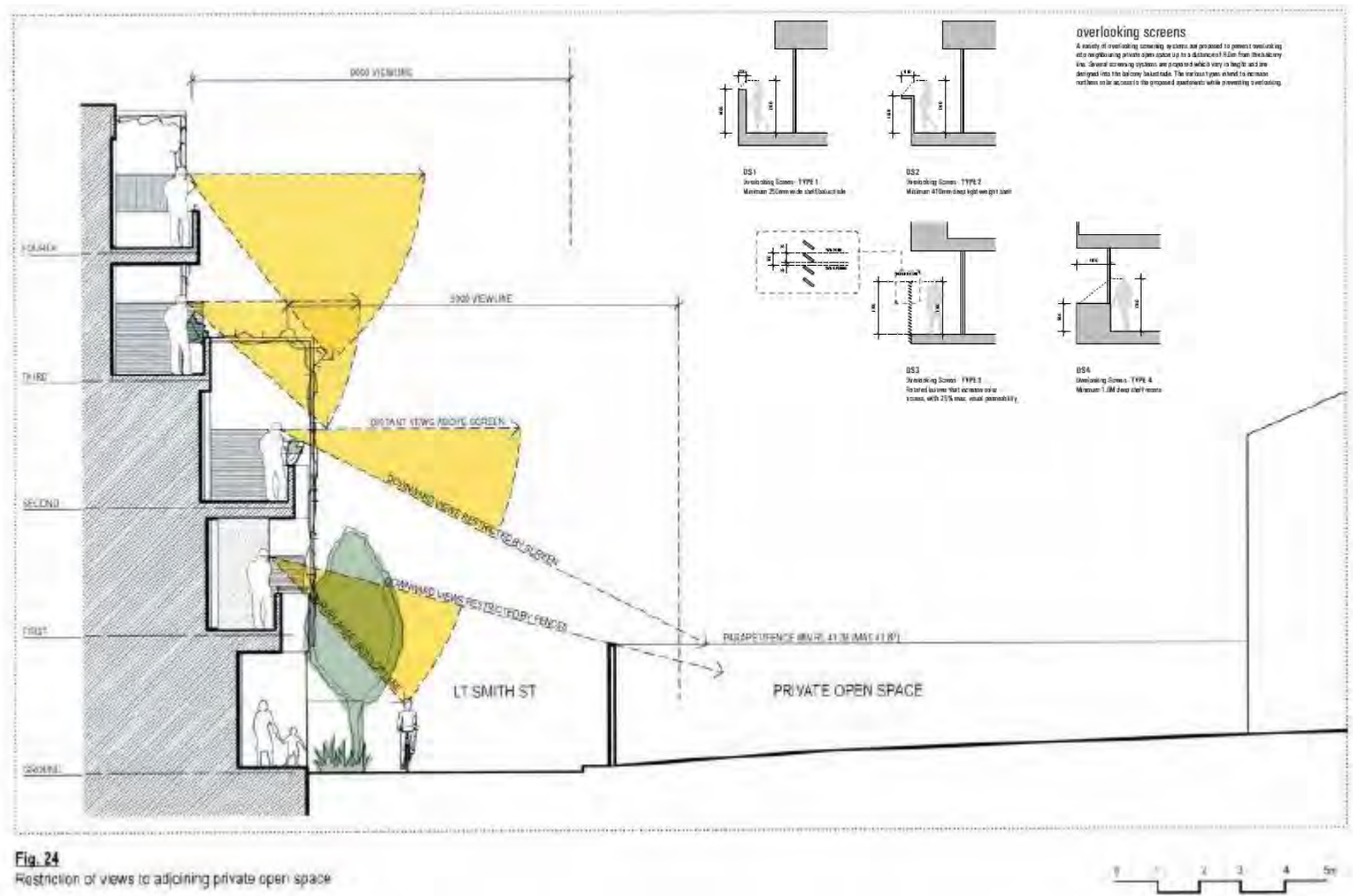
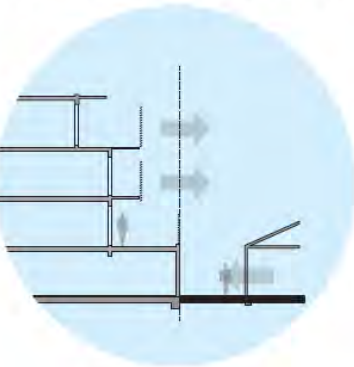
- Default position of 'recess or conceal' versus positive interface
- Rear presentation provides legibility of the spine
- Impact of privacy screen on presentation and amenity
- The undersigned rear elevation presents poorly
- Structural inefficiency of stepping walls



THE 'JAIL' EFFECT
OF REAR ELEVATIONS



THE 'JAIL' EFFECT
OF REAR ELEVATIONS





Consider economic and procurement barriers

- Potential to partner private / housing agency development
- Development models less reliant on private vehicles
- Community become agents of own change
- Council support / resources and facilitation (social planning)
- Beyond strategic planning & urban design

ALTERNATIVE PROCUREMENT OPPORTUNITIES





WOHNPORTAL BERLIN

ANMELDEN

PROJEKTE SUCHE

START

SUCHE

PROJEKTE SUCHE

GRÜNDUNGSEIDEN

GRUNDSTÜCKE

GESUCHE

UNTERSTÜTZUNG

INFORMATION

TERMINE

EINE ZUSAMMENARBEIT VON:

T.22:
experimentcity

UNSERE PARTNER:

GLS Bank
das macht Sinn



– Volltextsuche –

Finden

SUCHFILTER

Bezirk / Landkreis

BERLIN
-Charlottenburg
-Friedrichshain
-Hellersdorf
-Hohenschönhausen
-Köpenick
-Kreuzberg
-Lichtenberg
-Marzahn

Eigentumsform

alle Projekte

Gebäudeart / Bauliche Ziele

alle Projekte

Stand der Realisierung

alle Projekte

Energieverbrauch in kWh

alle Projekte

Gemeinschaftseinrichtungen

☐ vorhanden

Mitstreiter

☐ Es werden noch Mitstreiter
gesucht.

Anwenden

sortieren nach

Erstellungsdatum

Aktualisierungszeitpunkt

Projektname

ALTERNATIVE PROCUREMENT OPPORTUNITIES



CITINICHE

FIND
your niche

EXPLORE
potential projects

LEARN
how it works

JOIN

SIGN IN

Shape your life

Crowdsourcing residential property design & development.

Learn More



Learn more, watch the video ↗

How does CitiNiche work?



```
graph LR; A[Find niches] --> B[Add your ideas]; B --> C[Select a project]; C --> D[Attend a workshop]; D --> E[Commit]; E --> F[Watch it being built];
```

The flowchart illustrates the CitiNiche process. It begins with 'Find niches', represented by a person icon and question marks. This leads to 'Add your ideas', shown with a lightbulb icon. The next step is 'Select a project', depicted with various building icons. This is followed by 'Attend a workshop', shown with a group of people and a presentation board. The process then moves to 'Commit', represented by a signature and a hand icon. The final step is 'Watch it being built', shown with a construction crane and building icon. The steps are connected by a dashed line.

HIGH ST INFILL

M/L



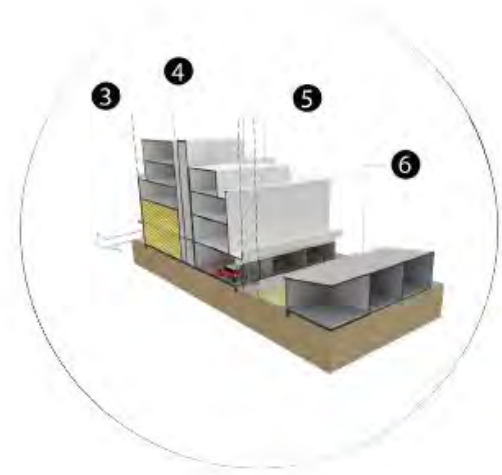
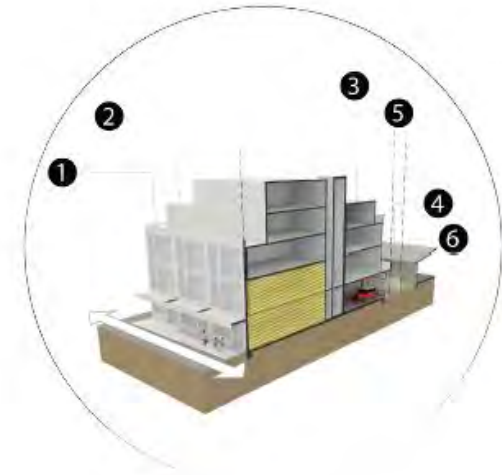
ATTRIBUTES

High Street has a more varied character, influenced by a gently sloping street profile, varied parapet height and non-contributory buildings intermingled with valued period stock. New built form on larger allotments should maintain and enhance the streetscape diversity, with a combination of retained heritage frontages, and marginally taller contemporary streetwalls. Narrow and moderate sites can accommodate 4 levels, whilst larger allotments can accommodate a smaller 5th level envelope. Where a sensitive residential interface exists to the rear, the building should step in height by 1 level toward the rear boundary. Development of larger allotments should be carefully managed in terms of height and profile. New buildings should maintain the sense of openness through lightweight or retractable canopy treatments. All new apartments should be provided with a 'future proofed' source of aspect through adherence to equitable development principles.



GUIDELINES

- 1 encourage party-wall construction to 4 levels at the side boundaries
- 2 retain valued period streetwall elements wherever possible, and adopt a 4-storey profile setback 3m minimum from the retained facade / parapet
- 3 where a site is non-contributory or does not warrant retention, pursue a proud 3-storey streetwall with 4th level setback 3m minimum to provide streetscape diversity
- 4 position all vehicle access off secondary streets or laneways where possible, with ground level setbacks to enable efficient vehicle movements off narrow lanes
- 5 step the rear half of the building mass at least 1 level in height to transition from High Street to sensitive transition (not required for non-residential interface)
- 6 incorporate high quality materiality to laneway interface, incorporating planter boxes and landscape effects where possible



GLENFERRIE ROAD

S



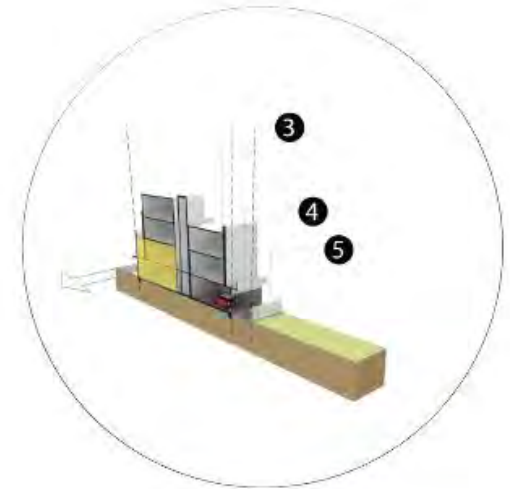
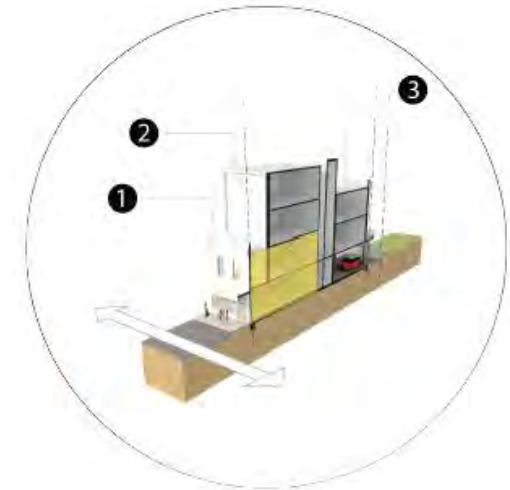
ATTRIBUTES

Glenferrie Road exhibits the highest level of consistency of small, fine-grained allotments due to its continued economic success since settlement. The spine between the rail cutting to the south and the Civic Precinct is perceived as a continuous set of 2 storey forms with pronounced parapets. As opposed to High Street where a greater degree of infill is anticipated, Glenferrie will emphasise the existing streetwall condition with any new built form set behind the parapet. New built form should seek to provide surveillance of rear laneways and incorporate softening of the laneway with tactile materiality and landscape elements where possible. Larger non-contributory forms within the street are to be carefully managed to complement existing built form in scale and vertical rhythm whilst avoiding heritage mimicry.



GUIDELINES

- 1 building forms to retain heritage frontages where possible, with new built form setback 3m to a maximum height of 4 storeys in a single increment
- 2 where new infill replaces non-contributory buildings, respond to the dominant parapet height and setback built form above this datum 3m to a height of 4 storeys in a single increment
- 3 rear elevations to step from 4 to 3 storeys where a sensitive interface occurs beyond the ROW
- 4 1.5m minimum rear lane offset is required to facilitate the ongoing function of the laneway with all vehicle access from the rear lane
- 5 primary active frontages be maintained to Glenferrie Road with attractive frontages to the rear lane



APPENDIX 4

Workshop 3: Fairfield Action Plan
Achieving Density
Essential Economics



ESSENTIAL ECONOMICS

Fairfield Action Plan

Achieving Density

May 2015

Market Trends

- Fairfield and surrounding suburbs showing strong demand for infill unit and apartment development
- Overwhelmingly demand is for 1 and 2 bedroom apartments
- Less than 5% of units/apartments 3 bedrooms and above
- Market dominated by singles and couples
- Typically 70%-plus is investor stock
- Major apartment projects supported by foreign buyers - smaller projects (relevant to Fairfield) typically supported by local buyers
- Apartment sizes declining. This is only partly reflected by more efficient use of space

Apartment	10 Years ago	Now
1- bedroom	55-plus m ²	45m ²
2- bedroom	70-plus m ²	60m ²

Issues for Fairfield

- Transport rich environment
- Proximity to CBD, Northcote, Yarra River, parks and recreation
- Successful street-based centre with 'lifestyle' attributes
- Existing evidence of demand for higher-density residential associated with existing proposed developments within the centre
- Area between railway line and Heidelberg Road also experiencing residential growth
- Are the easy sites now gone?

Two Examples



Mixed Use incl apartments



Shop Top

Development Considerations

Developer

- Sites of greater than 800m² preferred for mixed use development including apartments
- Carparks add \$30k to \$40k to value of an apartment
- Corner sites, through-block sites and access to rear lanes are particularly prized
- Fourth storey adds considerable cost (lifts, health and safety requirements etc)
- 20-plus apartments required for economies of scale on marketing etc.
- Shop top housing a market served by smaller investors – no ‘institutional’ support
- Shop top viability highly dependent upon existing structure

Development Considerations

“No one in Melbourne is looking to build office and retail unless they have to. For the first time in over 50-years residential development is the highest-and-best use”

Developer in recent conversation with Essential Economics

Facilitating Density

- Are there sites within the centre that are likely to support mixed-use development?



ESSENTIAL ECONOMICS



Facilitating Density

- Is there expected to be demand for shop-top housing?

Only very limited development occurring in other centres within Darebin.

Occurring more often in inner-south and south-east of Melbourne once the larger sites are developed.

Typically sold with dedicated parking at rear or side.

Can be a tricky construction process that is risky and has a limited return.

No strong market demand for 'above-shop' living but this can change over time.

Facilitating Density

- What about office and other uses?

Demand for office space generally is relatively flat and being affected by changes in the way people and businesses work.

Offices and other non-retail typically associated with mixed use redevelopment of larger sites.

No great demand for the small office suites above shops – this is often work now done from home-offices or online.

Key Council Mechanisms

- Supportive and pro-active policy that explicitly encourages appropriate infill development
- Modifying car parking requirements. This is particularly useful for shop-top housing

Council will consider reduced parking requirements for developments within 400 metres of a train station where the proposed parking, access and transport arrangements can be justified.

(Clause 22.09-3.6 - Darebin Planning Scheme)

- Adaptive and realistic use of setbacks
- Recognising innovative design responses may be required to facilitate shop-top housing
- Leverage off public land and infrastructure – Council car park, railway station
- Make the public spaces ‘work hard’ so as to promote liveability and increase desirability for new residents and businesses

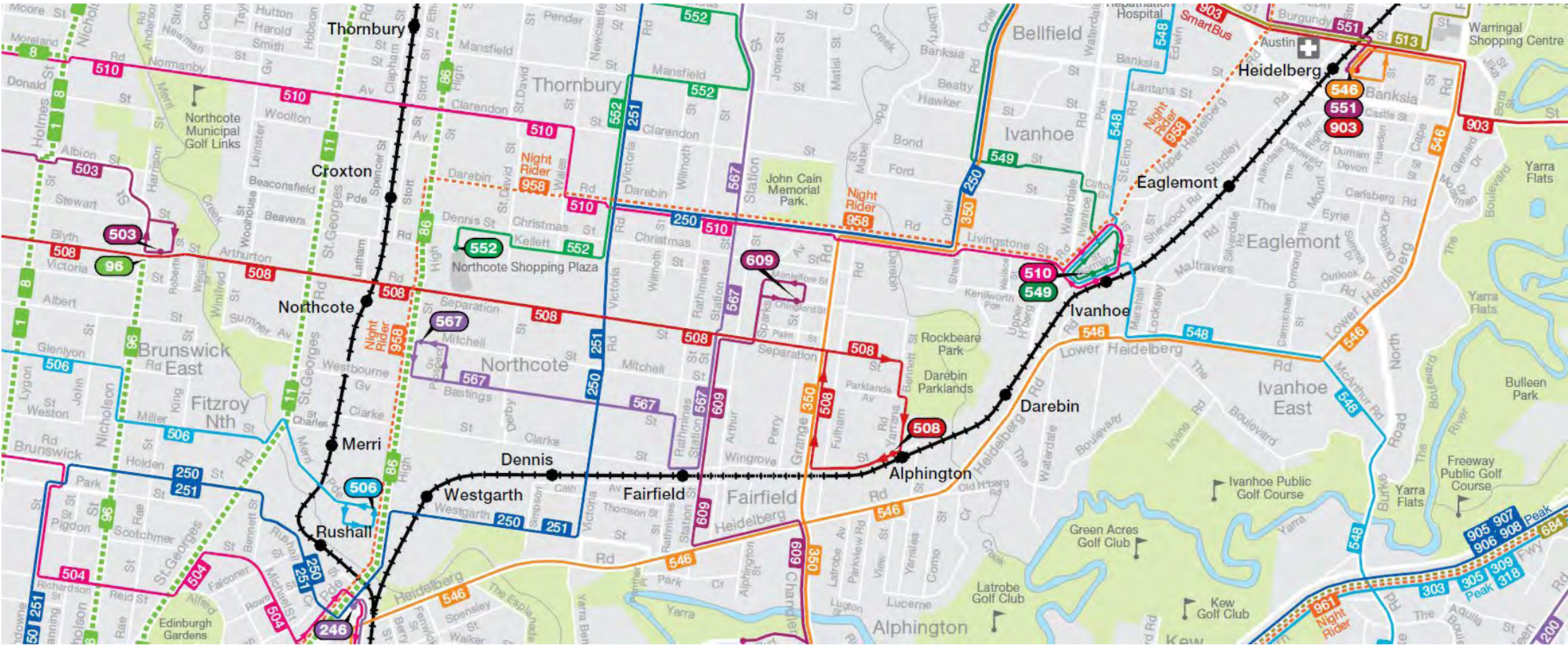
APPENDIX 5

Workshop 4: Fairfield Action Plan
Streetscape Design & Infrastructure Analysis
Hansen Partnership

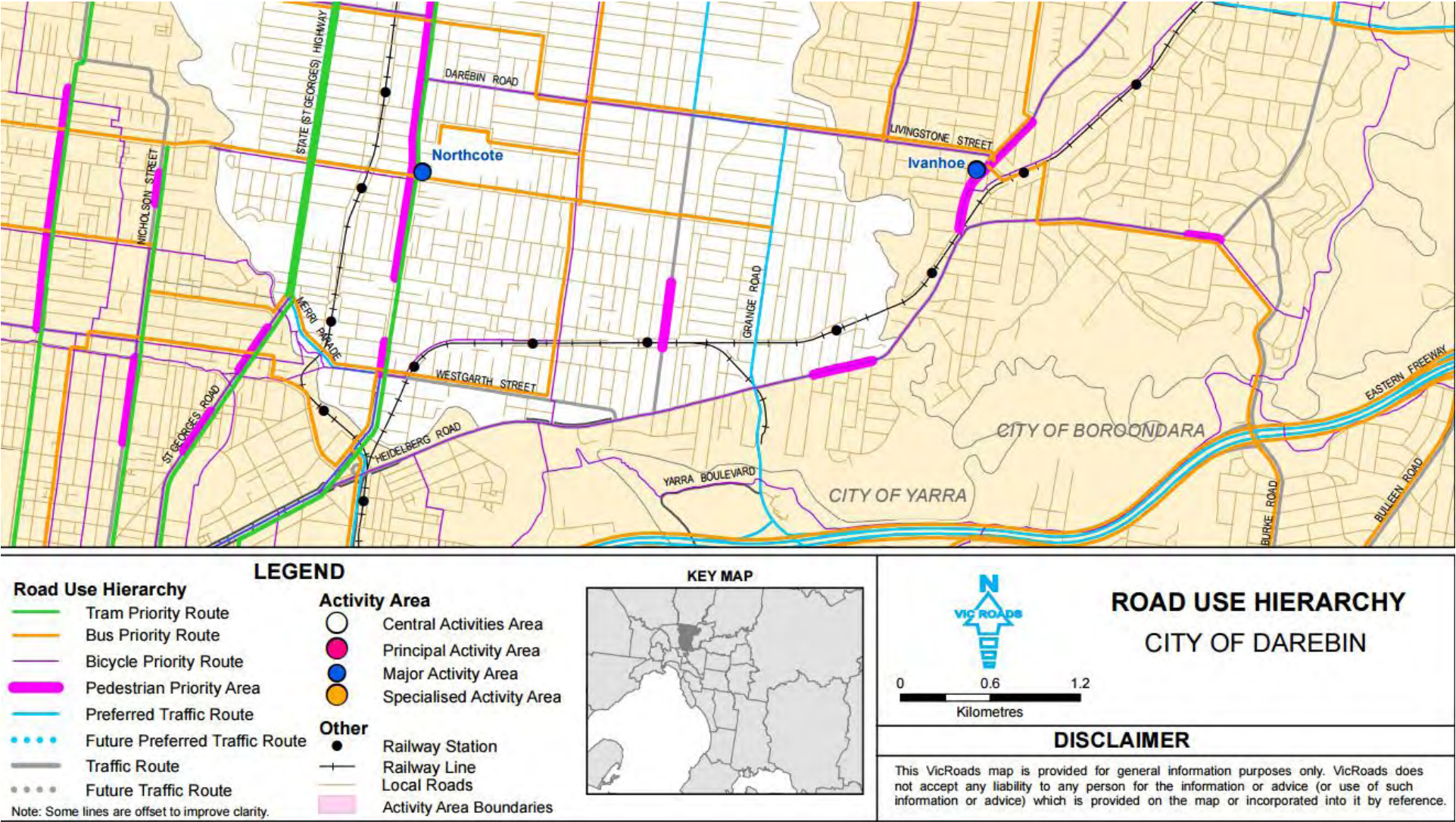
State of Play
Aerial map of study area



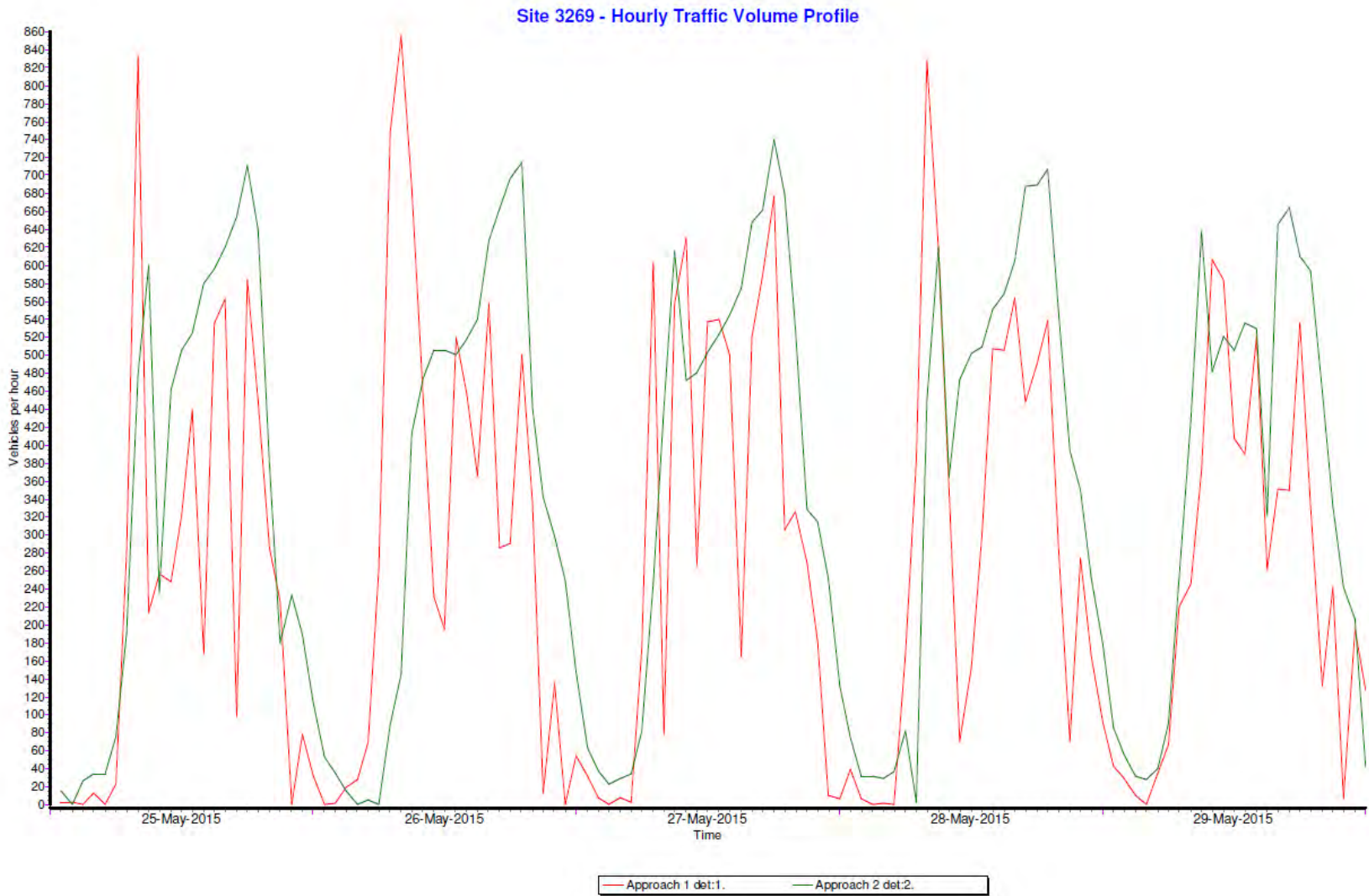
Public Transport context



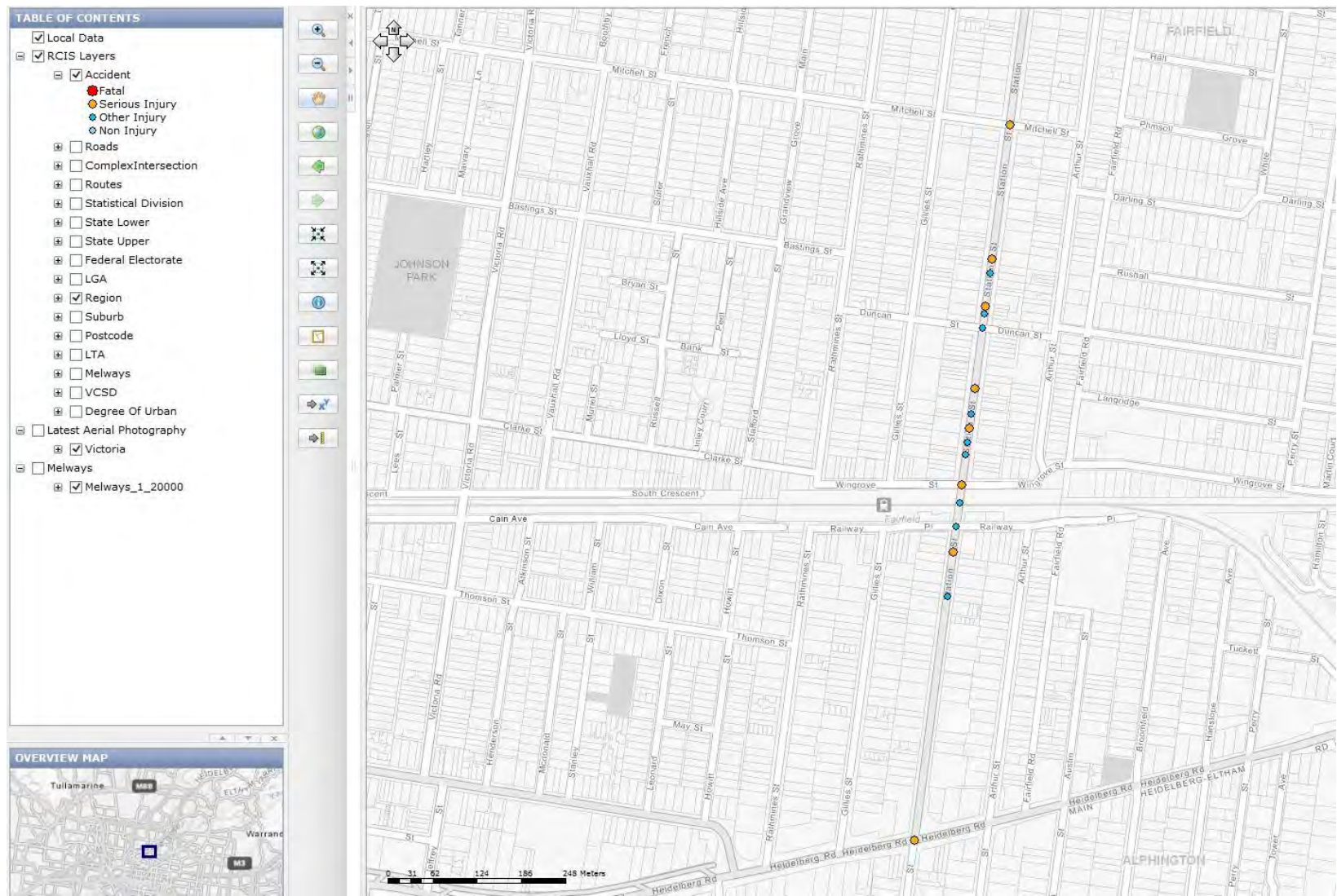
VicRoads SmartRoads context



Traffic Volumes – Station Street 25th – 29th May 2015 (courtesy of VicRoads)

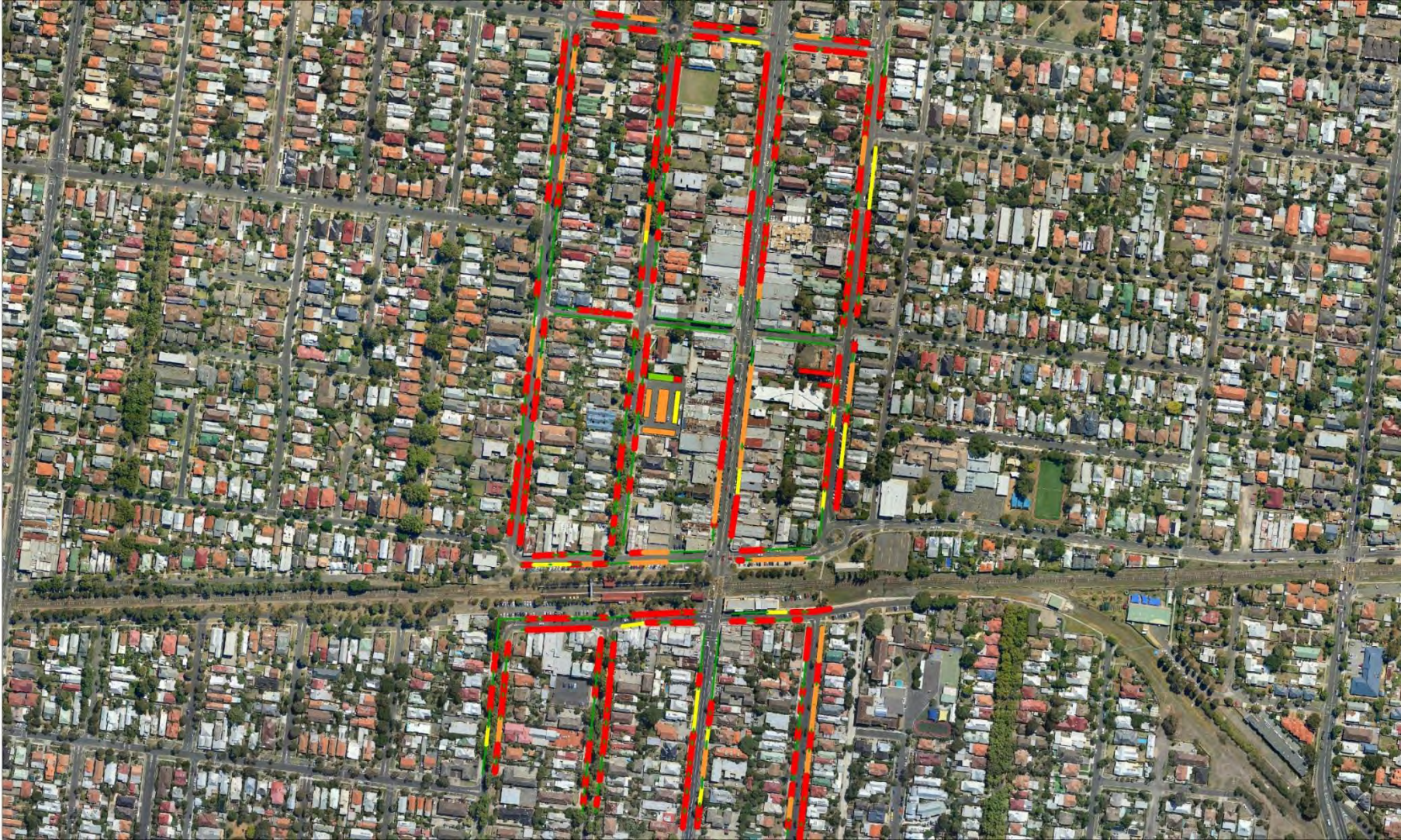


CrashStats 1st 210 – 1st April 2015 (courtesy of VicRoads)

