

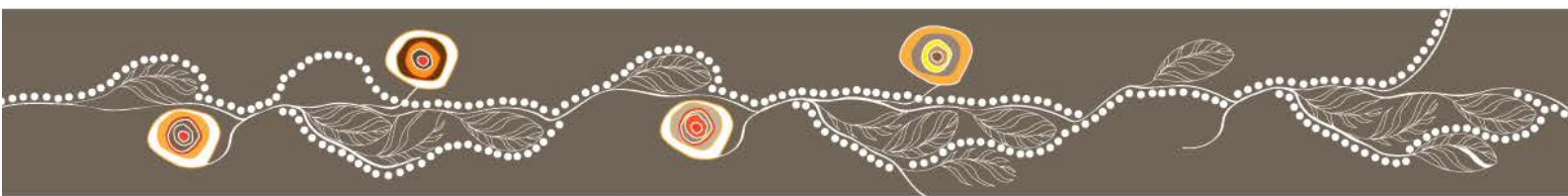


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AGENDA

Council Meeting to be held
at Darebin Civic Centre,
350 High Street Preston
on Monday, 5 June 2017
at 6.00 pm.

Public question time will
commence shortly after 6.00 pm.



ACKNOWLEDGEMENT OF TRADITIONAL OWNERS AND ABORIGINAL AND TORRES STRAIT ISLANDER COMMUNITIES IN DAREBIN

Darebin City Council acknowledges the Wurundjeri people as the traditional owners and custodians of the land we now call Darebin and pays respect to their Elders, past, present and future.

Council pays respect to other Aboriginal and Torres Strait Islander communities in Darebin.

Council recognises, and pays tribute to, the diverse culture, resilience and heritage of Aboriginal and Torres Strait Islander people.

We acknowledge the leadership of Aboriginal and Torres Strait Islander communities and the right to self-determination in the spirit of mutual understanding and respect.



Italian

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

Greek

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

Chinese

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

Arabic

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

Macedonian

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

Vietnamese

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

Bosnian

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

Croatian

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

Portuguese

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

Serbian

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

Somali

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

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Agenda

1. MEMBERSHIP

Cr. Kim Le Cerf (Mayor) (Chairperson)

Cr. Steph Amir

Cr. Gaetano Greco (Deputy Mayor)

Cr. Tim Laurence

Cr. Trent McCarthy

Cr. Lina Messina

Cr. Susanne Newton

Cr. Susan Rennie

Cr. Julie Williams

2. APOLOGIES

3. DISCLOSURES OF CONFLICTS OF INTEREST

4. CONFIRMATION OF THE MINUTES OF COUNCIL MEETINGS

Recommendation

That the Minutes of the Ordinary Meeting of Council held on 15 May 2017 and the Special Meeting of Council held on 22 May 2017 be confirmed as a correct record of business transacted.

5. QUESTION AND SUBMISSION TIME

Members of the public can participate in ordinary Council meetings in two ways: they can lodge questions for Council to answer during Question Time or they can make a Comment or Submission prior to a specific item listed on the Agenda.

HOW TO LODGE YOUR QUESTION OR REGISTER TO MAKE A COMMENT OR SUBMISSION

Council encourages the early lodgement of Questions, to enable preparation of a considered response, and early registration if you wish to make a Comment or Submission. These may be done in the following ways:

1. Electronic Lodgement

- By sending an email to QandS@darebin.vic.gov.au; or
- By logging onto Council's website at www.darebin.vic.gov.au/questionsandsubmissions

2. In Person Lodgement:

- At the Preston Customer Service Centre by 3pm on the day of the Council meeting;
- By printing completed Questions and Submissions Form and delivering it to 274 Gower Street Preston, 3072 by 3pm on the day of the meeting; or
- With a Council Officer between 5.45pm and 6pm on the day of the meeting at Council Chambers.

The lodgement of a question or registration to make a comment or submission should include the name, address and contact telephone number of the individual and, in the case of a submission, the agenda item to which he or she wishes to speak to. This will allow Council officers to follow up your Question, if required, and to inform the Chairperson of any registered person wishing to make a Comment or Submission in relation to specific agenda items.

Residents do not need to attend the meeting for a question to be answered. Council meetings can be viewed at the [Watch Council and Planning Committee meetings page](#).

The Agenda for each meeting is available for viewing on Council's website at the [Meeting Agendas and Minutes page](#) by 5pm, up to 6 days prior to the date of the meeting. Copies are also available at Customer Service centres and libraries.

Further information about Question and Submission Time can be found at www.darebin.vic.gov.au/questionsandsubmissions.

6. CONSIDERATION OF REPORTS

6.1 APPLICATION FOR PLANNING PERMIT D/186/2016 229 Gilbert Road, Preston

Author: Principal Planner

Reviewed By: Director City Futures and Assets

Applicant	Owner	Consultant
James Livingstone Planning	Munir Shaya	Content Studio Green Rate Zav Traffic Leigh Design

Summary

- Proposal:
 - Construct a four (4) storey building (including one (1) basement level) containing 20 dwellings (8 one (1) bedroom dwellings and 12 two (2) bedroom dwellings), 20 car parking spaces, and 10 bicycle parking spaces.
 - The building has a maximum overall height of 10.156 metres.
 - Private open space to the dwellings is provided in the form of either ground floor courtyards or upper level balconies.
 - A 1.2 metre high fence is proposed above a 1.05 metre (maximum) high raised garden bed at the Gilbert Road edge of the site.
- The site is zoned General Residential Zone – Schedule 2
- There is no restrictive covenant on the title for the subject land.
- Six (6) objections were received against this application.
- The proposal is contrary to the relevant policies of the Darebin Planning Scheme.
- It is recommended that the application be refused.

Consultation

- Public notice was given via one (1) sign posted on site and letters sent to surrounding owners and occupiers.
- This application was referred internally to Capital Works Unit, Transport Management and Planning Unit, City Works Unit, Strategic Planning Unit, Public Places Unit and ESD Officer.
- This application was not required to be referred to external authorities.

Recommendation

THAT Planning Permit Application D/186/2016 be refused on the following grounds:

- (1) The proposal is inconsistent with the *Darebin Housing Strategy* as it does not provide a modest scale of change in scale with the characteristics and context of the site.
- (2) The proposal is inconsistent with Clause 22.02 (neighbourhood character) of the Darebin Planning Scheme and the design objectives of Precinct E3 of the *Darebin Neighbourhood Character Study and Precinct Guidelines*, with particular regard to:
 - a) Landscaping
 - b) Siting
 - c) Height and Building Form
 - d) Front Boundary Treatment
- (3) The proposal is inconsistent with the purpose of the General Residential Zone as it does not respect the neighbourhood character of the area.
- (4) The proposal does not comply with the requirements of Clause 55 of the Darebin Planning Scheme, with particular regard to:
 - a) Neighbourhood character
 - b) Integration with the street
 - c) Street setback
 - d) Landscaping
 - e) Building height
 - f) Energy efficiency
 - g) Side and rear setbacks
 - h) North facing windows
 - i) Private open space
 - j) Solar access to open space
 - k) Design detail
 - l) Front fences
- (5) The proposal does not provide sufficient visitor bicycle parking facilities in accordance with Clause 52.34 of the Darebin Planning Scheme.

Introduction and Background

- Council issued Planning Permit P231 on 8 June 1965 for the extension of the reception rooms.
- Council issued Planning Permit PT3543 on 15 September 1986 to erect a new fence and canopy in front of the existing reception rooms.
- Council issued Planning Permit PT6336 on 25 January 1994 to display two (2) business signs on the Gilbert Road front fence.
- Council issued Planning Permit PT6650 on 18 November 1994 to use and develop the land for the purpose of commercial vehicle parking.
- Council issued Planning Permit D/146/2013 on 7 May 2013 for a three lot subdivision.

- Council refused Application for Planning Permit D/604/2013 on 6 February 2014 for a three (3) storey building containing twenty two (22) dwellings. The Victorian Civil and Administrative Tribunal (VCAT) affirmed Council's decision. VCAT's reasons for affirming Council's decision included:
 - Insufficient policy to support the proposal.
 - Insufficient internal amenity for the dwellings due to the lack of access to daylight.
- Council issued Planning Permit D/329/2015, by order of the VCAT, on 17 November 2015 for the construction of more than one dwelling on a lot (6 dwellings, four double storey and two three-storey); reduction in visitor car parking in accordance with the endorsed plans.

Issues and Discussion

Subject site

- The land is regular in shape and measures 45.72 metres in length and 24.38 metres in width with a site area of 1114.65 square metres.
- The land is located within the General Residential Zone – Schedule 2 and is affected by the Development Contributions Plan Overlay – Schedule 1.
- The land is located on the west side of Gilbert Road, to the north of Bell Street, Preston.
- The site contains a single storey building used for the purpose of a place of assembly. The rear of the site includes car parking for the place of assembly. The front setback is landscaped and includes three (3) large trees along the street boundary.
- Vehicular access to the site is via a crossover from Gilbert Road which aligns with the northern property boundary.

Surrounding area

- To the north of the site is a single storey dwelling and a double storey dwelling that form part of a medium density housing development. The development's common accessway abuts the boundary with the site. The rear dwelling includes an outbuilding that abuts the common boundary with the site.
- To the south of the site is a single storey brick dwelling. The property's vehicular access way abuts the boundary with the site. The property also includes multiple outbuildings that are either located adjacent to or abutting the common boundary with the site.
- To the north-east of the site, on the opposite side of Gilbert Road, is a single storey weatherboard dwelling.
- To the south-east of the site, on the opposite side of Gilbert Road, is a double storey dwelling that formed part of a medium density housing development that contains seven (7) double storey attached dwellings that front Gilbert Road.
- To the north-west of the site is a double storey residential building. A secluded private open space of one of the dwellings abuts the site. The residential building fronts Mount Street.
- To the south-west of the site is a single storey dwelling that fronts Mount Street. The property includes multiple outbuildings that are adjacent the common boundary with the site. The site's secluded private open space also abuts the common boundary with the site.
- Further to the south of the site, on the corners of Bell Street and Gilbert Road, are several commercial properties located within the Commercial 1 Zone.

- Gilbert Road is serviced by a tram (Route 11), with a tram stop located approximately 60 metres to the south of the site.
- Bell Street is serviced by buses, with a bus stop located approximately 120 metres to the south of the site.
- There is a clearway on the west side of Gilbert Road, adjacent the site, between the hours of 4PM – 6:30PM, Monday – Friday. Parking is not restricted outside of those hours.
- There is a clearway on the east side of Gilbert Road, opposite the site, between the hours of 7AM – 9AM, Monday – Friday. Parking is not restricted outside of those hours.
- Car parking is not restricted on Leicester Street, directly opposite the site.

Proposal

- Construct a four (4) storey building (including one (1) basement level) containing 20 dwellings (8 one (1) bedroom dwellings and 12 two (2) bedroom dwellings), 20 car parking spaces, and 10 bicycle parking spaces.
- The building has a maximum overall height of 9.533 metres.
- Private open space to the dwellings is provided in the form of either ground floor courtyards or upper level balconies.
- A 1.2 metre high fence is proposed above a 1.05 metre (maximum) high raised garden bed at the Gilbert Road edge of the site.

Objections

- Six (6) objections have been received.

Objections summarised

- Overlooking
- Reduction in car parking
- Overshadowing
- High level of use of right-of-ways for vehicular access
- Overdevelopment
- Not consistent with local development and neighbourhood character
- Insufficient boundary setbacks
- Height
- Loss of light to window
- Noise from development
- Loss of views
- Visual bulk
- Loss of trees

Officer comment on summarised objections

- Overlooking
The proposed windows and balconies are sufficiently screened and/or located to minimise overlooking in accordance with the requirements of the Darebin Planning Scheme.

- Reduction in car parking
Car parking has been provided on site for residents in accordance with the provisions of Clause 52.06 of the Darebin Planning Scheme. The reduction of four (4) visitor spaces is satisfactory as will be discussed later in the report.
It is considered that any overflow parking resulting from the development would be within reasonable limits and will not negatively impact on the surrounding streets.
- Overshadowing
The extent of overshadowing is reasonable and in accordance with the requirements of the Darebin Planning Scheme.
- High level of use of right-of-ways for vehicular access
The proposal does not include any right-of-ways for the purpose of vehicular access.
- Overdevelopment
An overdevelopment is determined by a proposals non-compliance with the relevant requirements of the Planning Scheme. As the proposal fails to comply with all of the requirements of Clause 55 of the Scheme, the proposal is considered to be an over development of the site.
- Not consistent with local development and neighbourhood character
As discussed in further detail below, the proposal does not respect the existing or preferred character of the area.
- Insufficient boundary setbacks
The side and rear boundary setbacks are insufficient to minimise amenity impacts, arising from visual bulk, on the adjoining properties.
- Height
The height of the proposed development does not respect the existing or preferred character of the area and does not provide a gradual change of building heights in the street.
- Loss of light to window
The development does not allow adequate daylight to the existing north facing windows on the south adjoining property.
- Noise from development
The proposed use is residential and will have noise impacts consistent with those normal to a residential zone, unlike a commercial or an industrial use which would create noise impacts that are not normal to a residential zone. Speech, laughter, music etc. are noises associated with people living their lives and are all part of life in an urban area.
- Loss of views
The Darebin Planning Scheme does not include any decision guidelines that require the protection of views or vistas from private properties.
- Visual bulk
The proposed height and minimal side setbacks results in unreasonable visual bulk when viewed from the adjoining properties and the street.
- Loss of trees
The proposal will require the removal of the five (5) trees that are located within the front setback. The application does not include sufficient landscaping opportunities to maintain and strengthen the landscape character of the area.

Planning Assessment

Clause 21.03 – Housing

The Strategic Housing Framework Plan illustrates the directions for residential land use and development in Darebin as set by the Darebin Housing Strategy (2013). This framework provides greater certainty as to where growth and change can be expected and the preferred scope of housing change in terms of the intensity and type of residential development to be encouraged in different areas.

Under the Darebin Housing Strategy (2013) the subject site is identified as being within a Substantial Change Area, which includes the following future housing objectives:

- *To provide for substantial housing growth and diversification over time.*
- *To encourage a variety of different housing typologies at medium to higher density and to discourage underdevelopment. This includes a mixture of medium to high density apartment dwellings, townhouses and shop-top dwellings, with the scale dependent on specific precinct characteristics and context. Principal and Major Activity Areas should encourage higher density development with diverse apartment configurations. Lower order centres, such as Neighbourhood Activity Areas and other identified Substantial Change Precincts should encourage a more modest scale of change.*

Whilst the proposal includes a high density apartment building it is inconsistent with the scale of the precinct characteristics and context that the site is located within, which predominantly includes detached single and double storey dwellings with significant vegetation.

The site is not within a Principal or Major Activity Area, therefore a more modest scale of change is desired, which the proposed apartment building does not achieve.

Neighbourhood Character Precinct Guideline Assessment - Precinct E3

Existing Buildings

- The street, proximate to the site, does not contain intact groups of interwar and post-war dwelling therefore it is suitable to not retain the existing building.

Complies

Vegetation

- The proposal does not include sufficient opportunities for landscaping within the front, side and rear setbacks to maintain or strengthen the landscape character of the area.

Does not comply

Siting

- The front set back is insufficient to provide for a meaning for front garden area.
- The proposal does not provided generous space for landscaping within the side and rear setbacks.
- The building is set back 3.0 metres from one side boundary and 1.0 metre from other side boundary, as presented to the street, which is consistent with the boundary setback pattern in the area.
- The double width driveway within the front setback does not minimise the extent of paving within the front setback, and reduces landscaping opportunities.

Does not comply

Height and building form

- The surrounding area is typically developed with single and double storey buildings.
- The upper levels of the proposal are not substantially setback or articulated from the ground floor façade to minimise their visual dominance within the streetscape or respect the predominant height and form of buildings in the area.

Does not comply

Frontage Width

- The width of the site, which is wider than most other properties located in area, allows it to accommodate a building with a wider frontage width than typically found in the area whilst maintaining suitable side boundary setbacks.
- The development is design to appear as one building when viewed from the streetscape.

Complies

Materials and design detail

- The proposal utilises articulation through varying materials and setbacks to provide a visually interesting design at the street level.

Complies

Front boundary treatment

The proposal includes a 1.2 metre high front fence on a 1.05 metre high raised garden bed, setback 1.4 metres from the street boundary, resulting a fence height of 2.25 metres above the natural ground level of the adjoining footpath. This is considered to be excessive in height and does not respect the existing or preferred front boundary treatment.

As the Unit 1 secluded private open space is located within the front setback, a reduction of the front fence height would result in this front area no longer being secluded and require a redesign of Unit 1 to provide suitable secluded private open space.

Does not comply

Clause 55 Assessment

The following sections provide discussion on fundamental areas of Clause 55.

Clause 55.02-5 B5 Integration with the Street

As discussed above, the proposal includes a front fence on a retaining wall with a resultant height of 2.25 metres above the height of the adjoining footpath, which reduces the developments integration with the street.

Does not comply

Clause 55.03-1 B6 Street Setback

The front setbacks of the adjoining dwellings are 5.475 metres and 8.46 metres. The standard therefore requires a setback of 6.97 metres.

The proposed front setback of 5.625 metres does not comply with the standard and does not respect the existing or preferred character of the area.

Does not comply

Clause 55.03-2 B7 Building Height

The length of the site has a slope of 2.2 degrees over a length of 44.2 metres therefore the standard requires a maximum height not exceeding 10 metres.

The proposed development has a maximum height of 10.156 metres which does not comply with the standard.

The proposal does not provide a gradual change in building heights between the existing one (1) and two (2) storey buildings, and the proposed three (3) story building.

Does not comply

Clause 55.03-8 Landscaping

The proposal fails to provide appropriate landscaping opportunities within the front, side and rear setbacks to respect the landscaping character of the neighbourhood, which typically includes large landscaped area.

Does not comply

Clause 55.03-5 Energy efficiency

The proposal does not protect the energy efficiency of the dwelling located on the south adjoining property, due to the height of the proposed building and its proximity to the north facing windows located in the dwelling to the south.

The orientation and layout of the development will not reduce fossil fuel energy use or make appropriate use of daylight and energy efficiency as the depths and locations of the living areas of Units 2, 3, 6, 9, 10, 11, 14, 15, 16 and 17 will result in insufficient access to daylight, and increase reliance on artificial lighting.

Does not comply

Clause 55.04-1 B17 Side and Rear Setbacks

Ground floor

Boundary	Wall height	Required Setback	Proposed setback
Northern – Unit 1	3.32 metres	1.0 metres	1.5 metres
Western – Unit 4	2.363 metres	1.0 metres	4.5 metres
Western – Unit 5	2.639 metres	1.0 metres	1.65 metres
Southern – Unit 5	3.078 metres	1.0 metres	1.88 metres
Southern – Units 7	4.0 metres	1.12 metres	3.0 metres

First Floor

Boundary	Wall height	Required Setback	Proposed setback
Northern – Unit 8	7.574 metres	2.674 metres	3.3 metres
Northern – Unit 8 (balcony)	5.2 metres	1.48 metres	1.6 metres
Northern – Unit 12	6.49 metres	1.858 metres	3.3 metres
Northern – Unit 12 (balcony screen)	4.4 metres	1.24 metres	1.0 metre
Western – Unit 12	5.404 metres	1.54 metres	4.214 metres
Western – Unit 13	5.693 metres	1.61 metres	3.5 metres
Western – Unit 13 (balcony)	4.2 metres	1.18 metres	2.761 metres
Southern – Unit 13	6.39 metres	1.837 metres	1.88 metres
Southern – Unit 13 (screens)	5.0 metres	1.42 metres	1.082 metres
Southern – Unit 15	7.7225 metres	2.8225 metres	3.0 metres

Second Floor

Boundary	Wall height	Required Setback	Proposed setback
Northern – Unit 16	9.535 metres	4.635 metres	4.5 metres
Northern – Unit 18	8.591 metres	3.691 metres	4.5 metres
Northern – Unit 18 (balcony)	7.4 metres	2.5 metres	2.8 metres
Western – Unit 18	8.414 metres	3.514 metres	8.3 metres
Western – Unit 18 (balcony)	6.4 metres	1.84	6.6 metres
Western – Unit 19	8.64 metres	3.74 metres	6.82 metres
Western – Unit 19 (balcony)	6.6 metres	1.9 metres	3.558 metres
Southern – Unit 19	8.987 metres	4.087 metres	4.385 metres
Southern – Unit 20	10.156 metres	5.256 metres	5.6 metres

Whilst the majority of the development complies with the requirements of this Standard (with the exception of the screens relating the first floors balconies and windows) the proposal results in significant visual bulk due to its height, continued built form, minimal setbacks and lack of articulation, which will unreasonably impact on amenity of the surrounding properties. Does not comply

Clause 55.04-3 B19 Daylight to Existing Windows

An area of at least 3.0 square metres with a minimum dimension of 1.0 metre clear to the sky is provided opposite all existing habitable room windows, which complies with the standard. The development allows adequate daylight to neighbouring existing habitable room windows.