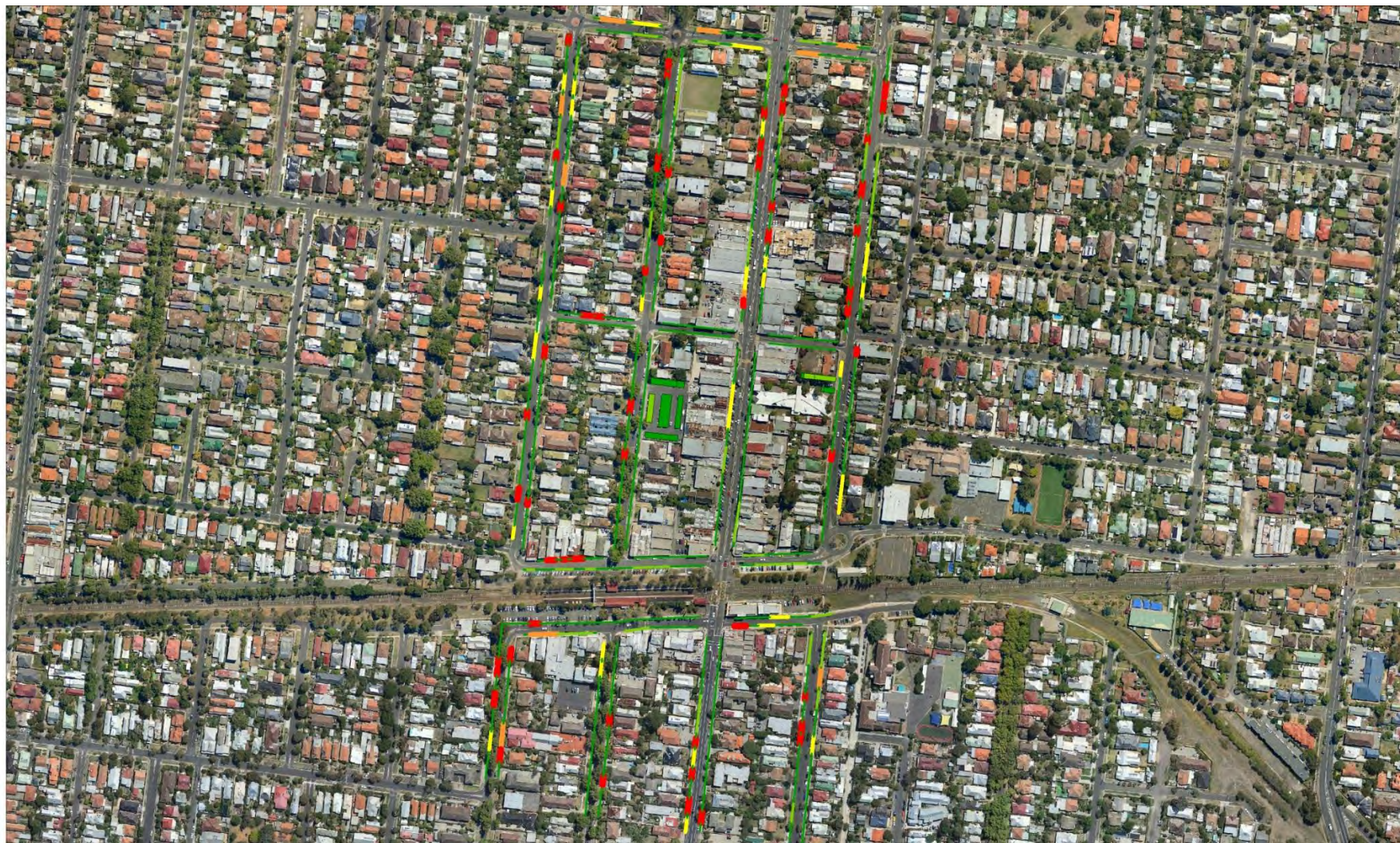


FAIRFIELD VILLAGE ACTION PLAN

Car parking occupancy – Thursday 3pm

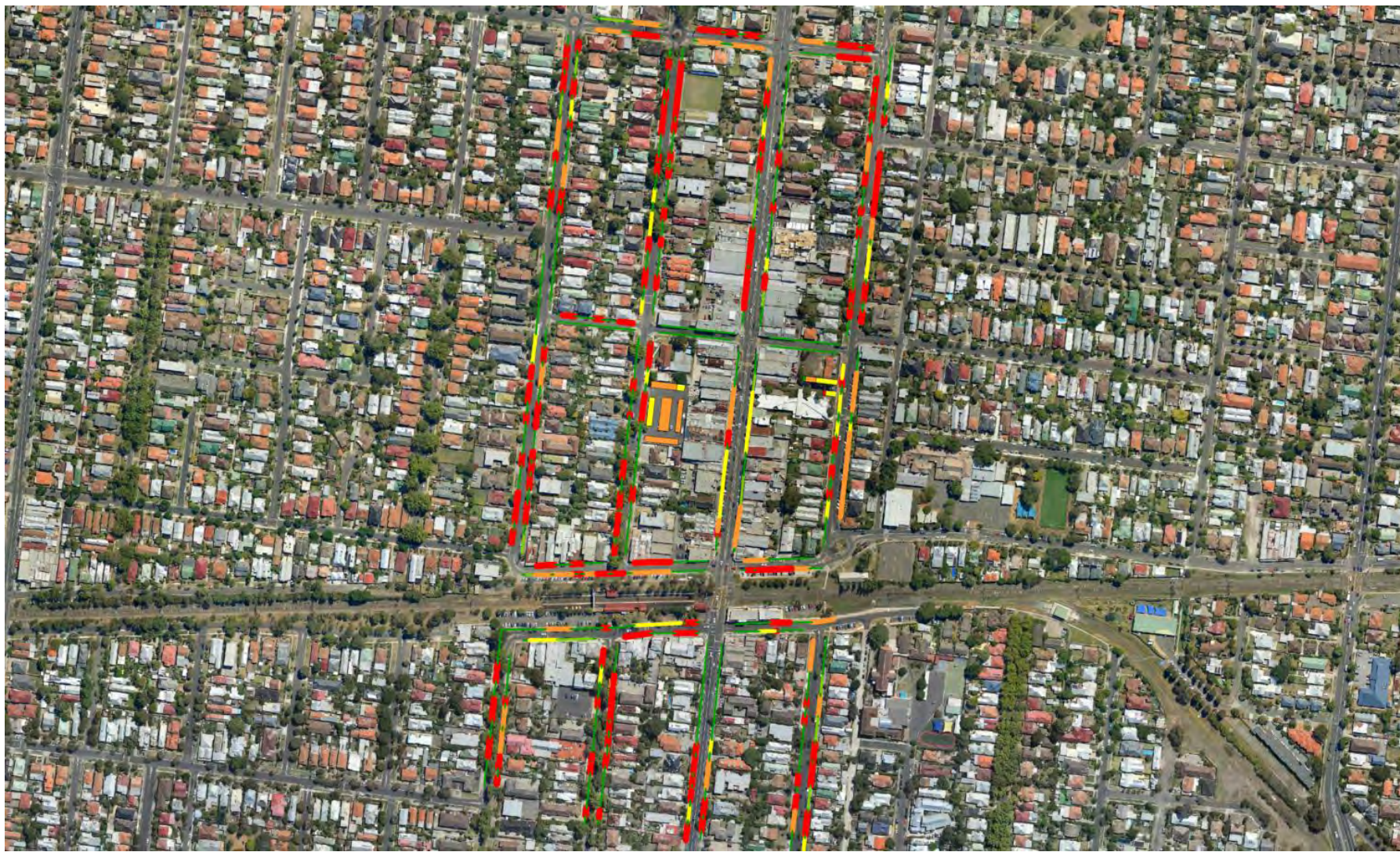


Car parking occupancy – Thursday 11pm



FAIRFIELD VILLAGE ACTION PLAN

Car parking occupancy – Friday 10am

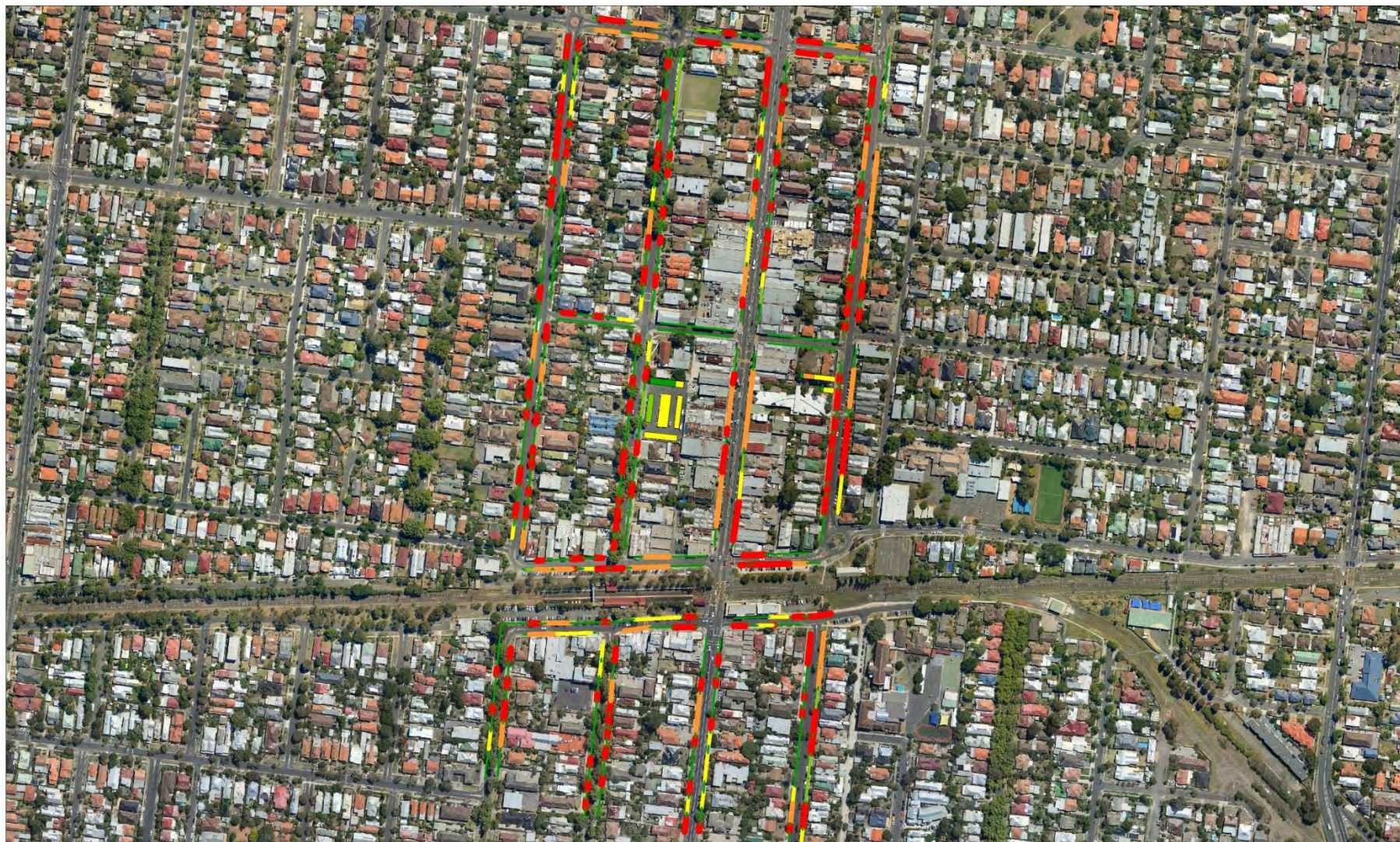


FAIRFIELD VILLAGE ACTION PLAN

Car parking occupancy – Saturday 9am



Car parking occupancy – Saturday 11am



On-street – All parking

Station Street only

Thursday 21 February - Collected Data (Averages) – Station St.

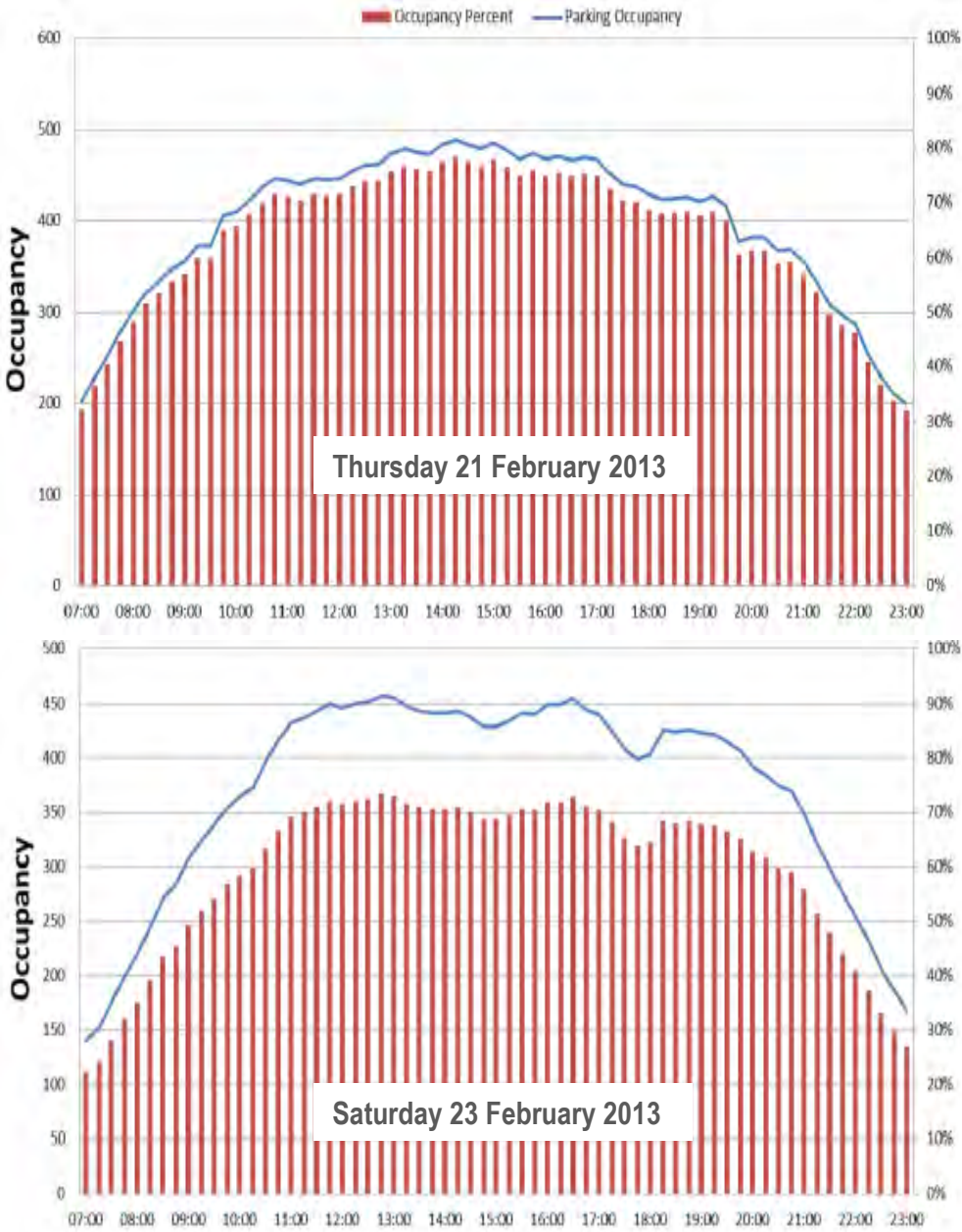
Turn-over	Total Hours Occupied	Avg. Duration of Stay	Max Duration of Stay
7.5	10.9	1.7	2.2
(cars per space)	(hours)	(hours per unique car)	(hours per unique car)

Friday 22 February - Collected Data (Averages) – Station St.

Turn-over	Total Hours Occupied	Avg. Duration of Stay	Max Duration of Stay
8.2	11.5	1.7	2.3
(cars per space)	(hours)	(hours per unique car)	(hours per unique car)

Saturday 23 February - Collected Data (Averages) - Station St

Turn-over	Total Hours Occupied	Avg. Duration of Stay	Max Duration of Stay
6.8	10.5	1.9	2.4
(cars per space)	(hours)	(hours per unique car)	(hours per unique car)



On-street – Gilles Street Car Park

Thursday 21 February - Collected Data (Averages) - OFF STREET

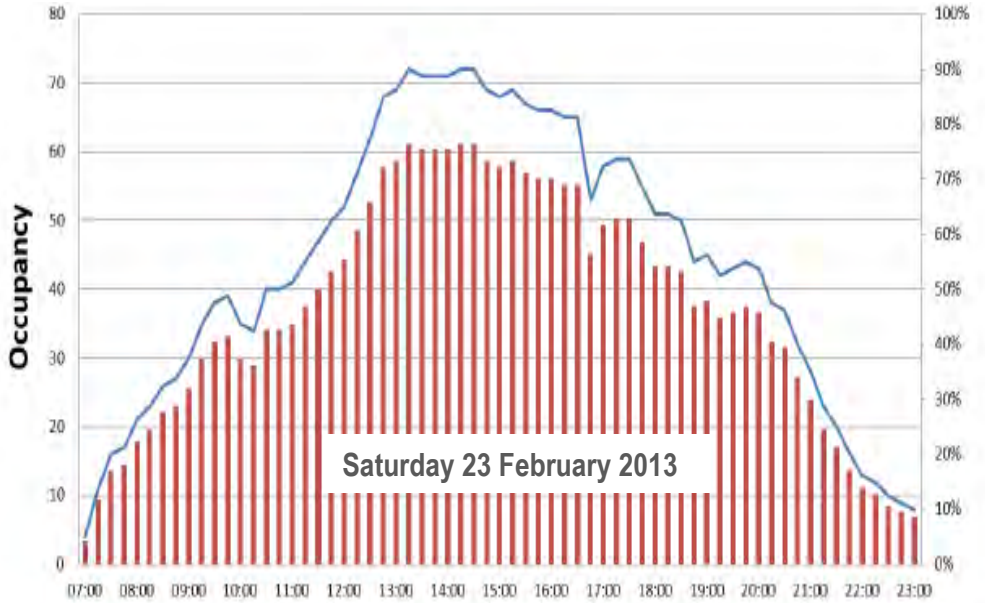
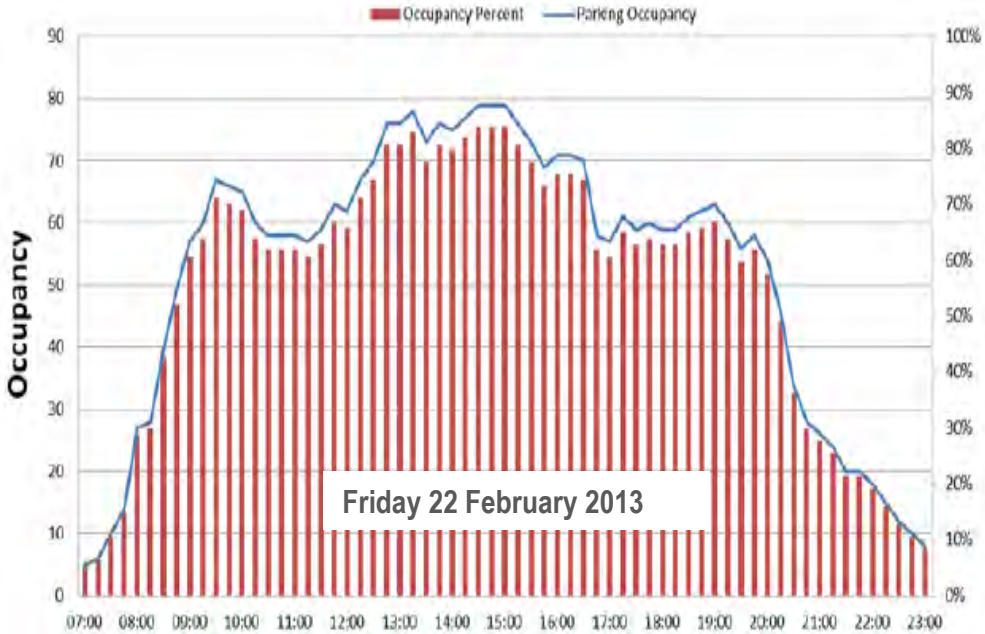
Turn-over	Total Hours Occupied	Avg. Duration of Stay	Max Duration of Stay
3.8	8.1	2.4	4.0
(cars per space)	(hours)	(hours per unique car)	(hours per unique car)

Friday 22 February - Collected Data (Averages) - OFF STREET

Turn-over	Total Hours Occupied	Avg. Duration of Stay	Max Duration of Stay
3.4	8.9	2.9	4.2
(cars per space)	(hours)	(hours per unique car)	(hours per unique car)

Saturday 23 February - Collected Data (Averages) - OFF STREET

Turn-over	Total Hours Occupied	Avg. Duration of Stay	Max Duration of Stay
3.4	7.2	2.2	3.2
(cars per space)	(hours)	(hours per unique car)	(hours per unique car)



Sustainable Transport



FAIRFIELD VILLAGE ACTION PLAN

Key considerations and discussion points

- Local Access – walking and cycling priority v traffic (SmartRoads designation as ped priority)



Bank Street, South Melbourne



Crown Street, Surry Hills

Key considerations and discussion points

- Pedestrian accessibility – improved crossing points. Station Street - centre refuge to facilitate this?



Lygon Street, Carlton



High Street, Preston

Key considerations and discussion points

- Future car parking provision on residential development sites (what/how do we need to address in this forum?)

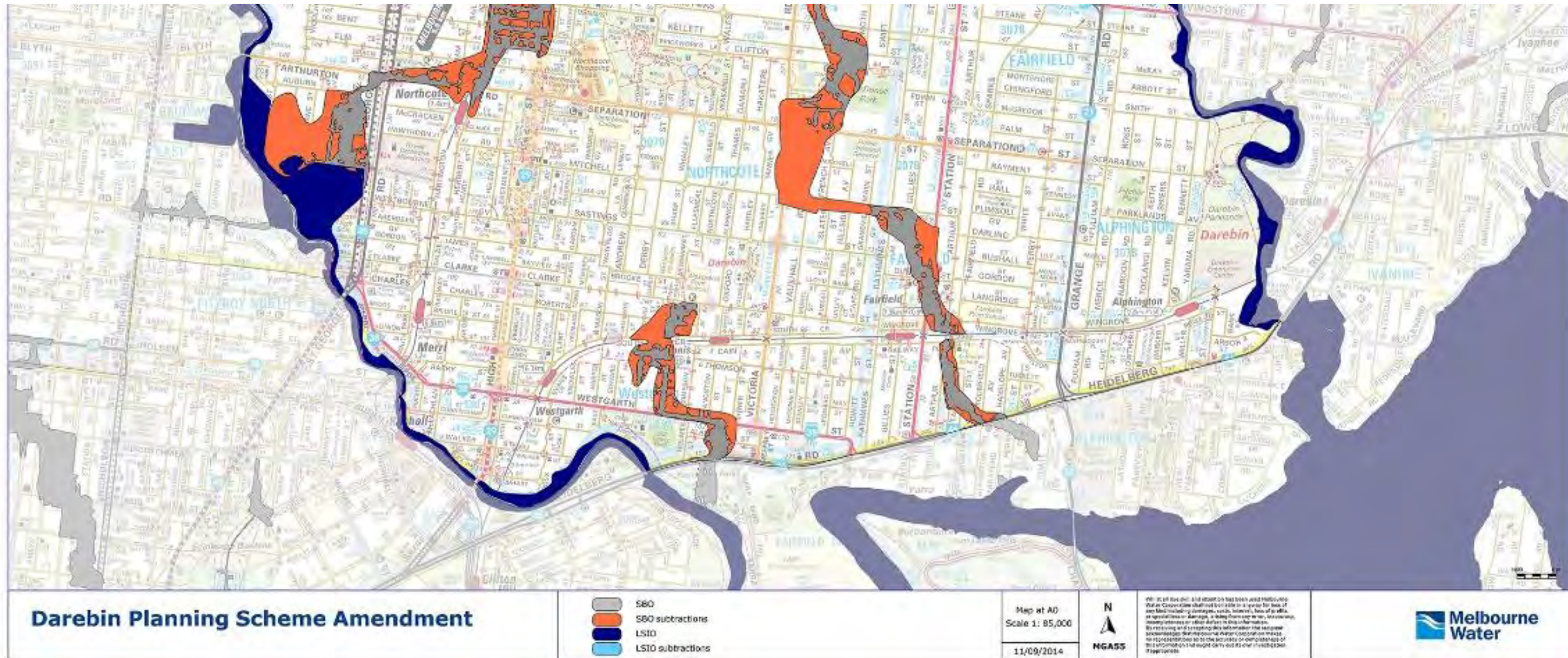


Key considerations and discussion points

- Future of Wingrove/Arthur Street roundabout – public open space



Key considerations and discussion points



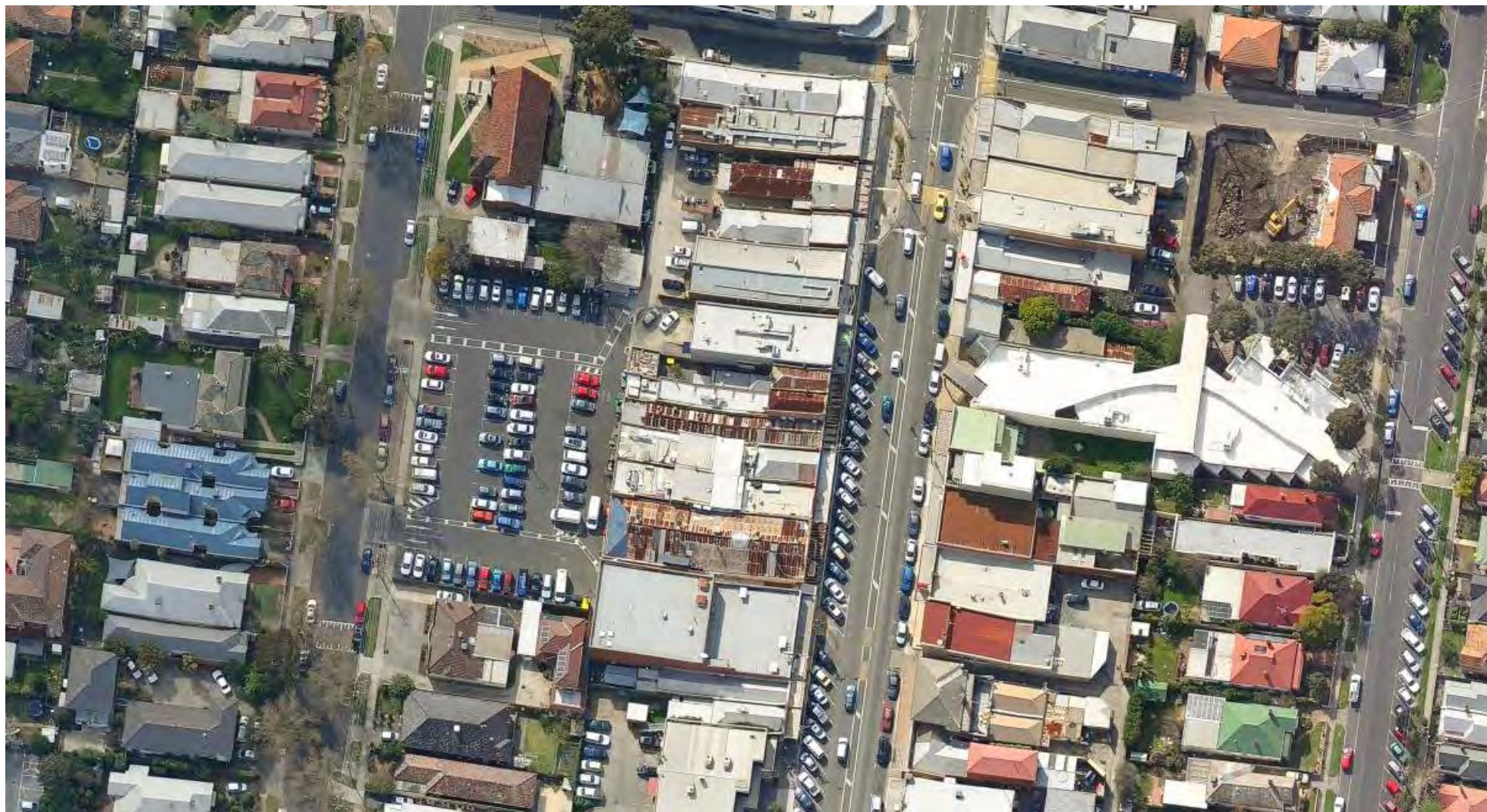
FAIRFIELD VILLAGE ACTION PLAN

Key considerations and discussion points

- AMCOR site development links?



Future development of Council owned Gillies Street carpark



FAIRFIELD VILLAGE ACTION PLAN

Retaining rear access to properties with frontage to Station Street

- Properties that use the Gillies Street council car park mostly do not have legal right of access but are obtaining access informally. May have grounds that they have 'acquired an easement by long user' over the Council car park land. Carriageway easement across the middle of the car park may be problematic for site redevelopment
- Desirable from a cost and effort perspective for Council wait until the point at which it decides to redevelop the site to make changes easement additions and modifications. Making changes to suit existing usage would create additional beneficiaries and complexities.
- Informal car access and car parking arrangements are harmless right now. However, when it comes to any redevelopment proposal, Council planners would be in the undesirable situation of not being able to consider / approve any on-site car parking as part of a planning permit application for development on these sites that do not have legal right of access.
- Council preference to ensure that sites are developed with car parking and that vehicle access to sites on Station Street is maintained, but who addresses the land access issue and when?
- In the event of a development or land use proposal needing to formalise on-site car parking, the developer could seek to impose a carriageway easement arrangement at their own cost.
- The action plan could outline these issues and make recommendation on course of action, considering the pros and cons.

APPENDIX 6

Workshop 5: Fairfield Action Plan
Streetscape/ Public Realm Improvements Framework Plan
Hansen Partnership



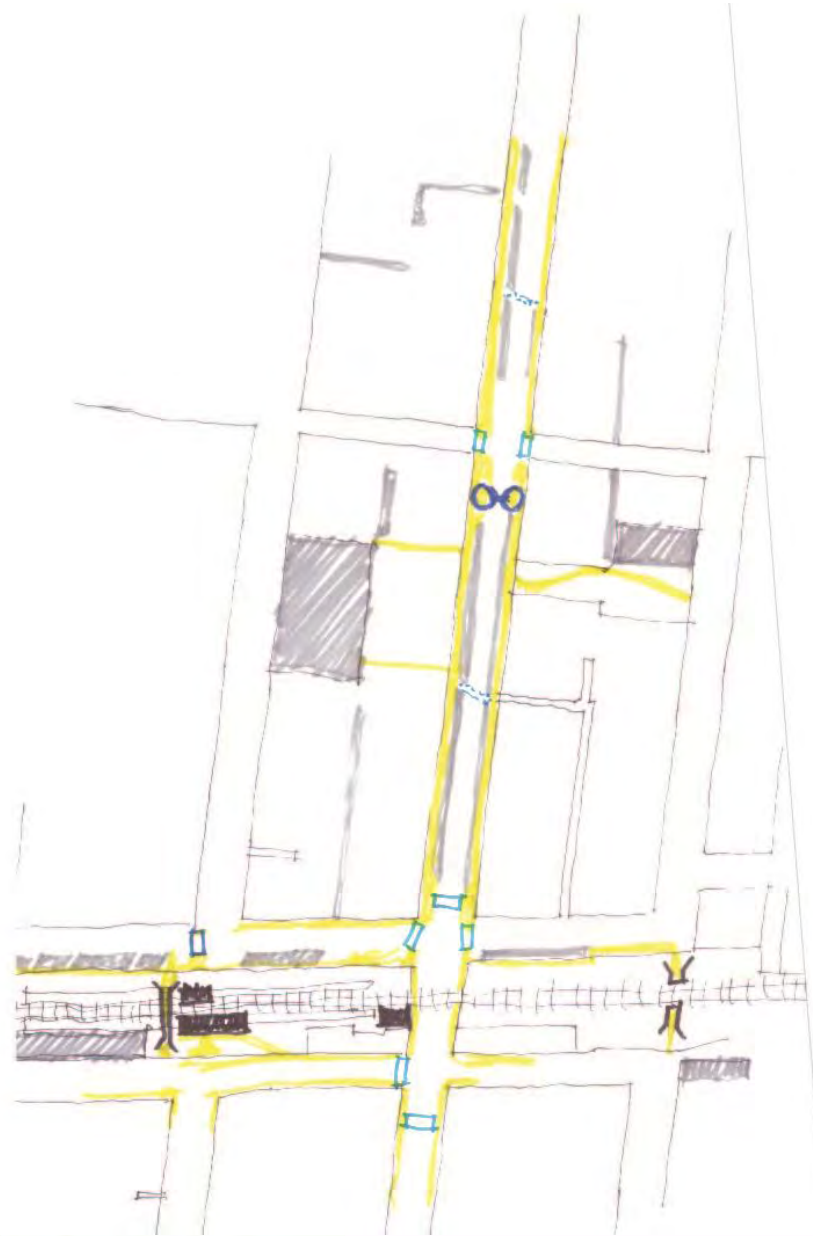
FAIRFIELD VILLAGE ACTION PLAN

JUNE 2015

access



fairfield village
action plan
access



FAIRFIELD VILLAGE ACTION PLAN

access



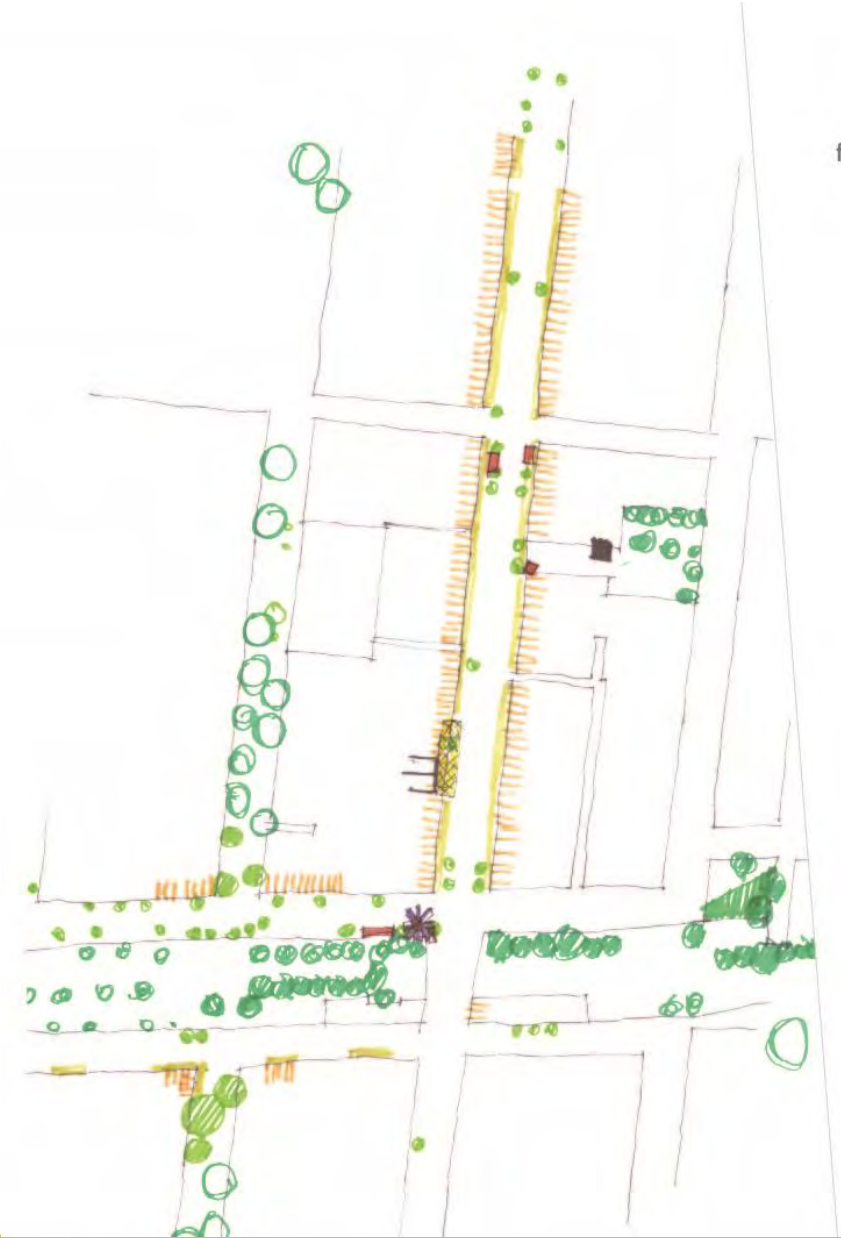
fairfield village
action plan
access

FAIRFIELD VILLAGE ACTION PLAN

comfort



fairfield village
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comfort



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FAIRFIELD VILLAGE ACTION PLAN

comfort



fairfield village
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FAIRFIELD VILLAGE ACTION PLAN

comfort



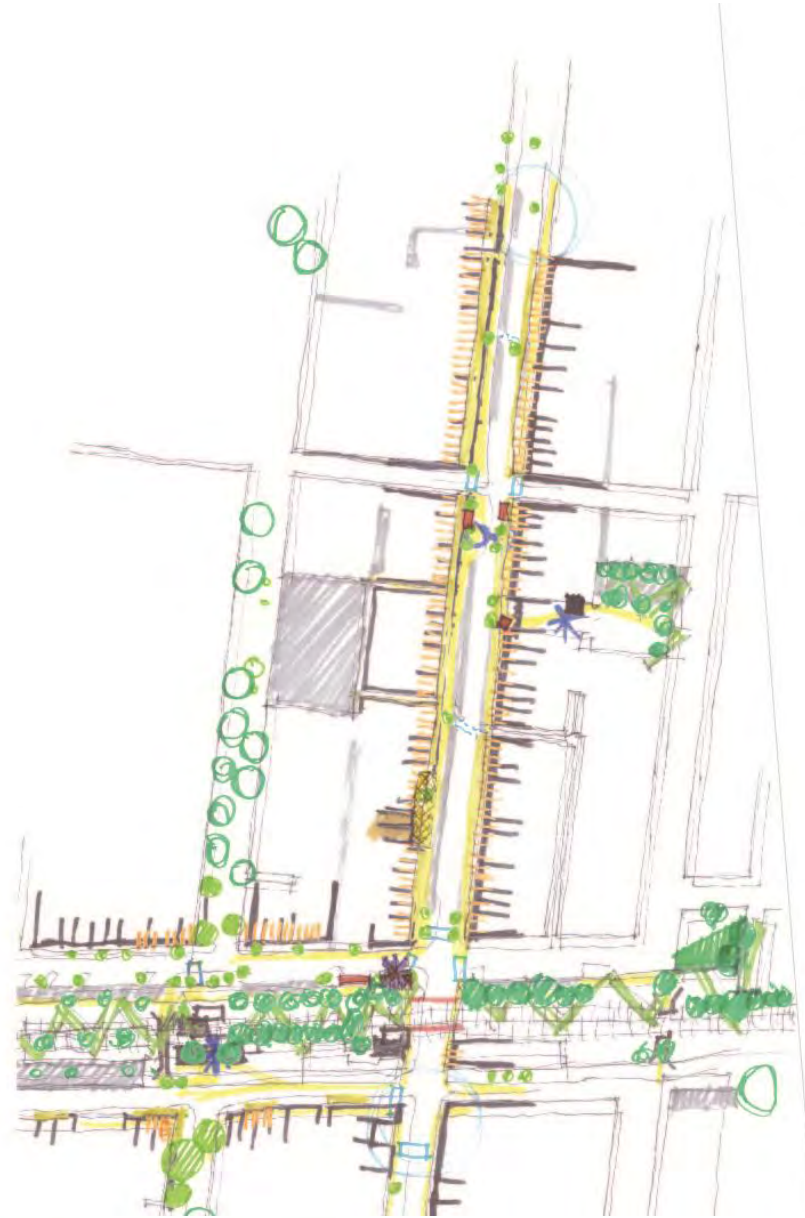
fairfield village
action plan
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FAIRFIELD VILLAGE ACTION PLAN

combined



fairfield village
action plan



FAIRFIELD VILLAGE ACTION PLAN

ground plain

existing conditions



interplay of textures & materiality



incorporating timber for historical references to the timber workforce



FAIRFIELD VILLAGE ACTION PLAN

landscape language

existing conditions



median strips



planter boxes



FAIRFIELD VILLAGE ACTION PLAN

art, creativity and public expression

existing conditions



colour/mosaic /playful

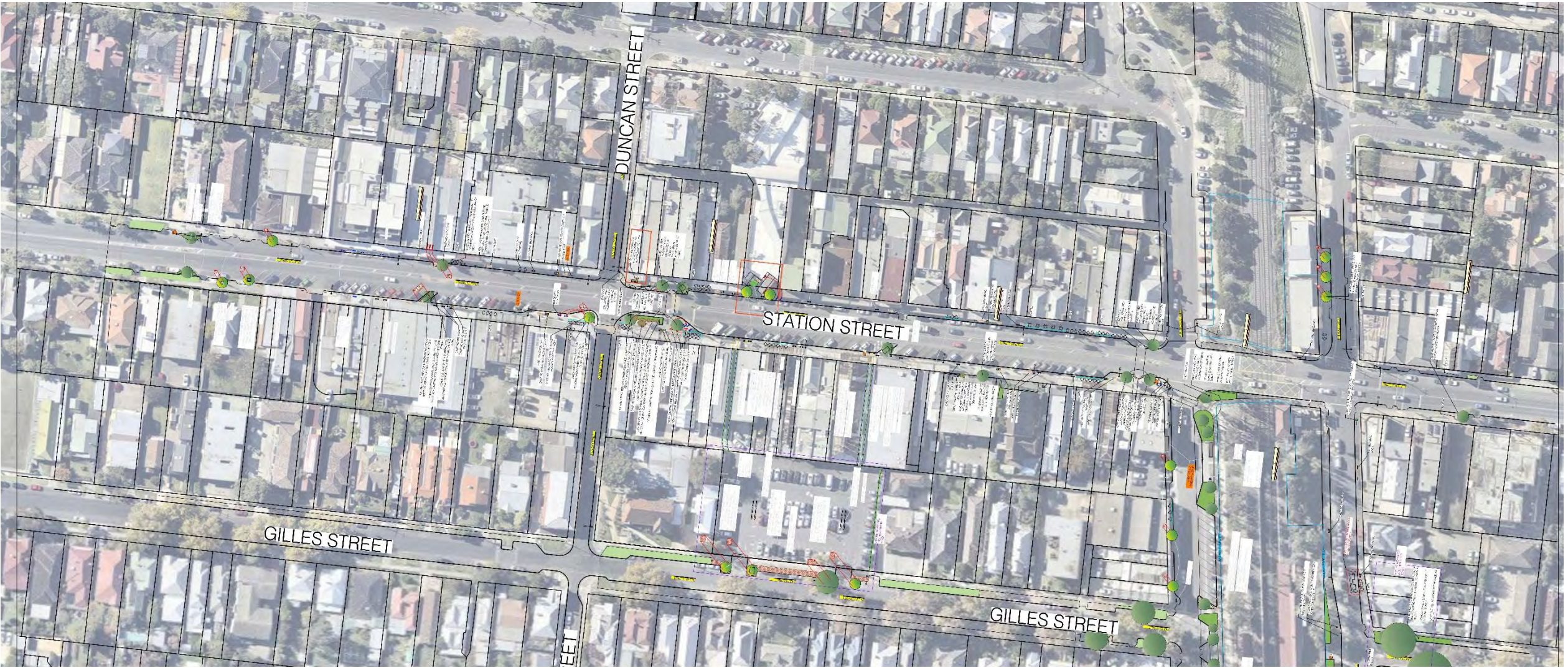


temporary/ pop up spaces

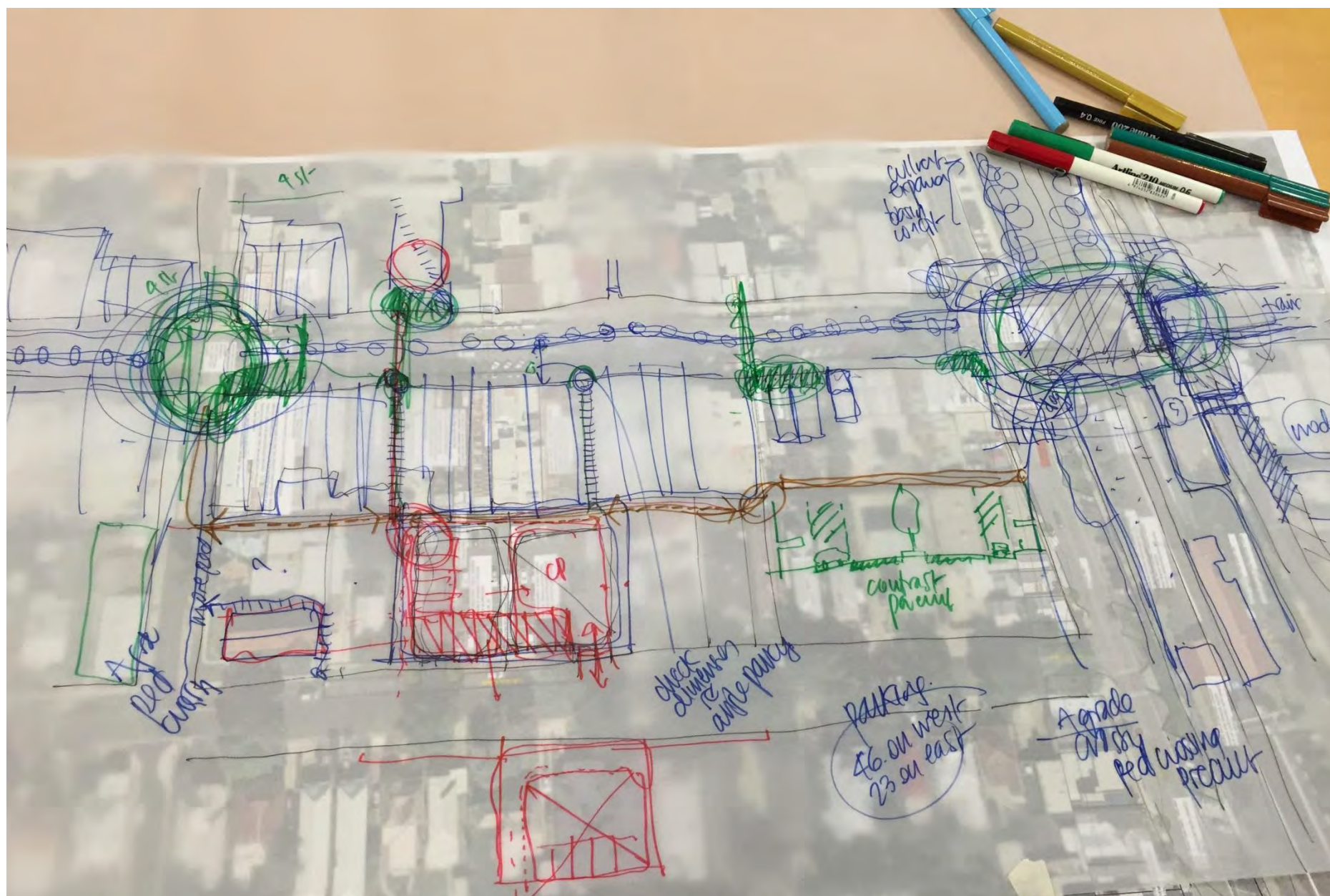


FAIRFIELD VILLAGE ACTION PLAN





FAIRFIELD VILLAGE ACTION PLAN



FAIRFIELD VILLAGE ACTION PLAN

Recommendation		Action Plan Theme	Unit/s Responsible	Further work required / considerations	Known or Potential Timing
1	Business Strategy	Role and Function	Business Development	<ul style="list-style-type: none"> • Consultation with Businesses • Consider timing in line with Fairfield Village Business Association 5 year business plan 	<p>Initial consultation with businesses as part of part of Streetscape Master Plan project in 2016-17 (subject to funding) to clarify key issues and needs. See item 25 below for details.</p> <p>Potential for any discrete projects to be pursued in 2017-18 pending outcomes of consultation and funding availability.</p> <p>Preparation of a full business strategy for Fairfield Village should align with preparation of the centre's five year business plan, which is developed in line with the Special Rate Levy renewal, due in 2018.</p>
2	Shared pathway (cycling/walking) improvements on land between Fairfield Village and Amcor precinct	Role and Function	Transport Management	<ul style="list-style-type: none"> • Explore feasibility in discussion with VicTrack. • Potentially influenced by State Government Grange Road/Chandler Highway projects (details expected mid-2016). • Negotiation with VicTrack • Seek capital works funding / external funding for design and construct 	<p>Potential for investigation in 2017-2018 (subject to VicTrack agreement and funding availability).</p>

Recommendation		Action Plan Theme	Unit/s Responsible	Further work required / considerations	Known or Potential Timing
3	General accessibility Improvements	Role and Function	Aged and Disability Public Realm Transport Management	<ul style="list-style-type: none"> • Identification of key issues in the centre and necessary improvements • Integration with public realm, transport and other relevant programs. • Implementation of actions from the Draft Darebin Pedestrian Priority Network 	<p>Generally part of Streetscape Masterplan project 2016-17 (subject to funding).</p> <p>Potential delivery via Streetscape Master Plan and any further capital works projects in 2017-18 and beyond (subject to funding).</p> <p>Potential delivery also through Walking Capital Works budget in 2016/17- 2017/18 (subject to funding).</p>
4	Implementation of Design Guidelines (for built form, heights, etc)	Design Guidelines	Strategic Planning	<ul style="list-style-type: none"> • Consult on revised Design Guidelines • Finalise and seek Council adoption • Translate into planning scheme controls • Undertake Planning Scheme Amendments 	<p>Consultation on draft guidelines in late 2016 in conjunction with Streetscape Master Plan consultation activities (subject to funding).</p> <p>Planning scheme amendment to follow in 2017 (subject to funding).</p>
5	Prepare and promote preferred shop top development model/s and assess potential for a demonstration development	Development Potential	Strategic Planning (for development model)	<ul style="list-style-type: none"> • Prepare draft information product • Consultation (potentially in conjunction with Design Guidelines) • Assess potential and feasibility for public-private project. Potential for an affordable housing project. 	<p>Potential to include information product in scope of revised Design Guidelines and planning scheme amendment work in 2016-17 (subject to funding).</p> <p>A demonstration project would be a future separate undertaking and budget approval. Potential for 2017-18 initial investigation.</p>

Recommendation		Action Plan Theme	Unit/s Responsible	Further work required / considerations	Known or Potential Timing
6	Grants for traditional façade restoration (e.g. repainting, new signage, removal of old signage to reduce visual clutter, etc.)	Development Potential	Business Development	Unlikely to be prioritised for a single retail centre given known issues in others. Would require further consideration for feasibility as a broader project in municipality in the future.	Subject to feasibility, timeframe unknown. Improvement of facades (and enforcement action for removal of illegal signs and works etc.) can currently be pursued in planning permit applications for redevelopment.
7	Streamlined Planning Approval process	Development Potential	Strategic Planning	May be included in scope of work for built form controls to be delivered via planning scheme amendment (see item 4). Feasibility to be assessed.	If feasible, could be delivered via planning scheme amendment in 2016-18 (subject to funding)
8	Discounted or reduced property rates during construction period	Development Potential	Business Development Revenue (Rates)	Unlikely to be pursued in Fairfield Village; such initiatives are suited to strategic urban renewal precincts where development will deliver broader community benefits.	Unknown; unlikely.

Recommendation		Action Plan Theme	Unit/s Responsible	Further work required / considerations	Known or Potential Timing
9	Temporary use of Council owned space (or other commercial properties) for businesses during redevelopment	Development Potential	Business Development Facilities Assets and Properties	<ul style="list-style-type: none"> Business Development Unit can assist businesses with finding temporary space and relocation. Active Spaces program is an existing initiative that can be used to source temporary space. Business Development relationships with Real Estate Agents could assist with sourcing nearby properties. A proactive program to offer space as an incentive for redevelopment is unlikely to be feasible due to resources required. As per Item 8, such a program may be more suited to larger renewal precincts where broad community benefit is demonstrable. 	<p>Incentive style program unlikely</p> <p>Council assistance with relocation under existing programs is already available.</p>
10	Relocation of overhead power lines (potential options for underground, concealed behind parapets, bundling, etc.)	Development Potential	Multiple – to be confirmed – but may involve: Major Projects Public Realm Environment & Natural Resources Transport Management	<ul style="list-style-type: none"> Discussions with utility / infrastructure companies Potential funding opportunities in collaboration with government and utility companies Assess feasibility Potential designs 	<p>Unknown. Scope for consideration as part of Streetscape Master Plan consultation and design phase in 2016-17 (subject to funding) to ensure coordination of streetscape works.</p> <p>Potential for detailed feasibility and design options would be subject to funding.</p>

Recommendation		Action Plan Theme	Unit/s Responsible	Further work required / considerations	Known or Potential Timing
11	Reduced car parking rates as an incentive for shop top development	Development Potential	Strategic Planning Transport Management	<ul style="list-style-type: none"> Requires a broad Fairfield car parking study to understand current and future parking demand, supply, other transport aspects and impacts of changes on the centre as a whole. Development of a precinct parking plan may follow. This can be formally incorporated into the Darebin Planning Scheme. 	Unknown. Potential for 2017-18 project initiative subject to scoping and funding.
12	Establish/formalise rear right of way access network to Station Street properties as nominated on map at page 36 of Action Plan.	Development Potential Streetscape Design & Infrastructure	Assets and Properties	<ul style="list-style-type: none"> Assess candidate locations – verify title information and statutory process required to resolve each. Commence statutory processes for declaration of roads / engagement with affected land owners as required. 	Any simple statutory declaration processes may be undertaken in 2016 under operating budget. More complex statutory undertakings would be subject to funding in 2017-18.
14	Car parking study of Gilles Street car park	Streetscape Design & Infrastructure	Transport Management	Requires a precinct-wide study approach as suggested for item 11 or may be form part of a longer term specific redevelopment project – see item 13 below.	Unknown. Potential for 2017-18 project initiative subject to scoping and funding.

Recommendation		Action Plan Theme	Unit/s Responsible	Further work required / considerations	Known or Potential Timing
13	<p>Redevelop Gillies Street car park site.</p> <p>Includes scoping potential for stormwater storage, and multipurpose design as assessed on pages 28-32 of the Action Plan.</p>	<p>Development Potential</p> <p>Streetscape Design & Infrastructure</p>	Multiple – to be confirmed	Major project requiring cross-unit collaboration - involves scoping, feasibility/preliminary design, multi staged consultation, design and execution.	<p>Unknown. Discussions for initial improvements and consultation on the future of the car park as part of Streetscape Master Plan project in 2016-17 (subject to funding).</p> <p>Potential for detailed feasibility and design options would need to be funded as a new initiative in future years.</p>
15	<p>Street greening incorporating more canopy trees and WSUD initiatives. Formal clustering of trees (grove) at pedestrian crossings.</p>	Streetscape Design & Infrastructure	Public Realm Environment & Natural Resources	<ul style="list-style-type: none"> Feasibility and design within scope of Streetscape Master Plan project, see item for detail Dedicated project to deliver 	<p>Design and consultation as part of Streetscape Master Plan project in 2016-17 (subject to funding).</p> <p>Implementation via Streetscape Master Plan and any further capital works projects in 2017-18 (subject to funding).</p>

Recommendation		Action Plan Theme	Unit/s Responsible	Further work required / considerations	Known or Potential Timing
16	Install central planted median strip on Station Street between railway and north edge of Activity centre northern extent of Commercial 1 zoned land	Streetscape Design & Infrastructure	Transport Management Public Realm	<ul style="list-style-type: none"> Case for a median strip has been identified in road safety analysis of the precinct in late 2015. Eligible to seek funding to deliver improvements through the federal Black Spot Programme following community consultation and VicRoads approval. Use of median strip (e.g. for planting) should be integrated into forthcoming Streetscape Master Plan project, see item for detail. Dedicated project to deliver 	<p>Design and consultation as part of Streetscape Master Plan project in 2016-17 (subject to funding and VicRoads support).</p> <p>Application for Black Spot Programme funding in 2017 post Streetscape Masterplan design.</p> <p>Implementation via Black Spot funding / Streetscape Master Plan in 2017-18 (subject to funding).</p>
17	Footpath upgrades to existing footpath and rear laneways	Streetscape Design & Infrastructure	Public Realm	<ul style="list-style-type: none"> Feasibility and design within scope of Streetscape Master Plan project, see item for detail Dedicated project to deliver 	<p>Design and consultation as part of Streetscape Master Plan project in 2016-17 (subject to funding).</p> <p>Implementation via Streetscape Master Plan and any further capital works projects in 2017-18 (subject to funding).</p>

Recommendation		Action Plan Theme	Unit/s Responsible	Further work required / considerations	Known or Potential Timing
18	Redesign of level crossing area including: – ‘unified zone’ incorporating surface treatments and rationalisation of barrier – installation of pedestrian signalised crossing point	Streetscape Design & Infrastructure	Transport Management (with Public Realm)	<ul style="list-style-type: none"> Transport Management Unit has commissioned preliminary design options for pedestrian improvements in the railway crossing area between Wingrove Street and Railway Place. Preferred option and design details to be selected in consultation with infrastructure stakeholders Potential for further broad consultation and refinement as part of the Streetscape Master Plan project. Dedicated project to deliver 	<p>Detailed design and consultation as part of broader streetscape improvements package to be canvassed in the Streetscape Master Plan project in 2016-17 (subject to funding and VicRoads support).</p> <p>Potential for delivery in 2017-18 subject to capital works funding.</p>
19	Additional Station Street pedestrian crossing points at Wingrove and Duncan Street	Streetscape Design & Infrastructure	Transport Management (with Public Realm)	<ul style="list-style-type: none"> Improved crossing at Duncan Street was identified in road safety analysis of the precinct in late 2015 and likely to be pursued through federal Black Spot programme. Preliminary design options have been sought around Wingrove Street as part the railway crossing area pedestrian improvement project (item 18) Potential for further broader consultation and refinement as part of the Streetscape Master Plan project. Dedicated projects to deliver 	<p>Design and consultation on both crossings to be part of the Streetscape Master Plan project in 2016-17 (subject to funding and VicRoads support).</p> <p>Implementation via combination of Black Spot funding and Council capital works programme in 2017-18 (subject to funding).</p>

Recommendation		Action Plan Theme	Unit/s Responsible	Further work required / considerations	Known or Potential Timing
20	<p>Explore opportunities for flood mitigation treatments to address known flood problems, in partnership with Melbourne Water. Key locations identified:</p> <ul style="list-style-type: none"> - Along Station St between Duncan Street and Rail Corridor (retardation, capture), incorporated in streetscape works. - Wingrove / Arthur Street junction, reserve and pedestrian underpass (retardation, pinch point release specific project) - Gillies Street car park (diversion and storage of stormwater specific project) 	Streetscape Design & Infrastructure	Capital Works Environment & Natural Resources Public Realm	<ul style="list-style-type: none"> • Strategic analysis and feasibility in consultation with Melbourne Water (includes options for future project funding). • Major focus on working with Melbourne Water to explore opportunities for upgrading the MW Fairfield Main Drain along with investigation of potential stormwater retardation at the identified key locations. • Wingrove/Arthur junction and rail underpass is potentially influenced by State Government Grange Road level crossing removal project. Design details expected mid 2016. • Define and scope specific project/s pending outcomes of feasibility 	<p>Feasibility work and initial consultation on issues to be undertaken as adjunct to streetscape masterplan project design and consultation phase in 2016-17 (subject to funding)</p> <p>Timeframe for delivery of any identified specific initiatives is unknown, and subject to feasibility and funding.</p> <p>See items 22 and 23 for specifics on Wingrove/Arthur Street junction area.</p>
21	Investigate potential to make Duncan Street (between Station and Gillies) one-way with broader footpaths or shared space treatment	Streetscape Design & Infrastructure	Transport Management, Public Realm, Environment & Natural Resources	<ul style="list-style-type: none"> • Investigate feasibility, including community consultation and preliminary design options • Potential for WSUD installations • Detailed design and consultation subject to feasibility 	<p>Potential for feasibility and consultation in 2016-17 in conjunction with Streetscape Master Plan consultation and design phase (subject to funding).</p> <p>Potential detailed design and implementation in 2017-18 subject to funding.</p>

Recommendation		Action Plan Theme	Unit/s Responsible	Further work required / considerations	Known or Potential Timing
22	Investigate potential rationalisation of Wingrove/Arthur Street roundabout to increase public open space of existing reserve	Streetscape Design & Infrastructure	Transport Management Public Realm	<ul style="list-style-type: none"> Assess feasibility, including community consultation and preliminary design options Design development and consultation subject to feasibility 	<p>Potential for feasibility and consultation in 2016-17 in conjunction with Streetscape Master Plan consultation and design phase (subject to funding).</p> <p>Implementation – potential to incorporate within upgrade of existing reserve (as mandated under Open Space and Playspace Strategies).</p> <p>Timing unknown.</p> <p>Project has synergy with any initiative to widen Wingrove rail underpass as an integrated project, see item 23 detail.</p>
23	Public realm enhancement of rail-pedestrian underpass at Wingrove Street. Includes consideration of: <ul style="list-style-type: none"> Stormwater retarding opportunities on northern side as part of upgrade to existing public open space Widening of underpass to both increase drainage flow capacity during storm events and improved safety and accessibility for pedestrians (including wheelchair access) and cyclists. 	Streetscape Design & Infrastructure	Transport Management, Public Realm Environment & Natural Resources Capital Works	<ul style="list-style-type: none"> Assess feasibility including engagement with Melbourne Water re potential project funding VicTrack/PTV consultation Potentially influenced by design of State Government Grange Road level crossing removal project – design details expected mid 2016 Preliminary design ideas and consultation Detailed design and consultation 	<p>Timing unknown – potential to incorporate as combined project with rationalisation of Wingrove St roundabout and upgrade of existing reserve, see item 22.</p>

Recommendation		Action Plan Theme	Unit/s Responsible	Further work required / considerations	Known or Potential Timing
24	Streetscape Audit (to inform future Streetscape Masterplan)	Streetscape Public Realm Improvements Framework Plan	Public Realm	A streetscape audit was undertaken in February 2016 as a part of the Retail Activity Centres Strategic Review.	Audit results to inform development of the Streetscape Master Plan (item 25) in 2016/17.
25	<p>Prepare a Streetscape Master Plan for Fairfield Village. Recommended initiatives for consideration include:</p> <ul style="list-style-type: none"> - Retained/reinterpreted mosaics - Central median strip in Station Street between railway and northern extent of Commercial 1 zoned land. - 'Greening' opportunities - WSUD treatments/minor flood mitigation - Improved pedestrian realm and surface treatment in Railway Place - Improved pedestrian movement around railway crossing - Potential treatments for one way section of Duncan Street - Wheel stop/safety options for Station Street - Retained bin locations - Options for new/improved public toilet facilities - Option for public water fountain 	Streetscape Public Realm Improvements Framework Plan	Public Realm in conjunction with Transport Management, Environment and Natural Resources, Capitals Works.	See right	Streetscape Master Plan with consultation and design phase to commence 2016-17 continuing with implementation over 2017-18. Subject to approval of funding.

6.6 EAST PRESTON COMMUNITY CENTRE – OPERATIONAL AND GOVERNANCE STRUCTURE

Author: Manager Children, Families and Community

Reviewed By: Director Community Development

Report Background

In 2014 Darebin City Council established an infrastructure fund and made the commitment to consult with the community to determine how this fund would be utilised. Following this process it was recommended by the Citizens Jury to Council that \$865,000 should be allocated towards the establishment of an East Preston Neighbourhood House.

This report presents and discusses options for the operational and governance structure for the centre.

Previous Council Resolution

At its meeting held on 20 April 2015, Council resolved:

That Council:

- (1) Notes the progress to date on the development of the East Preston Neighbourhood House and the limitations of a Council/Community Co-op governance model in the context of the community needs and capacity.*
- (2) Receives a further report in February 2016 regarding the proposed governance structure for the centre.*

Previous Briefing(s)

Councillor Briefing – 29 March 2016

Council Plan Goal/Endorsed Strategy

Goal 2: Healthy and Connected Community
2013-2017 Health and Wellbeing Plan

Summary

The operational models presented in this paper each contain benefits and restrictions. Regardless of the model, allowing sufficient time for the centre to develop and establish a strong relationship with the surrounding community will be crucial to its ongoing success.

Council operating the centre for the first 12 months will allow time to build on the already strong relationship between Council and the surrounding community to establish trust and connection with the centre.

Also during the first 12 months and under direction of Council, and with advice from a Community Reference Group, Council could consider transitioning to a lead tenant model to manage the day to day coordination of the centre. A lead tenant model, whereby Council is to engage a skilled community organisation is an effective and sustainable model once the centre is established to meet the needs of the East Preston community.

Recommendation

That Council:

- (1) Endorses the operation of the East Preston Community Centre as a Council operated facility and refer funding of this model to the 2016/17 budget process.
- (2) Note the New Initiative Bid referred to the 2016/17 budget seeks funding in line with that provided to other Neighbourhood Houses.
- (3) Receives a further report following the 12 month evaluation of the centre to determine the ongoing operational model.
- (4) Endorses the establishment of a Community Reference Group for the East Preston Community Centre.

Introduction

The East Preston Neighbourhood House (EPNH) working group commenced in November 2014, comprising of officers and management from the Major Projects and Engineering, and the Children, Families and Community departments.

Several sites were identified by the EPNH working group as options for consideration. These include:

- 7 Newton St, Reservoir – Department of Human Services (DHS) property (community space, not residential)
- 33, 35, 37 Crevelli St, East Preston – Vacant commercial property
- 30 Seston St, East Preston – Council owned vacant land abutting Sullivan Reserve
- 109 Blake St, East Preston – Council owned kindergarten
- Sullivan Reserve
- 2-4 Greenbelt St, East Preston – Scout's storage hall owned by Scouts Victoria

Following the assessment of the sites and discussions with the working group, a Department of Health and Human Services (DHHS) property at 7 Newton Street, which is currently the base for the East Preston Tenants Association was identified as the preferred site. Through discussions with DHHS and the Tenants Association it is viewed that combining services into this space will be beneficial for both the Tenants Association and the wider community who already frequent this space.

As the space will not operate or be funded as part of the State Government Neighbourhood House program, 'community centre' has been used as a more appropriate term for this facility. The State Government Neighbourhood House program is not currently offering funding to support the development of new Houses.

Design

Grant Maggs Architects Pty Ltd was commissioned as project architects and undertook the full design and documentation services for Council. DHHS, Council Officers, community members and local community agencies who have provided feedback into the design through the process, with adjustments made to ensure the space was welcoming and inclusive to community and facilitated the desired use.

Knowledge regarding the use of other community spaces overseen by Council (such as Reservoir Neighbourhood House) has also been used to inform some of the design features.

These works were approved by Council at the meeting on Monday 7 March 2016.

Lease arrangements

Council will enter into a lease with DHHS at a cost of \$52 per annum. Council's legal team has reviewed the DHHS lease conditions and requested several changes; the main provision will be extending the lease period from 10 years to at least 20 years. A formal response from DHHS to these requested changes is expected by the end of April 2016. The East Preston/East Reservoir tenants association will operate from the centre under an agreement with Council, as will other services that operate from the space.

Issues and Discussion

The centre's services and programs will aim to address the issues and needs presented in the East Preston community that have been identified in the original submission and in the East Preston Neighbourhood Action plan. These needs are further demonstrated in **Appendix A 2015 East Preston Community Wellbeing Indicators**.

Key to informing the programs and services which will operate from the centre is the 2015 East Preston Community Wellbeing Indicators research project, which identifies a number of health and wellbeing issues that exist in the surrounding community (**Appendix A**). The centre will seek to respond to these indicators through the provision of community programs and activities, along with direct service provision.

Programming and Service provision

Community consultation that commenced in August 2015 identified a very broad range of community activities and programs that could be facilitated from the centre. Further community consultation was undertaken on 6 March 2016 to narrow the scope of activities for the first iteration of programming. Planning for the 2016/17 budget has identified where existing community wellbeing programs and resources can be allocated for this centre. Programs identified as high priority include exercise, social activities; especially for older adults, youth programs and activities for families with young children.