Complies

Clause 55.04-4 B20 North Facing Windows

There are existing north-facing habitable room windows within 3.0m of the common boundary. The standard requires that the proposed development adopt the following minimum setbacks from the common boundary:

Floor	Height of Wall	Required Setback	Proposed Setback
Ground Floor	N/A	1.0 metre	3.0 metres
First Floor	7.0 metres	3.1 metres	3.0 metres
Second Floor	10 metres	6.1 metres	5.6 metres

The first and second floors of the development are not sufficiently set back from the adjoining north facing windows.

Does not comply

Clause 55.04-5 B21 Overshadowing

The submitted shadow diagrams demonstrate that sufficient sunlight is provided to the secluded private open spaces of the south and south-west adjoining properties, in accordance with this Standard.

The plans also demonstrate that the secluded private open space of the west adjoining dwelling does not current receive adequate sunlight, as required by this Standard, therefore the extent of overshadowing should not be increased. The proposal does not increase the extent of overshadowing to this dwelling's secluded private open space between 9am and 3pm on 22 September and is therefore considered reasonable.

Complies

Clause 55.04-6 B22 Overlooking

The proposed ground floor level dwellings have finished floor levels less than 0.8 metres above natural ground level at the boundary. The 2.0 metre high fences to the north, east and west property boundaries will sufficiently limit overlooking from the ground floor.

The development is designed to limit views into neighbouring secluded private open space and habitable room windows.

All upper storey windows are appropriately designed and/or screened to ensure no overlooking.

Complies

Clause 55.05-4 B28 Private Open Space

Unit	Total POS	Secluded POS	Minimum dimension of secluded POS
1	65.5 m ²	51 m ²	4.2 metres
2	31 m ²	31 m ²	3.3 metres
3	34.8 m ²	34.8 m ²	3.3 metres
4	53.3 m ²	51.8 m ²	4.5 metres

Unit	Total POS	Secluded POS	Minimum dimension of secluded POS
5	41 m ²	31.1 m ²	3.0 metres
6	25.4 m ²	25.4 m ²	3.0 metres
7	39.2 m ²	39.2 m ²	3.0 metres
8	11.2 m2 (balcony)	11.2 m ²	1.7 metres
9	10.5 m2 (balcony)	10.5 m ²	1.7 metres
10	10.5 m2 (balcony)	10.5 m ²	1.7 metres
11	10.5 m2 (balcony)	10.5 m ²	1.7 metres
12	11.3 m2 (balcony)	11.3 m ²	1.7 metres
13	10.2 m2 (balcony)	10.2 m ²	1.9 metres
14	10.8 m2 (balcony)	10.8 m ²	1.9 metres
15	16.9 m2 (balcony)	16.9 m ²	3.0 metres
16	28.9 m2 (balcony)	28.9 m ²	1.62 metres
17	18.4 m2 (balcony)	18.4 m ²	1.7 metres
18	34.9 m2 (balcony)	34.9 m ²	1.7 metres
19	8.8 m2 (balcony)	8.8 m ²	1.7 metres
20	12.4 m2 (balcony)	12.4 m ²	1.62 metres

All secluded private open space areas have direct access to a living room.

Whilst the ground floor private open spaces of Units 2, 3 and 6 are less than that required by this Standard they are considered to be sufficient for the service and recreational needs of the single bedroom dwellings.

The private open space of Unit 7 does not meet the requirements of this Standard and is considered to be insufficient for the expected needs of the two (2) bedroom dwelling. This could be resolved by a condition of approval.

Does not comply

Clause 55.05-5 B29 Solar Access to Open Space

Walls are located to the north of the private open spaces of Units 6, 7, 13, 14 and 15, with insufficient setback from the southern boundary of the relevant private open spaces to allow adequate solar access. This results in these private open spaces being unusable and having poor amenity.

Does not comply

Clause 55.06-1 B31 Design Detail

The design detail of the development does not respect the existing or preferred character of the area with regard to:

- Façade articulation
- Window proportions

- Roof form and eaves

Does not comply

Clause 55.06-2 B32 Front Fences

As discussed above, the proposal includes a front fence on a retaining wall with a resultant height of 2.25 metres above the height of the adjoining footpath, which exceeds the requirements of this Standard and does not respect the surrounding character.

Does not comply

Clause 52.06 Car Parking

Number of Parking Spaces Required

One car parking space is provided for each of the one and two bedroom dwellings.

Under Clause 52.06 one (1) visitor car parking space is required for every five dwellings. The proposal does not include any visitor parking spaces, therefore a reduction of four (4) visitor car parking spaces is required.

The proposed visitor car parking reduction is considered suitable for the following reasons:

- The existing building would have car parking credits based on former lawful uses;
- The site is in proximity to public transport in the form of:
 - Trams serving Gilbert Road, with a tram stop located approximately 60 metres to the south of the site.
 - Buses servicing Bell Street, with a bus stop located approximately 120 metres to the south of the site.
- There is no relevant parking precinct plan for the subject site.
- There is sufficient on-street parking in the area to accommodate the expected car parking demand relating to visitors.

Design Standards for Car parking

The car parking spaces, the carports, the garaging and the accessways have appropriate dimension to enable efficient use and management.

The car parking facilities are designed, surfaced and graded to reduce run-off and allow stormwater to drain into the site.

The dimensions of the car parking spaces comply with the minimum requirements of the standard.

Access dimensions to the car spaces comply with the standard.

Visibility splays are provided at the accessway interface with the footpath to protect pedestrians.

Clause 52.34 Bicycle Facilities

Clause 52.34 includes the following bicycle facility requirements for dwellings in development of four or more storeys:

	Measure	Required	Provided
Resident	1 to each 5 dwellings	4	10
Visitor	1 to each 10 dwellings	2	1

A reduction of the visitor bicycle facilities is not appropriate for the following reasons:

- The proposal does not provide visitor car parking on site;
- A reduction would not encourage cycling as a form of transport to the site.

It is noted that Council's Transport Management and Planning Unit, have recommend a minimum of 20 resident bicycle parking spaces will be required as a condition of approval.

CLAUSE 55 COMPLIANCE SUMMARY

Clause	Std		Compliance	
			Std	Obj
55.02-1	B1	Neighbourhood character		
		Please see assessment in the body of this report.	N	N
55.02-2	B2	Residential policy		
		The proposal complies with the relevant residential policies outlined in the Darebin Planning Scheme.	Y	Y
55.02-3	B3	Dwelling diversity		
		At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin has been included at ground floor level. The development includes a mixture of single and double bedroom dwellings.	Y	Y
55.02-4	B4	Infrastructure		
		Adequate infrastructure exists to support new development	Y	Y
55.02-5	B5	Integration with the street		
		Please see assessment in the body of this report.	N	N
55.03-1	B6	Street setback		
		Please see assessment in the body of this report.	N	N
55.03-2	B7	Building height		
		Please see assessment in the body of this report.	N	N
55.03-3	B8	Site coverage		
		60%	Y	Y
55.03-4	B9	Permeability		
		24%	Y	Y

Clause	Std		Compliance	
55.03-5	B10	Energy efficiency		
		Please see assessment in the body of this report.	N	N
55.03-6	B11	Open space		
		N/A as the site does not abut public open space.	N/A	N/A
55.03-7	B12	Safety		
		The proposed development is secure and the creation of unsafe spaces has been avoided.	Y	Y
55.03-8	B13	Landscaping		
		Please see assessment in the body of this report.	N	N
55.03-9	B14	Access		
		Access is sufficient and respects the character of the area.	Y	Y
55.03-10	B15	Parking location		
		Parking facilities suitably accessible from the dwellings they serve. The access is observable.	Y	Y
55.04-1	B17	Side and rear setbacks		
		Please see assessment in the body of this report.	N	N
55.04-2	B18	Walls on boundaries		
		<u>Northern boundary</u> Length: 6.27 metres Height: 2.944 metres average, 3.078 metres maximum. <u>Southern boundary</u> Length: 6.97 metres Height: 2.537 metres average, 2.682 metres maximum. Walls on boundaries comply with the requirements of this standard.	Y	Y
55.04-3	B19	Daylight to existing windows		
		Please see assessment in the body of this report.	Y	Y
55.04-4	B20	North-facing windows		
		Please see assessment in the body of this report.	N	N
55.04-5	B21	Overshadowing open space		
		Please see assessment in the body of this report.	Y	Y

Clause	Std		Compliance	
55.04-6	B22	Overlooking		
		Please see assessment in the body of this report.	Y	Y
55.04-7	B23	Internal views		
		There are no internal views	Y	Y
55.04-8	B24	Noise impacts		
		Noise impacts are consistent with those in a residential zone. The mechanical plant have been suitably located to minimise amenity impacts arising from noise.	Y	Y
55.05-1	B25	Accessibility		
		The development includes accessibility options for people with limited mobility.	Y	Y
55.05-2	B26	Dwelling entry		
		The entry to the development is identifiable and provides an adequate area for transition.	Y	Y
55.05-3	B27	Daylight to new windows		
		Adequate setbacks are proposed to allow appropriate daylight access.	Y	Y
55.05-4	B28	Private open space		
		Please see assessment in the body of this report.	N	N
55.05-5	B29	Solar access to open space		
		Please see assessment in the body of this report.	N	N
55.05-6	B30	Storage		
		6.0 cubic metres of storage is provided for each dwelling in the basement level.	Y	Y
55.06-1	B31	Design detail		
		Please see assessment in the body of this report.	N	N
55.06-2	B32	Front fences		
		Please see assessment in the body of this report.	N	N
55.06-3	B33	Common property		
		Common property areas are appropriate and manageable.	Y	Y
55.06-4	B34	Site services		
		Sufficient areas for site services are provided.	Y	Y

REFERRAL SUMMARY

Department/Authority	Response
Capital Works	No objection, subject to condition included in recommendation.
Transport Management and Planning	No objection, subject to condition included in recommendation
City Works	No Objection
Strategic Planning	Objection based on not resolving VCAT's previous concerns. The application was subsequently amended and has satisfactorily resolved the issues raised by VCAT relating to internal amenity.
ESD Officer	No objection, subject to condition included in recommendation.
Public Places	Landscape plan approved.

PLANNING SCHEME SUMMARY**Darebin Planning Scheme clauses under which a permit is required**

- *Clause 32.08-4 (General Residential Zone) – Construct two or more dwellings on a lot*
- *Clause 52.06 (Car parking) – Reduce the car parking requirements of Clause 52.06-5*

Applicable provisions of the Darebin Planning Scheme

Section of Scheme	Relevant Clauses
SPPF	11.02-1, 15.01-1, 15.01-5, 15.02, 16.01, 19.03-1
LPPF	21.05-1, 21.05-2, 21.05-3, 22.04
Zone	32.08
Overlay	45.06
Particular provisions	52.06, 55, 52.34
General provisions	65.01
Neighbourhood Character Precinct	E3

Policy Implications**Environmental Sustainability**

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

Social Inclusion and Diversity

Nil

Other

Nil

Financial and Resource Implications

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

Future Actions

Nil

Related Documents

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

Attachments

- Aerial Map (**Appendix A**) [↓](#)
- Advertised Plans (**Appendix B**) [↓](#)

Disclosure of Interests

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

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

Darebin City Council



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Town Planning Submission 229 Gilbert Rd, Preston

Drawing Register

14008_TP01	Title Page	14008_TP13	Proposed Site / Roof Plan
14008_TP02	3D Images	14008_TP14	Material Schedule
14008_TP03	Neighbourhood Description	14008_TP15	Elevations
14008_TP04	Design Response	14008_TP16	Elevations
14008_TP05	Street Elevations	14008_TP17	Sections
14008_TP06	Context Photos	14008_TP18	Sections
14008_TP07	Existing Site Plan / Demolition Plan	14008_TP19	Sections
14008_TP08	Basement Plan	14008_TP20	Shadow Diagrams
14008_TP09	External Works Plan	14008_TP21	Shadow Diagrams
14008_TP10	Ground Floor Plan	14008_TP22	Shadow Diagrams
14008_TP11	First Floor Plan	14008_TP23	Shadow Diagrams
14008_TP12	Second Floor Plan	14008_TP24	Overlooking
		14008_TP25	Details - Sheet 01
		15299A	Land Survey



01 Aerial Photo



02 View from Leicester St

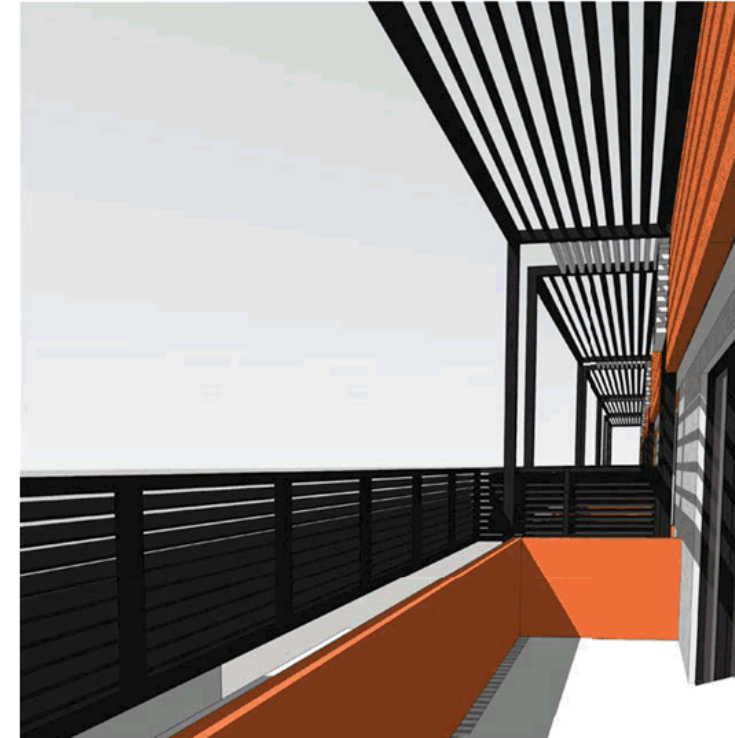


03 View from Gilbert Rd

<table border="1"> <thead> <tr> <th>date</th> <th>inc</th> <th>description</th> <th>by</th> <th>flag</th> </tr> </thead> <tbody> <tr> <td>01.06.16</td> <td></td> <td>Town Planning Submission</td> <td>mm</td> <td></td> </tr> <tr> <td>01.06.16</td> <td>A</td> <td>Town Planning Response</td> <td>mm</td> <td></td> </tr> <tr> <td>02.07.16</td> <td>B</td> <td>Revised Town Planning Issue</td> <td>mm</td> <td></td> </tr> <tr> <td>03.08.16</td> <td>C</td> <td>Revised Town Planning Issue</td> <td>mm</td> <td></td> </tr> </tbody> </table>	date	inc	description	by	flag	01.06.16		Town Planning Submission	mm		01.06.16	A	Town Planning Response	mm		02.07.16	B	Revised Town Planning Issue	mm		03.08.16	C	Revised Town Planning Issue	mm		<p>Note: all dimensions to be verified on site prior to commencement of works</p> <p>NOT FOR CONSTRUCTION</p>	<p>content studio 44 Lt Nagler St, Fitzroy Victoria, Australia, 3955 Mailing Address: Po Box 1272, Collingwood, 3066 ph: 03 94176763 m: 0412 617715 e: info@contentstudio.com.au w: www.contentstudio.com.au</p>	<p>scale: - date: August 2016</p> <p>229 Gilbert Road, Preston</p> <p>Town Planning Submission Title Page</p> <p>project no: 14008 drawing no: TP01 rev no: C</p>
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01.06.16		Town Planning Submission	mm																									
01.06.16	A	Town Planning Response	mm																									
02.07.16	B	Revised Town Planning Issue	mm																									
03.08.16	C	Revised Town Planning Issue	mm																									



1. Street view from opposite footpath



2. View from first floor balcony



3. Aerial view from North-East front of property



4. View from 4 Mount St, taken 1.7m above ground

date	inc	description	by/checked															
24.07.16		Town Planning Submission	cm															
20.07.16	(A)	Town Planning HPI Response Form	cm															
20.07.16	(B)	Revised Town Planning Issue Form	cm															

Note: all dimensions to be verified on site prior to commencement of works

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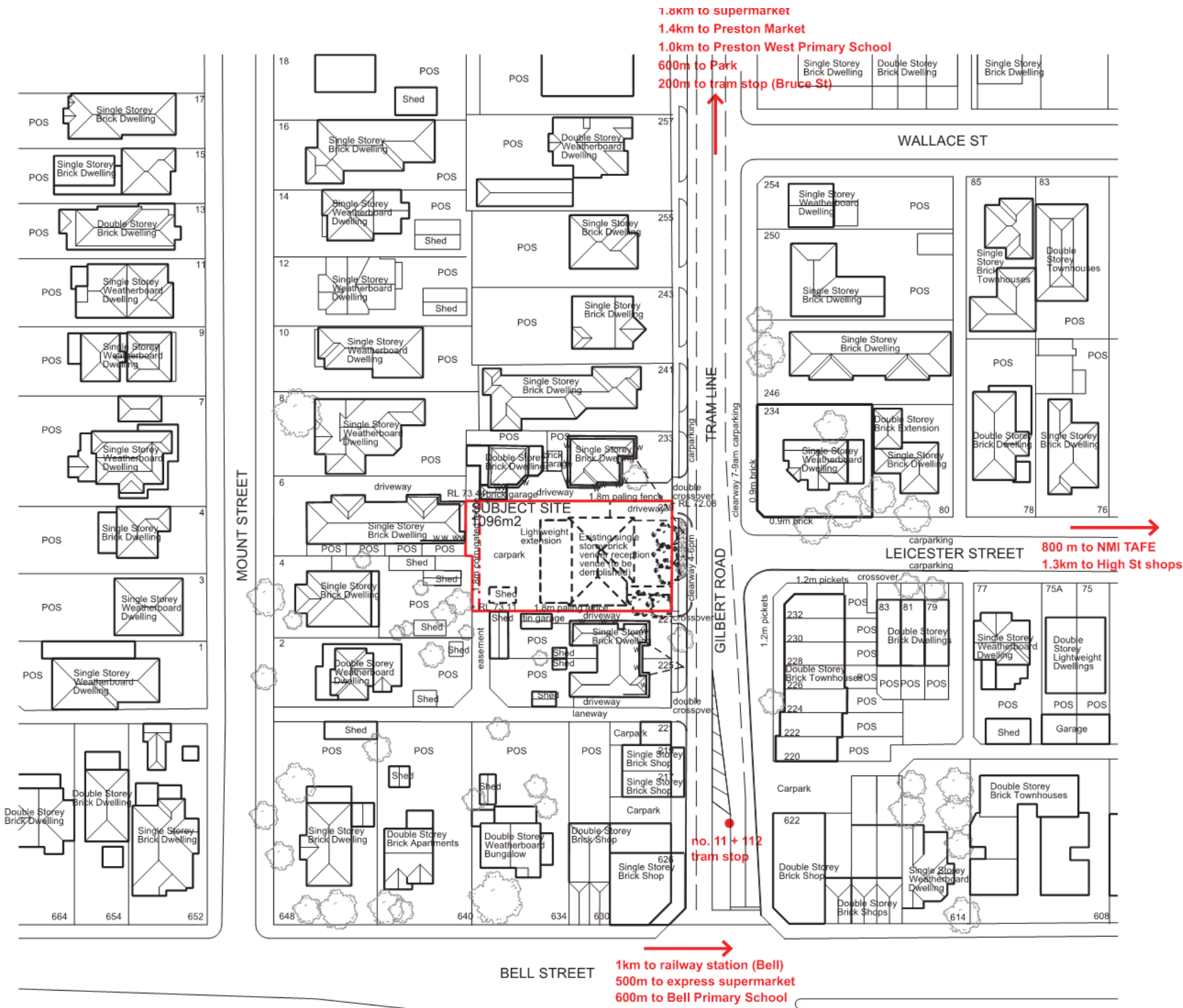
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229 Gilbert Road,
 Preston

Town Planning Submission
 3D Images

project no: 14008 drawing no: TP02 rev no: B



01 Neighbourhood Description
scale 1:1000 @ A3

date	inc	description	by/checked
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31.05.17	A	Town Planning RP1 Response	mlc