Planning has also commenced for the direct service provision from the centre, which will include both internal Council services and external providers. There are a number of services that will be of benefit to the community, and further planning will be undertaken to identify the initial range of services to commence upon completion of the centre.

This will include extending models that exist in other centres to operate in this space and utilising existing service agreements with community agencies to focus their resources on this centre. Services that have been identified as high priority include legal service outreach, emergency relief and financial counselling, family services and employment support.

Operations and Governance

An appropriate and sustainable operational model will be essential to the success of the centre. This report considers the benefits and restrictions of two key models: engagement of lead tenant to manage the centre or coordinating centre as a Council facility. It also presents a model that transitions the centre from a Council operated facility to a lead tenant model managed by an external organisation. The report also recommends the establishment of a Community Reference Group and outlines the role of this group in the different models presented for consideration.

Options for Consideration

Option One: Council operated

A Council operated centre builds on the already strong relationship with the surrounding community and provides Council with greater oversight over the centre's operations to ensure they reflect the desired objectives and outcomes. If operated as a Council facility, Council would be required to create a position to coordinate the centre, it is estimated this would require up to \$104,000 in salary and on costs for a 1.0EFT position per annum.

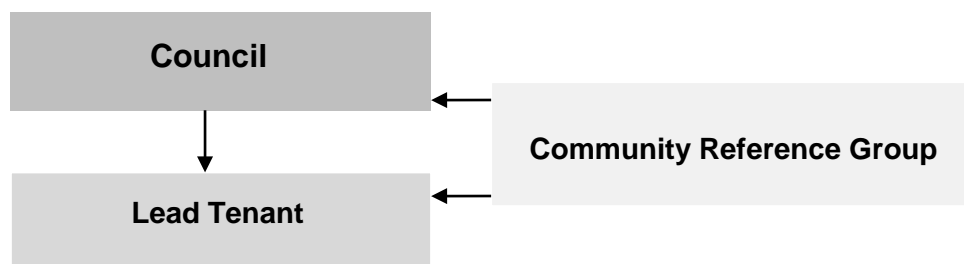


Stakeholder	Role and responsibility
Council	<ul style="list-style-type: none"> • Setting strategic direction and objectives for the centre • Setting of fees and charges schedule for the centre • Engage relevant service providers to operate in the centre. • Day to day operations and management of the centre • Manage all room bookings • In consultation with the Community Reference Group implement an annual communications plan for the centre.
Community Reference Group	<ul style="list-style-type: none"> • Providing feedback regarding ongoing community participation in the operation of the facility. • Identify potential facility users including community groups and community service organisations so as to ensure services and activities reflect the needs and interests of the local community. • Contributing to the ongoing communication plan to keep the local community informed of the Centre.

Option Two: Lead Tenant

This model would involve Council engaging a suitable community organisation to manage the site as a lead tenant through the relevant procurement process. The lead tenant would be responsible for managing the day to day operations of the space. The lead tenant would work closely with Council to plan services and program provision to meet the community needs.

It is expected that the lead tenant would contribute financially to the position based at the centre and that their agency would also provide a level of service provision from the centre. It is anticipated that approximately \$50,000 annually would be provided to the successful community organisation.



Stakeholder	Role and responsibility
Council	<ul style="list-style-type: none"> Setting strategic direction and objective for the centre Setting of fees and charges schedule for the centre Engage relevant service providers to operate in the centre.
Lead Tenant	<ul style="list-style-type: none"> Day to day operations and management of the centre Manage all room bookings Provide an agreed number of hours of service delivery per week. In consultation with Council and the Community Reference Group implement an annual communications plan for the centre.
Community Reference Group	<ul style="list-style-type: none"> Providing feedback regarding ongoing community participation in the operation of the facility. Identify potential facility users including community groups and community service organisations so as to ensure services and activities reflect the needs and interests of the local community. Contributing to the ongoing communication plan to keep the local community informed of the centre.

While a lead tenant model distances Council from the day-to day operations, it brings the additional expertise and service provision of a community agency, while allowing Council to still oversee the strategic direction and objectives for the centre. Further to this it strengthens Council's partnerships with the community sector and may enable further partnership development beyond this site.

Option Three: Council operated, transitioned to a lead tenant model

A third model for consideration is for Council to manage the centre for the first 12 -18 months as per Option One, and then transition into a lead tenant model as outlined in Option Two. This will allow Council to build the centre into a functioning, productive space with a strong connection to the local community during the crucial developmental phase, but also over time benefit from the expertise, service provision and partnership that a lead tenant model can provide. This would also provide a more cost effective and financially sustainable model.

Financial and Resource Implications

As outlined above an appropriate budget will be required for the operations of the centre, whether in a Council led or lead tenant model.

\$37,630 has currently been allocated in the 2016/2017 budget in the Neighbourhood Houses Program with an additional \$35,000 requested through the New Initiative Bid process. This request for \$35,000 is in line with the funding provided to other Neighbourhood Houses.

If Council is to manage the centre additional resources will be required and funding of this model should be referred to the 2016/17 budget process.

Risk Management

A significant risk to the success of the centre is the capacity for the centre management to connect with the surrounding community to ensure they feel safe and welcome to attend services and programs provided. Council operating the centre for the first 12 -18 months will minimise this risk as there is a strong connection between community and Council as a result of the many community programs and events delivered in this area as part of the East Preston Neighbourhood Action Plan.

Policy Implications

Economic Development

Disadvantaged communities experience higher rates on unemployment. The centre will include services and programs which aim to increase learning and employment opportunities for residents in this community.

Environmental Sustainability

The centre will be developed in line with Council's guidelines around sustainability and energy efficiency and provides an additional setting to build community capacity regarding environmental sustainability.

Human Rights, Equity and Inclusion

The development of the Centre strongly aligns with the Equity and Inclusion Policy 2012 – 2015 goals as it focuses strongly on providing services to several groups most at risk of exclusion and is located in an area of significant socioeconomic disadvantage. The EIPAT process will be applied to programming and service provision to ensure it is inclusive and responsive to the surrounding community.

Other

The development of the centre strongly supports Council Plan *Goal 2 Healthy and Connected Community* and directly supports a number of strategies in the 2013 – 2017 Health and Wellbeing Plan.

Future Actions

- A further Report to council following the 12 month evaluation of the operational model

Consultation and Advocacy

- Community Development Officer
- Coordinator Community Wellbeing
- East Preston Action Group

Related Documents

- Council Minutes – 7 March 2016
- Memo East Preston community centre project update

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

Table 1: Summary results Preston East Health and Wellbeing Survey (April 2015)

INDICATOR	Victoria	Darebin	Preston East
Subjective wellbeing (range 0–100)	77.5 ¹	76.1 ¹	79.1
PHYSICAL ACTIVITY & RECREATION			
Sedentary behaviour (sitting ≥7 hours per day)	32.6 ¹	40.2 ¹	31.0
Percentage of persons who do not meet physical activity guidelines (*moderate/vigorous)	32.1 ² 27.4 ¹	33.6 ² 26.3 ¹	*22.6/58.7
Percentage of females who do not meet physical activity guidelines (*moderate/vigorous)	33.6 ² 27.2 ¹	39.0 ² 29.7 ¹	*20.7/48.3
Percentage of males who do not meet physical activity guidelines (*moderate/vigorous)	30.4 ² 27.5 ¹	28.3 ² 21.4 ¹	*18.9/43.3
ALCOHOL, TOBACCO & OTHER DRUGS			
Purchased alcohol in the last 7 days	36.3 ¹	35.1 ¹	35.9
Percentage of persons 18+ who are current smokers	15.7 ² 19.1 ¹	21.9 ² 23.5 ¹	30.1
Percentage of females 18+ who are current smokers	12.9 ² 16.9 ¹	16.2 ² 19.3 ¹	16.2
Percentage of males 18+ who are current smokers	18.5 ² 21.4 ¹	28.5 ² 27.3 ¹	31.6
NUTRITION			
Daily soft drink consumption	15.9 ² 12.4 ¹	14.9 ² 6.4 ¹	19.4
Percentage of persons who do not meet fruit (f) dietary guidelines	54.7 ³	50.7 ³	51.1
Percentage of persons who do not meet vegetable (v) dietary guidelines	92.8 ³	94.0 ³	92.4
Percentage of females who do not meet fruit (f) and vegetable (v) dietary guidelines (f/v)	45.5 ² 41.9 ¹	44.5 ² 41.4 ¹	40.5/87.6 (f/v)
Percentage of males who do not meet fruit (f) and vegetable (v) dietary guidelines (f/v)	56.9 ² 54.8 ¹	56.2 ² 58.1 ¹	50.5/91.8 (f/v)
FAMILY & SOCIAL LIFE			
Lack time for friends/family	27.4 ¹	26.7 ¹	53.3
Shares a meal with family (≥ 5 days per week)	66.3 ¹	66.1 ¹	36.8
Can get help from friends family and neighbours when needed	91.7 ¹	89.3 ¹	94.2
Can raise \$2000 in two days in an emergency	85.6 ¹	80.2 ¹	95.7

COMMUNITY PARTICIPATION	Victoria	Darebin	Preston East
Volunteering (≥ once per month)*	34.3 ¹	22.6 ¹	12.6
Community acceptance of diverse cultures	50.6 ¹	54.8 ¹	34.7
Prepared to intervene in a situation of domestic violence	93.1 ¹	89.9 ¹	90.3
Feels valued by society	54.4 ¹	48.3 ¹	24.4
SAFETY			
Per cent of residents who feel safe walking alone during day	97.0 ¹	95.9 ¹	93.5
Per cent of residents who feel safe walking alone during night*	70.3 ¹	60.9 ¹	60.9
ENVIRONMENT			
Good facilities and services like shops, childcare, schools, libraries	79.3 ¹	89.9 ¹	83.3
Pleasant environment, nice streets, well planned, open spaces	83.1 ¹	71.2 ¹	72.5

¹ From 2010 Local Government Area Profiles, Department of Health, 2012
(www.health.vic.gov.au/modelling/planning/lga.htm)

² From 2013 Local government area profiles, Department of Health, 2014
<<http://www.health.vic.gov.au/modelling/planning/lga.htm>>

³ Department of Health & Human Services Victorian Population Health Survey 2011-12: Survey findings, <https://www2.health.vic.gov.au/getfile//?sc_itemid={604DCF4F-A8B2-41B3-ABFF-CAECF30C2B3F}>.

6.7 ELECTRONIC GAMING MACHINES AND COUNCIL'S PLANNING SCHEME

Author: Manager Children, Families and Community

Reviewed By: Director, Community Development

Report Background

At the Council meeting on 1 February 2016 Council resolved in relation to the *Pokies in Darebin: Darebin Electronic Gaming Machine Policy 2016-2019* report that:

'Consideration of this report and recommendation be deferred to the end of March pending Council briefing on feasibility of inclusions of the following clauses:

- (1) Banning of new pokies applications on all Council owned land*
- (2) Banning of expansion of pokies applications on all Council owned land*
- (3) Council receive a further report on the progress and cost of integrating an EGM policy into Council's land use strategies and Darebin's Planning Scheme. The report should make reference to other councils (including Monash) that have already installed gaming policies as part of their planning scheme.'*

Previous Council Resolution

At its meeting on 17 August 2015, Council resolved:

'That Council:

- (1) Note the following:*
 - a) The loss of \$84 million in pokies last year by residents of Darebin.*
 - b) The estimated damage caused by gambling harm is \$16 billion per annum, compared with the estimated \$7 billion caused by illicit drugs*
 - c) Three quarters of problem gamblers admitted they have addiction to pokies*
 - d) 93% of all pokies applications as successful at the Victorian*
- (2) Continues to work to reduce the harm caused by pokies in Darebin and Australia wide by signing up as supporters of National Alliance on Gambling Reform at no cost to the Council*
- (3) Receives a report on initiatives council can undertake with key stakeholders such as other councils, clubs and other agencies to reduce the harm caused by pokies including any projects for referral to the 2016/17 budget process.*

Previous Briefing

Councillor Briefing 29 March 2016

Council Plan Goal/Endorsed Strategy

- A Healthy and Connected Community
- Darebin Electronic Gaming Machine Policy and Strategic Action Plan 2010-2014

Summary

In response to the Notice of Motion resolved on 1 February 2016 and consistent with Darebin City Council's harm minimisation approach to managing EGMs in Darebin, the draft Electronic Gaming Machine Policy and Action Plan 2016-2019 will be amended to reflect that Council will not support any applications for;

- New EGM's on Council owned land; and
- The expansion of EGM numbers on Council owned Land

The inclusion of the Electronic Gaming Machine Policy into Council's land use strategies and planning scheme would be a costly process (estimated at \$100,000) to address the recent history of one application in five years. Whilst it has been included at Monash City Council there is sufficient existing case law and planning precedent to provide Council with guidance confidence in dealing with future planning applications for EGMs without the need for a planning scheme amendment.

Recommendation

That Council:

- (1) Endorse the Darebin Electronic Gaming Machine Policy 2016-2019 with the following amendments:
 - a) That new EGM applications on all Council owned land will not be supported.
 - b) That any applications to expand the numbers of EGM's on all Council owned land will not be supported.
- (2) Does not proceed to integrate an EGM Local Policy into the Darebin Planning Scheme at this stage.
- (3) Consider any additional land use policies in the next Darebin Electronic Gaming Machine Policy after 2019 and informed by the outcomes of the Monash University research Project.
- (4) Use existing planning precedents and case law to support Council's policy position with regards to any applications for new EGM's in Darebin or the expansion of existing EGM's in Darebin.

Introduction

The previous Electronic Gaming Machine Policy (Darebin Electronic Gaming Machine Policy and Strategic Action Plan 2010-2014) has lapsed. At the Council meeting on 1 February 2016 Council deferred consideration of the proposed *Pokies in Darebin: Darebin Electronic Gaming Machine Policy 2016-2019* to receive a further report that considered the inclusion of additional clauses and the cost of integrating the Electronic Gaming Machine Policy into Council's land use strategies and Darebin's Planning Scheme.

Issues and Discussion

Background and Appeal History

The research undertaken by Monash University of 142 EGM license applications considered and decided by the Victorian Commission for Gambling and Liquor Regulations (VCGLR), also indicated that the number of successful appeals lodged by Councils since 2007 were extremely low (6%).

A more detailed analysis of four Councils (Frankston, Greater Geelong, Whittlesea and Maribyrnong) with similar rankings of disadvantage and losses to Darebin and differing EGM policies also experienced a high failure rate of appeals.

In the current State Government legislative environment, and the poor EGM appeals history, Councils are all struggling to tailor their policy and regulatory instruments to gain traction for any future EGM appeals and to reduce harm to their communities.

Without any evidence to support a 'successful' model, Darebin Council's zero tolerance approach reflects the urgency of this issue in the city and provides clarity of purpose of any future operators wishing to lodge an application.

The Integration of the Electronic Gaming Machine Policy into Council's Land Use Strategies and Darebin's Planning Scheme

Darebin Council has a low level of activity in relation to EGM applications with one planning application only relating to electronic gaming facilities received over the past five years.

Whilst it is possible to introduce a Gaming Local Policy within the Darebin Planning Scheme to guide decision-making and to provide direction on how discretion should be exercised when assessing planning applications, there is sufficient existing case law and planning precedent to provide Council with a level of confidence in dealing with planning applications for EGMs. In addition those planning precedents and the current policy framework provide guidance in relation to decision making for electronic gaming applications considered under the planning scheme.

It is estimated that the cost to changing the planning scheme to include a Gaming Local Policy would be in the order of \$100,000. Under the history of one application every five years this cost would appear to be difficult to justify.

It is also important to note that an inclusion that seeks to give effect to a policy that uses the planning scheme to prohibit gaming machines would not gain support from the Minister for Planning. This approach does not meet the requirements for the form and content of planning scheme amendments as set out under a Ministerial Practice Note.

Monash Council Planning Scheme Amendment

In relation to the Monash Planning Scheme Amendment C133, extensive background research and strategies around gambling (and gaming) was prepared to support the Amendment. In particular, it established the importance of providing specific application requirement and avoidance of locations from day to day activities including shops and railway stations. This level of research is extensive and costly and the resources required could be used to support efforts targeted to specific planning applications should they be received. With reference to relevant case law, the same principles and outcomes can still be arrived at as those that are guided through the Monash Planning Scheme.

Monash University Project

Monash University is currently conducting a three year research project to create an evidence based 'harm minimisation' EGM model. All Council's including Darebin Council may be in a stronger position to support and strengthen their future appeals against EGM applications in the VCGLR and VCAT at the conclusion of the study.

Options for Consideration**Option 1**

- a) Amend the draft Electronic Gaming Machine Policy and Action Plan 2016-2019 to include the following principles:
- No new EGM's on Council owned land; and
 - No expansion of EGM numbers on Council owned land
- b) Do not proceed with a process to include a Gaming Local Policy in the Darebin Planning Scheme

Option 2

- a) Amend the draft Electronic Gaming Machine Policy and Action Plan 2016-2019 to include the following principles:
- No new EGM's on Council owned land; and
 - No expansion of the EGM numbers on Council owned land
- b) Initiate a process to include the Gaming Local Policy in the Darebin Planning Scheme

Financial and Resource Implications

If Council resolved to commence a process to include a Gaming Local Policy in the planning scheme it is estimated that the process would cost an estimated \$100,000 that would need to be referred to the 2016/2017 budget process.

Risk Management

Based on the MAV research outlined in this report it is unlikely that any appeal lodged by Darebin Council against the increase and transfer of EGM's will be successful in the short to medium term.

Further the same research indicates that it is unlikely that integrating the EGM policy into Council's land use strategies and Darebin's Planning Scheme will improve the chances of success.

Policy Implications**Economic Development**

Venues with EGMs generate the majority of their profits from EGMs. This is partly due to the efficiency of EGMs and requiring less direct staff and less competent staff compared to other venue functions.

Summary Income Sources

60% - EGMs; 25% - Bar, 10% - Food, 5% - Other (Productivity Commission Report on Gambling)

Environmental Sustainability

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

Human Rights, Equity and Inclusion

The fundamental driver for the EGM policy and associated strategic actions is to lend the greatest protection to those communities and families who are vulnerable to the greatest harm associated with EGMs. The most vulnerable groups are people on low income, public housing tenants and Aboriginal and Torres Strait Islanders.

Other

There are no other factors which impact on this report.

Future Actions

The endorsed amended Darebin Electronic Gaming Machine Policy 2016-2019 is published on Council's website and copies sent to:

- Victorian Local Governance Association (VLGA) and members of the Local Government Working Group on Gambling
- Victorian Responsible Gambling Foundation
- The Municipal Association of Victoria
- The Minister for Gaming and Liquor Regulation
- The National Gambling Alliance

Consultation and Advocacy

- Monash City Council
- Darebin Council Planning Department
- Victorian Local Governance Association (VLGA)
- Victorian Responsible Gambling Foundation

Related Documents

- Darebin Electronic Gaming Machine Policy and Strategic Action Plan 2010-2014
- Darebin Planning Scheme
- Darebin Equity and Inclusion Policy

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.



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Darebin Electronic Gaming Machine Policy 2016 - 2019

November 2015

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1 Basis for Policy

In Darebin, gambling through Electronic Gaming Machines (EGMs) continues to be directly associated with the greatest harms to individuals, their families and the general community. The negative impacts persist despite the management measures introduced by the Federal and State Governments.

Council is empowered through the planning legislation and planning provisions to manage the location of EGMs in the municipality, particularly in relation to groups which are most at risk of problem gambling.

The *Darebin Electronic Gaming Machine Policy 2016-2019* (the Policy) has been developed and tailored in response to the following key issues affecting Darebin residents and communities:

1. In 2012/2013, the City of Darebin had the second highest gambling expenditure per adult compared to adjoining municipalities. This has been consistently high for over a decade.
2. In 2012/2013 loss per adult in Darebin was \$695. This amount is 23% more per adult from Darebin than in the Melbourne Metropolitan area.
3. In 2012/2013 the level of annual gambling losses due to EGMs (\$82M) was equivalent to 80% of Council's total annual income from rates.
4. In 2012/13 the City of Darebin has the highest density of EGMs compared to adjoining municipalities.
5. The areas in the City of Darebin with the greatest disadvantage had the greatest density of EGMs and the greatest gambling losses.

(Please refer to Appendix 8: Key Facts. Provides comparative details between adjoining municipalities and information with regards to specific venues in Darebin)

6. Recent changes to the gaming policy and legislative framework, including recent decisions made in relation to applications for EGMs and gaming venues in Darebin, have highlighted the need for Council to update and review its current gaming policy.

(Please refer to Appendix 2: National and State Legislative and Strategic Framework)

The Council Plan 2013-2017 objective 'a Healthy and Connected Community' stipulates that Council will develop a strong physical, social and Economic environment that supports and enhances the health and wellbeing of all Darebin residents.

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2 Purpose of the Policy

Council recognises that gambling through EGMs is a lawful activity that can generate legitimate social and recreational opportunities.

At a deeper level it is Council's view that gambling through EGMs has had and will continue to have a negative effect to individuals, families and communities. The cumulative detriment caused by the consistent high annual losses incurred in Darebin is reflected in a range of socio economic and health and wellbeing indicators.

The primary purpose of this Policy is to guide Council in executing its legislative and statutory mandate to prevent and minimise any future systemic long term social, health and economic harms associated with problem gambling (See Appendix 10: Problem Gambling. Definitions and discussion around Problem Gambling) It is Council's view that the current State Government Gambling Legislation and Regulatory framework unfairly privileges operators. In this current environment Council will oppose every application for additional EGMs or transfer of EGMs within the city of Darebin. Darebin City Council may also oppose those applications that will decrease the number of EGMs in the City of Darebin, where Council believes the reduction in numbers will not decrease gambling losses.

3 Council's decision making Framework

Council acknowledges that participating in EGM gambling is a lawful form of entertainment that provides social, leisure and recreational opportunities to a large number of adults. It also acknowledges that the use of EGMs is harmless for those who are able to control the amount of time and money they spend on EGM gambling. It further acknowledges that EGM gambling is an important source of revenue that is used by both the venue operator and the State government to support the delivery of social and community activities and facilities to communities across Victoria and Darebin.

However, Council also recognises that the use of EGMs is closely associated with a range of social, health and economic harms that have a direct and indirect impact on the wellbeing of individuals, their families and the broader community. These harms are concentrated within groups that are particularly vulnerable to problem gambling due to their socio-economic circumstances, health status or cultural background.

Council will exercise its statutory and legislative mandate to reduce the harmful effects of EGM gambling in Darebin by giving detailed and balanced consideration to all future applications for EGMs lodged as;

- a. A Gaming Licence; and / or
- b. A Planning Permit

A socio economic impact assessment will underpin every application for a Gambling Licence and / or Planning permit. This assessment will be consistent with Council's requirement to also assess these applications as prescribed by the Planning and Environment Act 1987.

However the current gambling losses and EGM density within a 2.5km radius of all the EGM venues in Darebin are higher than the Melbourne Metropolitan average. The concentration and spread of EGMs across the city means that every resident in the city is within the catchment of at least one EGM venue.

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Council's approach to managing EGM gambling

The approach to address problem gambling from a health prevention perspective encompasses a range of harm prevention and harm minimisation measures that focus on the social, economic and environmental determinants of problem gambling. (Refer to Appendix X: Discussion and definition for Problem Gambling).

This whole of Council approach is underpinned by the following legislation

1. The Planning and Environment Act 1987
2. The Local Government Act 1989
3. The Public health and Wellbeing Act 2008.

The following framework describes Council's statutory and regulatory approach and structure for the strategic action plan incorporating the goal for each area.

Goals:	Action Area
Regulation and Planning: 1. To demonstrate leadership in the planning, management and regulation of EGMs in Darebin.	Council will apply a socio economic impact assessment to guide every decision relating to the future location, operation and management of EGMs in Darebin. Social, health and economic impacts of every application will be rigorously and transparently assessed and considered on its merits and based on the social, economic and physical context within which it will operate. Providing certainty and consistency in decision-making that reflects Council's intent and is robust, independently defensible and transparent.
Social inclusion and economic Sustainability. 2. To maximise the community's capacity to prevent and address the harms associated with problem gambling.	Maximise the social and economic benefits to the Darebin community from EGM gambling. Darebin's most vulnerable communities and areas are protected from the harms associated with problem gambling. The community is well informed. Council has strong partnerships with all key stakeholders including, venue operators, service providers, local governments and the State Government.
Advocacy 3. To demonstrate leadership in advocating for necessary changes to the legislative and policy	Council will advocate for the strengthening of National and State Government initiatives that focus on preventing and minimising the social, economic and health harms

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framework in order to reduce the harmful impacts of problem gambling	associated with problem gambling. Council's capacity to influence the decision-making process is strengthened and simplified.
Research, monitoring and evaluation 4. To develop a strong, robust and defensible evidence base that will enhance Council's capacity to effectively influence the location, management and operation of EGMs in the municipality.	Council's approach to preventing and minimising harms associated with problem gambling is appropriate to the contemporary statutory, decision-making and policy framework and is informed by best practice. The community is well informed about existing and emerging research findings.

4 Scope

Gambling and gaming take many forms including racing, gaming and sports betting, some of which are facilitated through technology that enables participation online and through the use of smart devices. The scope of this Policy is limited to gambling through the use of electronic gaming machines (EGMs) in clubs and hotels in Darebin as this is the form of gambling over which Council has the most direct influence and control through its planning and regulatory processes.

The scope of this Policy is based on;

1. The findings presented in the *City of Darebin Electronic Gaming Machines Policy 2016-2019 Background Report*;
2. Changes to State Government policy and legislative framework within which electronic gaming machines (EGMs) operate in Darebin; and
3. Recent decisions made in relation to applications for EGMs and gaming venues in Darebin.

Council recognises that this social policy will be most effective, influential and defensible in combination with Council's Local Planning Policy for Gambling (Land Use) that has been incorporated into the Darebin Municipal Strategic Statement (Darebin Planning Scheme).

4.1 Hotels versus Clubs

Currently there are 4 clubs that operate EGMs in Darebin (Compared to 10 hotels) and generate 12% of the city's annual gambling expenditure. It is Council's view that the losses incurred through clubs are not sufficiently offset by the additional community benefits that they may provide to positively affect problem gamblers.

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In assessing any future proposals for the operation of EGMs in the municipality, applications from clubs will be treated in the same way as applications from pubs and other venue operators.

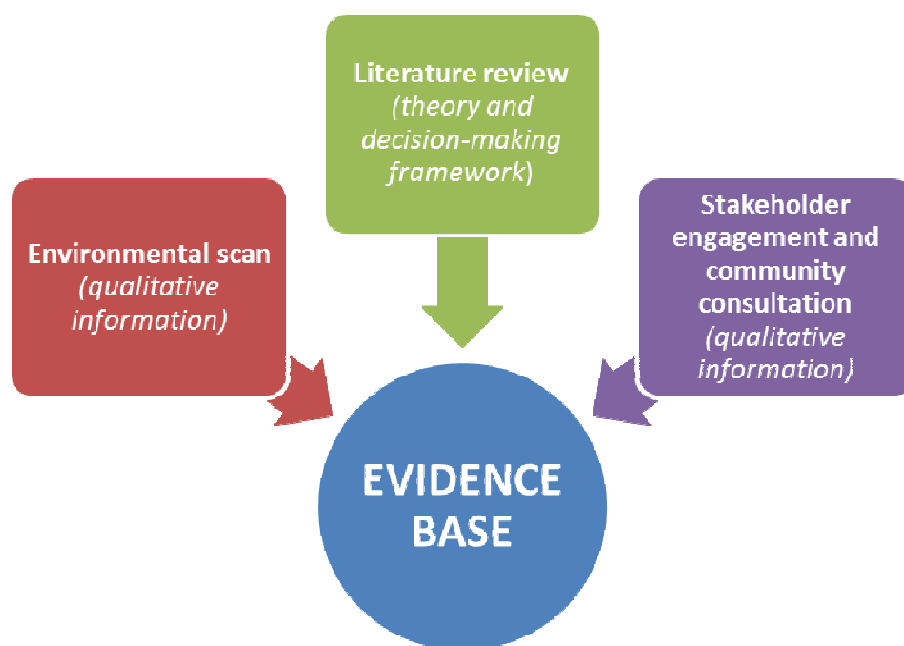
4.2 EGMs on Council owned land

Council will discourage any application by clubs to operate EGMs where the club is located on or in a Council owned asset.

5 Process

The preparation of the *Darebin Electronic Gaming Policy 2016-2019* involved three key tasks, namely a comprehensive environmental scan; document and literature review and stakeholder engagement and community consultation process. The findings from these tasks are presented in the *City of Darebin Electronic Gaming Machines Policy 2016-2019 Background Report*.

Each of these tasks provided a different aspect to the evidence on which this Policy and the *Assessment Tool* are based.



Stakeholder Engagement and Community consultation

In order to accurately represent the views of multiple stakeholders, the *City of Darebin Electronic Gaming Machines Policy 2016-2019* was informed and guided by a comprehensive process of stakeholder engagement and community consultation including:

1. Specialist stakeholder feedback (combination of phone and face to face interviews) from Gambling peak bodies, gamblers help groups, community health and welfare agencies and venue operators.
2. An independent community survey to measure community sentiment around EGMs.

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The planning and design of the policy was informed by the Darebin Gambling Policy Reference Group to ensure the development of a policy that equally recognised all stakeholders.

The consultation outcomes provided a range of conflicting views and comments with regards to Council's role in managing EGMs and reducing the impacts of problem gambling. Selections of key comments that support this contested public policy issue include;

- The residents surveyed were generally not supportive of EGMs in their neighbourhood but were not directly affected.
- The operators were of the view that they 'over deliver' on harm minimisation measures and that venue based gambling will be overtaken by on line versions.
- Community based agencies were 'torn' between the impacts on their clients from EGMs and the potential for EGMs to contribute to their programs.
- The peak bodies indicated that Council's faced a dilemma in designing their policies as there is no consistency in the decision making at the VCGLR and VCAT.

Environmental Scan

The City of Darebin Electronic Gaming Machines Policy 2016-2019 was informed by a comprehensive Background Report that describes the historical, social and economic context within which gambling takes place in Australia, Victoria and Darebin. It also discusses historical expenditure trends, and how the revenue derived from gambling. It further discusses the legislative, statutory and decision-making framework within which applications for gaming venues and additional EGMs are considered. It also describes the strategic context within which EGMs operate in Darebin, and key decision-making principles that are underpinning the decisions made by VCAT and the VCGLR.

6 Strategic action plan

The *City of Darebin Electronic Gaming Machines Policy 2016-2019 Strategic Action Plan* is based on a number of evidence based best practice principles that seek to effectively manage EGMs in the municipality and prevent and reduce the harmful impacts of problem gambling.

Action area 1 - Regulation and planning:

Goal: to demonstrate leadership in the planning, management and regulation of EGMs in Darebin.

Strategic actions	Tasks
	Develop a local planning policy on gaming for incorporation into the MSS of the Darebin Planning Scheme.
	Prepare and/or review master plans and development plans for

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Council will actively consider decisions relating to the future location, operation and management of EGMs in Darebin.	Council's activity centres that give strong guidance as to the preferred location of gaming venues.
	Where Council approves the operation of EGMs on Council owned land, it will negotiate the maximum community benefits and harm minimisation interventions for people affected by problem gambling.
	Make submissions to the VCGLR on behalf of the community if it is found that a proposal for additional EGMs or a new gaming venue will result in a net detriment to the wellbeing of the community.
	Include actions that address the systemic social, health and economic impacts of problem gambling in all Council's key strategic documents and policies
	Prepare a referral framework that ensures that all internal departments and relevant external agencies are involved in the decision-making process.

Key performance Indicators

- Incorporation of local planning policy on gaming into the Darebin Planning Scheme MSS by December 2018
- 100% of applications to Council assessed using a socio economic assessment tool
- Monitor number of planning and licencing applications and report on the outcomes annually

Action area 2 – Social inclusion and economic sustainability

Goal: To maximise the community's capacity to prevent and address the harms associated with problem gambling.

Strategic actions	Tasks
Maximise the social and economic benefits to the community from EGM gambling.	Investigate the option to prioritise initiatives that prevent problem gambling in the Community Support program Priority Areas.

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	Explore options around revenue generated by additional EGMs operating in Darebin is provided to Council for redistribution via Community Support Fund.
	Advocate that funds allocated through the Community Support Funds reach local communities characterised by high expenditure on gambling and a high incidence of problem gambling.
	Apply the principles and strategies in the <i>City of Darebin Equity and Inclusion Planning and Audit Tool</i> to all applications for an increase in EGMs or additional gaming venues.
	Continue to enhance access to non-gaming activities and facilities through Council programs, services, infrastructure development, and funding and information dissemination.
	Ensure that consumer information about social programs and alternatives to gaming is available in a range of appropriate languages and formats.
The community is well informed.	Provide information to the community on proposals for an increase in EGMs or gaming venues in the municipality, and the outcomes of these decisions.
	Support and facilitate initiatives that disseminate information to the community, including new residents and businesses on the harms associated with problem gambling and services available to those who are directly and indirectly affected by problem gambling.
Council has strong partnerships with venue operators, agencies, local governments and the State Government	Support, seek funding opportunities and facilitate local events held in the annual Responsible Gambling Awareness Week.

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	Engage with venue operators to identify ways to strengthen their harm minimisation initiatives including: -diversifying and expand non-gaming activities in their venues, -supplementing statutory responsible service of gambling measures, -participating in a gambling taskforce, -A shut-down period of 6 hours that commences at 2am.
	Ensure that all gaming venues adhere to the conditions in their planning permits.
	Collaborate with Victorian Commission for gambling and Liquor Regulations to monitor compliance with the conditions in their licence permits.

Key Performance indicators

- Support all funding applications by community based agencies aimed at reducing gambling related harm.
- Monitor the number of successful and unsuccessful applications for funding to prevent problem gambling in Community Support program.
- Increase the number of Community benefits statements by clubs that have increased their contribution to community organisations, non-gaming activities and problem gambling.
- 100% of applications assessed for social inclusion and health impacts using the EIPAT (Equity and Inclusion planning and Audit Tool).
- Monitor the number of hotels who voluntarily contribute directly to local community activities and problem gambling programs.
- Partner with external agencies and stakeholders involved in managing the harms associated with problem gambling.

Action area 3 – Advocacy

Goal: To demonstrate leadership in advocating for necessary changes to the legislative and policy framework in order to reduce the harmful impacts of problem gambling.

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Strategic actions	Tasks
Council will advocate strengthening National and State Government initiatives that focus on preventing and minimising the harms associated with problem gambling.	Advocate for changes to the Community Benefit Statement that will ensure that clubs participate in programs and initiatives that address problem gambling.
	Advocate for a proportion of the revenue generated by each additional EGM operating in Darebin is provided to Council for redistribution to local programs addressing problem gambling (via Community Support Fund).
	Advocate for changes to the Community Benefit Statement requirements that all club venues be required to contribute to non-statutory problem gambling programs and services.
	Advocate for changes to the legislation that will introduce a mandatory pre-commitment program.
	Advocate to the State government to retain the existing regional cap on the number of EGMs in Darebin.
	Make submissions to inquiries, reviews and committees to reflect the fears, aspirations and needs of the Darebin community on issues associated with problem gambling.
	Actively participate in working groups and networks that conduct research and advocate for the implementation of a strengthened harm minimisation framework.
	Advocate for the review of the VCGLR submission form to reflect recent changes to the licensing arrangements and streamline the preparation of the social and economic impact assessment.

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	Advocate for a greater length of time during which Councils may prepare their submissions to the VCGLR.
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Key Performance Indicators

- A minimum of two submissions per year to the State Government to advocate for a greater share of gambling loss be returned to Darebin through changes to regulations and licensing arrangements.
- 100% of potential funds made available to Council by gaming venues are redirected to programs that address problem gambling.
- 100% participation in collaborative partnerships between Council and other municipalities during research processes.

Action area 4 – Research, monitoring and evaluation

Goal: To develop a strong, robust and defensible evidence base that will enhance Council's capacity to effectively influence the location, management and operation of EGMs in the municipality.

Objectives	Strategic actions
Council's approach to preventing and minimising harms associated with problem gambling is appropriate to the contemporary statutory, decision-making and policy framework and is informed by best practice.	Conduct ongoing research into changes to the regulatory and strategic framework within which EGMs operate in Darebin.
	Monitor decision-making principles emerging through the VCGLR and VCAT to inform future policies and actions.
	Explore options of including questions in the Community survey that gauge the community's attitudes to gaming in the municipality.
	Monitor and review Council's policy position on EGM gambling on a regular basis to ensure it is appropriate and effective.
	Participate in and support research undertaken by other local governments, organisations and agencies on the determinants and impacts of problem gambling, and effective harm prevention and harm minimisation measures.

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	Publish annually key indicators describing the gambling environment in Darebin including expenditure, EGM numbers, problem gambling prevalence rates, gaming venues and community benefits.
Monitor and Evaluate Council's Policy	<p>Monitor if Council's policy position, goals, objectives and actions align with the contemporary statutory, policy and decision-making process; Record challenges and limitations experiences in implementing the strategies.</p> <p>This monitoring and evaluation process will be informed by the research analysis and data gathering including the following tasks:</p> <ul style="list-style-type: none"> • Annual stakeholder engagement and community consultation processes; • Ongoing research into emerging factors being considered by the VCGLR and VCAT; • Ongoing analysis of gambling indicators including expenditure, EGM density, health status and social and economic disadvantage both within the City of Darebin and municipalities within a 5km radius of the City of Darebin; and • Assessment of the extent to which the Strategic Action Plan aligns with Council's broader strategic framework, and changes to the state and national statutory, policy and decision-making processes.

Key Performance Indicators

- Monitor and report on the extent to which the key objectives in strategy have been met;

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7 Monitoring and evaluation

The goals, objectives and actions in the Strategic Action Plan will be monitored within 12 months of adopting this Strategy and thereafter on an annual basis. The criteria used to guide the evaluation is incorporated into the Strategic Action plan and includes Key performance Indicators meeting targets, the extent to which Council's policy position, goals, objectives and actions align with the contemporary statutory, policy and decision-making process. The evaluation process will also record challenges and limitation experiences in implementing the strategies. The monitoring and evaluation process will also be informed by the research analysis and data gathering.

APPENDICES

Appendix 1: Acronyms and glossary of terms

Acronyms

ATM	Automatic Teller Machine
BCSC	Bass Coast Shire Council
DPCD	Department of Planning and Community Development, now called the Department of Transport, Planning and Local Infrastructure
EGM	Electronic gaming machine
LPPF	Local planning policy framework
MSS	Municipal Strategic Statement
SEIFA	Socio-economic Index for Areas
SLA	Statistical local area
SPPF	State Planning Policy Framework
VCAT	Victorian Civil and Administrative Tribunal, the Tribunal
VCGLR	Victorian Commission for Gambling and Liquor Regulation, the Commission

Glossary of terms

Accessibility¹	The access people have to EGMs in terms of density of EGMs (number of EGMs per 1,000 adults), total number of EGMs, number of venues, venue size (number of EGMs), type of venue, location of venue, operating hours and venue design.
Attached EGM entitlement	An EGM entitlement can be understood as a 'right to operate an EGM in a venue'. Venue operators are only permitted to operate an EGM if they hold an EGM entitlement. The entitlement must also be attached to a venue approved by the VCGLR for the number of machines the venue intends to operate.
Community benefit	The positive outcomes generated through EGM gambling activity in the community, in particular the social outlet component, creation of employment in the local area and revenue generation for communities ² .

¹ Adapted from State Government of Victoria (2011)

² State Government of Victoria (2011)

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	<p>This does not include the items included in the annual audited Community Benefit Statement (CBS) submitted to the VCGLR by a gaming venue with a club or racing club licence.</p>
Community harm	<p>The negative impacts on the community as a result of EGM activity. This includes the cost of ease of access to EGM gambling venues in low socio-economic communities, the impacts of problematic gaming activity and the burden this places on community members³. In some instances community harm may result from the cumulative impact of access to EGM gambling in a community.</p>
Convenience gambling⁴	<p>Gambling that comes about as a result of people going about other business and other concerns being confronted with opportunities to gamble that they have not set out to find.</p>
Docile of disadvantage⁵	<p>All areas are ordered from the lowest to highest score, the lowest 10% of areas are given a docile number of 1, and the next lowest 10% of areas are given a docile number of 2 up to the highest 10% of areas which are given a docile number of 10. This means that areas are divided up into ten equal sized groups, depending on their score.</p>
Destination gaming⁶	<p>A venue that 'encourages pre-determined decisions to travel to play games or undertake a range of non-gaming activities. A destination venue provides some barriers to the consumption of gaming products, with a degree of effort required. Destination venues involve a premeditated decision to travel to the venue, often over a significant distance.'</p>
Disadvantaged communities⁷	<p>Those with a low socio-economic status which are characterised by high rates of unemployment, low incomes and a low skilled workforce. In the gambling context this includes communities characterised by a high concentration of EGMs and EGM venues.</p>
Economic benefits	<p>Positive [financial] effects (favourable consequences) of increased gaming provision which are likely to contribute to the growth of the economy of the municipal district and an increase in the overall wealth of the community⁸. These benefits do not necessarily relate to the benefits outlined in the CBS that may only benefit the club.</p>
Economic costs⁹	<p>Negative [financial] effects (adverse consequences) of increased gaming provision which are likely to contribute to deterioration of the economy of the municipal district and greater economic dependence.</p>
Economic impact¹⁰	<p>The sum of the effects on the viability and development of the economy (of the municipal district) in the short or medium term, and how this is likely to affect the well-being of the community. This includes</p>

³ State Government of Victoria (2011)

⁴ Queensberry Hotel para 67

⁵ ABS (2011) *Socio-Economic Indexes for Areas Technical Paper* Cat. No. 2033.0.55.001

⁶ The Allen Consulting Group (2009) *Casinos and the Australian Economy*

⁷ State Government of Victoria (2011)

⁸ Application form, VCGLR

⁹ Application form, VCGLR

¹⁰ Application form, VCGLR

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consideration of benefits and costs (or favourable and adverse effects). Where a municipal economy shows no net gain or loss, the economic impact can be said to be neutral.

EGM density	Number of EGMs per 1,000 adults.
Electronic gaming machine	See definition for 'gaming machine'.
Expenditure¹¹	The total revenue generated by venues from EGMs. Losses -The total amount of revenue generated by venues from EGMs minus the revenue equivalent to 83% pay out rate required per EGM.
Gambling¹²	An entertainment based on staking money on uncertain events driven by chance, with the potential to win more than staked, but with the ultimate certainty those gamblers as a group will lose over time. The fact that gamblers inevitably lose overall and that gambling is intended to be a recreational activity, distinguishes these outlays from investment activities, where chance also plays a prominent role. Refers to all forms of betting including wagering and gaming.
Gaming¹³	All legal forms of gambling other than wagering. In general terms, legal gaming also includes lotteries, casino table games and keno. For the purposes of this study, gaming is understood to be legal gambling on electronic gaming machine.
Gaming machine¹⁴	Any device, whether wholly or partly mechanically or electronically operated, that is so designed that it may be used for the purpose of playing a game of chance or a game of mixed chance and skill; and as a result of making a bet on the device, winnings may become payable.
Gaming premise	Land used for gambling by gaming and where there is the ability to receive a monetary reward.
Gaming sensitive use	A particular land use that increases the risk of problem gambling due to the relatively high utilisation by people who are vulnerable to the risks of problem gambling.
Group household	A group household is defined as "A household consisting of two or more unrelated people where all persons are aged 15 years or over. There are no reported couple relationships, parent-child relationships or other blood relationships in these households" ¹⁵ .
Housing stress¹⁶	Where housing costs (rental or mortgage) constitutes 30% or more of income if the individual earns in the bottom 40% of the income range

¹¹ Australian Government Productivity Commission (1999)

¹² Productivity Commission (2010) p1.4

¹³ Australian Government Productivity Commission (2010) p2.4

¹⁴ Gaming Regulation Act 2003

¹⁵ <http://www.aifs.gov.au/institute/info/charts/glossary.html>

¹⁶ http://www.ahuri.edu.au/themes/housing_affordability

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Incidence¹⁷	The number of new events i.e. cases in a defined population.
Licensed EGM	An EGM licensed under the Gambling Regulation Act 2003. It differs from an EGM entitlement which is the right to operate an EGM in an area. The number of licensed EGMs may therefore differ from the number of EGM entitlements.
Net economic and social impact	An evaluation which weighs up the positive and negative economic and social effects of the proposed change in gaming provision to estimate what the impact will be on the municipal district from the proposal ¹⁸ . In some instances the net economic and social impact may be assessed at a sub-municipal or neighbourhood level.
Not detrimental to¹⁹	When the net economic and social impact of the proposal (i.e. the sum of the incremental effects) is considered neutral or positive.
Prevalence²⁰	The number of events i.e. instances of a condition, in a population at a designated time.
Problem gambling	<p>Difficulties in limiting money and/or time spent on [all forms of] gambling which leads to adverse consequences for the gambler, others, or for the community. Problem gambling is a continuum – some people have moderate problems and others have severe problems in limiting the time and/or money spent gambling²¹.</p> <p>In the context of this research, problem gambling refers specifically to gambling involving the use of EGMs.</p>
Risk segment²²	The risk status allocated to gamblers who completed the survey as measured by the Problem Gambling Severity Index: non-problem gamblers (score = 0), low risk gamblers (score = 1-2), moderate risk gamblers (score = 3-7) and problem gamblers (score = 8 or higher).
Social benefit	<p>Positive effects (favourable consequences) of increased gaming provision which are likely to contribute to development of social infrastructure, social opportunities and social interaction, and an overall improvement of the social capital of the municipal district²³.</p> <p>These benefits do not necessarily relate to the benefits outlined in the CBS that may only benefit the club.</p>
Social capital²⁴	The product of social structures and personal interaction that can be leveraged from to achieve personal and social goals.
Social cost²⁵	Negative effects (adverse consequences) of increased gaming provision which are likely to contribute to a decline of social infrastructure, social

¹⁷ State Government of Victoria (2008)

¹⁸ Application form, VCGLR

¹⁹ Application form, VCGLR

²⁰ State Government of Victoria (2008)

²¹ Australian Government Productivity Commission (1999)

²² State Government of Victoria (2008)

²³ Application form, VCGLR

²⁴ State Government of Victoria (2011)

²⁵ Application form, VCGLR

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	opportunities and social interactions, and on overall deterioration of the social capital of the municipal district.
Social impact²⁶	<p>The sum of the effects on the social infrastructure, social opportunities and social interactions (of the municipal district) in the short or medium term, and how this is likely to affect the well-being of the community. This includes consideration of benefits and costs (or favourable and adverse effects).</p> <p>Where the social capital of a municipal district shows no net gain or loss, the social impact can be said to be neutral.</p>
Socio-economic Index for Areas	Relative socio-economic advantage and disadvantage in terms of <i>people's access to material and social resources, and their ability to participate in society</i> . SEIFA can be used to compare the relative socio-economic characteristics of areas at a given point in time.
Well-being of the community of the municipal district²⁷	<p>Economic prosperity and social robustness or health of the overall community of the municipal district. Wellbeing has been further defined²⁸ as:</p> <p><i>Community wellbeing is the state of happiness, contentment and prosperity of a community, or part of it. Wellbeing is a holistic concept which sees people and communities in their whole context. It is a function of the physical, social, economic, cultural and spiritual condition of the people, individually and collectively. The wellbeing of a community is indicated (among other things) by its connectedness, its social infrastructure and its capacity for healthy and meaningful life. Democratic participation by people at the local level about issues affecting them reflects their capacity to build a healthy and prosperous community. Therefore it too is an aspect of wellbeing.</i></p>

Appendix 2: National and state legislative and strategic framework

The Liberal National Coalition's policy on gambling *Our Plan Real Solutions for All Australians* August 2013 acknowledges that, whilst gambling is a problem for some Australians, it is also an enjoyable recreational activity that can take place within limits set by an individual. The Policy supports targeted initiatives that address problem gambling across the full spectrum of gambling products, including gaming machines and online betting. These initiatives will operate within a framework that provides nationally consistent minimum standards in support of problem gamblers, and will be administered at the State and Territory levels.

Under Victorian legislation, the use of EGMs requires two permissions or 'approvals', namely a planning permit and a gaming licence. The first approval is obtained through the local authority in terms of the *Planning and Environment Act 1987* and relevant planning scheme. The second approval is obtained through the Victorian Commission for Gambling and Liquor Regulation (VCGLR) in terms of the *Gambling Regulation Act 2003*. Appeals against decisions made by both the VCGLR and the local authority are heard by the Victorian Civil and Administrative Tribunal (VCAT or the Tribunal).

²⁶ Application form, VCGLR

²⁷ Application form, VCGLR

²⁸ *Romsey Hotel Pty Ltd v Victorian Commission for Gambling Regulation & Anor (Occupational and Business Regulation)* [2009] VCAT 2275 para 441

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Key considerations under the planning legislation are whether both the location and the premises are deemed appropriate and whether the approval will result in net community benefit. The key consideration under the gaming legislation is whether the approval will result in net detriment to the wellbeing of the community and whether the premise is suitable for gaming. The social and economic impacts of the proposal are key considerations under both the planning and gaming legislation.

All planning schemes in Victoria contain a standard gaming provision (Clause 52.28), which was introduced in 2006. The Clause requires a planning permit for the installation and use of gaming machines in a new venue or for an increase in the number of EGMs in an existing venue. A default schedule prohibits gaming machines in all strip shopping centres where a detailed schedule has not been included in the scheme. Schedules to the Clause allow for local variations to the standard provisions, enabling planning authorities to prohibit gaming machines in some shopping complexes.

Appendix 3: Types of gambling

The three main forms of gambling in Australia are racing (bookmakers and totalisers), gaming (Casino, EGMs, lotteries, interactive gaming, Keno, Lotto, minor gaming and pools) and sports betting (bookmakers and TAB).

Online gambling takes the form of online wagering, online gaming and lotteries. Online gambling is regulated by the *Interactive Gambling Act 2001*. This Act places restrictions on certain services provided to Australian customers. While online wagering and lotteries are permitted, the Act prohibits casino games such as blackjack and poker and versions of EGMs and bingo. The Act also prohibits online gaming services being provided to customers in Australia, Australia-based interacting gambling services being provided to customers in designated countries and the advertising of interactive gambling services.

The availability of smart devices has led to an increase in expenditure on online gambling, particularly amongst young children. It is also likely to have contributed to a significant increase in participation in sports betting, particularly amongst adults.

Expenditure on all forms of gambling in Victoria amounted to \$5.4 billion in 2012-2013.²⁹ It has been estimated that \$60 million was spent on online gambling in Australia in 2012.³⁰

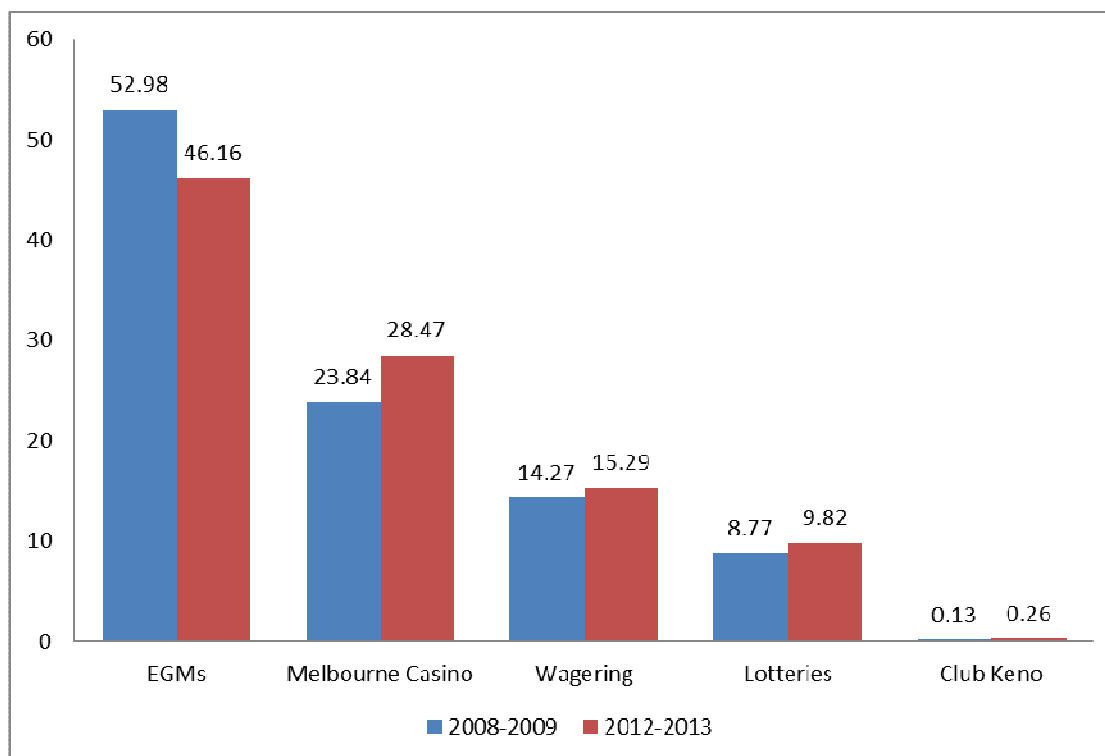
In the financial year 2012-2013, \$2.4 billion was spent on EGMs in Victoria. In this financial year, EGMs accounted for 46.16% of total expenditure on gambling in Victoria (\$5.4 billion). Over the past five years there has been a reduction in the proportion of expenditure derived from EGMs and an increase in the proportion of expenditure derived from gambling at the Melbourne Casino. In this time period the proportion of gaming expenditure in Victoria derived from lotteries and wagering has remained steady while the proportion of expenditure derived from Keno has doubled (refer to Figure 1).

²⁹ VCGLR Annual Report 2012-2013

³⁰ *The Responsible Gambling Guide* (2013) Victorian Responsible Gambling Foundation

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Figure 1 – Total expenditure on gambling, Victoria, 2008-2009 to 2012-2013



Source: VCGLR Annual Report 2012-2013

In the financial year 2012-2013, taxation revenue derived from EGMs in Victoria amounted to \$926,744,000³¹. This accounted for 50% of all income received by the Victorian Government from gambling in Victoria.

Appendix 4: Harm minimisation

The State Government has devised and implemented a number of measures that are intended to reduce the harms associated with EGM gambling. These include:

- The imposition of caps on the number of EGMs permitted in each municipality (municipal caps) and in some regions (regional caps). The City of Darebin is subject to a regional cap of 986 EGMs which applies to the entire municipality.
- Controls over the sizing and placement of signage advertising the presence of EGMs in hotels and clubs.
- A restriction on the number of hours EGMs are permitted to operate in hotels and clubs i.e. 20 out of every 24.
- A prohibition on ATMs in hotels and clubs.
- Funding for Gambler's Help Services, allocated through the Responsible Gambling Fund and the Community Support Fund.

³¹ VCGLR Annual Report 2012-2013

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- A statutory requirement for each gaming venue to adhere to the Responsible Service of Gambling Code of Conduct and ensure that their employees undergo Responsible Service of Gambling training.
- The requirement that all EGMs are to be fitted with technology that supports those patrons to participate in the voluntary pre-commitment scheme which enables them to set a limit on the amount of time and/or money spent using the EGMs in any one session.

Appendix 5: Licensing arrangements

In August 2012 the dual gaming operator structure was replaced with a venue operator model. As a result venue operators, including hotels and clubs, have assumed responsibility for the ownership and operation of EGMs in their venues. The purposes of these new arrangements were to introduce greater competition in the gambling industry and to deliver the greatest net benefits to the Victorian community.

The EGM entitlements were allocated through an auction process which led to the sale of 27,300 of the total 27,500 EGM entitlements that were available.

This new licensing arrangement resulted in a change in the way the gaming revenue is distributed with the result that the tax revenue is now split approximately 50% to the state and 50% to the venue operator. In addition, the obligations of maintenance, monitoring and reporting for EGMs now rest with the venue operators, and all venue operators are required to link their EGMs to the monitoring system and pay the relevant fee.

Appendix 7: Council's strategic framework

Council's commitment to achieving the goals set out in the ***Council Plan 2013-2017*** is that it will be accountable in the way it delivers its services and meets the community's expectations. This involves ensuring that its services are accessible and inclusive, monitoring its achievements and consulting with the community. Council is also committed to promoting a thriving economy; developing a strong physical, social and economic environment that supports health and wellbeing; working with agencies that deliver services; and ongoing research into existing and emerging needs and gaps. In particular, Council has committed to addressing social and physical isolation and supporting local employment education and training.

One of the goals in the ***Health and Wellbeing Plan 2013-2017*** is to "Build healthy, safe, accessible and sustainable places and neighbourhoods for people to live well, play and connect". A key action across the objectives under this goal is to "Review Council's policy position on Electronic Gaming Machines in the light of 2013 VCAT decisions and develop a re-defined and strategic position which continues to focus on prevention and harm minimisation for Darebin people from consequences of problem gambling".

The ***City of Darebin Electronic Gaming Machine Policy and Strategic Action Plan 2010-2014*** identifies that Darebin ranks as the fourth most adversely affected municipalities with respect to EGM gambling. This policy identifies that losses are largely sustained by people that can least afford them. Council's position in this Strategy is to reduce the number of EGMs, number of venues and EGM density in the municipality. The position also commits to reducing the negative impacts of gambling on the Darebin community, particularly amongst

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those who are most at risk of problem gambling. This Strategy also seeks to promote greater return of revenue raised through EGM gambling back to the community and improve transparency in relation to expenditure and community benefit.

The City of Darebin ***Equity and Inclusion Policy (2012-2015) and Planning and Audit Tool*** reinforce Council's long standing commitment to equity and inclusion, and focuses on addressing poverty and discrimination. The *Equity and Inclusion Planning and Audit Tool*, (EIPAT) has been developed as a resource for all levels of Council to use on an ongoing basis in their consideration, planning, development and evaluation processes in order to strengthen equity and inclusion in Darebin. The Tool identifies that groups most at risk of the impacts of problem gambling include Aboriginal and Torres Strait Islanders, CALD communities, people living on low and/or insufficient incomes, homeless people or those in housing stress, young and older people (particularly those included in the specific target groups), children, people with disabilities, people with mental illness, carers and LBTQI.

The objectives of the Activity Centres Policy, as outlined in **Clause 22.03 of the City of Darebin Planning Scheme** include encouraging a wide mix of activities, retaining and developing active street frontages, and encouraging a safe and accessible environment. In particular, the planning scheme encourages the development of Preston Central as a multi-functional centre, and Northland Shopping Centre as a regional centre for retail, entertainment and related uses. It also encourages the provision of a wide mix of uses, including venues providing for entertainment and leisure, in the Major Activity Centres.

Appendix 8: Key facts

Municipal

In the financial year 2012-2013:

- Total expenditure on EGM gambling was \$82,386,001.17
- There were 786 EGM attached entitlements and 986 EGM licences.
- Darebin was subject to a regional cap of 986 on the number of EGMs.
- The density of EGMs was 6.6 EGMs per 1,000 adults.
- There were 9,120 adults per venue.
- There were 14 venues, 10 of which were hotels and 4 of which were clubs.
- Expenditure per adult was \$695.
- Expenditure per attached EGM entitlement was \$105,623.08.
- Total expenditure in clubs was \$9,838,654.51. Total expenditure in hotels was \$72,547,346.66.
- Expenditure was highest in the Edwardes Lakes Hotel, Summerhill Hotel and Cramers Hotel.
- Expenditure per EGM entitlement was highest in the Cramers Hotel, Summerhill Hotel and Junction Hotel.

In the financial year 2012-2013, compared with the adjoining municipalities, metropolitan Melbourne and Victoria, Darebin had (refer to Table 1):

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- The second highest level of socio-disadvantage, total expenditure, expenditure per adult, number of EGM entitlements and number of gaming venues, with Whittlesea having the highest of all indicators;
- The highest density of EGMs;
- The third lowest number of adults per gaming venue; and
- A high concentration of EGMs located in hotels compared with clubs.

Table 1 –Key indicators of Darebin, adjoining municipalities, metropolitan Melbourne and Victoria, 2013

	SEIFA	Total Expenditure	Expenditure per adult	Density of EGMs per 1,000 adults	Number of EGM Entitlements	Number of gaming venues	Adults per venue
City of Darebin	990.32	\$82,386,001.17	\$695	6.6	786	14	9,120
City of Whittlesea	988.60	\$93,238,924.88	\$698	4.5	786	10	14,851
City of Banyule	1047.40	\$55,261,443.42	\$552	6.2	648	10	9,101
City of Yarra	1019.05	\$29,671,353.13	\$409	4.2	308	8	9,069
City of Moreland	998.06	\$63,669,829.73	\$504	5.7	721	15	8,423
Average Darebin and adjoining municipalities	1008.69	\$64,845,510	\$572	5.5	615	11.4	10,113
Average Metro	1,024.24	\$63,048,058.59	\$565	5.5	N/A	N/A	11,654
Average Victoria	N/A	N/A	\$436	5.8	N/A	N/A	8,904

Source: VCGLR

In this time period, Darebin was ranked high amongst metropolitan municipalities for socio-economic disadvantage, density of EGMs per 1,000 adults, total expenditure and expenditure per adult. It was however ranked relatively low for number of adults per venue (refer to Table 2).

Table 2 – Ranking of Darebin according to key gaming indicators, 2013

Indicator	Value	Ranking out of 31 metropolitan municipalities (1 being the highest and 31 being the lowest)
SEIFA index of disadvantage	990.32	6
Density of EGMs per 1,000 adults	6.63	8
Total expenditure	\$82,386,001.17	8
Expenditure per adult	\$694.86	10
Adults per venue	9,120.42	20

Source: VCGLR

The City of Darebin has consistently had the second highest expenditure on EGMs of all adjoining municipalities since 2007-08, with the City of Whittlesea having the highest.

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Between the financial years 2011-12 and 2012-13, expenditure in Darebin dropped, as it did across Victoria and a number of metropolitan municipalities, including those adjoining Darebin. This was as a result of the new licensing arrangements, which led to the removal of EGMs from the municipality (and in Victoria as a whole), and legislation that banned the presence of ATMs in gaming venues.

In Darebin expenditure has consistently been lower in clubs compared with hotels. Expenditure in hotels across Darebin represents a larger proportion of total expenditure than it does across Victoria. This is likely due to the fact that hotels make up a much more significant proportion of total venues (88%) compared with metropolitan Melbourne (75%) and Victoria (66%), and the fact that the average size (number of electronic gaming machines) in Darebin's hotels is larger (65) than hotels in metropolitan Melbourne (57) and Victoria (50). It may also be due to the location of Darebin's hotels in relation to shopping strips and shopping centres, and concentrations of disadvantage and the fact that Darebin's hotels have a relatively large number of EGMs.

Four of the venues in Darebin are located within 400m of another venue. These include the Fairfield and Alphington RSL and Grandview Hotel in Fairfield, and the Cramers Hotel and Darebin RSL in Preston West. Both clusters consist of one hotel and one club and are located within 400m of a shopping strip and a railway station. These factors enhance their potential to function as clusters of convenience gaming venues.

Total expenditure is typically higher in those venues which are both hotels and have a large number of EGMs. The large hotels and clubs, which are located in Preston and Reservoir, are the Reservoir Hotel, Summerhill Hotel, Olympic Hotel, Edwardes Lakes Hotel and Cramers Hotel. It is also higher where there is a cluster of gaming venues and where they function as convenience gaming venues.

In the years 2011/12 and 2012/13, expenditure in Darebin was highest in July and August and lowest in January and February. This may be attributable to the winter months during which people prefer to participate in entertainment and leisure activities that take place indoors and the end of the financial year at which time people receive tax refunds, bonuses or increases in their salaries.

i. Statistical local areas

Five of Darebin's venues are located in the southern statistical local area of Northcote. Nine of Darebin's venues are located in the northern statistical area of Preston. Although the Preston statistical local area represents just under two thirds of the total population, adults and number of venues, it has a significantly higher proportion of total expenditure than the Northcote statistical local area. It also has a higher expenditure per adult compared with Northcote and Darebin (\$694.86) (refer to Table 3).

This is due to the fact that the density of EGM entitlements per 1,000 adults is double that of the density in the Northcote statistical local area (refer to Table 3). It is noteworthy that this higher total expenditure, expenditure per adult and density of EGM entitlements per 1,000 adults in Preston is consistent with the higher level of socio-economic disadvantage in this statistical local area.

Table 3 – Analysis of key gaming data per statistical local area

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	Northcote	Preston	Darebin
SEIFA index of disadvantage	1046	966	990.22
Population (No. and % Darebin)	48,559 (35.6%)	87,916 (64.4%)	13,6475 (100%)
Adults (No. approximate and % Darebin)	41,000 (36.9%)	70,000 (63.1%)	111,000 (100%)
Number of venues (No. and % Darebin)	5 (35.7%)	9 (64.3%)	14 (100%)
EGM entitlements (No. and % Darebin)	225 (26.9%)	612 (73.1%)	837 (100%)
EGM licences* (No. and % Darebin)	297 (31%)	660 (69%)	957 (100%)
Difference between entitlements and EGMs (No. and % Darebin)	72 (60%)	48 (40%)	120 (100%)
Expenditure 2012/13 (\$ and % Darebin)	\$ 14,303,391.52 (17.4%)	\$ 68,082,609.65 (82.6%)	\$82,386,001.17 (100%)
Density of EGM licences per 1,000 adults	8.6	8.7	6.63
Expenditure per adult	\$ 348.86	\$972.61	\$694.86
Expenditure per person	\$294.56	\$774.41	\$603.67

Appendix 9: Feedback from the community

The following activities were carried out as part of the stakeholder engagement and community consultation process:

- Community Survey
- Telephone and personal interviews with the following stakeholders:
 - Marsh Risk Management
 - Victorian Local Governance Association (VLGA)
 - Victorian Responsible Gambling Foundation
 - Neighbourhood House Network including Reservoir Neighbourhood House, East Reservoir Neighbourhood renewal
 - Women's Health in the North
 - Preston Reservoir Adult Community Education
 - Darebin Community Legal Service
 - Alphington Community House
 - Victorian Aboriginal Community Services Association Ltd

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- The Multicultural Gamblers Help program (Centre for Ethnic Health)
- Summerhill Hotel
- Junction Hotel
- Australian Liquor and Hospitality Group
- Olympic Hotel
- Edwardes Lakes Hotel
- Reservoir RSL

The following feedback was received from the community and stakeholders during the engagement and consultation process.

Community survey

- 11.1% (n=22) of respondents to the community survey had used EGMs in the previous 12 months.
- 68.8% (n=11) of respondents to the community survey preferred to use EGMs locally.
- 63.5% (n= 127) of respondents to the community survey considered that the use of EGMs was harmful. These harms included debts and poverty, compromised health and alcohol and drug addiction.
- 70.9% of respondents to the community survey felt that their neighbourhood would be a better place without EGMs.
- Respondents to the community survey did not support the location of EGMs near other gaming venues, public transport, shopping centres and shopping strips, ATMs, public housing and schools and kindergartens.
- 77% (n=154) of respondents to the community survey felt that gaming venues should be restricted from advertising similar to the restrictions placed on tobacco products.
- 78% (n=156) of respondents to the community survey felt that Council should not allow more EGMs in the municipality.

Stakeholder engagement

The following feedback was received from stakeholders through personal and telephone interviews:

Who is most at risk?

- Females aged 30-45;
- Young males aged 19-25;
- Seniors;
- People experiencing social and economic disadvantage;
- No clear profile;
- Welfare recipients; and
- Pensioners.

Why do people develop gambling problems?

- They participate in EGMs for social reasons and then it becomes a chase;

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- Unemployment;
- Boredom;
- Loneliness; and
- Seeking to subsidise income.

What are the impacts of problem gambling?

- Breakdown in family and personal relationships;
- Mental health and wellbeing e.g. stress, frustration, anger, sadness;
- Economic stress;
- Spend too much time in gaming lounge; and
- Criminal activity including theft.

What strategies and actions are effective in preventing and addressing problem gambling?

- Awareness of and participation in Gambler's Help Services;
- There is little Council can do as it is an individual problem;
- Information and awareness as to the causes and impacts of problem gambling;
- Pre-commitment schemes;
- Enhancing partnerships with the gambling industry;
- Address impacts of online gambling;
- Initiatives that increase non-gaming activities in venues, including those that encourage a 'break in play';
- Evaluate effectiveness of strategies;
- Councils play an important role in managing EGMs; and
- Research existing and emerging trends in gambling expenditure, decision-making principles.