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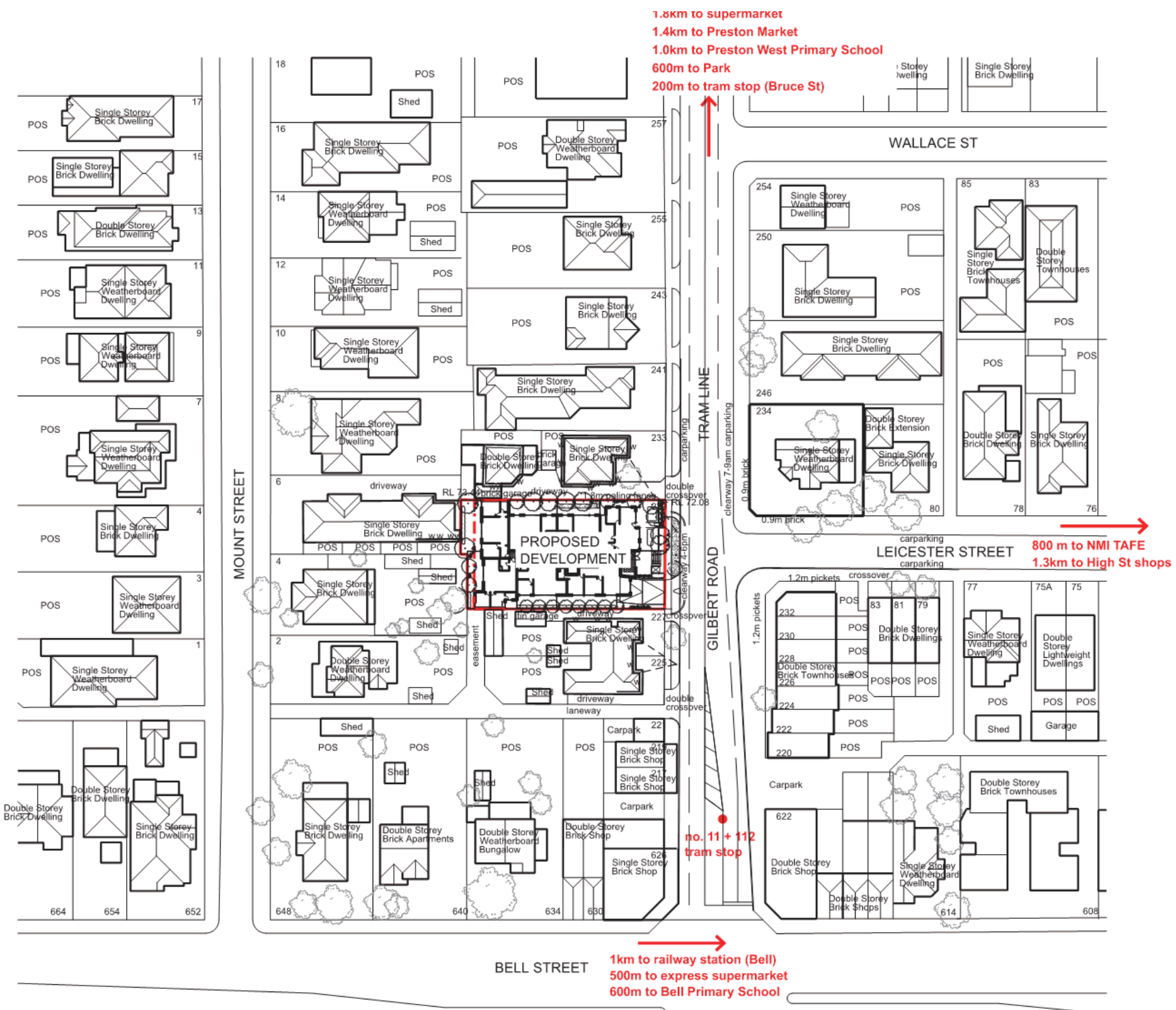
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229 Gilbert Road,
Preston
Town Planning Submission
Neighbourhood Description
project no: 14008 drawing no: TP03 rev no: A



01 Design Response
scale 1:1000 @ A3

date	no	description	by	checked
24.07.16		Town Planning Submission	mm	
11.08.16		Town Planning HPI Response	mm	
22.07.16		Revised Town Planning Issue	mm	

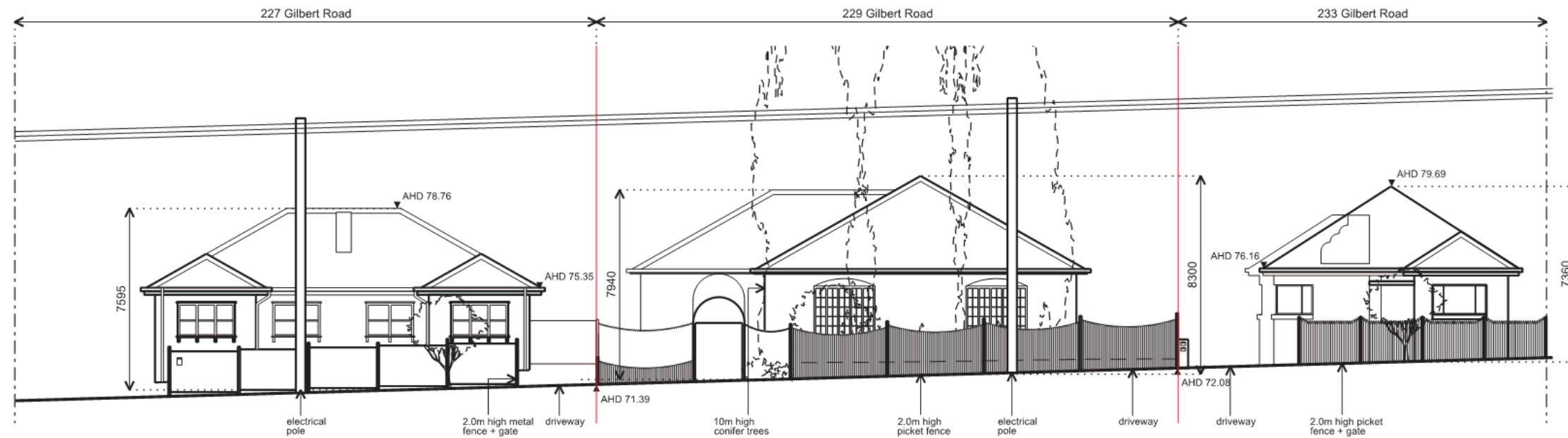
Note: all dimensions to be verified on site prior to commencement of works

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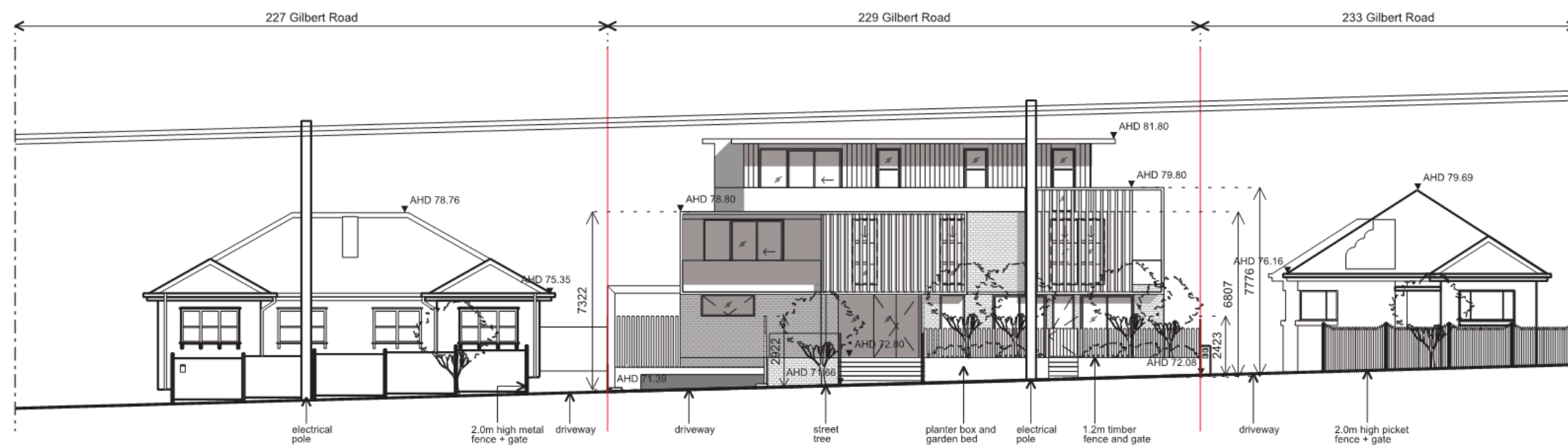


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scale: 1:1000 date: July 2016
229 Gilbert Road,
Preston
Town Planning Submission
Design Response
project no: 14008 drawing no: TP04 rev no: B



01 Existing Street Elevation
scale 1:200 @ A3



02 Proposed Street Elevation
scale 1:200 @ A3

date	no	description	checked
02.07.16	1	Town Planning Submission	mm
03.08.16	2	Town Planning Submission	mm
05.07.16	3	Revised Town Planning Issue	mm

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scale: 1:200 date: July 2016
229 Gilbert Road,
Preston
Town Planning Submission
Street Elevations
project no: 14008 drawing no: TP05 rev no: B



01 Gilbert Rd Streetscape - West



02 Gilbert Rd Streetscape - East

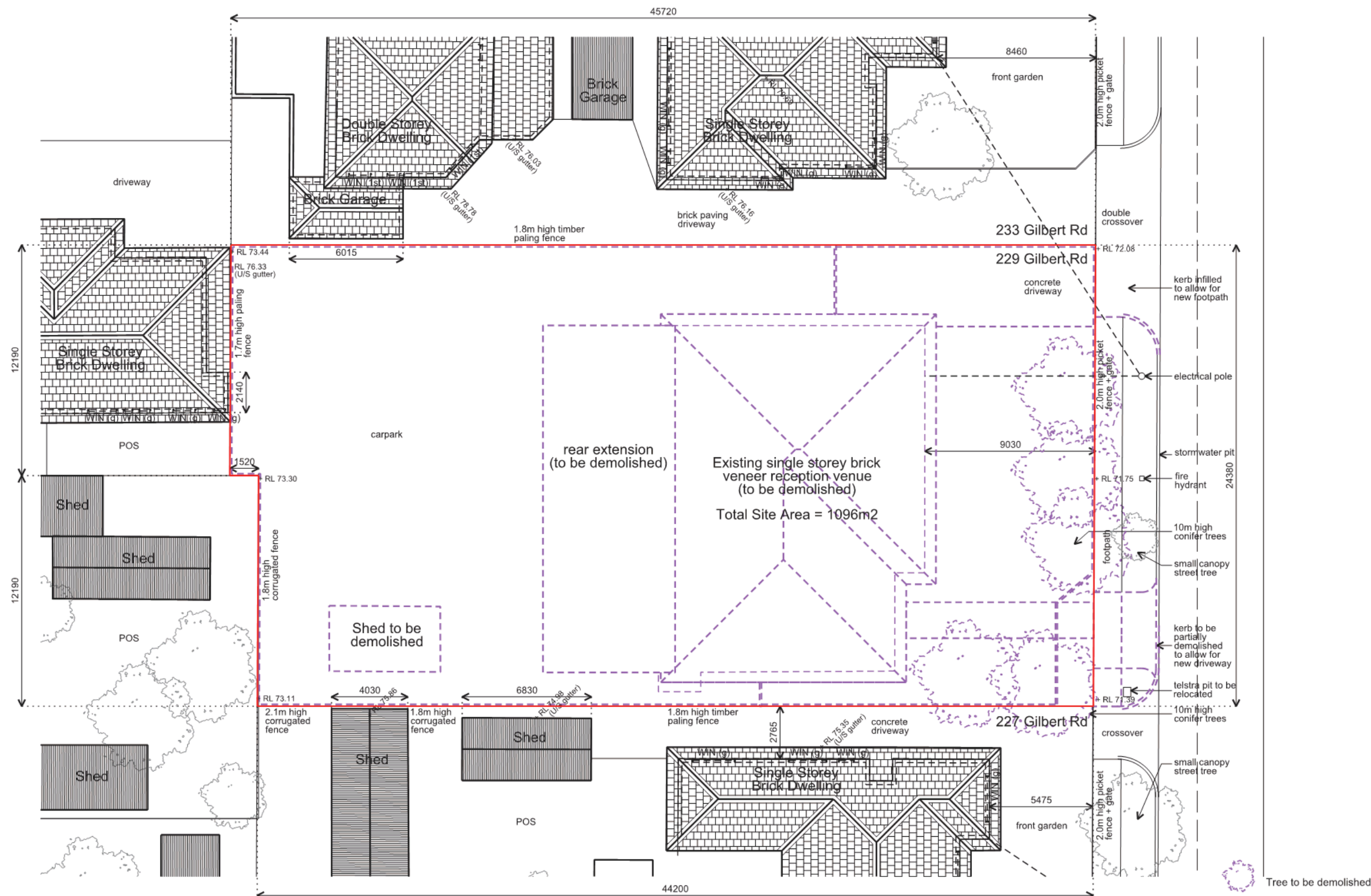
date	inc	description	by/checked
24.02.16		Town Planning Submission	mm
03.05.16	A	Town Planning RPT Response	mm

Note: all dimensions to be verified on site prior to commencement of works

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scale: - date: February 2016
 229 Gilbert Road,
 Preston
 Town Planning Submission
 Context Photos
 project no. 14008 drawing no. TPO6 rev no. -



01 Existing Site Plan / Demolition Plan
 scale 1:200 @ A3 | 1:100 @ A1

date	inc	description	by/checked
24.07.16		Town Planning Submission	mm
01.08.16	A	Town Planning RPT Response	mm

Note: all dimensions to be verified on site prior to commencement of works

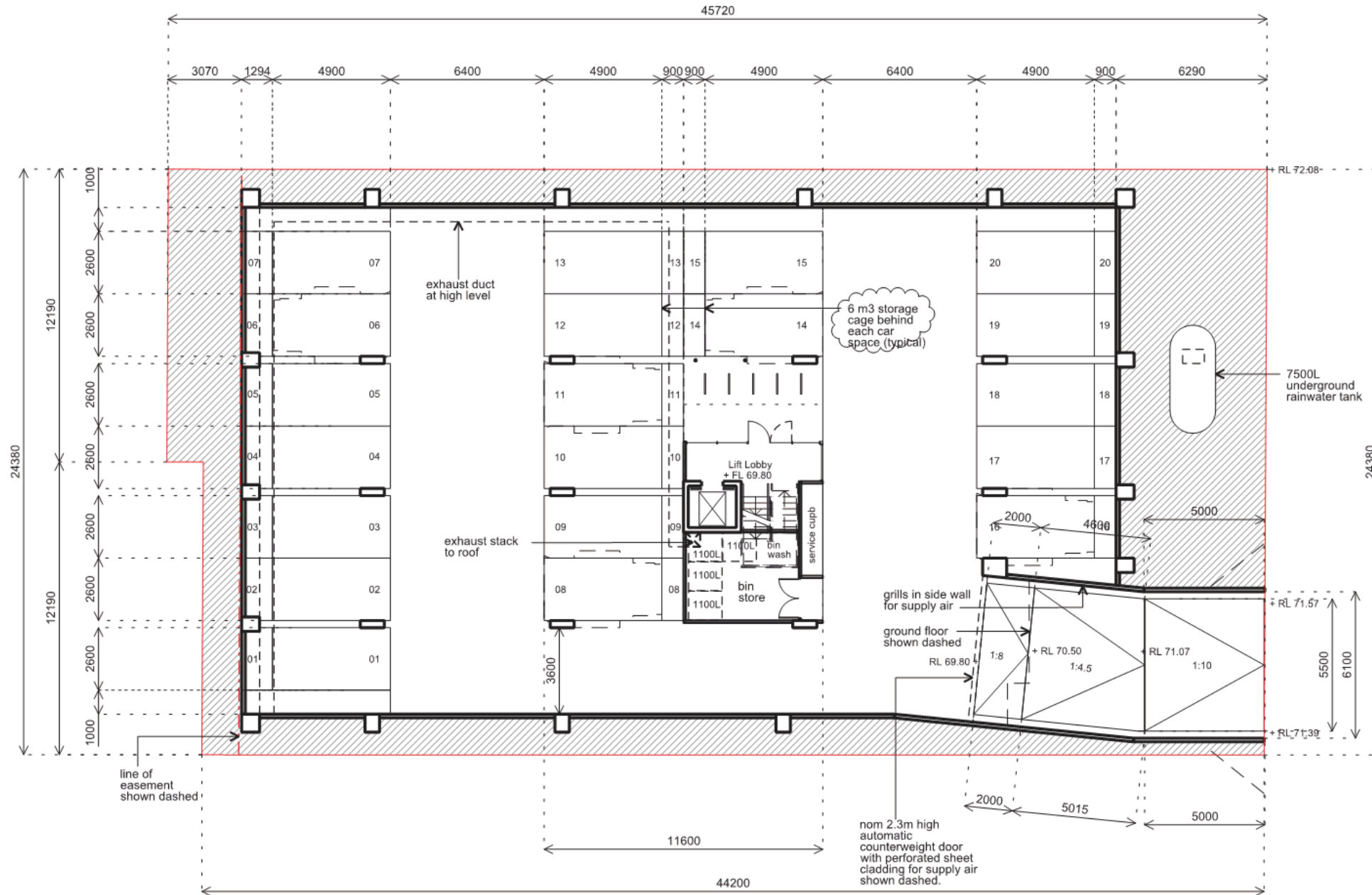
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scale: 1:200 date: February 2016
 229 Gilbert Road,
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 Town Planning Submission
 Existing Site Plan / Demo Plan
 project no: 14008 drawing no: TP07 rev no: A



01 Proposed Basement Floor Plan
scale 1:200 @ A3

— Title boundary

date	no	description	by	checked
24.07.16		Town Planning Submission	pm	
03.08.16	A1	Town Planning RFI Response	pm	
28.07.16	G1	Revised Town Planning Issue Form	pm	

Note: all dimensions to be verified on site prior to commencement of works

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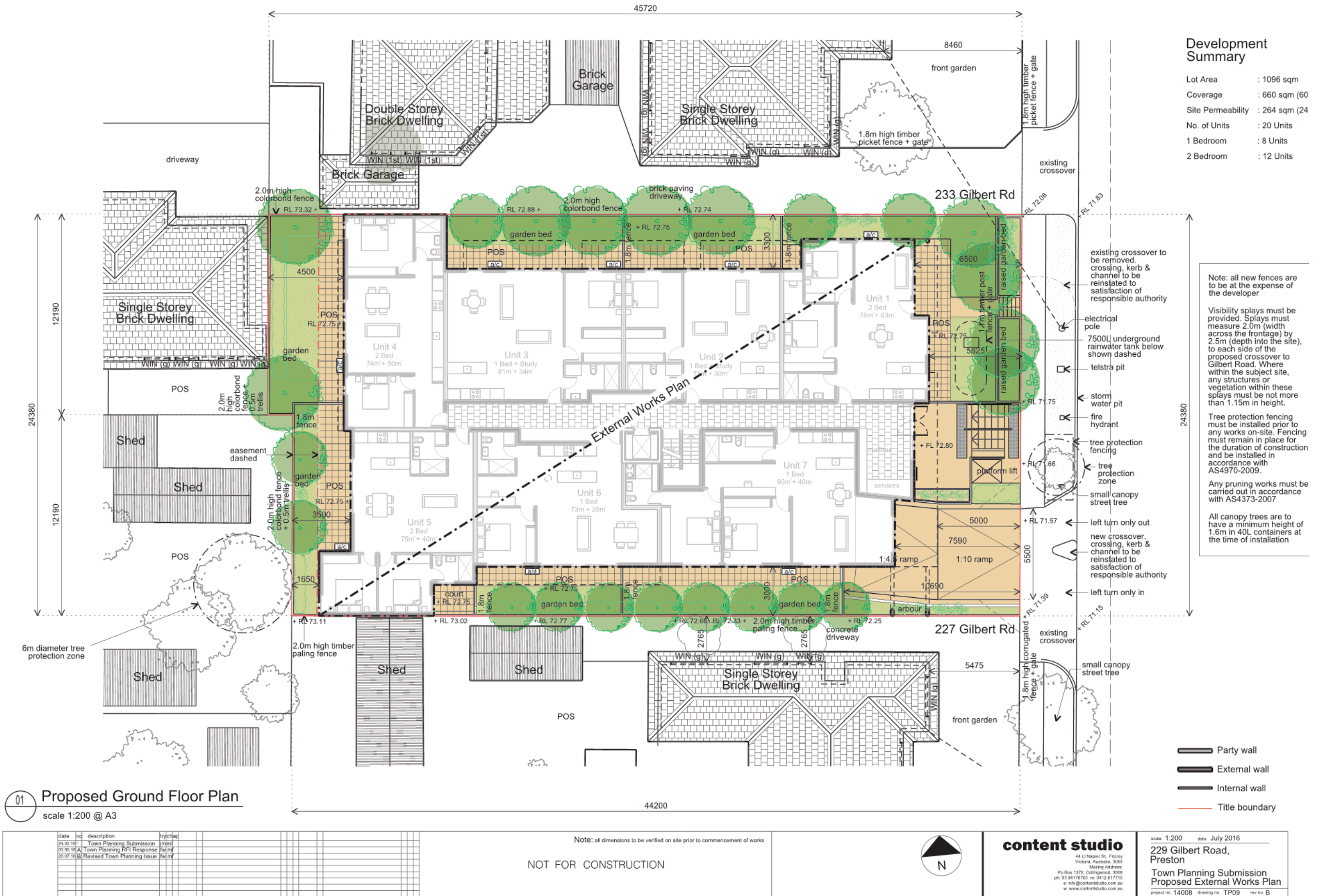
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scale: 1:200 date: July 2016

229 Gilbert Road,
Preston

Town Planning Submission
Proposed Basement

project no: 14008 drawing no: TP08 rev no: B



Development Summary

Lot Area	: 1096 sqm
Coverage	: 660 sqm (60)
Site Permeability	: 264 sqm (24)
No. of Units	: 20 Units
1 Bedroom	: 8 Units
2 Bedroom	: 12 Units

Note: all new fences are to be at the expense of the developer

Visibility splays must be provided. Splays must measure 2.0m (width across the frontage) by 2.5m (depth into the site), to each side of the proposed crossover to Gilbert Road. Where within the subject site, any structures or vegetation within these splays must be not more than 1.15m in height.

Tree protection fencing must be installed prior to any works on-site. Fencing must remain in place for the duration of construction and be installed in accordance with AS4970-2009.

Any pruning works must be carried out in accordance with AS4373-2007

All canopy trees are to have a minimum height of 1.6m in 40L containers at the time of installation

01 Proposed Ground Floor Plan
scale 1:200 @ A3

date	inc	description	by/checked
24.02.16		Town Planning Submission	jmm
03.05.16	A	Town Planning RPI Response	fmf
20.07.16	G	Revised Town Planning Issue	fmf

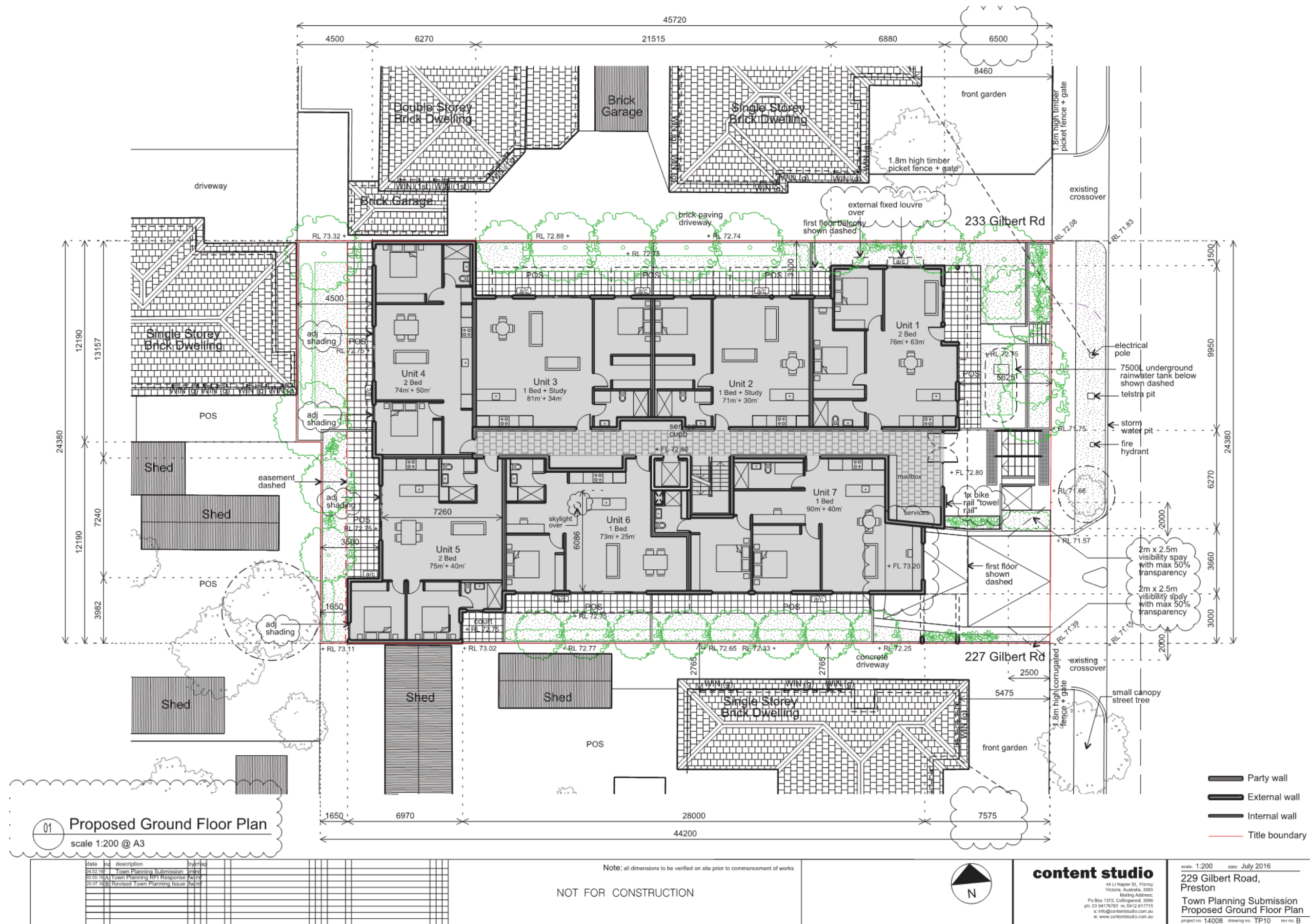
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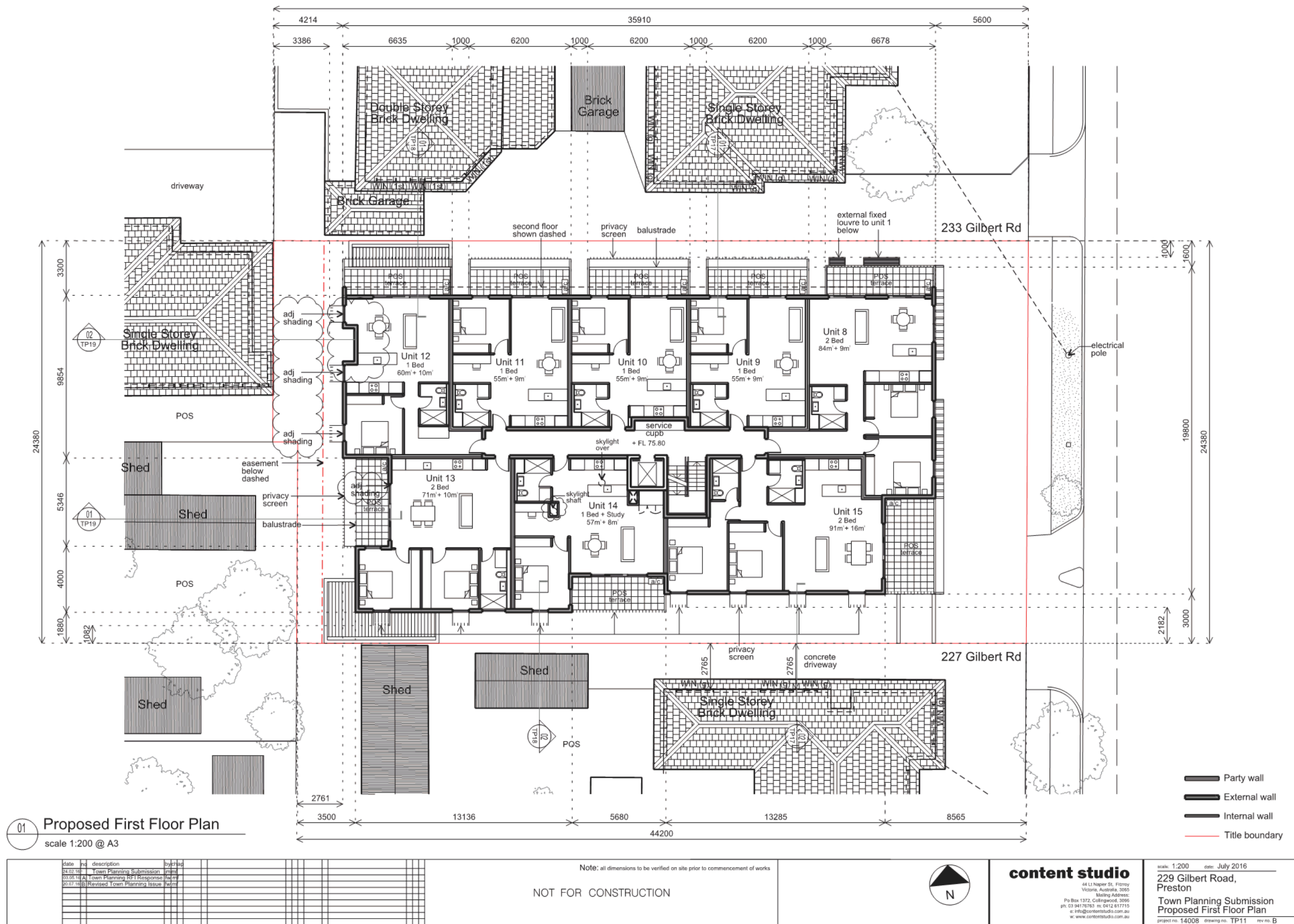
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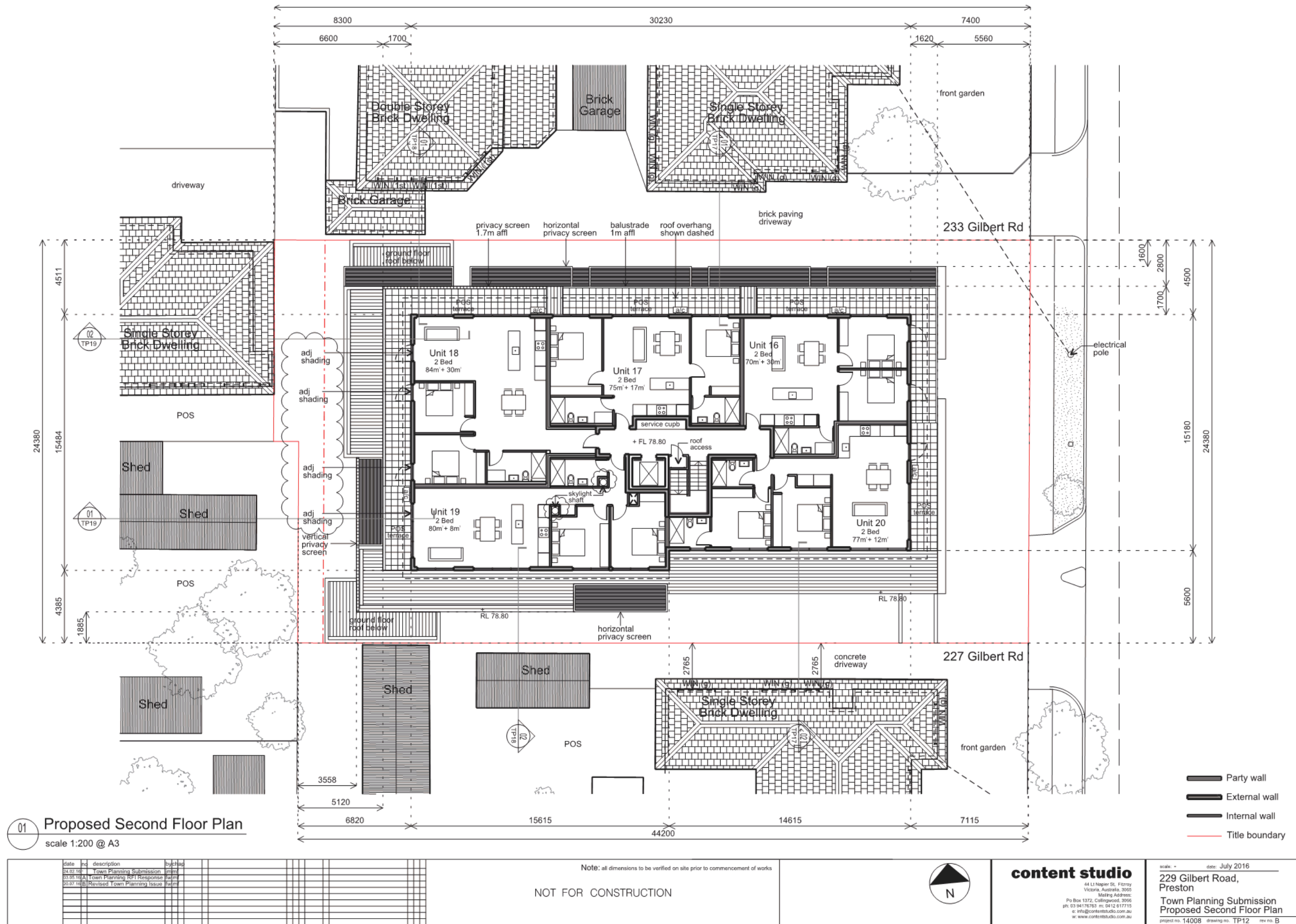


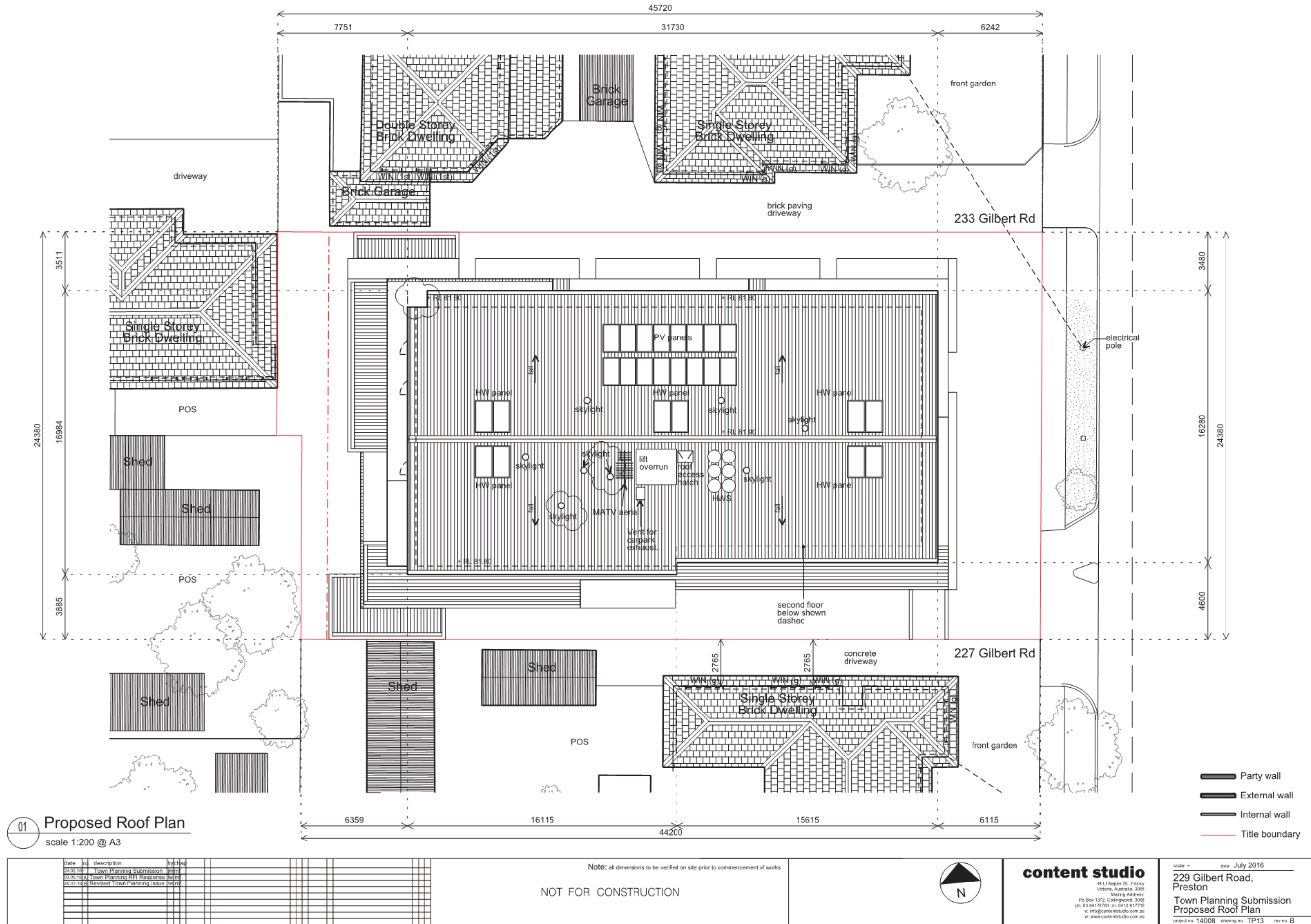
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scale: 1:200 date: July 2016
229 Gilbert Road,
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Town Planning Submission
Proposed External Works Plan
project no: 14008 drawing no: TP09 rev no: B









01 Proposed Roof Plan
scale 1:200 @ A3

date	inc	description	by/checked
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03.08.16	A1	town Planning HPI Response	mm
20.07.16	B	Revised Town Planning Issue	mm





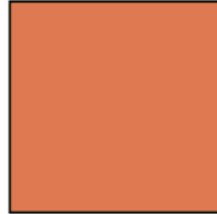
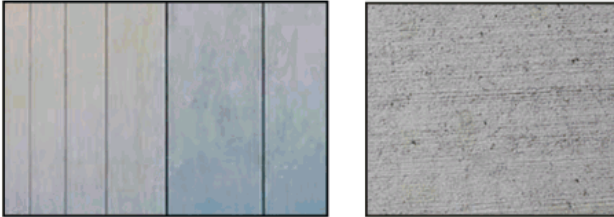





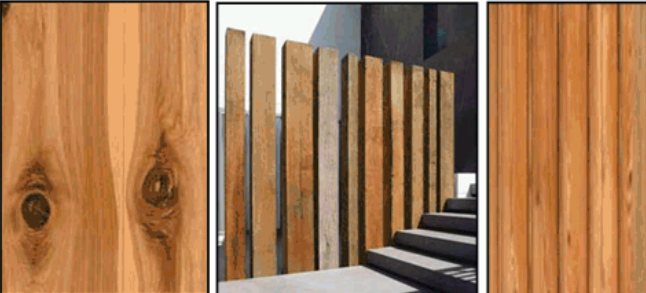


Note: all dimensions to be verified on site prior to commencement of works

NOT FOR CONSTRUCTION

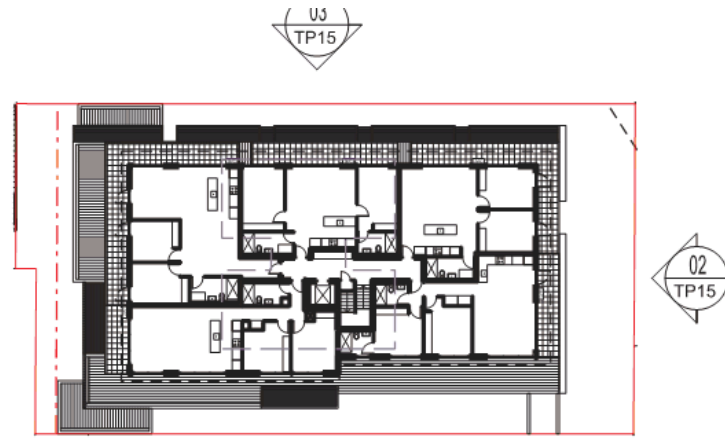


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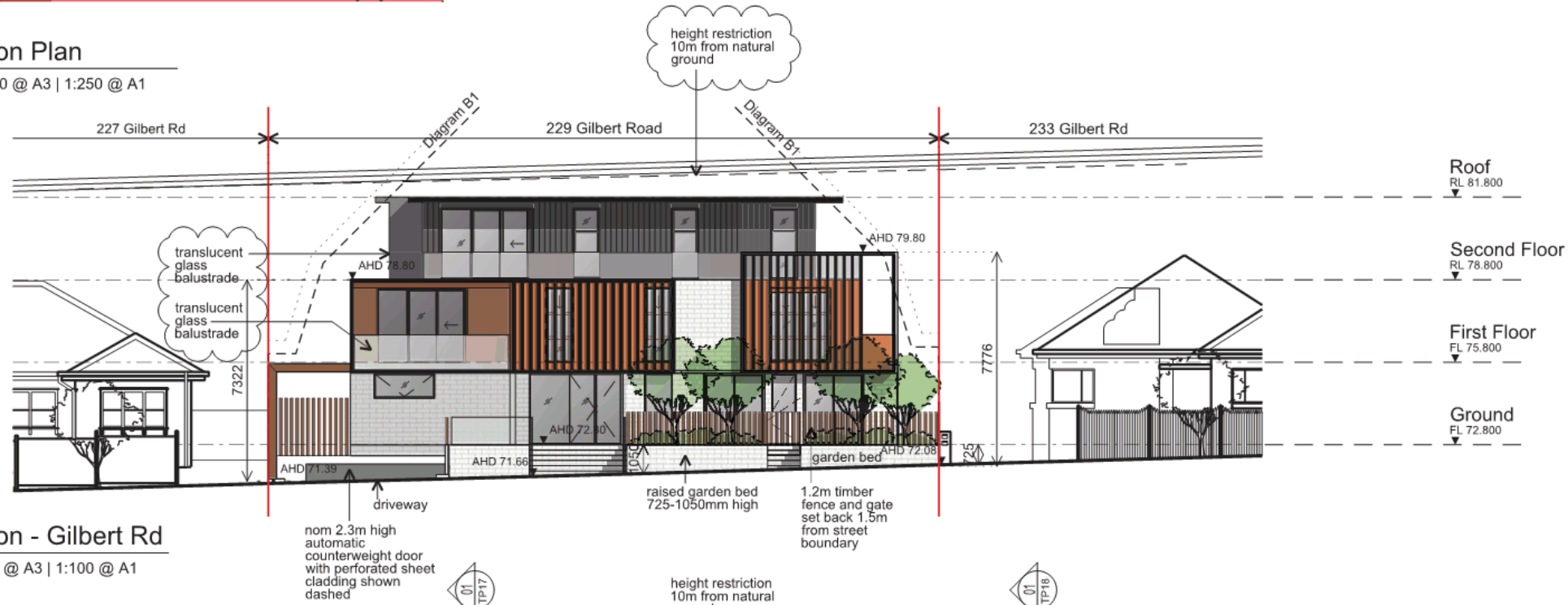
scale: - date: July 2016
 229 Gilbert Road,
 Preston
 Town Planning Submission
 Proposed Roof Plan
 project no: 14008 drawing no: TP13 rev no: B