Appendix 10: Problem gambling

Problem gambling has been defined as³²:

..... Difficulties in limiting money and/or time spent on gambling, which leads to adverse consequences for the gambler, others, or for the community.

Participating in EGM gambling has been recognised as a significant risk factor which can contribute to developing problems with gambling. It is estimated that problem gamblers account for an average of 41% of total expenditure on EGMs³³. In Victoria, 64.1% of problem gamblers and 46.3% of moderate risk gamblers recorded their highest spend on EGMs compared to 16.8% for all Victorians³⁴. In particular, 91.0% of problem gamblers and 77.2% of moderate risk gamblers reported that their highest participation in gambling activities was on EGMs³⁵, and this contrasts with just 21.4% for all Victorian adults.

³² Victorian Auditor-General's Report (2010) 11:2 p3 cited from Neal, Delfabbro, & O'Neil, 2005; commissioned by the Ministerial Council on Gambling

³³ Australian Government Productivity Commission (2010) p5.1

³⁴ State Government of Victoria (2008) A p127

³⁵ State Government of Victoria (2008) Fact Sheet 8, page 2

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Problem gambling is associated with a number of social, economic and health harms. These include family breakdown, crime, mental and physical health issues, diversion of expenditure from other businesses and spending on essential household goods, and loss of employment. It has been estimated that these harms associated with problem gambling cost the Victorian community between \$1.5 billion and \$2.7 billion per year³⁶.

A person's vulnerability to problem gambling is determined by a number of interrelated social, health, economic and physical factors.

Key factors that increase the risk of problem gambling at an individual or community level are:

- The gambling product and environment - EGMs are used regularly by less than 5% of the adult population yet are the source of 62.2% of national gambling revenue and account for around 80% of presentations to counselling agencies³⁷.
- Physical and geographic availability determined by density, spatial distribution, accessibility, advertising and opening hours.
- Socio-economic determinants such as socio-economic status, age, occupation, age, gender, household structure, culture and ethnicity, health and wellbeing status, lifestyle behaviours and social inclusion.

The following features of the Darebin community as a whole increase the risk of problem gambling (relative to Greater Melbourne and the Northern Region of Victoria):

- Higher levels of socio-economic disadvantage;
- Higher proportions of people experiencing housing stress, renting social housing, unemployed;
- Lower household median incomes;
- Higher proportions of Aboriginal and Torres Strait Islanders, people with Chinese and Vietnamese ancestry, people not fluent in English;
- People living in group households, people living alone;
- Higher proportions of older people aged 60+ and young people aged 18-25;
- Higher proportions of people with a personal income in the medium lowest income quartile;
- Higher proportions of group households and lone person households;
- Lower health status with higher proportions of people experiencing compromised mental health and wellbeing, people who smoke and people experiencing substance abuse; and
- Slightly higher proportions of Aboriginal and Torres Strait Islanders, people employed as community or personal services, older people aged 60+.

In addition, an analysis of the community profile of the small areas in Darebin, relative to the broader Darebin community, illustrates that there are distinct pockets of vulnerability to

³⁶ Victorian Competition and Efficiency Commission (2010) p1

³⁷ Australian Government Productivity Commission (2010) p5.26

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problem gambling which are derived from the social, economic and cultural characteristics of these suburbs. These concentrations of vulnerability are particularly distinct in:

- Kingsbury (including Bundoora);
- Preston (East and West);
- Reservoir (Cheddar, Edwardes Lakes, Oakhill and Merrilands); and
- The Northland, Preston and Reservoir Activity Centres.

Appendix 11: Darebin's commitment to managing EGM gambling

Council has a statutory responsibility to safeguard and enhance the health and wellbeing status of its community. This involves a number of activities including advocacy, service delivery, regulation and planning, research, information dissemination and collaboration. In particular, Council is empowered through the planning legislation and planning provisions to manage the location of EGMs in the municipality, particularly in relation to groups which are most at risk of problem gambling.

Council acknowledges that participating in EGM gambling is a lawful form of entertainment that provides social, leisure and recreational opportunities to a large number of adults. It also acknowledges that the use of EGMs is harmless for those who are able to control the amount of time and money they spend on EGM gambling. It further acknowledges that EGM gambling is an important source of revenue that is used by both the venue operator and the State government to support the delivery of social and community activities and facilities to communities across Victoria and Darebin.

However, Council also recognises that the use of EGMs is closely associated with a range of social, health and economic harms that have a direct and indirect impact on the wellbeing of individuals, their families and the broader community. These harms are concentrated within groups that are particularly vulnerable to problem gambling due to their socio-economic circumstances, health status or cultural background.

Council is therefore committed to reducing the harmful effects of EGM gambling in Darebin. Council adopts a community wellbeing approach to problem gambling which encompasses a range of harm prevention and harm minimisation measures that focus on the social, economic and environmental determinants of problem gambling.

6.8 DAREBIN SOCIAL AND AFFORDABLE HOUSING PROGRAM ON COUNCIL OWNED LAND – PILOT PROJECT

Author: Manager Children, Families and Community

Reviewed By: Director Community Development

Report Background

This report is in response to several Council resolutions in 2014 and 2015 in regard to Social and Affordable Housing on Council owned land.

Previous Resolution

At its meeting held on 1 December, 2014 Council resolved:

That:

.....

(5) Council receive a further report based on the outcomes of the market testing process prior to implementing the Darebin Social/Affordable Housing Program and Pilot project.

.....

(9) Council receives a report on the current proposal to transfer 12,000 public housing properties in Victoria to private providers and the impact this may have on public housing in Darebin.

Briefing Dates

December 2013

October 2014

18 May 2015

7 March 2016

Please see **Appendix A: Chronology of Briefings** for detail.

Council Plan Goal/Endorsed Strategy

The pilot project is a key strategy endorsed by Council in the Responding to Housing Stress – An Action Plan 2013 – 2017.

Summary

The Darebin Social and Affordable Housing Program on Council Owned Land – Pilot Project builds on Darebin City Council' long history in the providing Council owned land to increase social/affordable housing for the most disadvantaged groups in the City and to ensure that local residents with strong local links can remain close to their support networks.

It also provides a catalyst for scarce State Government investment in Darebin for social housing.

Recommendation

That Council:

- (1) Endorse the Darebin Social and Affordable Housing Program on Council Owned Land – Pilot Project.
- (2) Endorse the 3 Council owned sites for the Pilot Project:
 - 52-60 Town Hall Avenue - Preston
 - Robinson Road – Reservoir
 - Northcote Plaza car park – Northcote
- (3) Write to the Director of Housing to invite the Victorian State Government to partner in the Darebin Social and Affordable Housing Program on Council Owned Land – Pilot Project.

Introduction

The Darebin Social and Affordable Housing Program on Council Owned Land Pilot Project provides significant and timely opportunity in responding to the housing affordability issues faced by our most disadvantaged communities and targeting those groups who are disproportionately excluded from mainstream housing options.

The Pilot Program advances Council commitment to increasing ‘bricks and mortar’ stock so as to redress the increasing number of individuals and families being priced out of Darebin as articulated in the Responding to Housing Stress - A Local Action Plan 2013 – 2017.

The Pilot Program builds on a history of providing social housing on Council owned land to the most disadvantaged communities.

Issues and Discussion

Market Testing

In May 2015, twenty nine (29) Registered Housing Associations and Community Housing providers were contacted to market test the capacity and preparedness of the not for profit social housing sector with regards to Darebin Social/Affordable Housing Program and Pilot project.

A positive indication was received from the Victorian State Government and the following Registered Housing Associations;

- Common Equity Housing
- Yarra Community Housing
- Housing Choices Australia
- Port Phillip Housing Association
- Haven, Home Safe with Community Housing
- Young Women’s Christian Association (YWCA)
- Women’s Property Initiative (Formerly the Women’s Housing Trust)

This positive response provided Council with the confidence to progress with the Darebin Social/Affordable Housing Program and Pilot project.

Councillor Workshop

A Councillor Workshop was convened on 9 September 2015 with the aim of identifying a suitable Council owned site for the Darebin Social and Affordable Housing Program on Council Owned Land (the "Pilot Project").

At the workshop (attended by Cr Laurence, Cr Fontana, Cr Greco, and Cr Walsh) the general consensus was that the following three sites should be 'in the mix' for a Pilot Project:

- 52-60 Town Hall Avenue - Preston. (Smallest land parcel but least complex and minor community disruption. Increased density could act as a catalyst for future development of an Activity Centre).
- Robinson Road – Reservoir. (Large land parcel, with the least community disruption. Two year lead time required to finalise Council's Meals on Wheels distribution centre. Possible rail grade separation by State Government is an added unknown factor).
- Northcote Plaza car park – Northcote. (Largest land parcel with excellent amenity. Potential for Council to influence future redevelopment of shopping centre. Requires rezoning).

Transfer of public housing in Victoria

The previous Victorian State Government resolved to transfer Public Housing Stock to Registered Housing Associations. The main concern from this not for profit sector was that the stock would be transferred as a liability (i.e. run down and not fit for purpose).

The current State Government has also agreed to transfer public housing stock to Registered Housing Associations. The process will commence with a small pilot program to assess the impact on the not for profit agency and tenants. At this stage around two hundred properties have been transferred to the Victorian Aboriginal Housing Service.

At this stage the impact of the proposed transfer in Darebin is not known however progress reports will be provided should any advocacy campaign be required.

Social and Affordable Housing Program on Council Owned Land – Pilot Project

At the Councillor Workshop on 9 September 2015, eight Council-owned sites were considered. Following a lengthy analysis and discussion three sites were shortlisted.

These were:

- Robinson Road, Reservoir
- 52. Town Hall Avenue, Preston
- Northcote Plaza (Bevington Way)
- 75 -81 Gillies Street Fairfield
- Bedford Street Reservoir
- 6 -10 Mitchell Street
- Pearl Street Northcote
- 5-7 Artherton Rd. Northcote

The following sites were identified as potential sites for future social and affordable housing projects, but were not suitable for a pilot.

1. 1-5 Clarendon Street, Thornbury
2. All Nations Park (Car Park - Eastern End)
3. 32 – 38 Separation Street (Library site)
4. Arthur Street Fairfield (Fairfield Library)

At a Council Briefing on 7 March 2016 Councillors considered the three options (1, 2 or 3 sites) for the scope and mix of the Pilot Program.

To proceed to a 'pilot' phase completes a comprehensive process of discussion, analysis and agreement on the following elements of the Program:

- Definition of Affordability as per Council's 'Responding to Housing Stress – An Action Plan 2013 – 2017.
- The Program scope and the extent of Council's investment.
- The priority target groups to be housed as per Council's Equity and Inclusion Policy.
- The number of Council owned sites.
- The outcomes from Registered Housing Associations following a market testing process
- A proposed short list of sites for the pilot project prepared by officers following internal consultation.

Financial and Resource Implications

The Darebin Social and Affordable Housing Program on Council Owned Land is underpinned by Council's contribution of the air rights above Council owned car parks to develop social and affordable housing. No additional financial investment is required. There are no specific financial and resource implications associated with this report.

Risk Management

The greatest risk may be from members of the community who may oppose the pilot in their neighbourhood and their specific concerns about but not limited to;

- Reduced land values
- Overdevelopment
- Concentrations of disadvantaged families
- Poor design
- Reduced amenity

In response to these and other emerging issues, it is important that there is;

- Regular communication over the life of the program
- Consistent messages from Councillors and staff
- Creating a community reference group for each site

Policy Implications**Environmental Sustainability**

This Briefing Paper deals with preliminary information only and has no sustainability implications at this stage. These will be considered should Council proceed to a formal Expression of Interest (EOI) process.

Human Rights, Equity and Inclusion

The Darebin Social and Affordable Housing Program on Council owned land has been developed to address the housing affordability issues faced by our most disadvantaged communities and targeting those groups who are disproportionately excluded from mainstream housing options.

The priority target groups for the pilot directly reflect those most disadvantaged communities as identified in Council's Equity and Inclusion Policy.

Economic Development

One of the key target groups for the pilot will be 'key workers' who work in Darebin.

Other

There are no other factors that impact this report.

Future Actions

- Council write to the Director of Housing to invite the Victorian State Government as a partner in Darebin Social and Affordable Housing Program on Council Owned Land – Pilot Project.
- A draft inter- governmental MOU be created to guide the conduct of Council and the Victorian State Government.
- The draft MOU will then be presented to Council for endorsement prior to inviting any Registered Housing Associations as partners to the pilot.

Consultation and Advocacy

An extensive consultation and engagement process has been undertaken to assist in the planning and design of the pilot project.

- Department of Human Services
- Common Equity Housing Ltd
- Yarra Community Housing
- Housing Choices Australia
- Port Phillip Housing Association
- Haven, Home Safe with Community Housing
- Strategic Planning Officers
- Coordinator, Community Wellbeing
- Coordinator, Equity and Diversity
- Manager Children, Families and Community

- Senior Coordinator, Transport Management
- Property Manager
- Manager, Assets and Properties
- Manager, Major Projects and Infrastructure
- Coordinator, Economic Development and Civic Compliance
- Community Planner
- City Development (Statutory Planning and Strategic Planning)
- Major Projects
- Community Planning Team
- Aged and Disability Housing Support Officer
- Aged and Disability Planning and Advocacy

Related Documents

- Chronology of Briefings (**Appendix A**)
- Responding to Housing Stress – An Action Plan 2013 – 2017.
- Darebin Equity and Inclusion Policy

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.

Council Meeting 18 April 2016

Social and Affordable Housing Project Chronology of Briefings

Briefing Date

December 2013

Council adopts the Responding to Housing Stress - A Local Action Plan 2013 – 2017. The strategy has a strong focus on increasing 'bricks and mortar' stock to redress the increasing number of individuals and families being priced out of Darebin. The Darebin Social and Affordable Housing Program on Council Owned Land ('The Program') is a key plank of this strategy.

All decisions and actions following the adoption of Responding to Housing Stress - A local Action Plan 2013 -2017 have been kept at a Briefing level due to the sensitive nature of the information provided.

October 2014

Council endorses the following;

Definition of affordability for The Program

Under Darebin Council's Responding to Housing Stress: A Local Action Plan 2013 – 2017, and for the purposes of The Program, affordable housing is defined as 'when households that earn less than 80% of the median income, pay no more than 30% of their weekly household income on housing'.

Scope of The Program and Council's investment

- For the purposes of The Program it is recommended that the greater proportion of Council owned sites should be allocated for affordable rental housing.
- That one Council owned site is 'in principle' nominated to a Land Trust or similar Instrument should future Legislation reduce the legal and other risks currently associated with home ownership models.
- That Council's investment is based on the current 'business as usual' model i.e. the contribution of Council land and no additional financial assistance.
- That Council provide the air rights above the any car parks as their contribution to increasing social and affordable housing.
- That any social and affordable housing is developed and managed by a Registered Housing Association or Community Housing Provider.

Priority Target groups to be housed

Based on the current needs and consistent with Council's Equity and Inclusion Policy, the Program will house the following priority target groups;

Needs based targets

1. Disability
2. Homeless
3. Older Women
4. Women and Children
5. New arrivals / refugees

Income based targets

6. Centrelink income only
7. Partially engaged in the workforce, but with Centrelink supporting payments

The actual target cohort(s) will be subject to further discussion with the selected Registered Housing Association or Community Housing Provider on a site by site basis.

The number of sites for The Program

Eight (8) Council owned car parks were allocated to The Program comprising of seven sites for affordable rental for the priority target groups and one site be allocated as a legacy provision for a future ownership model.

18 May 2015 Councillor Briefing

Council undertook a preliminary Expression of Interest (EOI) process from Registered Housing Associations prior to progressing with The Program to ensure that:

1. Council better understood the current social housing environment from experienced developers of social and affordable housing before committing valuable Council resources and
2. Council received a reasonable return (social housing yield) for their investment

Outcome of housing sector testing process

EOI's were received from the following agencies

- Victorian State Government (Department of Human Services)
- Common Equity Housing Ltd
- Yarra Community Housing
- Housing Choices Australia
- Port Phillip Housing Association

- Haven, Home Safe with Community Housing

Two 'conditional' EOI's were also received.

1. Social Housing Victoria and YWCA

Indicated an interest in developing social housing in Darebin should Federal and State Government funding become available. They requested this response be considered as an open Expression of Interest.

2. Women's Property Initiative P/L

They indicated an interest in a suitable property for a Co Housing Community model for women. This is an environmentally sustainable ownership model of no more than 30 households (six being retained as social housing), with a centrally located common house and communal vegetable garden.

The agencies requested that their submissions be kept confidential at this stage due to the preliminary nature of their response.

9 September 2015 Councillor Briefing

At a Councillor Workshop convened on 9 September Councillors and staff considered eight Council owned sites for the pilot project.

The following tables represent a summary of the three short listed sites.

These three sites were assessed as being the least complex and best suited to meeting the objectives of the pilot.

Short listed sites

Site	Comments
1. Robinson Rd. Reservoir.	<p>Site dimension: 2634 Square metres. Planning: Public Use Zone 6. No listed overlays.</p> <p><u>Pros</u></p> <ul style="list-style-type: none"> • The Robinson Rd site was assessed as being the most suitable site for a pilot from all operational and strategic points of view as well as further potential with adjoining VicTrack land. • Community infrastructure already established. <p><u>Cons</u></p> <ul style="list-style-type: none"> • Lease on existing kitchen facility expires in the next 2 years. • Unclear whether site needs to be considered as; <ul style="list-style-type: none"> 1. a short term contingency for a meals distribution centre that is not currently suitable for the pilot; or 2. A priority for the pilot that serves to strategically remove this site from future meals requirements by Council.

<p>2. 52 Town Hall Avenue Preston.</p>	<p>Site dimension: 1464 square metres. Planning: Priority Development Zone 2. No listed overlays.</p> <p>Connections with other Council strategies:</p> <ul style="list-style-type: none"> • Considerable background work has already been done on scoping this site for affordable housing purposes. • Following the completion of the Preston Central Structure Plan in 2007, work began on scoping options for the redevelopment of the Civic Precinct (Precinct A). This Precinct contains the majority of the civic facilities within Preston Central. • Work on the Preston Civic Masterplan identified opportunities for redevelopment of the Town Hall Avenue car parking site. Noting the proximity to essential services and employment, affordable housing would respond both to its position and its residential context. <p><u>Pros</u></p> <ul style="list-style-type: none"> • Highly valued site in terms of location – opportunities to catalyse Preston Civic Masterplan redevelopment. • Minimal impact on institutional neighbours. Site dimensions may require the need to go higher than 2 levels as entertained in the Structure Plan. This may be a positive catalyst for re-development of the Preston Civic Precinct. • Some resident interface as site is at edge of the civic hub. <p><u>Cons</u></p> <ul style="list-style-type: none"> • Relatively small site (not prohibitively small – but requires consideration of residential interfaces to the east) • Maintain carpark and laneway (put car park on east of library). • Some resident interface may create some sensitivities (manageable). • No opportunity to increase open space in proximity to site.
<p>3. Northcote Plaza Car Park)</p>	<p>Site dimension: Dependant on the size of the parcel created – needs to be rezoned and subdivided. Planning: To be considered – currently PPRZ.</p> <p><u>Pros</u></p> <ul style="list-style-type: none"> • Great potential for housing. • Well sited with good amenity (adjacent to the All Nations Park). • Could provide opportunity for greater connections to Northcote Plaza itself. • No other emerging needs for the site are known. • Flexibility for Council to determine site size and dimension as a new parcel of land would need to be created. <p><u>Cons</u></p> <ul style="list-style-type: none"> • PPRZ may require preliminary sub division prior to proceeding. This may take some time and would be subject to statutory processes.

7 March 2016 Councillor Briefing

The purpose of the briefing was to reaffirm with all Councillors the three sites shortlisted at the Councillor Workshop on 9 September 2015 for the pilot project and seek final comments prior to formal endorsement.

6.9 DRAFT BILL LAWRY OVAL AND OLDIS GARDENS MASTER PLAN

Author: Manager Leisure and Public Realm

Reviewed By: Acting Director Culture Leisure and Works

Report Background

This report presents the draft Bill Lawry Oval and Oldis Gardens Master Plan for discussion prior to the presentation to the wider community for further consultation and comment.

Previous Council Resolution

This matter is not the subject of a previous Council resolution.

Previous Briefing(s)

This matter is not the subject of a previous Council briefing.

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 community surrounding Bill Lawry Oval and Oldis Gardens were highly engaged in the development of the draft Bill Lawry Oval and Oldis Gardens Master Plan master plan (see **Appendix A**).

Council's endorsement is now sought to present the draft to the broader community for feedback. Feedback from this second consultation phase will be incorporated into a final draft, which will be presented to Council for adoption in June 2016. The proposed actions outlined in the draft Master Plan will be subject to future capital works budget proposals.

Recommendation

That Council note the report and approve to present the draft Bill Lawry Oval and Oldis Gardens Master Plan for community consultation.

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, 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. The Jika Jika Community Centre is also located within 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 a Master Plan was identified in the Darebin Open Space Strategy (2007-2017), which recommended that Council *'prepare management plans to guide ongoing management and development into the future for: - Northcote Park encompassing Oldis Gardens and Bill Lawry Oval.'*

The draft Bill Lawry Oval and Oldis Gardens 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.



Figure 1 – Bill Lawry Oval and Oldis Garden Westgarth. Study area of the Master Plan is Indicated by the red-dashed line.

Issues and Discussion

Community Consultation – Gathering ideas from the local users and residents

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 were successful with over 15 people attending the onsite consultation sessions, and 20 people providing online or verbal feedback via phone.

Feedback received has directly informed development of the draft Bill Lawry Oval and Oldis Gardens Master Plan. The key actions identified in the draft Master Plan are:

- 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.

- Rejuvenate all garden beds, ensuring clear sight-lines are retained for pedestrians in the park. Plant new large shade trees in appropriate locations.
- Enhance the playspace area in Oldis Gardens, with new BBQ and picnic facilities, areas for additional ball sports and green exercise equipment.
- Update the exiting signage to reflect the new Darebin standard signage suite, providing way-finding signage and emphasising it's a dog-on lead park.
- Provide a new irrigation system for the lawn areas and gardens beds within both Bill Lawry Oval and Oldis Gardens, improving the on-going maintenance of the parks.
- Upgrade the Bill Lawry Oval Pavilion, in accordance with Council's 'Outdoor Sports Infrastructure Priority Plan'.
- Reconfigure the public toilets at Bill Lawry Oval, to improve public access and visibility.

Proposed Consultation on Draft Master Plan

Consultation with the community on the Draft Bill Lawry Oval and Oldis Gardens Master Plan will have the following actions:

- Post a copy of the draft Master Plan document and a letter inviting residents to two consultation/feedback sessions onsite to all addresses within 500m of Bill Lawry and Oldis Gardens. This letter will contain contact details of a Council officer from Public Realm and offer a feedback timeframe of three weeks.
- Council officers will also distribute letters to key government and community stakeholders, including Department of Human Services, local sporting clubs, Yarra Council, Darebin Bicycle User Group and VicRoads.
- Use social media and Council's Suburb Spotlight webpage to highlight the draft master plan and invite comments on the proposal in line with the 3 week feedback timeframe.
- Post signs onsite inviting residents to the one consultation/feedback sessions onsite. This sign will contain contact details of a Council officer and offer a feedback timeframe of 3 weeks.
- Send an email notification to those who have provided this information at other stages of the master plan process.
- Collate feedback and make adjustments to the draft master plan as required.
- Post final Master Plan on the internet (pending Council approval).

Options for Consideration

1. Approve the draft Bill Lawry Oval and Oldis Gardens Master Plan for community consultation.
2. Do not approve the draft Bill Lawry Oval and Oldis Gardens Master Plan for community consultation. Council officers have already undertaken initial engagement with the community – therefore there is an expectation that these ideas will inform a Master Plan for their recreational spaces. Not approving a master plan for further community input, will lead to community dissatisfaction with Council.

Financial and Resource Implications

The final Master Plan will outline various stages for the improvement of Bill Lawry Oval and Oldis Gardens with a detailed breakdown of capital costs to renew/upgrade existing and new amenities, infrastructure and soft landscaping. These proposals will be subject to future capital works budget proposals.

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 is a simple and cost effective way to create habitat, maximise shade, 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 play space upgrades are designed for people of all needs.

A draft of all consultation materials have been provided to the Community Wellbeing team for review. The developments proposed 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

- Present the draft Bill Lawry Oval and Oldis Gardens Master Plan for community consultation.
- Revise document as required pending feedback from the community and stakeholders.
- Generate final Bill Lawry Oval and Oldis Gardens Master Plan for Council adoption and action as part of future capital budget cycles.

Consultation and Advocacy

- Manager Parks and Open Space
- Coordinator Parks Maintenance
- Team Leader Parks Maintenance
- Officer for Parks and Vegetation – Turf

- Coordinator Public Realm
- Urban Designer
- Leisure Services Officer
- Team Leader Transport Strategy
- Property and Assets Officer
- Yarra City Council Transport Officers

Related Documents

Draft Bill Lawry and Oldis Garden Master Plan 2016 (**Appendix A**)

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.

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.

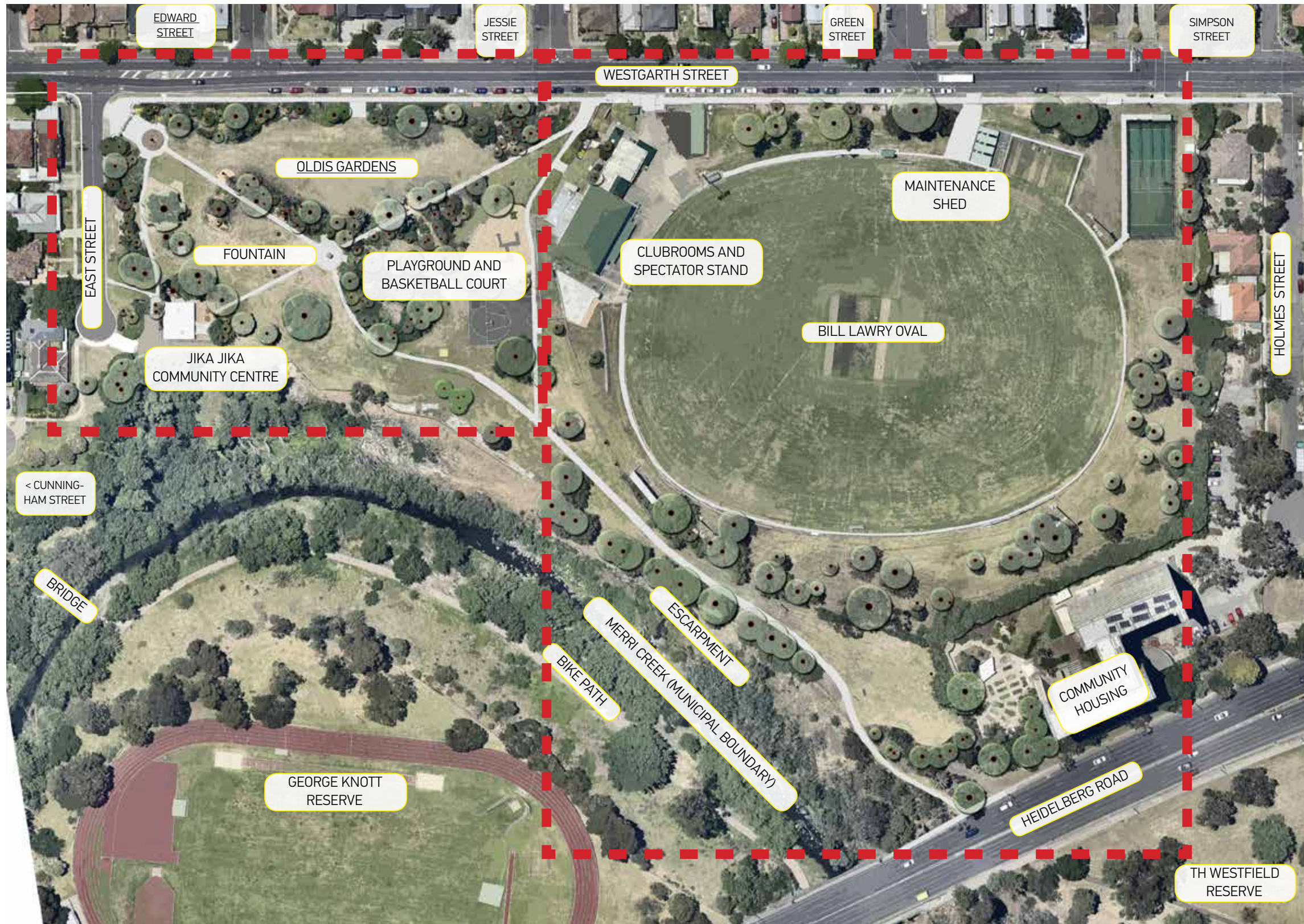
Located on Westgarth Street, Northcote both spaces contribute significantly to the social and historic importance of the area. During the 19th century, they were the only public recreation reserves servicing the local community. A Heritage Overlay has been applied to the site to ensure the heritage qualities 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, rocky 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 included 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

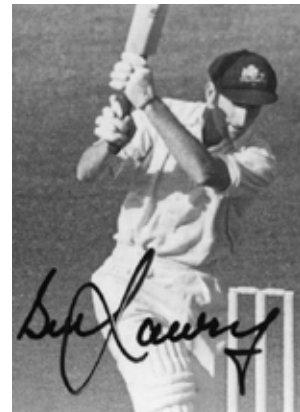
The timing and delivery of the proposed actions identified in this Master Plan is subject to Council budget allocations each financial year.



Bill Lawry Oval and Oldis Gardens - Existing Conditions



Historic Images of Oldis Gardens
Source: State Library of Victoria



Bill Lawry



Northcote Football Club



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.
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. Retain and protect all healthy trees. Undertake a tree audit of existing vegetation to confirm health and required treatments. 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. Consider successional planting regime for mature trees.
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 tree 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, 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. Provide signage stating dogs must be on leash in vicinity of playground.
13. Enhance existing basketball court with additional line-marking for multisports.
14. Explore options to reduce/remove the fencing opposite basketball court - with the gymnasium wall forming the boundary. Opportunity for additional sports wall such as a tennis hit-up or down-ball wall.
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 sections of the lawn area between escarpment fence south of path with indigenous grasses and groundcovers (in consultation with Merri Creek Management Committee [MCMC]). Allow for 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). Allow for truck access for maintenance.
19. Provide a new 2.5m shared path connecting to East Street and Cunningham Street.
20. Seating node under shade of existing canopy trees.
21. Clear scrubby vegetation and plant a new tree to west side of the Jika Jika Community Centre. Replace existing fencing with steel picket type fence. Improve paths and access to the Centre.
22. Strengthen the Jika Jika Centre as a gathering space for the community by providing additional picnic tables. Explore locations for an additional drinking fountain with Dog Bowl addition.
23. Retain and repaint the historic drinking fountain (1911) for ornamental value only.
24. Undertake signage audit to remove redundant signage in both Oldis Gardens and Bill Lawry Oval.
25. Work with a heritage Landscape Architect to develop a planting palette, referencing the heritage significant of Oldis Gardens, and focus native plantings alongside Merri Creek escarpment and Bill Lawry Oval.



Existing Tree to be protected and retained.



Existing light location.



New concrete path



New Tree



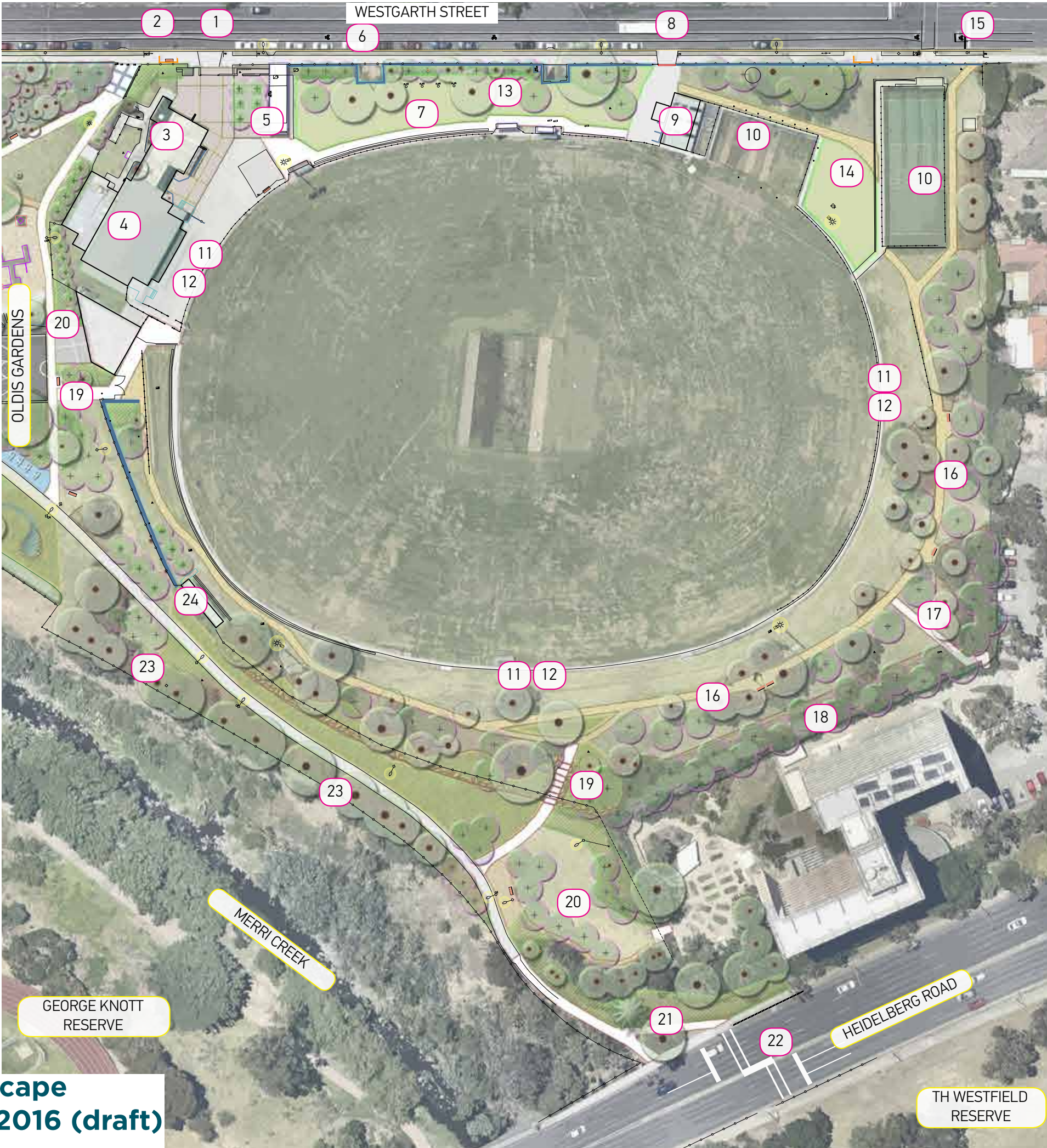
Bench Seat



Gravel Path. Potential for brick edging

Proposed Actions for Bill Lawry Oval

1. Upgrade the entrance into Bill Lawry Oval, with new feature gates, fencing, reserve signage, way-finding signage and no-dog on oval signage. Investigate options to remotely open/lock gates.
2. In consultation with Public Transport Victoria investigate opportunities to relocate this bus stop along Westgarth Street.
3. 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.
4. Retain clubrooms and historic grand stand (1926). Investigate opportunities to reduce the amount of internal fencing to improve pedestrian circulation.
5. Reconfigure existing public toilets, to improve public access and visibility from Westgarth Street.
6. Retain existing bluestone wall along Westgarth Street. Landscape existing alcoves. Replace cyclone fencing with new steel picket palisade type fence along entire boundary to Westgarth Street.
7. 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.
8. Replace access gate for park maintenance (short term only) with view to relocating the maintenance shed within Pavilion longer term.
9. Relocate the existing maintenance shed. Through the future upgrade of the pavilion, ensure that a maintenance shed is incorporated into this development.
10. Retain existing turf wicket practice nets and synthetic cricket nets.
11. Upgrade playing arena boundary fence, in accordance with Council's 'Outdoor Sports Infrastructure Priority Plan'.
12. Replace the existing oval concrete spoon drain. Reinstate playing surface levels to the new concrete spoon drain and fence.
13. Install a basic irrigation system to provide a high quality lawn area between the path and the fence line.
14. Install a basic irrigation system to provide a high quality lawn area between the turf practice nets and the synthetic practice nets.
15. New pedestrian entry with way-finding directional signage highlighting new circuit path dogs on lead etc. Gates to be open except for game days.
16. 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.
17. Liaise with Office of Housing (DHS), to explore opportunities in providing a new connection from Holmes Street.
18. 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.
19. 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.
20. Enhance area 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.
21. 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.
22. In consultation with Yarra Council and VicRoads, investigate options to provide a safe informal pedestrian and cycling crossing over Heidelberg Road to TH Westfield Reserve. This could include a median island refuge (similar to crossing at Westgarth Street).
23. Retain and protect existing Cypress Trees. Incorporate existing cypress trees into mulched beds. Provide logs, timber carvings, and rocks as informal seating, and as balance beams. Enhance escarpment landscape experience, including new raised lookout.
24. Retain Arthur J Spain Scoreboard.