	Material	Application		Material	Application
	 Austral La Paloma 230x76 Colour: Miro	Wall at ground / first floor <i>Refer to Elevations for extent of brickwork</i>		Limestone paving Colour: Jehrico	Paving (ground floor)
1.		Painted fibre cement sheet 1. Vertical cladding with shadow gap (colour: 'Monument') 2. Large grid matrix (colour: 'Show Business')		Boral Exposed Aggregate Concrete Colour: Alpine	Driveway
2.					
	 Cemintel Barestone 3000x1200 compressed fibre cement sheet	Wall cladding <i>Refer to Elevations for extent of cladding</i>		Lysaght Colorbond 'custom orb' Colour: Monument	North & west boundary fence
	 Horizontal non-retractable permanently fixed aluminium louvre powdercoated 25% opening Colour: Monument	Privacy screen		Aluminum frames Powdercoated Dulux Low sheen. Colour: Black	Windows
	 Vertical fixed aluminium fins powdercoated Size: 400mm @ 400cntrs Colour: Monument	Front fins		Lysaght Zinalume Klip Lok	All roof sheeting
1.		Cypress fencing 1. Posts (front fence) 2. Paling fence (south boundary)		Steel balustrade Powdercoated Dulux Low sheen. Colour: Black	Balustrade
2.					
				Translucent glass balustrade	Balustrade to Gilbert Road elevation

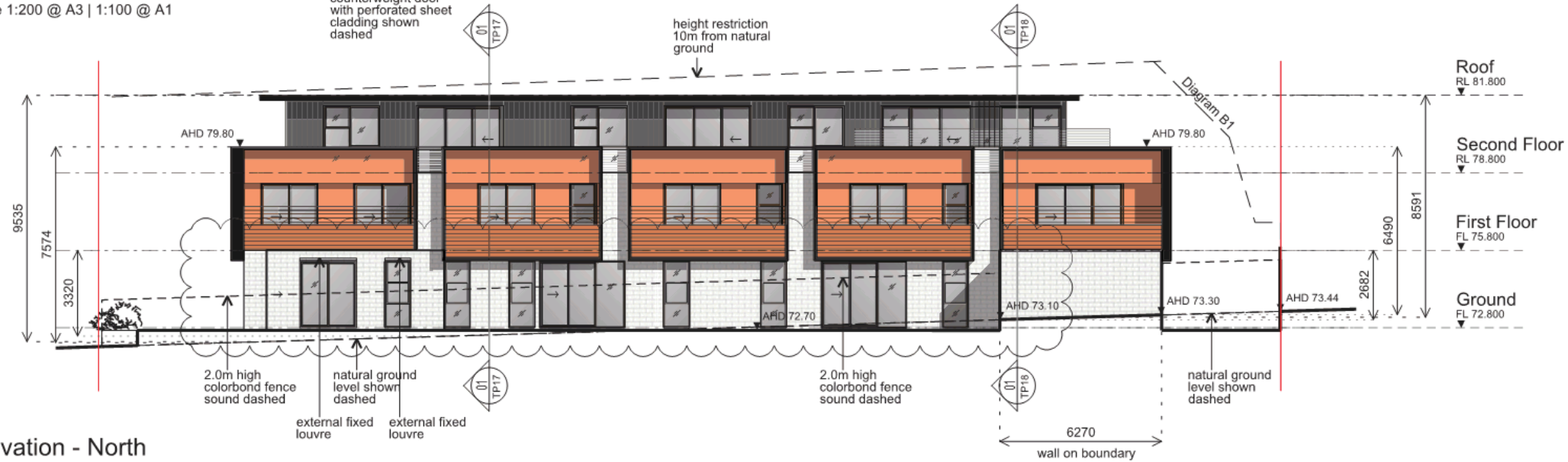
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03.05.16	A	Town Planning RFI Response	yc/m																																																		



01 Location Plan
scale 1:500 @ A3 | 1:250 @ A1



02 Elevation - Gilbert Rd
scale 1:200 @ A3 | 1:100 @ A1



03 Elevation - North
scale 1:200 @ A3 | 1:100 @ A1

date	by	description	checked
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31.08.16		Urban Planning H&I Response	
30.07.16		Revised Town Planning Issue	

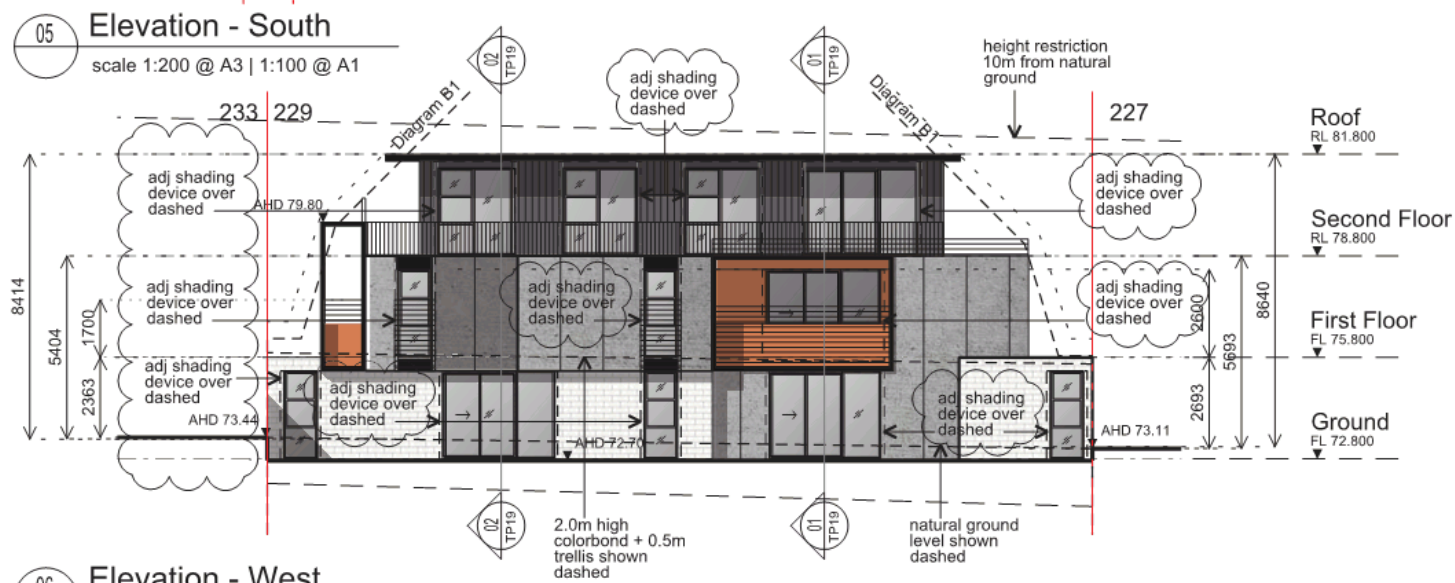
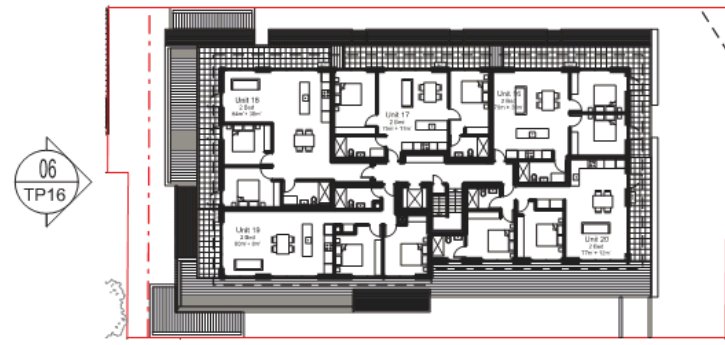
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229 Gilbert Road,
Preston
Town Planning Submission
Elevations
project no: 14008 drawing no: TP15 rev no: B



06 Elevation - West
scale 1:200 @ A3 | 1:100 @ A1

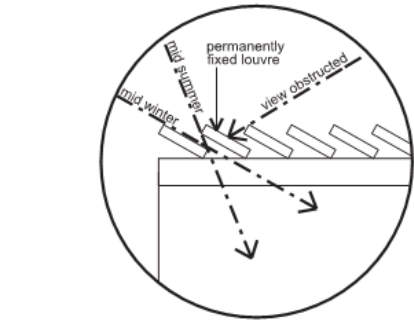
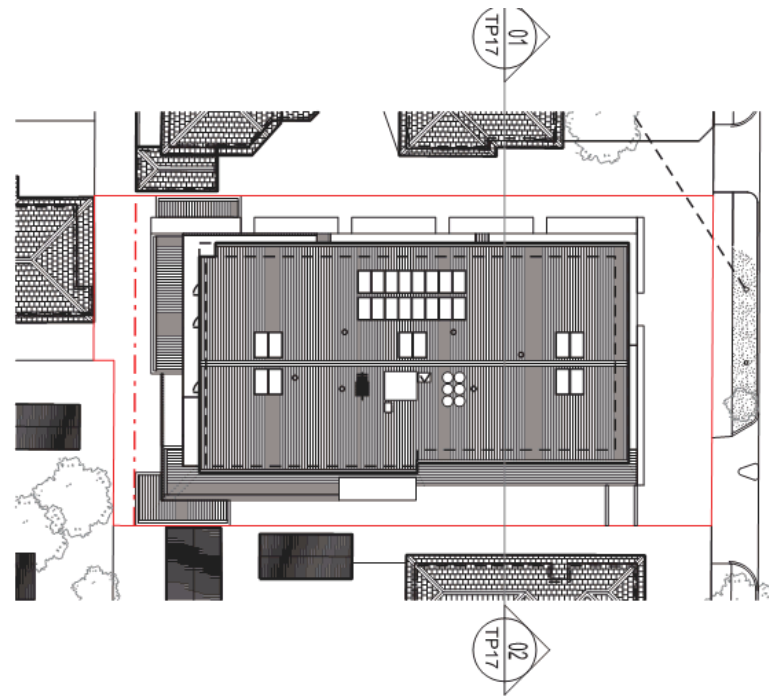
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04/07/16		Town Planning Submission	
03/05/16	A1	Town Planning for Response Form	
20/07/16	B	Revised Town Planning Issue Form	

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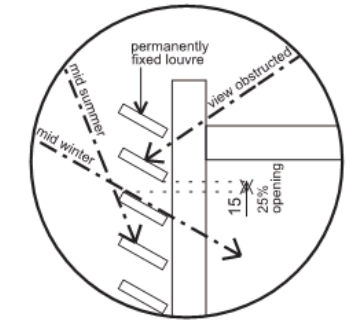
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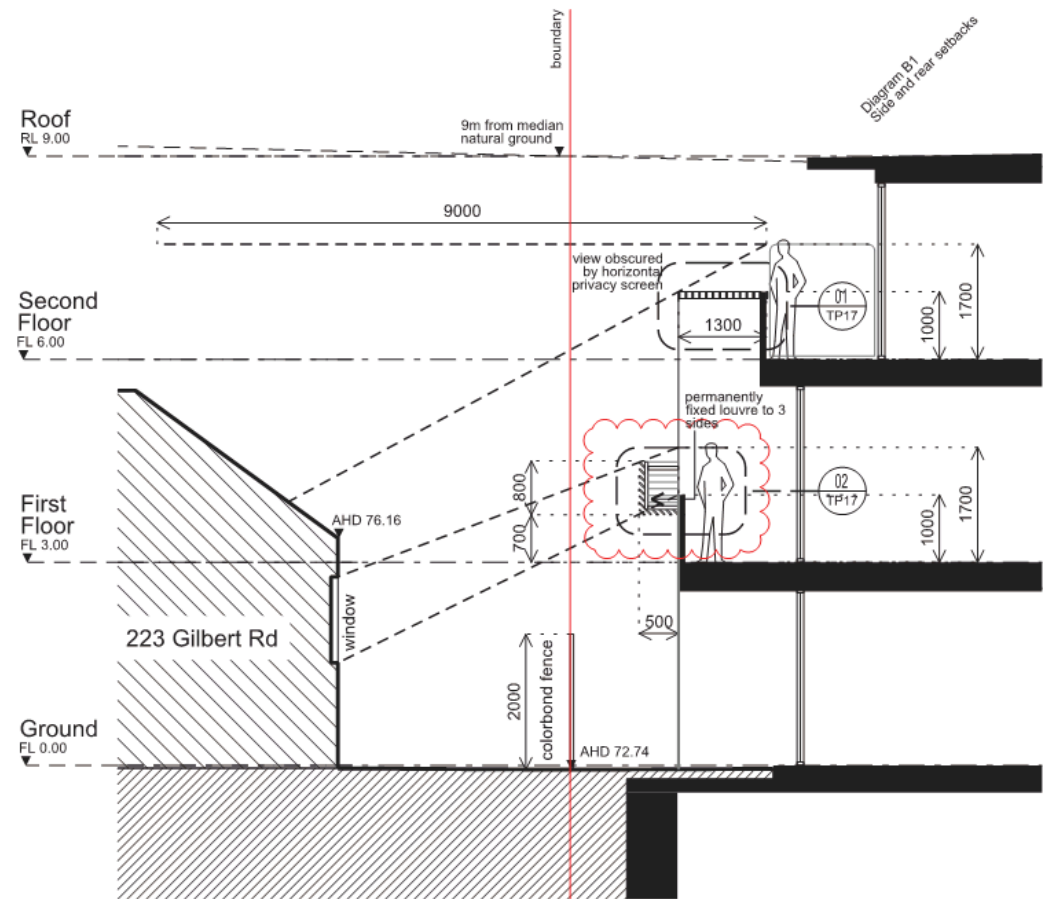
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Preston
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Elevations
project no. 14008 drawing no. TP16 rev no. B



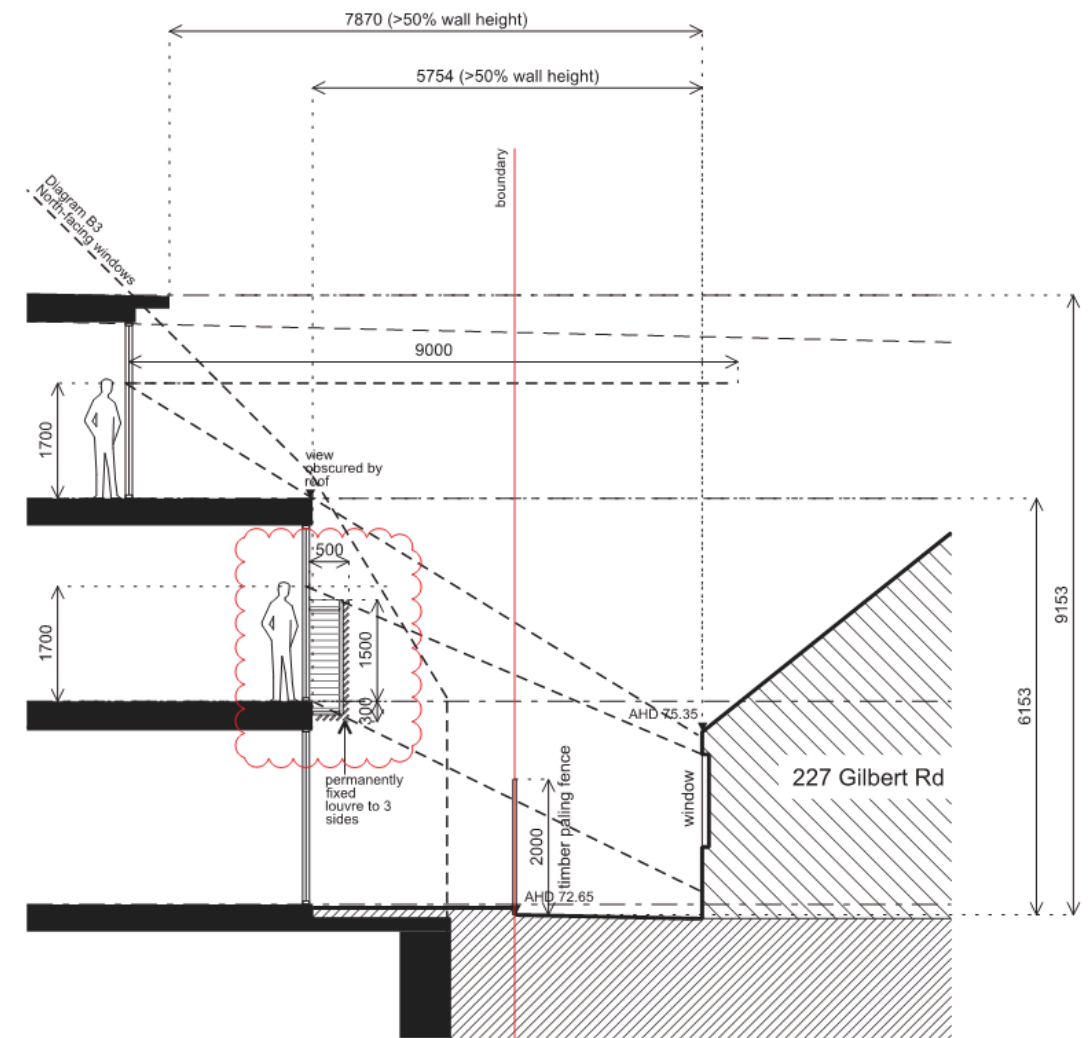
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02 Typical vertical louvre
scale 1:10 @ A3