Bill Lawry Oval Landscape Masterplan February 2016 (draft)

**6.10 CONFIDENTIALITY POLICY: HANDLING OF
CONFIDENTIAL INFORMATION BY COUNCILLORS**

Author: Executive Manager Corporate Governance and Performance

Reviewed By: Chief Executive

Report Background

This report is in response to an investigation conducted by the Local Government Investigations and Compliance Inspectorate regarding allegations of breaches of section 77 of the *Local Government Act 1989* relating to release of confidential information.

Previous Council Resolution

This matter is not the subject of a previous Council resolution.

Previous Briefing(s)

Councillor Briefing – 11 April 2014

Council Plan Goal/Endorsed Strategy

Goal 6: Open and Accountable Democracy

Summary

The 'Confidentiality Policy: Handling of Confidential Information by Councillors' (**Appendix A**) and the 'Procedures for Handling of Confidential Information by Councillors' (**Appendix B**) have been developed in response to recommendations from the Local Government Investigations and Compliance Inspectorate.

Recommendation**That:**

- (1) Council adopt the 'Confidentiality Policy: Handling of Confidential Information by Councillors' attached as **Appendix A** to this report.
- (2) Council adopt the 'Procedures for Handling of Confidential Information by Councillors' attached as **Appendix B** to this report.
- (3) Council note that training in relation to Confidentiality was provided to Councillors on 11 April 2016.
- (4) The Mayor write a response letter to the Local Government Investigations and Compliance Inspectorate by 29 April 2016 advising that Confidentiality training has been undertaken and provide copies of the adopted Policy and Procedures.

Introduction

This report is in response to an investigation conducted by the Local Government Investigations and Compliance Inspectorate regarding allegations of breaches of section 77 of the *Local Government Act 1989* relating to release of confidential information.

Issues and Discussion

The Local Government Investigations and Compliance Inspectorate undertook an investigation into allegations of confidential information being disclosed improperly. Following their finding of inconsistencies in relation to Councillors understanding of how they are to treat confidential agendas, reports and minutes, the Inspectorate recommended that Council:

- Organise targeted training for councillors in relation to requirements relating to confidential information under the *Local Government Act 1989*.
- Develop a more detailed policy regarding councillor responsibilities in relation to confidential information under the Act.
- Development detailed written procedures for the handling of confidential agenda's, reports and minutes.

Options for Consideration

Council should adopt the Policy and Procedures in line with the recommendations from the Local Government Investigations and Compliance Inspectorate.

Financial and Resource Implications

There are no Financial and Resource Implications associated with this report.

Risk Management

There are no Risk Management factors associated with in this report.

Policy Implications**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

- Mayor to respond to the private and confidential letter from the Local Government Investigations and Compliance Inspectorate.
- The Policy will be published on Council's website.

Consultation and Advocacy

- Maddocks Lawyers

Related Documents

- Confidentiality Policy: Handling of Confidential Information by Councillors (**Appendix A**)
- Procedures for Handling of Confidential Information by Councillors (**Appendix B**)
- Private and confidential letter from the Local Government Investigations and Compliance Inspectorate dated 3 February 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.



CONFIDENTIALITY POLICY: HANDLING OF CONFIDENTIAL INFORMATION BY COUNCILLORS

**(Adopted by Council and
effective on**

Insert date 2016)

darebin.vic.gov.au



This policy was adopted by resolution of Darebin City Council on **insert date 2016** and is effective from that date.

Version	Date Adopted by Council	Amendment
1.0	Insert Date	Initial version

1. Purpose of the Policy

- 1.1 The purpose of the Confidentiality Policy – Handling of Confidential Information by Councillors (**Policy**) is to:
- 1.1.1 Outline the types of confidential information that Councillors will have access to;
 - 1.1.2 Establish the processes to be adopted by Council when Councillors are given access to confidential information; and
 - 1.1.3 State Council's expectations of a Councillor who is given access to confidential information.
- 1.2 By complying with this Policy, it is expected that Councillors will avoid any appearance that they have disclosed or used confidential information without lawful authority.

2. Scope

- 2.1 The Policy applies to all Councillors and operates in conjunction with the *Local Government Act 1989 (Act)* and Council's Councillor Code of Conduct (**Code**).
- 2.2 The Policy is not intended to replicate or replace the obligations imposed on Councillors under the Act and the Code. Rather, it is intended to complement and clarify them.
- 2.3 The term 'confidential information' also includes such terminology as 'In Confidence' and 'Privileged Information' and is used in this Policy to refer to information that is classified as being confidential in accordance with s 77(2) of the Act.
- 2.4 Notwithstanding any clause contained in this Policy, the Mayor or Chief Executive may deem information to be 'confidential information' which must be treated in accordance with the requirements of this Policy.

3. Background

- 3.1 Section 77(1) of the Act provides:

A person who is, or has been, a Councillor or a member of a special committee, must not disclose information that the person knows, or should reasonably know, is confidential information.

Penalty: 120 penalty units.

- 3.2 Section 77(1A) of the Act provides:

A person who is, or has been, a Councillor or a member of a special committee, may disclose information that the person knows is confidential information in the following circumstances:

- (a) *for the purpose of any legal proceedings arising out of this Act;*
- (b) *to a court or tribunal in the course of legal proceedings;*
- (c) *to the Chief Municipal Inspector to the extent reasonably required by the Chief Municipal Inspector;*

-
- (d) *to a Councillor Conduct Panel in the course of a hearing and for the purposes of the hearing;*
 - (e) *to a municipal monitor to the extent reasonably required by the municipal monitor;*
 - (f) *to the extent reasonably required for any other law enforcement purposes.*

3.3 Section 77(2) of the Act prescribes what information constitutes confidential information, and provides:

*For the purposes of this section, information is **confidential information** if –*

- (a) *the information was provided to the Council or a special committee in relation to a matter considered by the Council or special committee at a meeting closed to members of the public and the Council or special committee has not passed a resolution that the information is not confidential; or*
- (b) *the information has been designated as confidential information by a resolution of the Council or a special committee which specifies the relevant ground or grounds applying under section 89(2) and the Council or special committee has not passed a resolution that the information is not confidential; or*
- (c) *the information has been designated in writing as confidential information by the Chief Executive Officer specifying the relevant ground or grounds applying under section 89(2) and the Council has not passed a resolution that the information is not confidential.*

4. Confidential Information

4.1 All confidential information provided to Councillors electronically will:

- 4.1.1 Be marked with a heading and watermark on each page stating 'CONFIDENTIAL';
- 4.1.2 Be attached to an email with the words 'CONFIDENTIAL' in the subject heading; and
- 4.1.3 Carry the following statement:

This email and the information attached to it are CONFIDENTIAL and are provided to you for the purpose of fulfilling your functions as a Councillor. This email and the information attached to it are not to be further distributed and their content is not to be discussed with, or disclosed to, anyone other than your fellow Councillors and members of Council staff who are directly involved in their preparation and distribution.

4.2 Confidential reports and agendas provided to Councillors in hard copy will be:

- 4.2.1 Printed on green paper and marked with a heading and watermark on each page stating 'CONFIDENTIAL'.
- 4.2.2 Individually marked on the front page with the name of the Councillor to whom it is handed.

4.2.3 Handed to Councillors at a time deemed suitable by the member of Council staff distributing the information; or

4.2.4 Sealed in an envelope marked 'CONFIDENTIAL' and placed in Councillors individual pigeon holes for collection.

All confidential information will be collected from each Councillor at the completion of the scheduled meeting or briefing.

4.3 Confidential minutes of meetings will be provided to Councillors in PDF format via email in accordance with 4.1 above.

4.4 A register of confidential information provided to Councillors will be kept, which will record:

4.4.1 A brief description of the confidential information provided to Councillors;

4.4.2 The date and manner in which the confidential information was provided to Councillors;

4.4.3 In the case of hard copy confidential information, the name(s) of any Councillor(s) who did not return the confidential information when it was collected.

5. Custody of Confidential Information

5.1 Councillors must exercise extreme care when handling confidential information to ensure that it is not disclosed, deliberately or accidentally, to any other person who has not lawfully been given access to the information.

5.2 Councillors must ensure that electronic and hard copy confidential information in their possession is stored in a secure manner so that it cannot be accessed by any other person who has not lawfully been given access to that information.

5.3 Councillors must only seek to access confidential information for purposes necessary for the fulfilment of their functions as Councillors.

6. Disclosure or Use of Confidential Information

6.1 The disclosure or use of confidential information includes:

6.1.1 Verbally telling another person who has not lawfully been given access to the information about the information or any part of the information;

6.1.2 Allowing another person who has not lawfully been given access to the information to see the original confidential information;

6.1.3 Providing a copy of the confidential information to another person who has not lawfully been given access to the information;

6.1.4 Paraphrasing, either in writing or verbally, the confidential information and providing that to a person who has not lawfully been given access to the information.

6.2 A Councillor who discloses or uses confidential information without lawful authority risks:

6.2.1 Committing a criminal offence against s 77(1) of the Act;

6.2.2 Committing a criminal offence against s 76D of the Act; and

6.2.3 Civil liability in an action for breach of confidentiality.

7. Action on Disclosure or Use of Confidential Information

7.1 If a Councillor or a member of Council staff suspects that a Councillor has disclosed or used confidential information without lawful authority:

7.1.1 The allegation will be reported in writing (eg via email) to Council's Chief Executive Officer;

7.1.2 Unless Council's Chief Executive Officer forms the view that the allegation is:

(a) lacking in substance;

(b) frivolous or vexatious; or

(c) is of a minor nature that can be resolved without formal intervention,

Council's Chief Executive Officer will, as soon as practicable after receiving the allegation, refer it to the Local Government Investigations and Compliance Inspectorate;

7.1.3 Council's Chief Executive Officer will, within 7 days of referring the allegation to the Local Government Investigations and Compliance Inspectorate, advise the Councillor the subject of the allegation that it has been so referred; and

7.1.4 Council's Chief Executive Officer is not required to advise the Councillor the subject of the allegation of any other details of it, including details of the person who made it.

7.2 The Councillor or member of Council staff who makes an allegation is not entitled to be advised of any referral to the Local Government Investigations and Compliance Inspectorate but Council's Chief Executive Officer may choose to do so.

7.3 Nothing in this Policy is intended to prevent a Councillor or member of Council staff who suspects that a Councillor has disclosed or used confidential information without lawful authority from reporting such an allegation directly to the Local Government Investigations and Compliance Inspectorate and not to Council's Chief Executive Officer.

8. Review

This Policy will be reviewed in [insert month] 2017, unless Council's Chief Executive Officer determines that it should be reviewed sooner.

CONTACT US

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National Relay Service
TTY dial 133 677 or
Speak and Listen 1300 555
727 or iprelay.com.au, then
enter 03 8470 8888



Speak Your Language
8470 8470

PROCEDURES:

HANDLING OF CONFIDENTIAL INFORMATION BY COUNCILLORS

1. Purpose of the Procedures

- 1.1 The Procedures for Handling Confidential Information by Councillors (**Procedures**) specifically relate to the handling of confidential information related to Council Meeting agendas, minutes and reports.
- 1.2 The purpose of the Procedures is to establish processes for when Councillors are given access to confidential information.
- 1.3 By complying with the Procedures, it is expected that Councillors will avoid any disclosure or use of confidential information without lawful authority.

2. Scope

- 2.1 The Procedures apply to all Councillors and operates in conjunction with the *Local Government Act 1989 (Act)*, Council's Councillor Code of Conduct (**Code**) and the 'Confidentiality Policy: Handling of Confidential Information by Councillors' (**Policy**).
- 2.2 The term 'confidential information' also includes such terminology as 'In Confidence' and 'Privileged Information' and is used in these Procedures to refer to information that is classified as being confidential in accordance with s 77(2) of the Act.
- 2.3 Notwithstanding any clause contained in the Policy, the Mayor or Chief Executive may deem information to be 'confidential information' which must be treated in accordance with the requirements of the Policy.

3. Handling Confidential Information

- 3.1 All confidential information provided to Councillors electronically will be:
 - 3.1.1 Be marked with a heading and watermark on each page stating 'CONFIDENTIAL';
 - 3.1.2 Be attached to an email with the words 'CONFIDENTIAL' in the subject heading; and
 - 3.1.3 Carry the following statement:

This email and the information attached to it are CONFIDENTIAL and are provided to you for the purpose of fulfilling your functions as a Councillor. This email and the information attached to it are not to be further distributed and their content is not to be discussed with, or disclosed to, anyone other than your fellow Councillors and members of Council staff who are directly involved in their preparation and distribution.
- 3.2 Confidential reports and agendas provided to Councillors in hard copy will be:
 - 3.2.1 Printed on green paper and marked with a heading and watermark on each page stating 'CONFIDENTIAL'.
 - 3.2.2 Individually marked on the front page with the name of the Councillor to whom it is handed.
 - 3.2.3 Handed to Councillors at a time deemed suitable by the member of Council staff distributing the information; or

3.2.4 Sealed in an envelope marked 'CONFIDENTIAL' and placed in Councillors individual pigeon holes for collection.

All confidential information will be collected from each Councillor at the completion of the scheduled meeting or briefing.

3.3 Confidential minutes of meetings will be provided to Councillors in PDF format via email in accordance with 3.1 above.

3.4 A register of confidential information provided to Councillors will be kept, which will record:

3.4.1 A brief description of the confidential information provided to Councillors;

3.4.2 The date and manner in which the confidential information was provided to Councillors;

3.4.3 In the case of hard copy confidential information, the name(s) of any Councillor(s) who did not return the confidential information when it was collected.

3.5 The Register of Confidential Information will be reviewed by the Chief Executive and Mayor on a regular basis.

ACKNOWLEDGEMENT OF RECEIPT OF CONFIDENTIAL INFORMATION

TYPE OF CONFIDENTIAL INFORMATION: _____

DATE RECEIVED	CR. NAME	CR. SIGNATURE
	CR. FONTANA	
	CR. GRECO	
	CR. LAURENCE	
	CR. LI	
	CR. MCCARTHY	
	CR. TSITAS	
	CR. VILLELLA	
	CR. WALSH	
	CR. WILLIAMS	

**6.11 INSTRUMENT OF APPOINTMENT AND AUTHORISATION
TO APPOINT AUTHORISED OFFICERS TO ENFORCE THE
PLANNING AND ENVIRONMENT ACT 1987****AUTHOR:** Acting Coordinator Council Business**REVIEWED BY:** Manager Corporate Governance and Performance**SUMMARY:**

The Local Government Act 1989 provides for the appointment of Authorised Officers for the purposes of the administration and enforcement of any Act, regulations or local laws which relate to the functions and powers of the Council.

The Chief Executive Officer, by authority conferred by instrument of delegation from Council dated 17 March 2015, makes these appointments. Maddocks Lawyers' model *Instrument of Appointment and Authorisation* developed for Victorian councils is used for this purpose.

Maddocks Lawyers have a separate *Instrument of Appointment and Authorisation* specifically for authorised officers appointed under the *Planning and Environment Act 1987*. This *Instrument of Appointment and Authorisation* provides for councils (rather than CEO's by delegation) to appoint officers by a resolution.

This report therefore presents for Council approval the *Instrument of Appointment and Authorisation* to appoint authorised officers for the purposes of enforcing the *Planning and Environment Act 1987*.

CONSULTATION:

Coordinator Statutory Planning

Recommendation

THAT in the exercise of the powers conferred by section 147 (4) of the *Planning and Environment Act 1987* and section 232 of the *Local Government Act 1989*, Darebin City Council resolves that:

- (1) The member of Council staff referred to in the Instrument attached as **Appendix A** be appointed and authorised as set out in the instrument.
- (2) The instrument comes into force immediately the common seal of Council is affixed to the instrument, and remains in force until Council determines to vary or revoke it.

Report

INTRODUCTION AND BACKGROUND

Section 224 of the *Local Government Act 1989* provides for the appointment of Authorised Officers for the purposes of the administration and enforcement of any Act, regulations or local laws which relate to the functions and powers of the Council.

The Chief Executive Officer, by authority conferred by instrument of delegation from Council dated 17 March 2015, makes these appointments. Maddocks Lawyers' model *Instrument of Appointment and Authorisation* developed for Victorian councils is used for this purpose.

Maddocks Lawyers have a separate *Instrument of Appointment and Authorisation* specifically for authorised officers appointed under the *Planning and Environment Act 1987*. This *Instrument of Appointment and Authorisation* provides for councils (rather than CEO's by delegation) to appoint officers by a resolution.

ISSUES AND DISCUSSION

Appointment of Authorised Officers to enforce the *Planning and Environment Act 1987*

This *Instrument of Appointment and Authorisation*, specifically for authorised officers appointed under the *Planning and Environment Act 1987*, provides for councils (rather than CEO's by delegation) to appoint officers by a resolution, pursuant to section 147 of the *Planning and Environment Act 1987*. The Instrument also includes the general appointment provision in section 232 of the *Local Government Act 1989* to commence proceedings in a council's name.

Section 188 (2) of the *Planning and Environment Act 1987* provides that councils cannot delegate the power to authorise officers for the purposes of enforcing the *Planning and Environment Act*.

As the authorised officers involved enforce several other Acts and regulations other than the *Planning and Environment Act 1987*, Maddocks Lawyers' other general *Instrument of Appointment and Authorisation* covering these Acts and regulations will continue to operate in tandem with the separate *Instrument of Appointment and Authorisation (Planning and Environment Act 1987 only)* where authorised officers are appointed by Council resolution.

POLICY IMPLICATIONS

Environmental Sustainability

Nil

Human Rights, Equity and Inclusion

Nil

Economic Development

Nil

Other

The appointment and authorisation of officers for the purposes of enforcing the *Planning and Environment Act 1987* enables day to day statutory and operational decisions to be made in relation to this Act. The proposed *Instrument of Appointment and Authorisation (Planning and Environment Act 1987)* is based on the model developed by Maddocks Lawyers

FINANCIAL AND RESOURCE IMPLICATIONS

Nil

CONCLUSION

It is recommended that the subject *Instrument of Appointment and Authorisation (Planning and Environment Act 1987)* specifically for authorised officers appointed under the *Planning and Environment Act 1987* be signed and sealed by the Council.

FUTURE ACTIONS

- *Instrument of Appointment and Authorisation (Planning and Environment Act 1987)* to be signed and sealed by Council.
- New authorised officer appointments for the purposes of enforcing the *Planning and Environment Act 1987* to be made by Council resolution.

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

- Proposed *Instrument of Appointment and Authorisation (Planning and Environment Act 1987)* – **Appendix A**
- Delegations and Authorisations Service – Maddocks, Lawyers
- Council Minutes – 5 March 2012, 4 June 2012, 17 September 2012, 10 December 2012, 18 February 2013, 15 April 2013, 6 May 2013, 7 October 2013, 6 November 2013, 17 February 2014, 19 May 2014, 17 November 2014, 16 March 2015, 17 August 2015, 7 September 2015 and 23 November 2015.

6.12 DECL BOARD NOMINATION

AUTHOR: Manager Economic Development and Civic Compliance

REVIEWED BY: Director Corporate Services

Report Background

This report is in response to Cr. Angela Villella resigning from the Board of Darebin Enterprise Centre Limited (DECL) (trading as Melbourne Innovation Centre). This report seeks to appoint another Councillor to the vacant Board position.

Previous Council Resolution

This matter is not the subject of a previous Council resolution.

Previous Briefing(s)

This matter has not previously been to a Councillor briefing.

Council Plan Goal/Endorsed StrategyThriving City and Innovative Economy

- Promote an innovative, vibrant and thriving economy with physical infrastructure that is both well-maintained and appropriately regulated.

Open and Accountable Democracy

- Governance in accordance with Darebin City Council Charter of Good Governance.

Summary

A vacancy exists on the Board of DECL following the resignation of Cr Angela Villella. There are two Councillor member positions on the Board and one of them held by Cr Julie Williams. A Council officer member also sits on the board and this is held by the Manager Economic Development and Civic Compliance.

The current representation of one Council officer and a Council member satisfies the requirements as stipulated in the Articles of Association of Darebin Enterprise Centre Limited.

In order to fill the vacant Council member position, Council is requested to nominate a Councillor to this position.

Recommendation

That Council appoint Cr. to the Darebin Enterprise Centre Limited (trading as Melbourne Innovation Centre) board.

Introduction

DECL (now trading as Melbourne Innovation Centre - MIC) is a business incubator located in Melbourne's North. The Facility has graduated over 300 businesses creating over 1,300 jobs for the Victorian economy over its 18-year history.

The incubator's primary site at 2 Wingrove Street, Alphington has been the key driver behind the organisation's economic impact. A recent independent economic assessment the *National Institute of Economic and Industry Research* indicated that the incubator currently delivers \$66.1M in economic value to the Victorian economy and has had direct involvement in the creation of 887 jobs over its 18 years of operation.

The site at 2 Wingrove Street, Alphington is currently under a peppercorn lease agreement with the City of Darebin, who has been a long term supporter of MIC and its mission to support the growth and sustainability of start-up enterprises in Melbourne's North.

The incubator is internationally recognised as a highly successful program. In 2008, MIC was awarded the International Business Innovation Association's Incubator of the Year (non-technology category).

The incubator currently houses 95 businesses across its three sites with businesses covering a range of industries including both technology and non-technology focus.

The incubator is a not for profit company governed by a board of directors representing the entrepreneurship sector, education, local government and tertiary institutions.

Issues and Discussion

The relevant sections of the Articles of Association of Darebin Enterprise Centre Limited are:

- 2.1 – *The number of members of the Company must not exceed fifteen.*
- 2.2 - *The first members of the Company are the subscribers to the memorandum of association and to these articles. The City of Darebin, (officer and Council member) being the first members shall always be represented on the board and shall have two members represented at all times.*
- 2.3 – *The members, by special resolution passed at a general meeting of Members, may admit to membership of the Company any additional person who applies for membership in the manner provided in article 2.4.*
- 2.4 *An application for additional membership must be made in writing in form acceptable to the Board. The form must include a statement that the applicant agrees to be bound by the company's memorandum and articles of association.*
- 2.6 – *If an applicant for additional membership is accepted, the person so admitted to membership:-*
 - a) *Becomes a member immediately upon the members resolving to accept the applicant a member as a member.*
 - b) *The new member is bound by the Company's memorandum of association and these articles.*
- 2.7 – *Upon the Members admitting any additional person to membership the Secretary must give such person written notice of the acceptance of his or her application for membership.*

Options for Consideration

That Council nominate a councillor for the DECL Board Director membership

Financial and Resource Implications

- No financial implications

Risk Management

- There are no risks associated with a Councillor vacancy on the Board. Council is compliant with Articles of Association by having a Council Officer and Council member on the Board.

Policy Implications**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

- The Secretary of the Melbourne Innovation Centre to be formally notified of the Councillor as the replacement member to represent Council on the Board.

Consultation and Advocacy

- Chief Executive/Secretary Melbourne Innovation Centre
- Manager Economic Development and Civic Compliance

Related Documents

- Articles of Association of Darebin Enterprise Centre Limited.

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.

The Manager Economic Development and Civic Compliance, Eddy Boscariol and Cr. Julie Williams are Directors of the DECL Board.

7. CONSIDERATION OF RESPONSES TO NOTICES OF MOTION AND GENERAL BUSINESS

Nil

8. NOTICES OF MOTION

8.1 SEEKING MORE FUNDS FOR SUCCESSFUL EXPORT JOBS PROGRAM

NOTICE OF MOTION NO.

276

CR. TIM LAURENCE

Take notice that at the Ordinary meeting to be held on 18 April 2016, it is my intention to move:

That:

- (1) *Council resolve expand the current export program that has created 19 local jobs to further support our local export industries.*
- (2) *An amount of \$60,000 be referred for consideration to the 2016- 2017 budget for the purpose of this expansion.*
- (3) *Council also write to the State Treasury and Finance Minister seeking state government funds for the local promotion of export jobs to match this local council contribution.*

Notice Received:

5 April 2016

Notice Given to Councillors:

11 April 2016

Date of Meeting:

18 April 2016

9. URGENT BUSINESS**10. GENERAL BUSINESS****11. PETITIONS****12. REPORTS OF STANDING COMMITTEES****12.1 AUDIT COMMITTEE**

The Audit Committee is an Advisory Committee appointed, pursuant to section 139 of the *Local Government Act 1989*, to assist Council in fulfilling its responsibilities relating to internal control mechanisms and external reporting requirements.

A meeting of the Audit Committee was held on 7 March 2016. A summary report of the meeting is attached as **Appendix A** to this report. The minutes of the meeting, incorporating the reports considered by the Committee, have been circulated to Councillors.

Recommendation

That the Report of the Audit Committee meeting held on 7 March 2016 be received and the Committee Recommendations be adopted.



SUMMARY REPORT OF THE AUDIT COMMITTEE

Monday 7 March 2016

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**MINUTES OF THE AUDIT COMMITTEE MEETING OF THE
DAREBIN CITY COUNCIL HELD AT DAREBIN CIVIC CENTRE,
350 HIGH ST, PRESTON ON MONDAY 7 MARCH 2016**

THE MEETING OPENED AT 2:29 PM

**1. CONFIDENTIAL – LOCAL GOVERNMENT INVESTIGATIONS
AND COMPLIANCE INSPECTORATE LETTER**

*CONFIDENTIAL MINUTES FOR THIS ITEM DISTRIBUTED SEPARATELY TO AUDIT
COMMITTEE MEMBERS ONLY*

2. PRESENT

Members:

Mr Michael Said – Chairperson
Dr Bruce Carroll – Deputy Chairperson
Mr Terry Richards – Independent External Member
Cr Vince Fontana (Mayor) – Committee Member
Cr Oliver Walsh – Committee Member

External Auditor:

Mr Tim Loughnan – Victorian Auditor General's Office

Officers:

Mr Rasiah Dev – Chief Executive
Mr Gavin Cator – Director Corporate Services
Ms Jacinta Stevens – Executive Manager Corporate Governance and Performance
Mr Allan Cochrane – Chief Financial Officer
Mr Michael O'Riordan – Financial Accountant
Ms Gracie Karabinis – Corporate Risk Manager

Minutes:

Ms Melanie Nitchov

3. ELECTION OF AUDIT COMMITTEE CHAIRPERSON AND DEPUTY CHAIRPERSON

INTRODUCTION AND BACKGROUND

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

In accordance with the Audit Committee Charter, a Chairperson and Deputy Chairperson is elected for a twelve month term. Mr Michael Said was elected Chairperson and Dr Bruce Carroll was elected Deputy Chairperson of the Audit Committee on 2 March 2015.

Audit Committee Charter

The Audit Committee Charter states that:

- (1) The Audit Committee will appoint a Chair and Deputy Chair for a twelve month term each Council year.
- (2) The Chair and Deputy Chair will be external members.
- (3) The election of the Chair shall take place in accordance with the process for the election of the Mayor under the Darebin City Council Governance Local Law.
- (4) The election of the Deputy Chair shall follow the election of the Chair and shall take place in accordance with the process for the election of the Deputy Chair.
- (5) The Chair, and in their absence the Deputy Chair, will preside over meetings of the Audit Committee."

The Audit Committee Charter was adopted at the Special Meeting of Council on Monday 10 November 2014. **(Refer Appendix A).**

Mr Cator called for nominations for the election of Chairperson and Deputy Chair for the next twelve months.

CHAIRPERSON

Mr Michael Said was nominated for the position of Chairperson. There being no further nominations, Mr Said was duly elected Chairperson of the Audit Committee for the next twelve months.

DEPUTY CHAIR

Dr Bruce Carroll was nominated for the position of Deputy Chair. There being no further nominations, Dr Carroll was duly elected Deputy Chair of the Audit Committee for the next twelve months.

4. APOLOGIES

None

5. DISCLOSURE OF CONFLICT OF INTEREST

Audit Committee members are required to disclose any conflicts of interest on any matters listed on the Agenda.

No disclosures were made.

6. CONFIRMATION OF PREVIOUS MEETING MINUTES

RECOMMENDATION

MOVED: Cr Vince Fontana

SECONDED: Dr Bruce Carroll

THAT the minutes of the Audit Committee Meeting held on Monday 7 December 2015 be confirmed.

CARRIED

7. MATTERS ARISING FROM PREVIOUS MEETING

The following are matters arising from the Audit Committee Meeting held Monday 7 December 2015.

- The Local Government Performance report to come to the Audit Committee in six months with an update of the figures from the 2014/15 My Council website. (*Refer Item 11*) - The Chairperson suggested that Council consider and examine the indicators in the lower quartile and compare to other Councils, a process to be looked at over the next 12 months.
- Six monthly progress reports to come to the Audit Committee on the implementation of the recommendations made by Consultants in the Business Continuity Plan Test Exercise Review. (*Refer Item 16*)
- Outstanding Internal Audit Actions where the completion date is overdue needs to be clearly identified and highlighted on the Outstanding Internal Action Audit Status Report that comes to the Audit Committee. High risk outstanding internal audit actions need to be addressed (*Refer Item 21*)

COMMITTEE RECOMMENDATION

MOVED: Mr Terry Richards

SECONDED: Cr Vince Fontana

THAT the Matters Arising from the previous Audit Committee meeting held 7 December 2015 be noted.

CARRIED

8. AUDIT COMMITTEE MEETING DATES 2016

AUTHOR: Director Corporate Services – Gavin Cator

REVIEWED BY: Chief Executive – Rasiah Dev

SUMMARY:

The Audit Committee established dates for its meetings in 2016 at the 7th December 2015 Committee meeting.

The dates were as follows:

- 7th March 2016
- 6th June 2016
- 5th September 2016 (Financials)
- 3rd October 2016
- 5th December 2016

However in further discussions with the Chief Financial Officer it was requested that the meeting to discuss the Financial Statements which was set for the 5th September 2016 be amended to the 29th August 2016.

Meeting invitations were sent out on the 4th January 2016 to secure this date in member's calendars.

CONSULTATION:

Chief Financial Officer

RECOMMENDATION

THAT the 5th September 2016 (Financials) meeting is amended to the 29th August 2016.

COMMITTEE RECOMMENDATION

THAT the 5th September 2016 (Financials) meeting is amended to the 29th August 2016.

MOVED: Dr Bruce Carroll

SECONDED: Mr Terry Richards

CARRIED

9. AUDIT COMMITTEE WORK PLAN 2016**AUTHOR:** Director Corporate Services – Gavin Cator**REVIEWED BY:** Chief Executive – Rasiah Dev**SUMMARY:**

The Annual Work Plan 2016 reflects reports to be tabled at the March, June, August, October and December 2016 meetings.

The Work Plan is presented for adoption.

CONSULTATION:

Audit Committee Chair

Director Corporate Services

RECOMMENDATION

THAT the Audit Committee 2016 Work Plan be adopted.

COMMITTEE RECOMMENDATION

THAT the Audit Committee 2016 Work Plan be adopted.

MOVED: Cr Vince Fontana

SECONDED: Cr Oliver Walsh

CARRIED

10. DECLARATION OF LEGAL COMPLIANCE BY CEO

The CEO confirms that Council is legally compliant in its operations. This is reported via the quarterly Director's Questionnaire, which requires all Directors to attest to the legal compliance of their Directorate's activities and to report any known instances of fraud, misappropriation or pending litigation. The questionnaire requires Directors to confirm full compliance with contractual agreements. All issues are disclosed via the questionnaire and a summary report is provided to the CEO. There are no issues to report to this meeting.

COMMITTEE RECOMMENDATION

THAT the Audit Committee receive the Declaration of Legal Compliance by the Chief Executive.