03 Section 1
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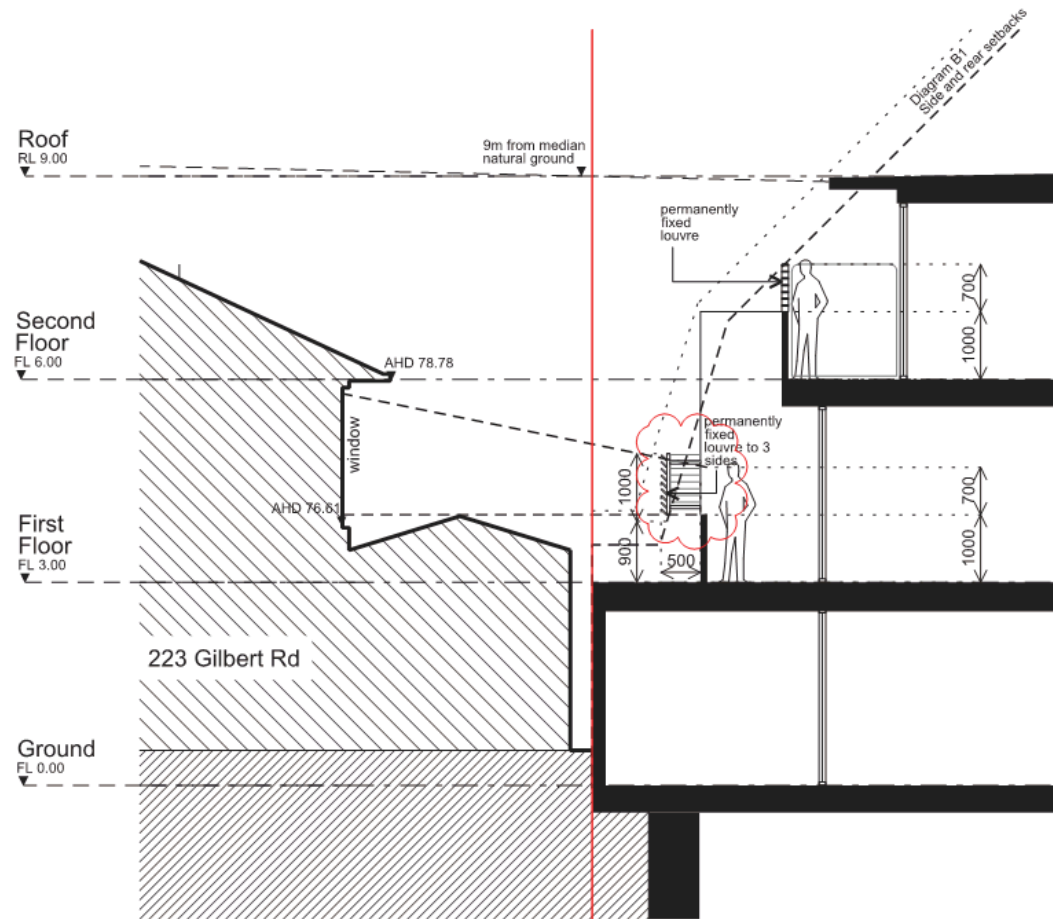
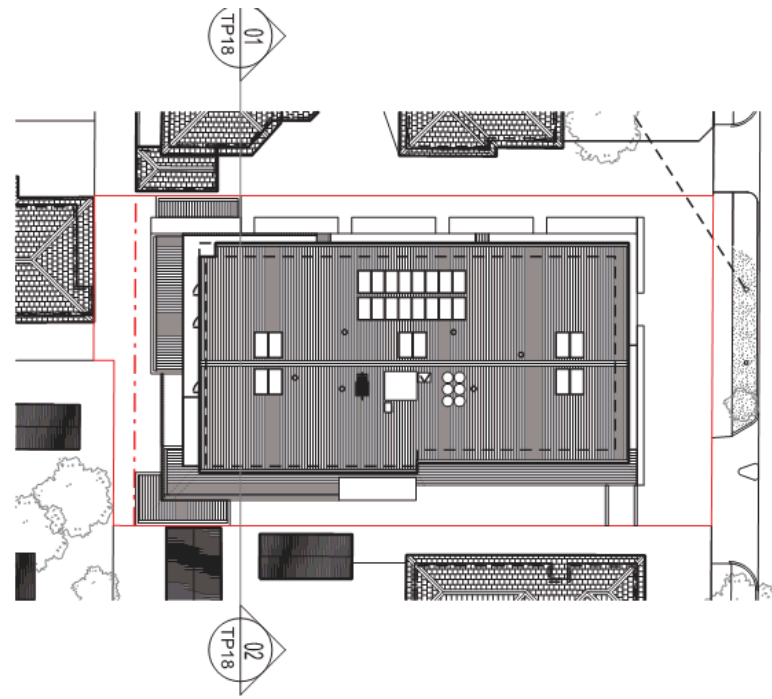
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06.07.16	(B)	Revised Town Planning Issue	hcm

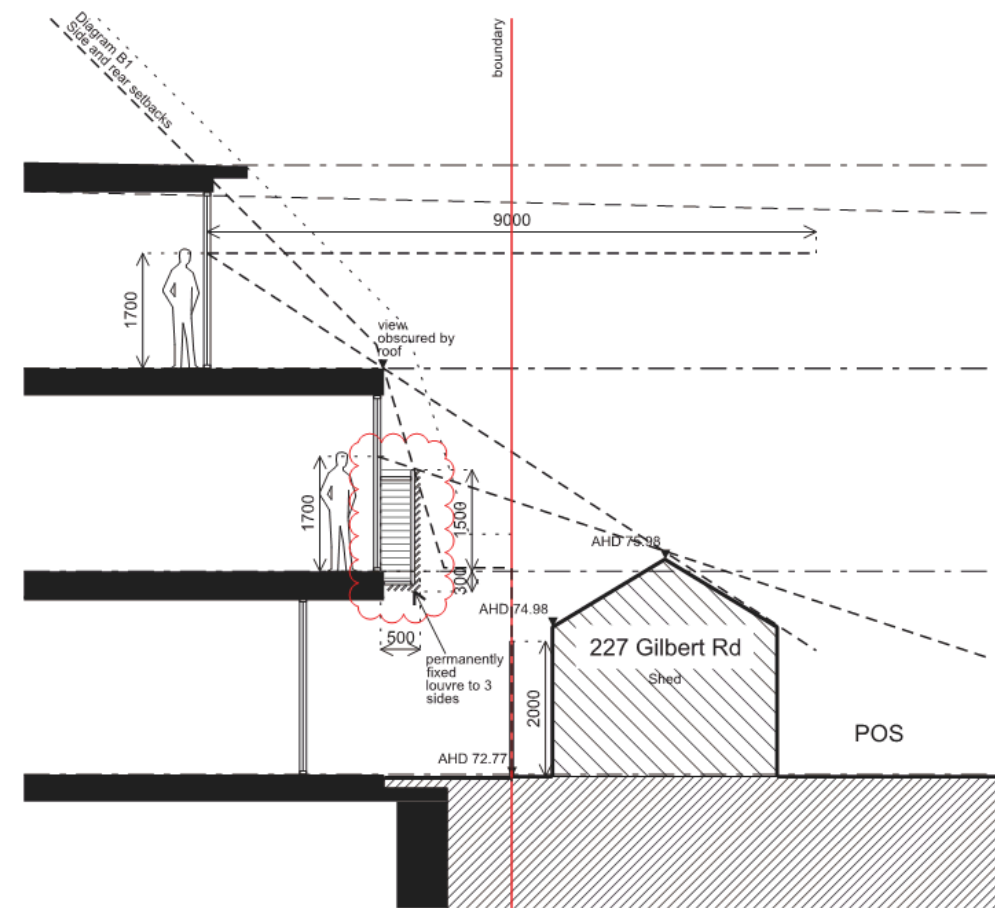
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 229 Gilbert Road,
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 Town Planning Submission
 Sections
 project no: 14008 drawing no: TP17 rev no: B



01 Section 3
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02 Section 4
scale 1:100 @ A3 | 1:50 @ A1

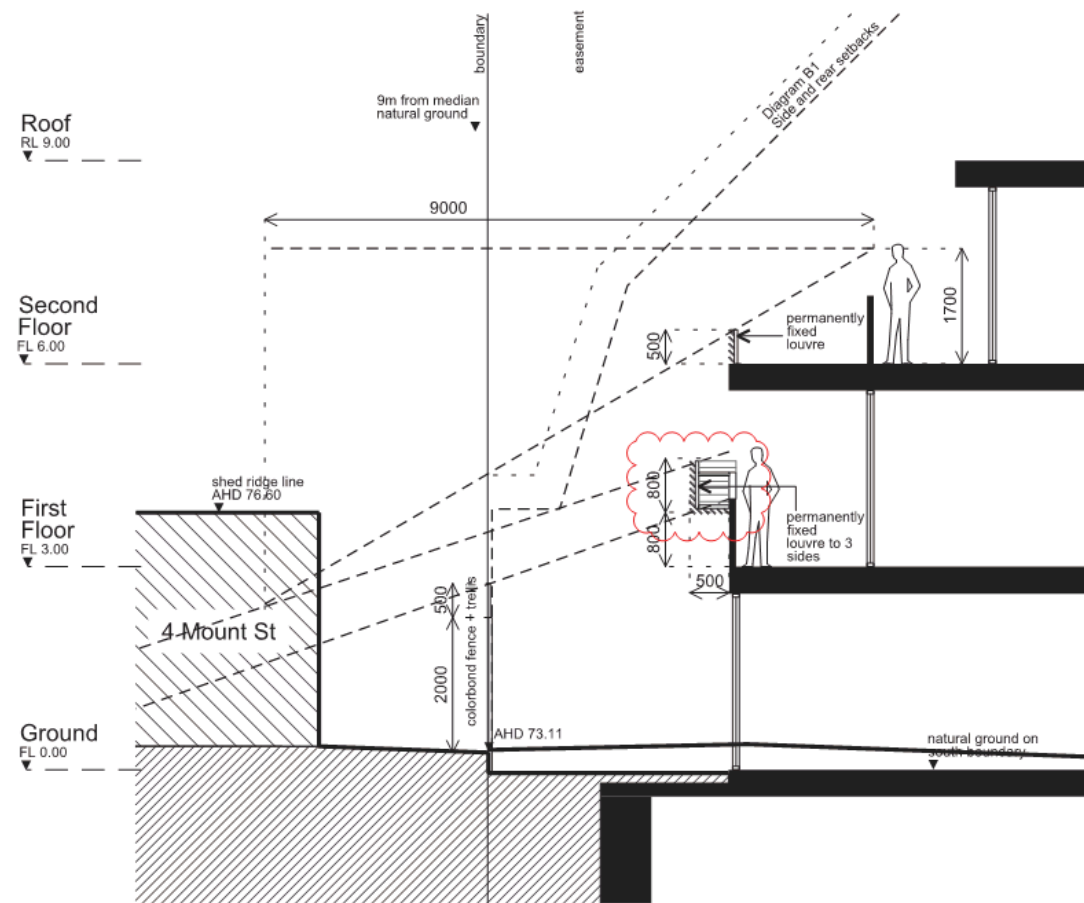
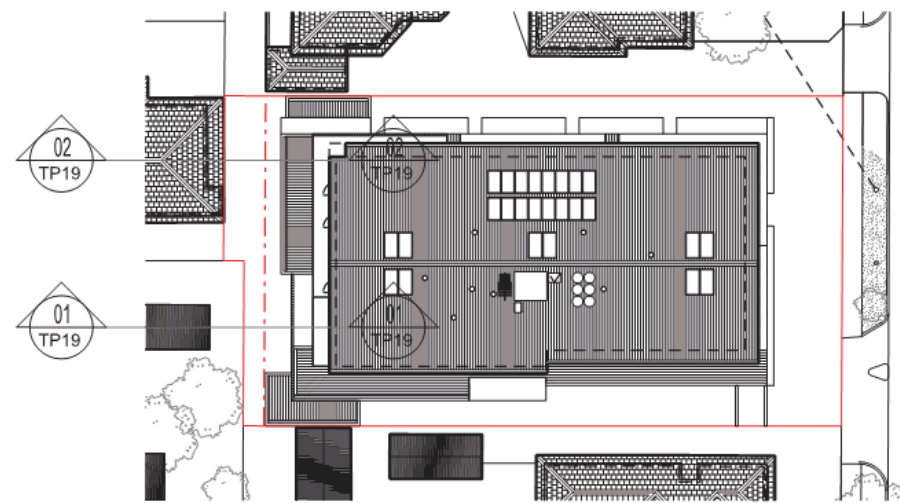
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08.07.16	3	Revised Town Planning Issue Form	mm

Note: all dimensions to be verified on site prior to commencement of works

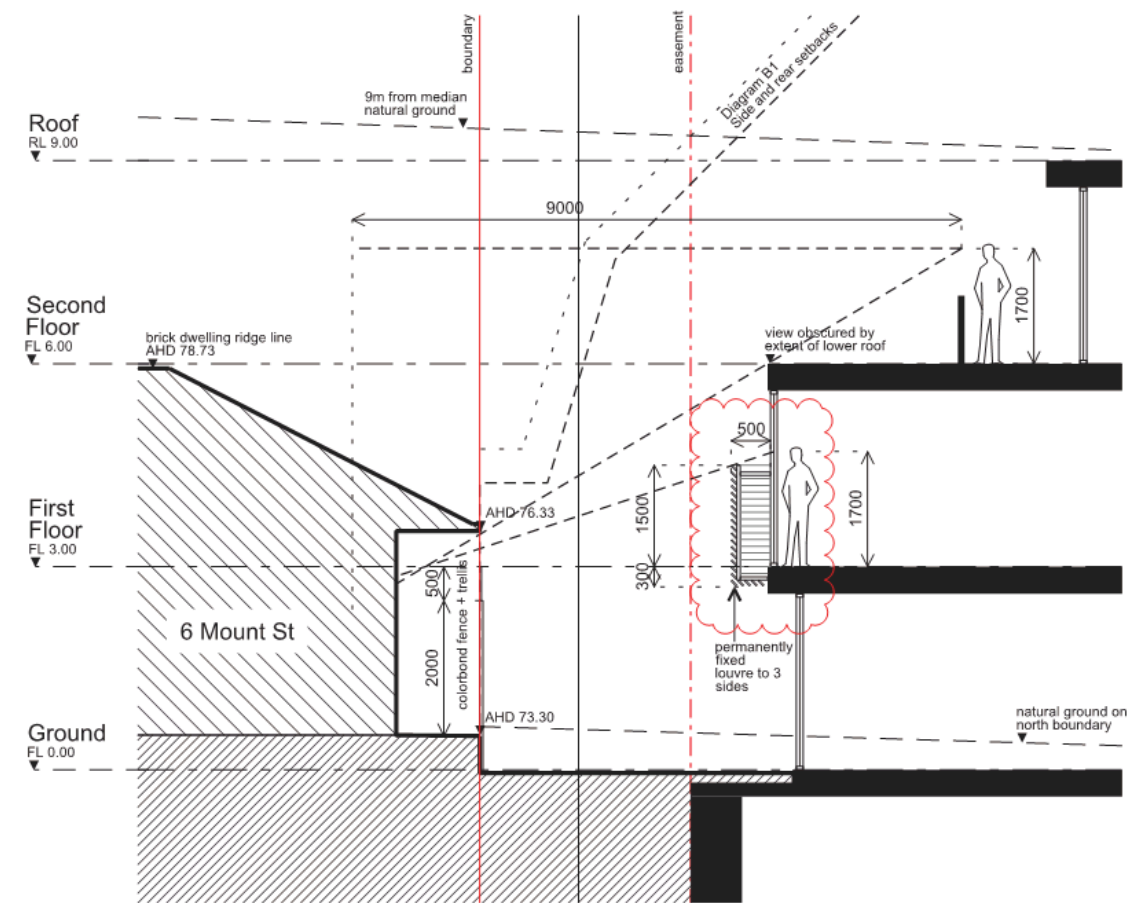
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scale: 1:100 date: July 2016
229 Gilbert Road,
Preston
Town Planning Submission
Sections
project no: 14008 drawing no: TP18 rev no: B



01 Section 5
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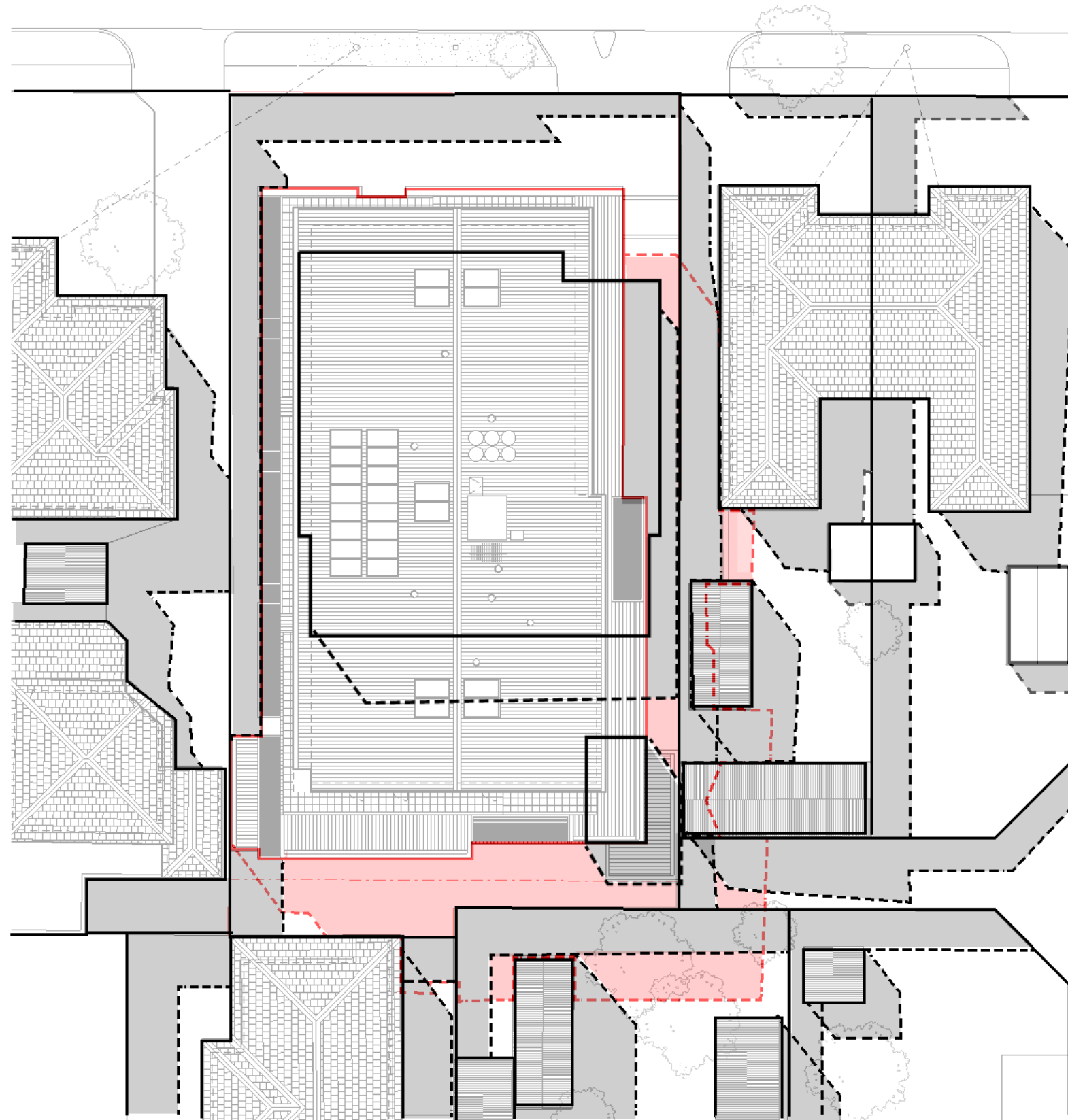
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01.08.16	A	Town Planning RFI Response	mm	
20.07.16	B	Revised Town Planning Issue	mm	

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scale: 1:200 date: July 2016
 229 Gilbert Road,
 Preston
 Town Planning Submission
 Sections
 project no: 14008 drawing no: TP19 rev no: B



01 Shadow Diagram - 22 Sept | 9am
scale 1:250 @ A3

- existing shadow
- existing building shadow
- proposed shadow
- proposed building shadow

date	no	description	by	chk
24.02.16		Town Planning Submission	twm	
23.05.16	A	Town Planning RPT Responses	twm	
25.07.16	B	Revised Town Planning Issue	twm	
23.08.16	C	Revised Town Planning Issue	twm	

Note: all dimensions to be verified on site prior to commencement of works

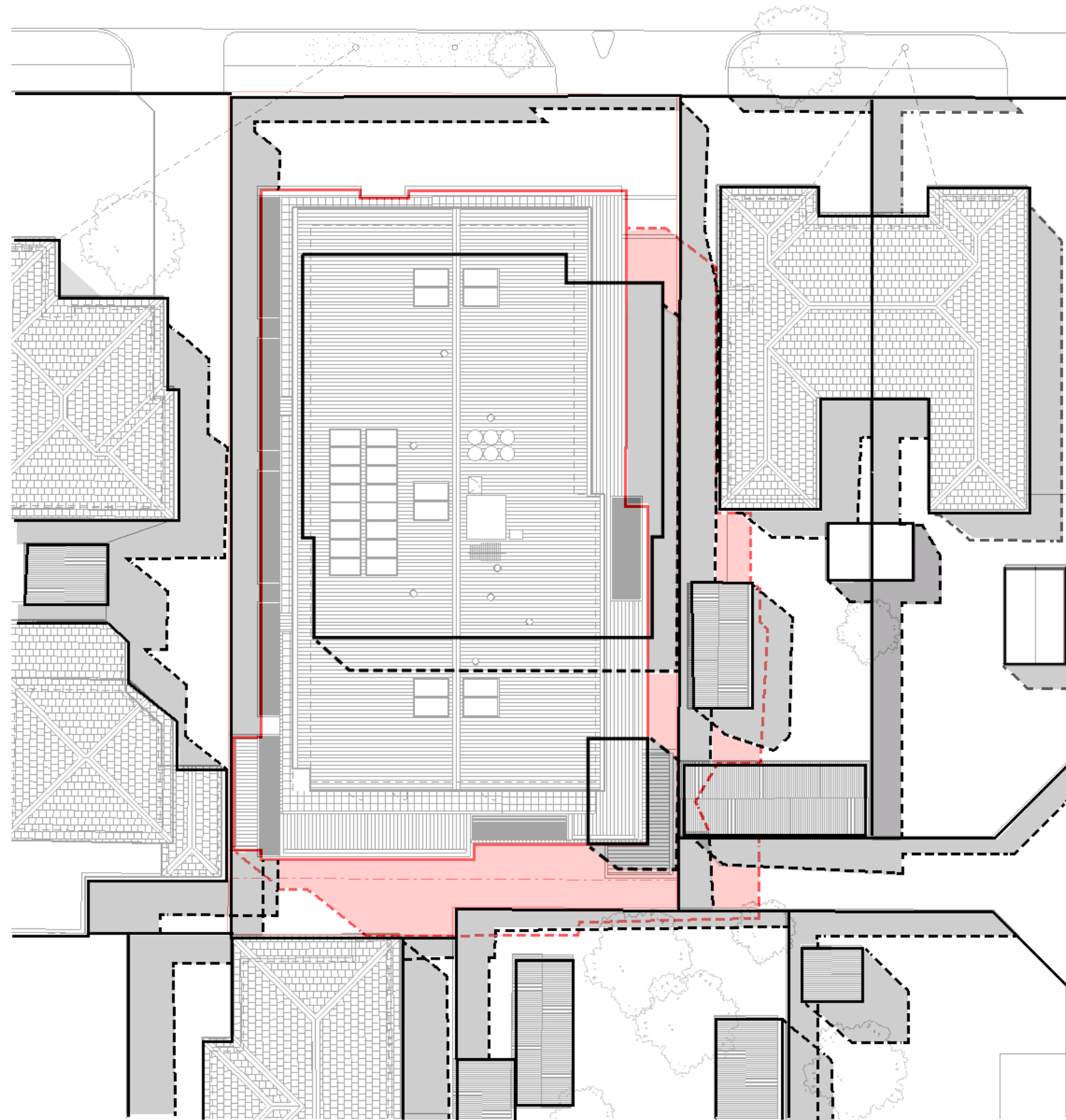
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229 Gilbert Road,
Preston
Town Planning Submission
Shadow Diagram
project no. 14008 drawing no. TP20 rev no. C



01 Shadow Diagram - 22 Sept | 10am
scale 1:250 @ A3

- existing shadow
- proposed shadow
- existing building shadow
- proposed building shadow

date	no	description	by	chk
24.02.16		Town Planning Submission	twm	
23.05.16	A	Town Planning RPT Responses	twm	
25.07.16	B	Revised Town Planning Issue	twm	
23.08.16	C	Revised Town Planning Issue	twm	

Note: all dimensions to be verified on site prior to commencement of works

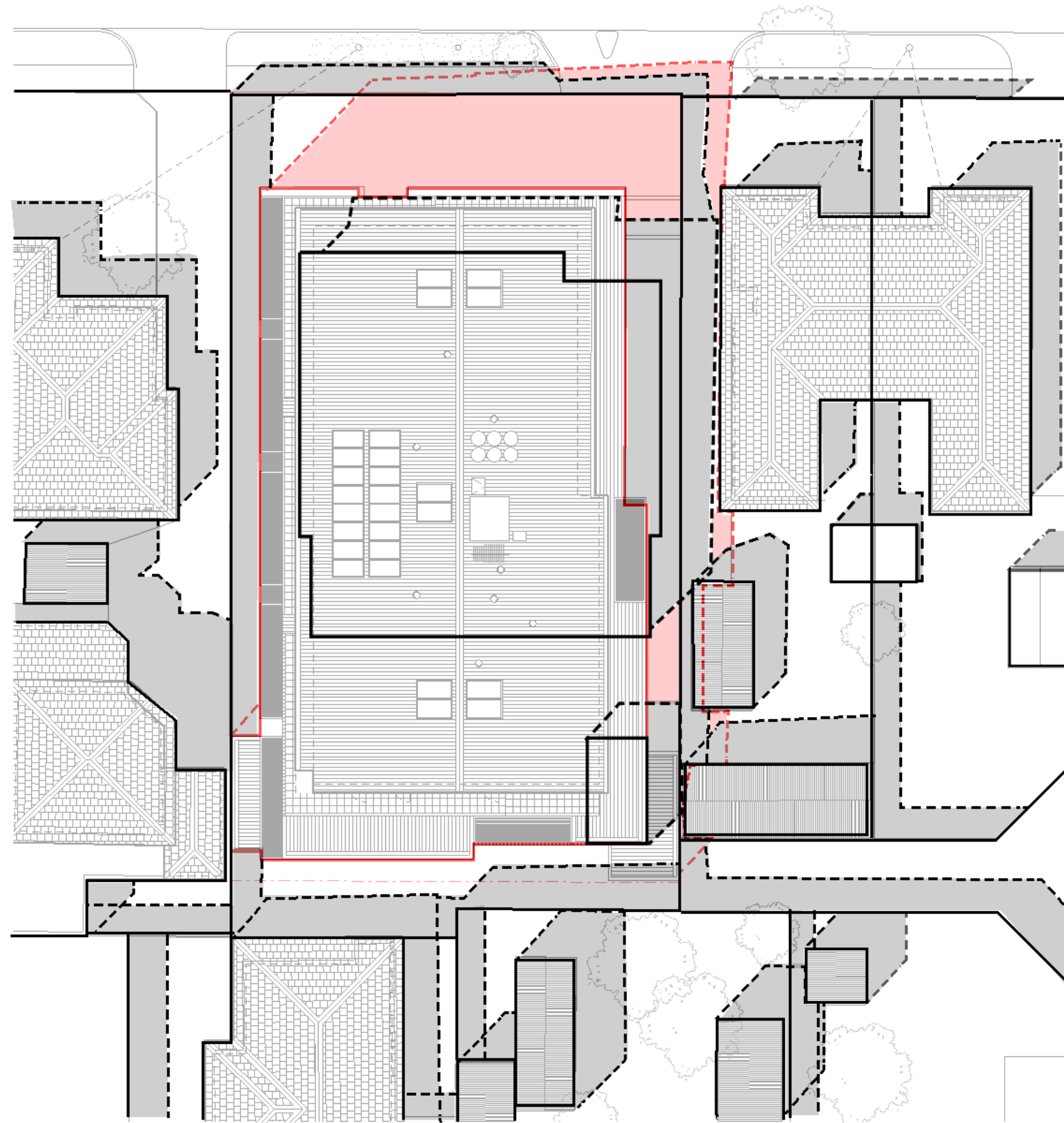
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scale: 1:250 date: August 2016
229 Gilbert Road,
Preston
Town Planning Submission
Shadow Diagram
project no. 14008 drawing no. TP21 rev no. C



01 Shadow Diagram - 22 Sept | 2pm
scale 1:250 @ A3

existing shadow
 proposed shadow
 existing building shadow
 proposed building shadow

date	no	description	by/for
24.02.16		Town Planning Submission	twm
23.05.16	A	Town Planning RPT Responses	twm
25.07.16	B	Revised Town Planning Issue	twm
23.08.16	C	Revised Town Planning Issue	twm

Note: all dimensions to be verified on site prior to commencement of works

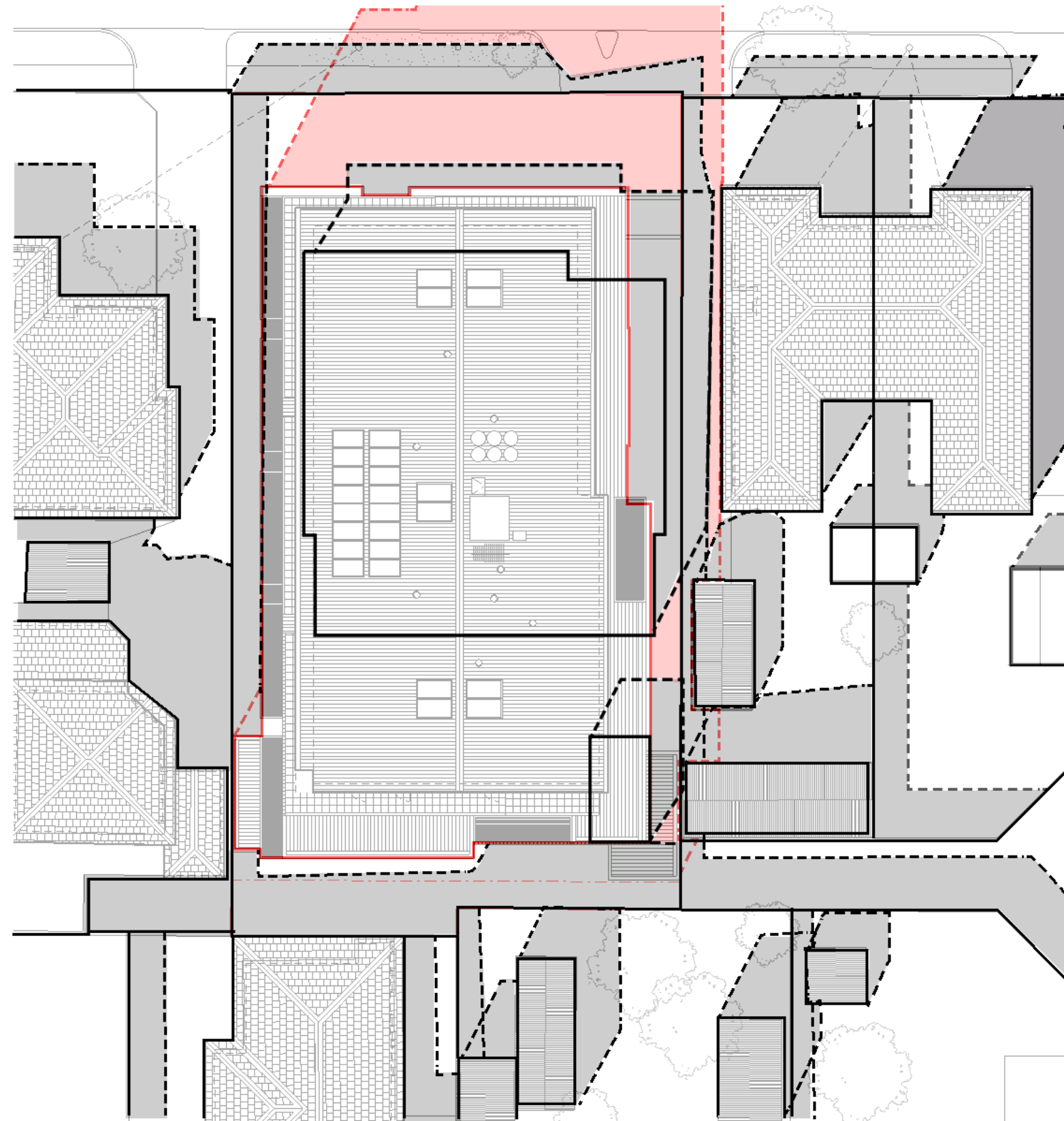
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scale: 1:250 date: August 2016
229 Gilbert Road,
Preston
Town Planning Submission
Shadow Diagram
project no. 14008 drawing no. TP22 rev no. C



01 Shadow Diagram - 22 Sept | 3pm
scale 1:250 @ A3

existing shadow existing building shadow
 proposed shadow proposed building shadow

date	no	description	by/for
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23.05.16	A	Town Planning RPT Response	jm
25.07.16	B	Revised Town Planning Issue	jm
23.08.16	C	Revised Town Planning Issue	jm

Note: all dimensions to be verified on site prior to commencement of works

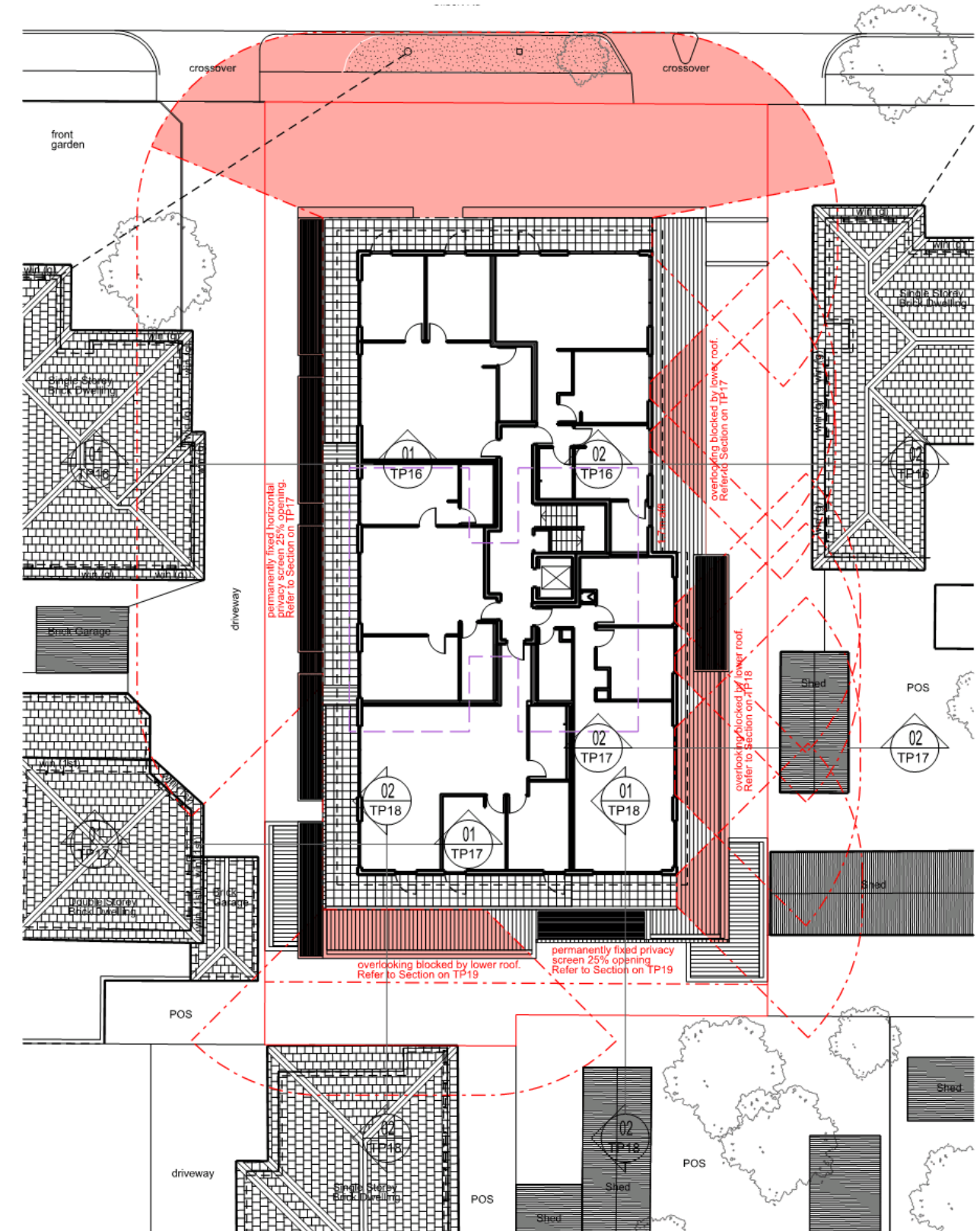
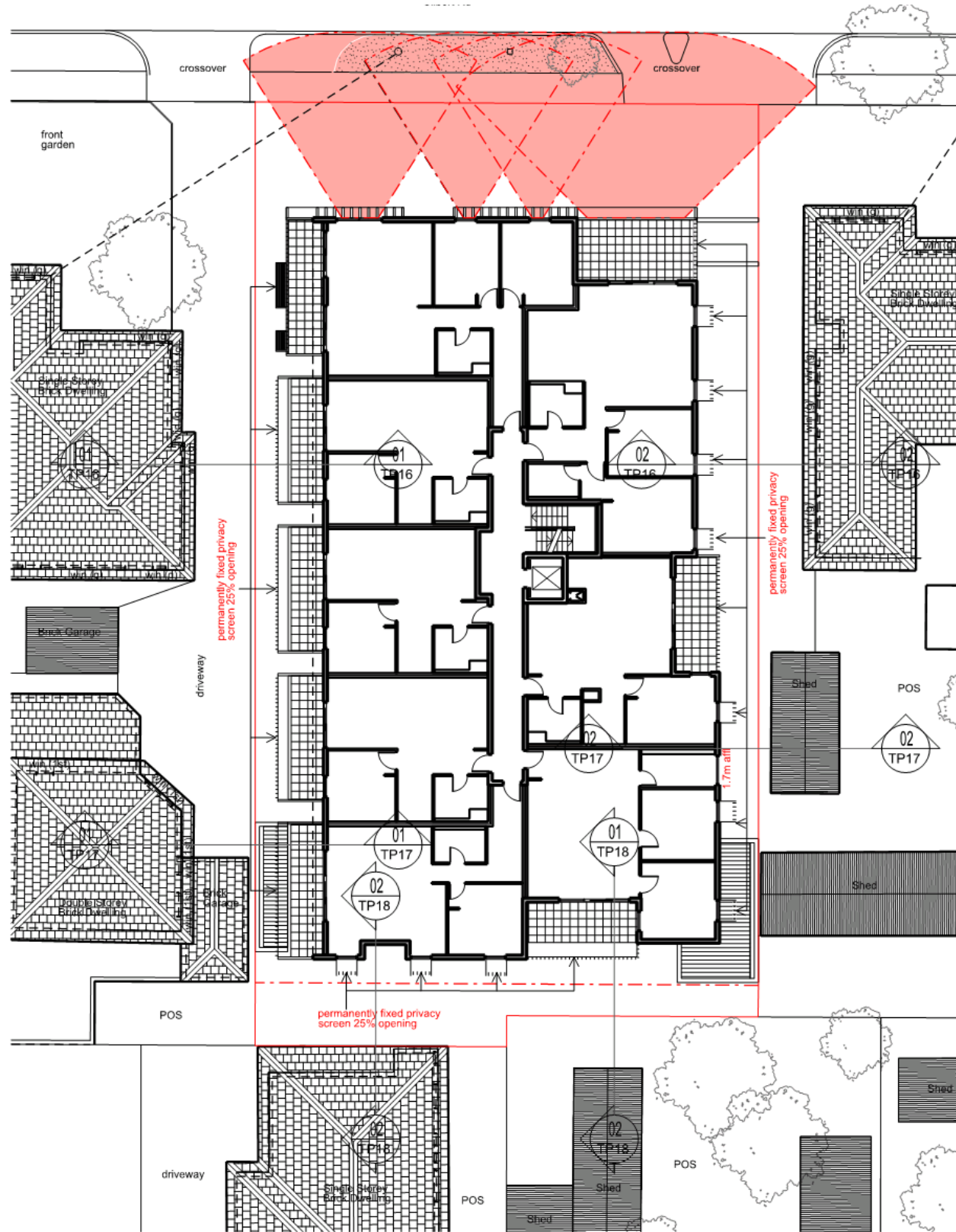
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scale: 1:250 date: August 2016
229 Gilbert Road,
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Town Planning Submission
Shadow Diagram
project no. 14008 drawing no. TP23 rev no. C



01 First Floor Overlooking Diagram
scale 1:250 @ A3

Overlooking open space B4 Diagram Viewable area within the B4 Diagram

02 Second Floor Overlooking Diagram
scale 1:250 @ A3

Overlooking open space B4 Diagram Viewable area within the B4 Diagram

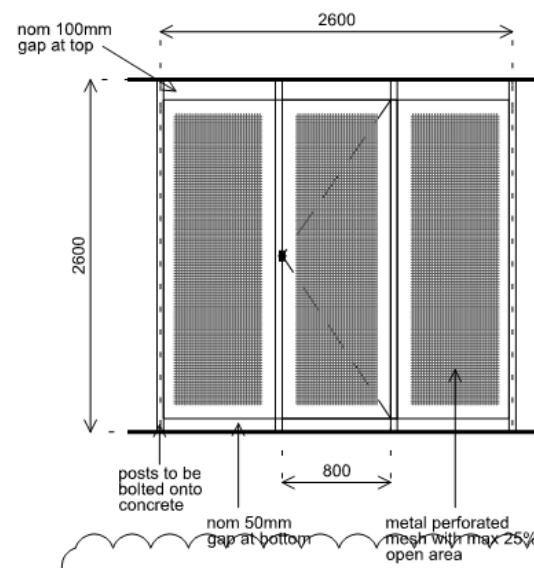
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20.07.16	B	Revised Town Planning Issue		

Note: all dimensions to be verified on site prior to commencement of works
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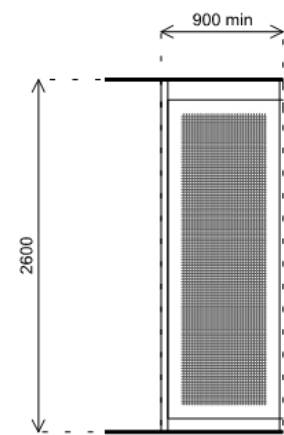


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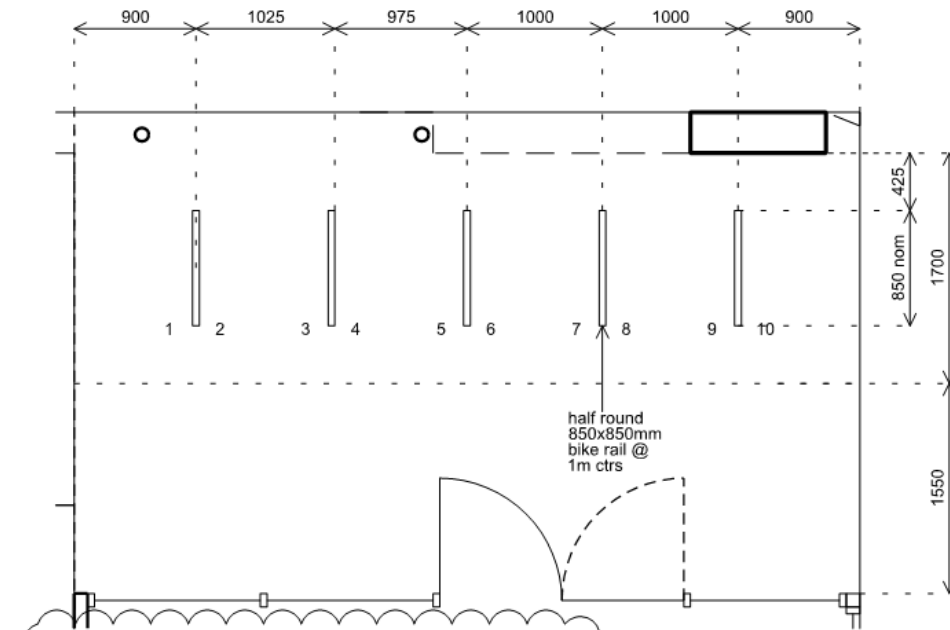
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229 Gilbert Road,
Preston
Town Planning Submission
Overlooking Diagram
project no. 14008 drawing no. TP24 rev no. B



01 Storage - Front Elevation
scale 1:50 @ A3



02 Storage - Side Elevation
scale 1:50 @ A3



03 Bike Parking
scale 1:50 @ A3

date	no	description	by	chkd
24.02.16		Town Planning Submission	gm	
23.05.16	A	Town Planning RPI Responses	gm	
25.07.16	B	Revised Town Planning Issue	gm	

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Town Planning Submission
Details - Sheet 01
project no. 14008 drawing no. TP25 rev no. B

**6.2 NORTHERN ALLIANCE FOR GREENHOUSE ACTION
MEMORANDUM OF UNDERSTANDING****Author:** Manager Environment and Community Outcomes**Reviewed By:** Director Operations and Environment

Report Background

Council considered an annual report on the work and outcomes of the Northern Alliance for Greenhouse Action (NAGA) at its meeting on 19 September 2016 and resolved to receive a further report regarding renewal of the Northern Alliance for Greenhouse Action (NAGA) Memorandum of Understanding (MoU). The current MoU expires 30 June 2017.