MOVED: Dr Bruce Carroll

SECONDED: Mr Terry Richards

CARRIED

11. CEO REPORT

The Chief Executive Officer, Mr Dev, briefed the Audit Committee on recent important developments in the City of Darebin outlined in his report which was distributed at the commencement of the meeting by Ms Nitchov.

COMMITTEE RECOMMENDATION

MOVED: Cr Vince Fontana

SECONDED: Cr Oliver Walsh

THAT the Audit Committee notes the report of the CEO.

CARRIED

12. GIFTS AND HOSPITALITY REPORT

AUTHOR: Acting Coordinator Council Business – Jody Brodribb

DIRECTOR: Executive Manager Corporate Governance and
Performance – Jacinta Stevens

SUMMARY:

This report provides the quarterly summary on gifts and hospitality declared by Councillors and officers for the period 1 October 2015 to 31 December 2015. In addition it also reports on the cumulative value of gifts and hospitality for Councillors and officers whereby they have received gifts or hospitality from the same person or organisation.

RECOMMENDATION

THAT the Audit Committee:

- (1) Receive and note the Summary of Councillor gifts and hospitality, attached to this report as **Appendix A**, declared for the period 1 October 2015 to 31 December 2015.
- (2) Receive and note the Summary of Officers gifts and hospitality, attached to this report as **Appendix B**, declared for the period October 2015 to 31 December 2015.
- (3) Note the cumulative summaries of gifts and/or hospitality received by Councillors and Officers attached as **Appendix C**.

COMMITTEE RECOMMENDATION

MOVED: Dr Bruce Carroll

SECONDED: Mr Terry Richards

CARRIED

THAT the Audit Committee:

- (1) Receive and note the Summary of Councillor gifts and hospitality, attached to this report as **Appendix A**, declared for the period 1 October 2015 to 31 December 2015.
- (2) Receive and note the Summary of Officers gifts and hospitality, attached to this report as **Appendix B**, declared for the period October 2015 to 31 December 2015.
- (3) Note the cumulative summaries of gifts and/or hospitality received by Councillors and Officers attached as **Appendix C**.

13. FINANCIAL REPORT – 6 MONTHS ENDING 31 DECEMBER 2015**AUTHOR:** Financial Accountant – Michael O’Riordan**REVIEWED BY:** Chief Financial Officer – Allan Cochrane**SUMMARY:**

A comprehensive mid-year financial review has been undertaken for the six months ended 31 December 2015 to assess the financial performance of Council year-to-date and the forecast financial position as at 30 June 2016. The outcome of the review indicates that Council has achieved a year-to-date operating surplus of \$63.15 million, which is \$4.90 million ahead of budget and capital works expenditure of \$12.20 million, which is \$3.31 million behind the budget.

The forecast actual result for the year ending 30 June 2016 is an operating surplus of \$6.51 million and capital works expenditure of \$40.22 million. The forecast underlying result for the year ending 30 June 2016 is a surplus of \$0.61 million. All material variations have been explained in the report.

All material variations have been explained in the report.

CONSULTATION:

Managers and Co-ordinators

RECOMMENDATION

THAT the contents of the “Financial Report for the six months ended 31 December 2015” included as **Appendix A** to this report be received and the year-to-date and full-year forecast actual and budget operating and capital results be received and noted.

COMMITTEE RECOMMENDATION

MOVED: Mr Terry Richards

SECONDED: Cr Vince Fontana

CARRIED

THAT the contents of the “Financial Report for the six months ended 31 December 2015” included as **Appendix A** to this report be received and the year-to-date and full-year forecast actual and budget operating and capital results be received and noted.

**14. CAPITAL WORKS PROGRAM – DECEMBER 2015
PERFORMANCE REPORT****AUTHOR:** Financial Accountant – Michael O’Riordan**MANAGER:** Chief Financial Officer – Allan Cochrane**BUDGET
IMPLICATIONS:** Nil**SUMMARY:**

This report has been prepared to provide the Audit Committee with details regarding the achievement of the capital works program for the six months ended 31 December 2015. This report was presented to Council as a briefing paper in February.

The report presents program financial, projects timing and general commentary regarding program and individual project performance. Where appropriate, management measures are provided to provide comment on any budget / timing variances, to ensure delivery of the program on time and on budget.

Overall, the 2015/16 program is on track, with no major risks or issues identified.

CONSULTATION:

EMT

Managers and Coordinators.

RECOMMENDATION

THAT this report on the performance of the capital works program as at 31 December 2015 be received and noted.

COMMITTEE RECOMMENDATION**MOVED:** Cr Oliver Walsh**SECONDED:** Dr Bruce Carroll**CARRIED**

THAT this report on the performance of the capital works program as at 31 December 2015 be received and noted.

**15. INVESTMENT PERFORMANCE REPORT – 6 MONTHS ENDING
31 DECEMBER 2015****AUTHOR:** Financial Accountant – Michael O’Riordan**MANAGER:** Chief Financial Officer – Allan Cochrane**BUDGET****IMPLICATIONS:** Investments of \$55.5 million as at 31 December 2015 and interest earned on invested funds of \$0.67 million for the six months ended 31 December 2015.**SUMMARY:**

A comprehensive review of Council's investment portfolio has been undertaken for the six months ended 31 December 2015. The Council's investment portfolio has earned \$0.67 million in interest on investments with term deposits and cash investments earning an annualised rate of 2.79% (December 2014: 3.26%). As at 31 December 2015, Council's investment portfolio was valued at \$55.5 million (December 2014 \$43.5 million).

CONSULTATION:

Nil.

RECOMMENDATION

THAT the contents of this report be received.

COMMITTEE RECOMMENDATION

MOVED: Mr Terry Richards**SECONDED:** Cr Vince Fontana**CARRIED****THAT** the contents of this report be received.

16. FINANCIAL REPORTING DEVELOPMENTS

AUTHOR: Financial Accountant – Michael O’Riordan

MANAGER: Chief Financial Officer – Allan Cochrane

**BUDGET
IMPLICATIONS:** Nil

SUMMARY:

This report provides a brief overview of key financial reporting developments which Council will need to consider for its financial reporting for the year ending 30 June 2016.

CONSULTATION:

Remy Szpak – Victorian Auditor-General’s Office

RECOMMENDATION

THAT this report on financial reporting developments be received and noted.

COMMITTEE RECOMMENDATION

MOVED: Cr Oliver Walsh

SECONDED: Dr Bruce Carroll

CARRIED

THAT this report on financial reporting developments be received and noted.

17. CORPORATE RISK AND BCP UPDATE

AUTHOR: Manager Corporate Risk – Gracie Karabinis

DIRECTOR: Director Corporate Services – Gavin Cator

SUMMARY:

As a regular requirement of the Audit Committee, the Manager Corporate Risk is responsible for providing progress reports on the ongoing implementation of Council's Risk Management Framework.

This report provides an update of Council's current risk management status in relation to its Strategic and Operational Risks, Risk Performance, Proactive Programs and Business Continuity Planning.

CONSULTATION:

Executive Management Team

Strategic Risk and Insurance Advisor

Claims Administration and Support Officer

MAV Insurance

Echelon Claims Services

RECOMMENDATION

THAT this report is received and noted by the Audit Committee.

COMMITTEE RECOMMENDATION

MOVED: Mr Terry Richards

SECONDED: Cr Vince Fontana

CARRIED

THAT:

- (1) this report is received and noted by the Audit Committee.
- (2) the significant progress made towards a quality risk management framework be noted

18. CORPORATE RISK STATISTICAL ANALYSIS REPORT – QUARTER 2

AUTHOR: Manager Corporate Risk – Gracie Karabinis

REVIEWED BY: Director Corporate Services – Gavin Cator

SUMMARY:

The attached report titled 'Corporate Risk Statistical Report – Quarter Two as at 31 December 2015' was prepared by members of the Corporate Risk Department and presented to the Executive Management Team (EMT) on Tuesday, 2 February 2015. These reports are presented to EMT on a quarterly basis to inform Senior Executives of the organisation's current performance in the areas of:

- Injury Management;
- Incidents and Injuries;
- Occupational Health and Safety;
- Medical and Functional Capacity Assessments, and
- General Insurance Claims Management.

This report provides the provisions to monitor performance, trends and improvement areas to further implement risk minimisation strategies. Prevention programs are continually established to reduce risk exposures and related insurance costs.

CONSULTATION:

Executive Management Team
Injury Management Advisor
Strategic Risk and Insurance Advisor
Health and Safety Advisors
CGU – Work Cover Agent
Echelon Claims Services
JLT

RECOMMENDATION

THAT the attached report titled 'Corporate Risk Statistical Report – Quarter Two as at 31 December 2015' be received and noted.

COMMITTEE RECOMMENDATION

MOVED: Cr Oliver Walsh
SECONDED: Dr Bruce Carroll

CARRIED

THAT the attached report titled 'Corporate Risk Statistical Report – Quarter Two as at 31 December 2015' be received and noted.

19. GOVERNANCE, RISK AND CORPORATE PERFORMANCE COMMITTEE MINUTES

AUTHOR: Director Corporate Services – Gavin Cator

REVIEWED BY: Chief Executive – Rasiah Dev

SUMMARY:

At its meeting of 24 November 2014, the Audit Committee requested that the minutes of Council's Governance, Risk and Performance Committee be tabled at Audit Committee meetings.

The Governance, Risk and Performance Committee last met on 9 December 2015 and 10 February 2016. The minutes of those meetings are attached to this report.

CONSULTATION:

Senior Council officers

RECOMMENDATION

THAT the attached Governance, Risk and Performance Committee minutes from the meetings of 9 December 2015 and 10 February 2016 be received and noted.

COMMITTEE RECOMMENDATION

MOVED: Mr Terry Richards

SECONDED: Cr Vince Fontana

CARRIED

THAT the attached Governance, Risk and Performance Committee minutes from the meetings of 9 December 2015 and 10 February 2016 be received and noted.

20. ASSET MANAGEMENT STRATEGY IMPLEMENTATION UPDATE

AUTHOR: Manager Assets and Properties – Chris Meulblok

REVIEWED BY: Director Assets and Business Services – Steve Hamilton

SUMMARY:

This report provides an update on the implementation of the Darebin City Council's Asset Management Strategy 2015-2019.

RECOMMENDATION

THAT the Audit Committee note the report.

COMMITTEE RECOMMENDATION

MOVED: Cr Oliver Walsh

SECONDED: Dr Bruce Carroll

CARRIED

THAT the Audit Committee note the report.

21. INTERNAL AUDIT PROGRESS REPORT

AUTHOR: Director Corporate Services – Gavin Cator

REVIEWED BY: Chief Executive – Rasiah Dev

SUMMARY:

The internal auditors, Crowe Horwath, have provided a report to update the Audit Committee on Council's internal audit activity since its last meeting on 7 December 2015.

CONSULTATION:

Director Corporate Services

Senior Council Officers

RECOMMENDATION

THAT the attached Internal Audit Progress Report prepared by Crowe Horwath be received and noted.

COMMITTEE RECOMMENDATION

MOVED: Cr Oliver Walsh

SECONDED: Dr Bruce Carroll

CARRIED

THAT the attached Internal Audit Progress Report prepared by Crowe Horwath be received and noted.

22. INTERNAL AUDIT REPORT – MEMORANDUMS OF AUDIT PLANNING FOR UPCOMING AUDITS

AUTHOR: Director Corporate Services – Gavin Cator

REVIEWED BY: Chief Executive – Rasiah Dev

SUMMARY:

As part of the implementation of Council's audit program for 2016, Crowe Horwath has prepared memorandums of audit planning (MAPs) for the following upcoming or current audits:

- *Community Support Program Process Review*
- *Records Management*
- *Gifts and Donations for Councillors and Staff*
- *Building Maintenance – General and Essential Safety Measures*
- *Post implementation review of the HACC IT system Carelink plus*
- *Follow-Up of Selected Higher Risk Matters Raised in Prior Internal Audit Reports Review*

These MAPs have been signed off by management.

CONSULTATION:

Executive Management Team

RECOMMENDATION

THAT the attached MAPs: Community Support Program Process Review, Records Management, Gifts and Donations for Councillors and Staff, Building Maintenance – General and Essential Safety Measures and Post Implementation review of the HACC IT system Carelink plus, and Follow-Up of Selected Higher Risk Matters Raised in Prior Internal Audit Reports Review prepared by the internal auditors Crowe Horwath be received and noted.

COMMITTEE RECOMMENDATION

MOVED: Mr Terry Richards

SECONDED: Cr Vince Fontana

CARRIED

THAT:

- (1)** the attached MAPs: Community Support Program Process Review, Records Management, Gifts and Donations for Councillors and Staff, Building Maintenance – General and Essential Safety Measures and Post Implementation review of the HACC IT system Carelink plus, and Follow-Up of Selected Higher Risk Matters Raised in Prior Internal Audit Reports Review prepared by the internal auditors Crowe Horwath be received and noted.
- (2)** the MAP for Records Management be circulated out of session

23. INTERNAL AUDIT REPORT – INFORMATION TECHNOLOGY GENERAL CONTROLS REVIEW

AUTHOR: Director Corporate Services – Gavin Cator

REVIEWED BY: Chief Executive – Rasiah Dev

SUMMARY:

As part of the implementation of Council's audit program, internal audit has undertaken a review of Council's Information Technology General Controls.

The Internal Auditors did not note any issues of a high risk nature and identified six medium and five low risk issues.

One issue remains unresolved being Item 3.6, number 8 - "Encryption". This matter is currently being examined with the Chief Information Officer and I propose that a further report be presented at the next Audit Committee meeting.

CONSULTATION:

Pradeep Agrawal – Chief Information Officer

Robert Miskec – Business Systems Team Leader

Kerrie Jordan – Acting Manager Corporate Risk

Daniel Dicello – Coordinator Client Services

Rowan Higgins – Network Administrator

Ashwnath Tiwari – Network Administrator

RECOMMENDATION

THAT the attached report: Information Technology General Controls Review prepared by the internal auditors, Crowe Horwath, be received and noted.

COMMITTEE RECOMMENDATION

MOVED: Mr Terry Richards

SECONDED: Cr Vince Fontana

CARRIED

THAT:

- 1) the attached report: Information Technology General Controls Review prepared by the internal auditors, Crowe Horwath, be received and noted.
- 2) all recommendations made in internal audit reports be integrated into the Audit Manager system

24. INTERNAL AUDIT REPORT – INFORMATION TECHNOLOGY STRATEGY REVIEW

AUTHOR: Director Corporate Services – Gavin Cator

REVIEWED BY: Chief Executive – Rasiah Dev

SUMMARY:

As part of the implementation of Council's audit program, internal audit has undertaken a review of Council's Information Technology Strategy.

The Internal Auditors did not note any issues of a high or medium risk nature and identified four low risk issues.

CONSULTATION:

Pradeep Agrawal – Chief Information Officer

Gavin Cator – Director Corporate Services

Rasiah Dev – Chief Executive Officer

Rowan Higgans – Network Administrator

Gracie Karabinis – Manager Corporate Risk

RECOMMENDATION

THAT the attached report: Information Technology Strategy Review prepared by the internal auditors, Crowe Horwath, be received and noted.

COMMITTEE RECOMMENDATION

MOVED: Cr Oliver Walsh

SECONDED: Dr Bruce Carroll

CARRIED

THAT the attached report: Information Technology Strategy Review prepared by the internal auditors, Crowe Horwath, be received and noted.

25. INTERNAL AUDIT REPORT – COUNCILLOR EXPENSE CLAIMS

AUTHOR: Director Corporate Services – Gavin Cator

REVIEWED BY: Chief Executive – Rasiah Dev

SUMMARY:

As part of the implementation of Council's audit program, internal audit has undertaken a review of Councillor Expense claims.

The Internal Auditors did not note any issues of a high or medium risk nature, however two low risk nature issues were identified.

CONSULTATION:

Jacinta Stevens – Executive Manager Corporate Governance and Performance

Joann Hennessy – Management Accountant

Daniel Dicello – Coordinator Client Services

Katia Croce – Coordinator Council Business

Anna Giuliani – Executive PA to CEO / Mayor and Councillors Support Team

Joseph David – Coordinator Payroll Services

RECOMMENDATION

THAT the attached report: Councillor Expense Claims prepared by the internal auditors, Crowe Horwath, be received and noted.

COMMITTEE RECOMMENDATION

MOVED: Mr Terry Richards

SECONDED: Cr Vince Fontana

CARRIED

THAT the attached report: Councillor Expense Claims prepared by the internal auditors, Crowe Horwath, be received and noted.

26. INTERNAL AUDIT REPORT – RISK MANAGEMENT FRAMEWORK (Annual review of a selected department – Assets and Properties Department)**AUTHOR:** Director Corporate Services – Gavin Cator**REVIEWED BY:** Chief Executive – Rasiah Dev**SUMMARY:**

As part of the implementation of Council's audit program, internal audit has undertaken an annual review of a selected Department. This year the Department chosen was the Assets and Property Department.

The Internal Auditors did not note any issues of a high risk nature. One medium risk and two low risk nature issues were identified.

CONSULTATION:

Gracie Karabinis – Manager Corporate Risk

Chris Meulblok – Manager Assets and Properties

Mira Josevska – Strategic Risk and Insurance Advisor

RECOMMENDATION

THAT the attached report: Risk framework (Annual review of a selected department - Assets and Properties Department) prepared by the internal auditors, Crowe Horwath, be received and noted.

COMMITTEE RECOMMENDATION

MOVED: Cr Oliver Walsh

SECONDED: Dr Bruce Carroll

CARRIED

THAT the attached report: Risk framework (Annual review of a selected department - Assets and Properties Department) prepared by the internal auditors, Crowe Horwath, be received and noted.

27. INTERNAL AUDIT REPORT – CITY WORKS & PARKS AND GARDENS

AUTHOR: Director Corporate Services – Gavin Cator

REVIEWED BY: Chief Executive – Rasiah Dev

SUMMARY:

As part of the implementation of Council's audit program, internal audit has undertaken a review of City Works and Parks and Gardens.

The Internal Auditors noted one high risk issue, and four medium risk issues and four low risk issues were identified.

CONSULTATION:

Sally Jones - Director (Acting) Culture, Leisure and Works

Leigh Goullet - Manager City Works

Philip Tulk - Manager Parks and Vegetation

Santha Kumaran - Co-ordinator Operational Projects and Fleet

Susan Fallon - Administration Officer, Parks and Vegetation

Brett Grambau -Co-ordinator Infrastructure Maintenance & Support

Luke Sandham - Bushland Coordinator, Parks and Vegetation

Edward Ward - Infrastructure Maintenance Co-ordinator

John Coysh - Team Leader, Parks and Vegetation

Rob Watson - Coordinator Environmental Operations

Greg Gemmel - Administration Officer, Compliance & Amenity

RECOMMENDATION

THAT the attached report: City Works and Parks and Gardens prepared by the internal auditors, Crowe Horwath, be received and noted.

COMMITTEE RECOMMENDATION

MOVED: Mr Terry Richards

SECONDED: Cr Vince Fontana

CARRIED

THAT the attached report: City Works and Parks and Gardens prepared by the internal auditors, Crowe Horwath, be received and noted.

28. INTERNAL AUDIT REPORT – CORE FINANCIAL FUNCTIONS (User fees and charges – non statutory, Accounts Payable, Non-Infrastructure assets and related data interrogation)

AUTHOR: Director Corporate Services – Gavin Cator

REVIEWED BY: Chief Executive – Rasiah Dev

SUMMARY:

As part of the implementation of Council's audit program, internal audit has undertaken a review of Core Financial Functions (User fees and charges – non statutory, Accounts Payable, Non-Infrastructure assets and related data interrogation).

The Internal Auditors noted 3 issues of a high risk, 4 issues of medium risk and 7 low risk nature issues were identified.

CONSULTATION:

Gavin Cator – Director Corporate Services

Allan Cochrane – Chief Financial Officer

Joann Hennessy – Management Accountant

Russell Lynch – Procurement and Contracting Officer

Kevin O'Farrell – Application Systems Administrator

Michael O'Riordan – Financial Accountant

RECOMMENDATION

THAT the attached report: Core Financial Functions (User fees and charges – non statutory, Accounts Payable, Non-infrastructure assets and related data interrogation) prepared by the internal auditors, Crowe Horwath, be received and noted.

COMMITTEE RECOMMENDATION

MOVED: Cr Oliver Walsh

SECONDED: Dr Bruce Carroll

CARRIED

THAT the attached report: Core Financial Functions (User fees and charges – non statutory, Accounts Payable, Non-infrastructure assets and related data interrogation) prepared by the internal auditors, Crowe Horwath, be received and noted.

29. OUTSTANDING INTERNAL AUDIT ACTIONS

AUTHOR: Director Corporate Services – Gavin Cator

REVIEWED BY: Chief Executive – Rasiah Dev

SUMMARY:

This report provides an update on progress towards implementing recommendations made in previous internal audit reports since the last ordinary Audit Committee meeting held on 7th December 2015.

Forty three actions drawn from six 2015/16 Audit Reports have been added to the status report since the last Audit Committee meeting. This increased the total number of outstanding actions to sixty seven.

In the same period, fifteen actions have been completed (including one high risk action) and there are currently sixty seven actions remaining. Of the remaining actions only seven are high risk, twenty eight rated as medium risk and twenty nine rated as low risk. In the attached report the completed actions are highlighted in green.

Since the last audit report the following internal audits have been added to the list:

- Information Technology General Controls Review
- Information Technology Strategy Review
- Core Financial Functions
- Risk Management Framework (Annual Review of a selected Department – Assets and Properties)
- Councillor Expense Claims
- City Works & Parks and Gardens

CONSULTATION:

Senior Managers

RECOMMENDATION

THAT the Audit Committee receives and notes this report.

NOTE: The Chairperson proposed that discussion of this item be deferred to the 6 June 2016 meeting.

30. VAGO EXTERNAL AUDIT STRATEGY 2015-2016

AUTHOR: Director Corporate Services – Gavin Cator

REVIEWED BY: Chief Executive Officer – Rasiah Dev

SUMMARY:

The audit strategy for the year ending 30 June 2016 has been prepared by the Victorian Auditor-General's Office and sets out their approach to the audit of the Darebin City Council financial report, standard statements and performance statement for 2015-2016.

CONSULTATION:

Director Corporate Services

Chief Financial Officer

Financial Accountant

RECOMMENDATION

THAT the attached report titled 'Darebin City Council Strategy Year Ending 30 June 2016' prepared by the Victorian Auditor-General's Office, be received and noted.

COMMITTEE RECOMMENDATION

MOVED: Mr Terry Richards

SECONDED: Cr Vince Fontana

CARRIED

THAT the attached report titled 'Darebin City Council Strategy Year Ending 30 June 2016' prepared by the Victorian Auditor-General's Office, be received and noted.

31. PROCUREMENT NON-CONFORMANCE REPORT

AUTHOR: Coordinator Procurement and Contracting – Russell Lynch

REVIEWED BY: Executive Manager Corporate Governance and
Performance – Jacinta Stevens

SUMMARY:

Section 186 '*Restriction on power to enter into contracts*' of the *Local Government Act 1989* covers Council's obligations when entering into contracts.

This report seeks to inform the Audit Committee of goods and services or works that have not partially or fully complied with the requirements specified under the Local Government Act or Council's Procurement Policy.

CONSULTATION:

Chief Executive

Executive Management Team

RECOMMENDATION

THAT the Non Conformance Report as at 1 February 2016 attached at **Appendix A** to this report be received and noted.

COMMITTEE RECOMMENDATION

MOVED: Cr Vince Fontana

SECONDED: Cr Oliver Walsh

CARRIED

THAT the Non Conformance Report as at 1 February 2016 attached at **Appendix A** to this report be received and noted.

32. SUMMARY OF EXTERNAL REPORTS WITH POTENTIAL IMPACTS FOR COUNCIL**AUTHOR:** Director Corporate Services – Gavin Cator**MANAGER:** Chief Executive – Rasiah Dev**SUMMARY:**

This item lists the external reports Council is aware of that have potential impacts for Council. These reports will be reviewed in due course to identify any gaps or issues Council needs to address.

The Internal Audit Progress Report provided by Crowe Horwath under the Internal Audit section of the meeting agenda also lists public sector reports of possible interest.

CONSULTATION:

Chief Financial Officer

RECOMMENDATION

THAT the Audit Committee notes the information in this report.

COMMITTEE RECOMMENDATION

MOVED: Cr Oliver Walsh

SECONDED: Dr Bruce Carroll

CARRIED

THAT the Audit Committee notes the information in this report.

33. COUNCILLOR SUPPORT AND EXPENSES

AUTHOR: Acting Coordinator Council Business – Jody Brodribb

REVIEW: Executive Manager Corporate Governance and
Performance – Jacinta Stevens

SUMMARY:

This report provides the summary of expenses and reimbursements made by Councillors for the period 1 October to 31 December 2015.

RECOMMENDATION

THAT the Audit Committee:

- (1) Receive and note the Summary of Councillor expenses and reimbursements attached as **Appendix A** for the period 1 October to 31 December 2015.
- (2) Receive and note the summary of officer mobile phone expenses and reimbursements including cumulative amounts attached as **Appendix B** to this report for the billing period 1 October 2015 to 31 December 2015.
- (3) Note Councillor expenses and reimbursement summaries plus cab charge and mobile phone declarations will continue to be published on Council's webpage on a quarterly basis.

COMMITTEE RECOMMENDATION

MOVED: Dr Bruce Carroll

SECONDED: Mr Terry Richards

CARRIED

THAT the Audit Committee:

- (1) Receive and note the Summary of Councillor expenses and reimbursements attached as **Appendix A** for the period 1 October to 31 December 2015.
- (2) Receive and note the summary of officer mobile phone expenses and reimbursements including cumulative amounts attached as **Appendix B** to this report for the billing period 1 October 2015 to 31 December 2015.
- (3) Note Councillor expenses and reimbursement summaries plus cab charge and mobile phone declarations will continue to be published on Council's webpage on a quarterly basis.

34. OTHER BUSINESS

Mr Loughnan requested a copy of the Local Government Investigations and Compliance Inspectorate letter discussed by the Audit Committee members (excluding Councillors) prior to the commencement of the meeting. Mr Loughnan was advised by the Chairperson that he would need to take this up with Management.

35. NEXT MEETING

The next meeting of the Audit Committee will be held at 2:30 pm on Monday 6 June 2016 in the Conference Room of Darebin City Council, 350 High Street, Preston.

36. IN CAMERA DISCUSSION

In accordance with the Audit Committee Charter, Item 6, Part 5(f) and Part 6(b), an opportunity is provided for the Audit Committee to meet with the internal auditor or external auditor to discuss any matters that the Audit Committee or the internal auditor and/or external auditor believe should be discussed privately. Management will be required to leave the meeting during discussion of this item.

37. CLOSE OF MEETING

The meeting closed at 5:00pm.

13. RECORDS OF ASSEMBLIES OF COUNCILLORS

13.1 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:

- Councillor Briefing Session – 29 March 2016
- Councillor Budget Briefing – 31 March 2016

Recommendation

That the record of the Assembly of Councillors held on 29 and 31 March 2016 be noted and incorporated in the minutes of this meeting.



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Councillor Briefing Session
	Date:	Tuesday 29 March 2016
	Location:	Function Room, Darebin Civic Centre
PRESENT:	Councillors:	Cr. Vince Fontana (Mayor), Cr. Tim Laurence, Cr. Julie Williams, Cr. Bo Li (7pm), Cr. Trent McCarthy, Cr. Steven Tsitas, Cr. Oliver Walsh (5.56pm)
	Council Staff:	Katrina Knox A/CEO, Steve Hamilton, Gavin Cator, Jacinta Stevens, Sarah-Jade Chung (5.30 – 7pm), Jim Barrett (5.30 – 7pm)
	Other:	Mike Said, Chair Audit Committee
APOLOGIES:		Rasiah Dev, Cr. Gaetano Greco, Cr. Angela Villella

The Assembly commenced at 5.46 pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Darebin Community Survey – 2 nd Quarter Results	No disclosures were made
2	Presentation from Audit Committee Chair	No disclosures were made Cr. Walsh: 6.08 pm – 6.09 pm and 6.26 pm – 6.27 pm Cr. Tsitas: 6.22 pm
3	Electronic Gaming Machines and Councils' Planning Scheme	No disclosures were made
4	Fairfield Village Action Plan	No disclosures were made
5	Open Air Cinema (Edwardes Lake Park And Boathouse) Evaluation	No disclosures were made
6	Monuments And Memorials Policy	No disclosures were made
7	East Preston Community Centre – Operational And Governance Structure	No disclosures were made
8	Outcome Of Statutory Process For Leasing Of Council Land	No disclosures were made

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
9	Proposed Discontinuance And Sale Of Right-Of-Way (Road) Rear Of 33-37 Cooper Street And 34-38 Asling Street, Preston	No disclosures were made
10	Proposed Discontinuance And Sale Of Right-Of-Way (Road) Adjoining 2 Greenock Street And 8-10 Banff Street, Reservoir	No disclosures were made

The Assembly concluded at 6.35 pm

RECORD COMPLETED BY:	Officer Name:	Jacinta Stevens
	Officer Title:	Executive Manager Corporate Governance and Performance



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Councillors Budget Briefing
	Date:	Thursday, 31 March 2016
	Location:	Conference Room, 350 High Street, Preston
PRESENT:	Councillors:	Cr. Vince Fontana (Mayor), Cr. Bo Li, Cr. Tim Laurence, Cr. Trent McCarthy (7 pm), Cr. Julie Williams, Cr. Angela Villella, Cr. Steven Tsitas
	Council Staff:	Steve Hamilton, Katrina Knox, Gavin Cator, Allan Cochrane
	Other:	Nil
APOLOGIES:		Cr. Oliver Walsh (Deputy Mayor), Cr. Gaetano Greco

The Assembly commenced at 5.45 pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1.	Briefing on amendment C136 legal advice – Darren Rudd (confidential)	No disclosures were made
2.	2016/2017 Budget – Gavin Cator, Allan Cochrane	No disclosures were made Cr. McCarthy arrived at 7.00 pm Cr. Tsitas left at 8.10 pm Cr. Villella left at 8.10 pm Cr. Tsitas returned at 8.16 pm Cr. Villella returned at 8.18 pm

The Assembly concluded at 8.52 pm

RECORD COMPLETED BY:	Officer Name:	Allan Cochrane
	Officer Title:	Chief Financial Officer

14. REPORTS BY MAYOR AND COUNCILLORS

Recommendation

That Council note the Reports by Mayor and Councillors.

15. 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, legal, personnel and governance matters:

15.1 CT 201542 Northernhay and Alexandra Streets, Reservoir Reconstruction

15.2 The National Disability Insurance Scheme – Council's Role Post Implementation.

RE-OPENING OF MEETING

MOVED: Cr.

SECONDED: Cr.

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

CONFIDENTIAL**15.1 CT 201542 – NORTHERNHAY STREET AND ALEXANDRA STREET RECONSTRUCTION**

Author: Manager Major Projects and Infrastructure

Reviewed By: Director Assets and Business Services

Report Background

This report seeks to award a contract for the reconstruction of Northernhay Street and Alexandra Street Reservoir having been funded within the current Councils Capital Works Program and Federal Government Roads to Recovery (R2R) Program.

Previous Council Resolution

This matter is not the subject of a previous Council resolution.

Previous Briefing(s)

This matter has not previously been to a specific Councillor briefing, however was identified within the briefing during the establishment of the Capital Works Program for 2015/2016.

Council Plan Goal/Endorsed Strategy

- Council Plan, 2013-2017, pg. 32 “Existing and physical assets and Infrastructure-review and continue to manage the existing asset base...”
- Road Condition Audit, 2015

Summary

Tenders were invited for the reconstruction of Northernhay Street and Alexandra Street Reservoir which closed on the 21 January 2016. The contract works include:

- Kerb and channel replacement
- Concrete paving
- Drainage
- Rain Gardens (WSUD)
- Landscaping
- Traffic Management Treatment
- Naturestrip replacement
- Asphalt resurfacing
- Some pavement replacement

This report summarises the tender process, including the tender responses, tender evaluation and assessment process and recommends the award of a contract to a suitable contractor to undertake the reconstruction works.

Recommendation

That the Council report and resolution remain confidential with the exception of the successful tenderer(s) name and contract period.

15.2 THE NATIONAL DISABILITY INSURANCE SCHEME – COUNCIL'S ROLE POST IMPLEMENTATION

Author: Manager Aged and Disability

Reviewed By: Director Community Development

Report Background

On 1 July 2016 as a Local Government Authority (LGA) that is part of the North East Melbourne area (NEMA) Darebin will be one of the first Victorian local government areas to rollout the National Disability Insurance Scheme (NDIS). This report responds to:

- The changes in the model of funding and providing services to people under 65 years of age with a disability under the NDIS; and
- The associated decisions required in relation to Council's ongoing role in supporting the community in a way that best meets their needs and expectations within this new model.

Previous Council Resolution

This matter is not the subject of a previous Council resolution.

Previous Briefing(s)

Councillor Briefing 1:	30 November 2015
Councillor Briefing 2:	14 December 2015
Councillor Briefing 3:	3 February 2016
Councillor Planning Weekend	5 March 2016
Councillor E-Bulletins:	30 October 2015
	22 January 2016

Council Plan Goal/Endorsed Strategy

Goal 2:	Healthy and Connected Community:
Strategies:	2.1 - Community services
	2.3 – Quality of life
	2.6 – Community health and fitness and access to opportunities
	2.7 – Community needs and service gap
	2.8 – Human rights and access and inclusion
	2-9 – Equity, diversity and inclusion
	2.10 – Social and physical connectedness
	2.13 – Equitable access to all community facilities

Disability Access and Inclusion Plan 2015-2019

Active and Healthy Ageing Strategy 2011-2021

Summary

On 1 July 2016 the National Disability Insurance Scheme will commence its rollout in Victoria in the North East Melbourne area (NEMA). This scheme is the most substantial change in social policy in 40 years and accordingly brings with it the need for a review of how Council provides support to community members with a disability.

By 1 July 2016 Council must make a decision as to whether to become a direct service provider or make changes to the current service model.

This report provides information on:

- The background, model, funding and operational changes that are associated with the implementation of the NDIS and its supporting agencies;
- Current and potential future costs;
- The Barwon trial site experience;
- Community consultation and engagement; and
- Options for Council to consider when making a decision on their future role in service delivery for people with a disability.

Recommendation

That:

- (1) The Council resolution be made public.
- (2) The Council report remain confidential.

16. CLOSE OF MEETING