Previous Council Resolution

At its meeting held on 19 September 2016, Council resolved:

'That Council receive a further report in April 2017 regarding renewal of the Northern Alliance for Greenhouse Action (NAGA) Memorandum of Understanding'

Previous Briefing(s)

This matter has not previously been to a Councillor Briefing.

Council Plan Goal/Endorsed Strategy

Goal 3 - Sustainable and Resilient Neighbourhoods

Climate Change Action Plans

Summary

The Northern Alliance for Greenhouse Action (NAGA) is an alliance of northern councils and the Moreland Energy Foundation which focuses on regional climate change action. The NAGA MoU expires on 30 June 2017 and a new 2 year MoU is proposed. An annual fee is payable and provides good value. Continuing membership of NAGA will ensure that the Darebin community has access to significant information, collaboration, grants and advocacy resources resulting from NAGA's regional projects and networks.

Participation in NAGA complements and adds value to Darebin's leadership position on climate emergency action within our operations and the community.

Recommendation

That Council authorise the Director Operations and Environment to sign the Northern Alliance for Greenhouse Action (NAGA) Memorandum of Understanding (attached as **Appendix A**) for the 2 year period completing 30 June 2019.

Introduction

NAGA formed in 2002 as a network to share information, skills and resources related to climate change action. NAGA's current members are the cities of Banyule, Hume, Manningham, Melbourne, Moreland, Whittlesea and Yarra, Shire of Nillumbik and Moreland Energy Foundation.

NAGA's goal is to substantially contribute to the transition to a climate-changed, low-carbon future by delivering effective programs and leveraging local government, community and business action. Through NAGA's, and NAGA members' commitment to regional collaboration on climate change action, NAGA has established a leadership reputation successfully attracting millions of dollars of grants funding to the region's climate change and energy efficiency efforts.

Council annually appoints a member to the NAGA executive who determine the strategic direction of NAGA and the current appointee is Cr Trent McCarthy.

Darebin has been an active NAGA participant and has benefitted from its involvement in terms of:

- Significant grant funding and partnership opportunities.
- Advocacy for energy efficiency and carbon reduction programs including upgrading to energy efficient street lighting.
- The provision of community energy data from distribution businesses so that community progress can be tracked.
- Promotion of solar panels for electricity and solar hot water.
- Information sharing, networking and significant capacity building amongst member councils.

Issues and Discussion

The proposed MoU is attached as **Appendix A** and is an agreement between Darebin Council and the Moreland Energy Foundation, as the legal entity that houses and auspices NAGA.

NAGA provides good value for Council's membership and will be a valuable alliance in Council's response to Climate Emergency including action and advocacy projects.

NAGA has led several significant regional projects in the current financial year, including:

Roll out of Solar Saver program across Victoria

This project is a good example of the value of NAGA, building from the experience gained by Darebin in developing the Solar Saver program for low income households within Darebin. Working with the Eastern Alliance for Greenhouse Action (EAGA), NAGA has developed a consortium of 21 councils across Victoria seeking to replicate the Darebin Solar Saver scheme through a combination of financing mechanisms, including using rates as well as low interest bank loans.

This project was successful in winning over \$850,000 funding from the Victorian Government's New Energy Jobs Fund, and is currently in preparation for roll-out. Darebin Council is participating in this project and has provided detail for the joint tender process for solar installers, which is being run through the Municipal Association of Victoria.

The tenders are under evaluation and may be suitable for Darebin's future ambitious Solar Saver program.

Future Energy Planning

NAGA has just completed a project together with EAGA and Ironbark Sustainability called Future Energy Planning. This project seeks to build better collaboration between electricity networks and local government planners in Victoria.

Electricity network planning and land-use planning currently occur in isolation, meaning long term, viable and sustainable options for integrating demand and supply side opportunities are missed. Despite the implications land use planning has for local energy use and demand patterns, existing regulatory requirements do not require either sector to synchronise their respective planning processes.

This project has sought to foster engagement between Distribution Network Service Providers (DNSPs) and state and local government planners to co-operatively create planned, integrated energy solutions, by:

- Sharing data and developing resources to identify cross sector planning opportunities in areas of the network that are constrained; and
- Establishing a replicable process for the identification of integrated energy solutions not currently supported by the existing regulatory processes.

Municipal energy data profiles and Communicating Energy Use project

In the absence of any guidelines or legislation regarding energy data being provided to local governments, NAGA has negotiated and delivered energy profiles for 2013 and 2014 for Darebin residential and commercial services. This is complex and detailed collection of data from distribution businesses. Without the resources of NAGA, Council would struggle to collect and analyse community energy data.

Advocacy on key policy, program and pricing matters

NAGA has a strong record in advocating for a low carbon economy and society, and in particular responding to government reviews and policy changes. NAGA has been particularly active in advocacy over the past 12 months, due to changes in energy market regulations and the new state government. Recent submissions include:

- The Electricity Distribution Price Review, run by the Australian Energy Regulator, which successfully challenged proposed prices from electricity distribution companies, which would have resulted in higher charges for energy as well as maintenance and operations of street lighting for local government. NAGA estimated resulting charges were over \$200,000 less per year for Darebin than originally proposed representing significant savings. NAGA estimates this advocacy will have saved northern regional councils over \$7 million in the five year period from 2016-2020.
- Victorian Parliamentary inquiry into the value of community energy, including an appearance before the committee.
- Review of the Victorian Government's Solar Feed-In Tariff (which produced an increase in the tariff to 11.3 cents per kWh, making programs such as Solar Saver more viable).
- Development of the Victorian Renewable Energy Roadmap and the review of the former Climate Change Act.

Attracting grant funding

Apart from the Solar Saver grant discussed above, NAGA has successfully developed funding applications for two Collaborative Council projects: one of which will examine the viability of all member council fleets (including Darebin) for their conversion to electric vehicles. The other project will test the feasibility of a Dutch program which has decreased emissions through the use of its tendering system.

NAGA has also developed a submission to the New Energy Jobs Fund, for which the City of Darebin is the lead council, to examine the feasibility of local electricity trading between council properties. This submission has been shortlisted and we are currently awaiting an announcement.

Information Sharing

NAGA does significant work sharing information with member councils, other alliances and related organisations. This is evidenced by NAGA's organisation of the recent 2017 Victorian Greenhouse Alliances conference on 12 May 2017. The conference brought together local governments from around the state to share best practice in their responses to climate change, as well as garnering the input of experts from Victoria as well as interstate. Cr Trent McCarthy delivered a presentation on Darebin's draft Climate Emergency Plan for the conference.

Darebin Energy Foundation

Darebin Energy Foundation (DEF) is being formed by Council to accelerate sustained and meaningful action with the community (residents, businesses, education and other organisations) to reduce Darebin's greenhouse emissions and embed community resilience to climate change. DEF will be able to participate and work with NAGA to achieve these outcomes through Darebin Council's NAGA membership.

Options for Consideration

Prior to finalising the MoU, the NAGA executive committee considered alternatives to NAGA being auspiced and housed by MEFL including other member councils taking on this role and NAGA becoming a stand-alone incorporated body. No member councils were in a position to provide office space and the current arrangements with MEFL were preferred over a stand-alone incorporated body as they were lower risk and the reduced MEFL hosting fee was considered good value.

It is recommended that Council continue membership of NAGA by signing the MoU to 30 June 2019. This northern regional alliance is consistent with Council's other regional partnerships and consistent with Council's stated environmental and Council plan commitments. The NAGA MoU sets out clear responsibilities and allows opportunity for termination during its term with 21 days' notice.

Financial and Resource Implications

The 2017–2019 NAGA MoU commits Council to an annual contribution of \$25,256 (GST inclusive) in the 2017/2018 financial year with a percentage increase in line with the rate cap increase as determined by the Minister for Local Government in the 2018/2019 financial year. This membership fee is included in the draft budget and is incorporated in the Environment and Community Outcomes operating budget.

Risk Management

The MoU and annual membership commitment can be terminated by providing 21 days' notice.

Policy Implications

Economic Development

NAGA promotes and facilitates councils, the community and business moving to a low carbon economy. An example is the 2012 to 2015 'Easy Energy Efficiency for SMEs' project NAGA (with the aid of an \$881,904 grant) that supported small and medium enterprises (SMEs) with energy efficiency information across northern metro Melbourne.

Environmental Sustainability

Participation in NAGA complements and adds value to Darebin's leadership position on climate emergency action within our operations and the community. It is consistent with Council's climate change action plans and the draft Climate Emergency Plan.

Human Rights, Equity and Inclusion

NAGA regional projects target low income and CALD communities across the northern region.

Other

There are no other factors which impact on this report

Future Actions

Subject to Council resolution the MoU will be signed and Council will continue as a member of NAGA

Consultation and Advocacy

- NAGA Executive Committee and NAGA Executive officer

Related Documents

- Council Minutes - 19 September 2016
- Draft Darebin Climate Emergency Plan

Attachments

- Northern Alliance for Greenhouse Action MoU 2017 (**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.

Memorandum of Understanding

Northern Alliance for Greenhouse Action (NAGA)

MEMORANDUM OF UNDERSTANDING – 1 July 2017 to 30 June 2019

BETWEEN

City of Darebin of 274 Gower Street, Preston VIC 3072 ("Council")

and

Moreland Energy Foundation of Level 1/200 Sydney Road, Brunswick, Victoria 3056 ("MEFL")
being the parties to this Memorandum of Understanding (MoU).

1. Introduction

The Northern Alliance for Greenhouse Action (NAGA) formed in 2002. Its founding members were Moreland Energy Foundation and the cities of Darebin, Banyule, Hume, Whittlesea, Moreland and Shire of Nillumbik. The cities of Melbourne, Manningham and Yarra joined NAGA in January 2006; these 10 organisations now comprise the members of NAGA.

NAGA is working to ensure urgent, regional action in our transition to a climate-changed, low-carbon future. The purpose of this Memorandum of Understanding (MoU) is to provide a general framework for ongoing cooperation between the parties in the planning, development and delivery of Council's involvement in NAGA.

Specifically, this document has been prepared to establish:

- Council's funding commitment to NAGA; and;
- The roles and responsibilities of each party.

This MoU will remain operational from date of signing to 30 June 2019.

2. Support of Parties for the Memorandum of Understanding

The parties acknowledge and support the NAGA MoU and further acknowledge and agree that they will work in a co-operative manner with the common intention of achieving the work of NAGA in accordance with the principles described in this MoU.

3. Key Principles

The key principles of the MoU are as follows:

- The parties will work collaboratively to achieve the desired outcomes;
- The parties will monitor the success or otherwise of initiatives entered into as a result of the MoU;
- The parties will work collaboratively to solve problems as they arise.

4. Council's Contribution

All NAGA members provide funding to maintain NAGA's coordination functions, as undertaken by the NAGA staff. MEFL will receive these funds on behalf of all NAGA members.

Council shall contribute \$25,256 (GST inclusive) to the cost of the work of NAGA in the 2017-18 financial year.

Council shall contribute an amount based upon the 2017-18 financial year contribution of \$25,256 (GST inclusive) plus a percentage increase in line with the rate cap increase as determined by the Minister for Local Government (GST inclusive) in the 2018-19 financial year. This amount will be determined and agreed to by the NAGA Executive in January 2018.

5. MEFL Obligations

MEFL will employ the NAGA Executive Officer and Project Manager(s).

MEFL will manage the NAGA staff on a day to day basis, towards the satisfactory completion of duties outlined in the Position Descriptions and to ensure that the decisions of the NAGA Executive are implemented.

MEFL will maintain and support the effective operation of NAGA's governance structures.

6. Common Obligations

The parties undertake to cooperate with each other in carrying out the work of NAGA and to use their best endeavours to ensure that work is carried out.

Each of the parties agrees to nominate a representative for the NAGA Executive.

7. Operational Arrangements

The NAGA Executive will establish the NAGA finance strategy, endorse the annual budget developed by the NAGA Secretariat and establish delegations regarding the expenditure of the budget.

NAGA will establish and implement projects and strategies that further the achievement of policy objectives of its members as per clause 8.

Other operational arrangements will be undertaken as defined in the NAGA Executive Terms of Reference.

8. Achievement of Policy Objectives

In participating in the work of NAGA, Council seeks to contribute to the achievement of its climate change and sustainability objectives outlined in Council's climate change and sustainability plans, including reducing greenhouse gas emissions.

9. Public & Media Relations

The NAGA Executive Officer will be the primary contact for any public or media enquiries relating to the work of NAGA. However, any planned media events, media releases or correspondence will be prepared in consultation with Council.

10. Openness between the Parties

The parties acknowledge that they have a mutual interest in the successful planning, development and delivery of NAGA projects. Nevertheless, it is recognised that the views and objectives of the parties may not always coincide. The parties will work openly and constructively to resolve any differences which emerge.

The parties will aim, where reasonably possible, to share information relevant to NAGA with each other. In the normal course of events, the parties will work on the assumption that information should be freely exchanged.

The parties agree that it may be necessary to share confidential information to further the objectives of this MoU and that such information is to remain confidential.

The parties must keep confidential and not allow, make or cause any disclosure of or in relation to the confidential information without the prior written consent of the other party, which consent may be given or withheld, or given with directions, in the other party's sole discretion.

The parties must not:

- Use or permit any person to use the confidential information for any purpose other than for a purposes agreed by the parties which is in accordance with this MoU;
- Disclose or in any way communicate to any other person any of the confidential information except as authorised by the party who has disclosed the confidential information;

- Permit unauthorised persons to have access to places where confidential information is displayed, reproduced or stored; or
- Make or assist any person to make any unauthorised use of the confidential information;
- Confidential information means any information provided by one party to the other party pursuant to the MoU, which that party specifies as being confidential, or if disclosed, would be contrary to the public interest or would damage the commercial interests of the party which provided the information.

11. Concern Arising from Action or Inaction of the NAGA Executive Officer

Where there is a concern as a result of action or inaction of the NAGA Executive Officer, notice will be provided to the NAGA Executive of the concern.

In consultation with the NAGA Executive, the MEFL Chief Executive Officer (CEO) will undertake their best endeavours to resolve the concern and will keep the NAGA Executive informed.

12. Dispute Resolution

The parties agree to resolve disputes quickly to minimise any delay to the work of NAGA. If any dispute arises between the parties:

- The parties must meet within 5 business days of becoming aware of the dispute to endeavour to resolve the matter promptly;
- If the matter cannot be resolved between the parties and remains unresolved within two weeks of notification of a dispute the matter may be referred to an independent mediator;
- An independent mediator will be selected by agreement by all parties, and
- The decision of the mediator will be binding on all parties.

13. Termination of MoU

If a party wishes to cease being a party, they will notify the other party in writing of their intention to exit from the MoU, providing twenty-one days' notice, and

The party will fulfil any obligations committed to up until the time of exit and provide NAGA with information required to fulfil any contractual obligations beyond the time of exit.

Any unspent contribution will be returned to the contributor upon exit from the MoU.

14. Indemnity

All Council members indemnify MEFL in accordance with the following.

Council agrees to indemnify and to keep indemnified MEFL, its servants and agents, and each of them from and against all actions, costs, claims, charges, expenses, penalties, demands and damages whatsoever which may be brought or made or claimed against them, or any of them, arising out of, or in relation to the MoU between NAGA Members and MEFL, and be directly related to the negligent acts, errors or omissions of Council.

Council's liability to indemnify the MEFL shall be reduced proportionately to the extent that any act or omission of the MEFL, its servants or agents, contributed to the loss or liability.

15. Representatives of the Parties

The parties have each nominated representatives who are responsible for any consultation and monitoring required under this MoU and to whom all notices and communications are to be sent. These representatives are:

Council

Name
Title
Address

MEFL

Name Alison Rowe
Title Chief Executive Officer
Moreland Energy Foundation
Address Level 1/200 Sydney Rd
Brunswick Vic. 3056

EXECUTED as an agreement.

SIGNED by **Oliver Vido, Director Operations and Environment**
for and on behalf of the **DAREBIN CITY COUNCIL**
under an instrument of delegation dated
in the presence of:

.....
Witness

Date of signing

SIGNED by **Alison Rowe** for and on behalf of
the **Moreland Energy Foundation**, in the presence of:

.....
Witness

6.3 SOLAR \$AVER PROGRESS REPORT AND SECOND SPECIAL CHARGE SCHEME**Author:** Manager Environment and Community Outcomes**Reviewed By:** Director Operations and Environment

Report Background

This report provides the summary of the Solar Saver program completed in February 2017. Council will be considering the future of the Solar Saver program in the draft climate emergency plan review.

Previous Council Resolution

At its meeting held on 18 July 2015, Council resolved:

'That Council consider a further report in the first quarter of 2017 regarding the Solar Saver program options.'

Previous Briefing(s)

This matter has not previously been to a Councillor Briefing.

Council Plan Goal/Endorsed Strategy

Goal 3 - Sustainable and Resilient Neighbourhoods

Climate Change Action Plans

Summary

The 2015-2017 Solar Saver program was well received by the community and continues to deliver great value for Darebin residents. This value will be improved with the increase to the Victorian solar feed in tariff in July 2017. 928 kW of solar panels were installed through the recent program including the associated bulk buy. The draft Climate Emergency Plan and draft Council Plan propose an ambitious \$20 million expansion of the program over the next 4 years with an aim for an additional 11,000 kW installed through the program over the period. Council will consider the expansion of the program further in the finalisation of the draft Climate Emergency Plan.

Recommendation

That Council:

- (1) Note this report.
 - (2) Consider the Solar Saver program expansion as part of the draft Climate Emergency Plan.
 - (3) Send a letter to all previous Solar Saver participants notifying them of the 1 July 2017 increase to the Victorian solar feed in tariff.
-

Introduction

The 2015-2017 Solar Saver program was well received by the community and continues to deliver great value for Darebin residents. The program was offered to the following categories of people and organisations:

- Pensioners;
- People in retirement villages or social housing;
- Renters who have a level of disadvantage (in receipt of Centrelink benefit or in housing poverty) with authorisation from property owner; and
- Child care, kindergarten and community centres (Council owned).

Non-pensioner property owners and commercial businesses were able to access the competitive prices negotiated by Council through the bulk buy program.

As shown in the table below there were a smaller number of residential Solar Saver (pensioner) households who participated in the program compared to the previous program, but Council was able to include 9 community centres and a social housing organisation to deliver a similar output in installed solar to the 2013-2014 program. This was a great outcome as it is one of the first solar programs for low income renters and provided a sustainable model for not for profits renting council buildings to access solar. Out of the 212 homes initially included in the rates scheme 29 withdrew and were not installed.

In the associated Darebin Solar Bulk-Buy there were a significant number of business installations resulting in a total of 928 kW installed in the combined program, a slightly higher rate of installation than the 2013-2014 program.

2013 - 2014 Program	No. systems	System Size	Total kw
Residential Solar Saver	76	1.5	114
Residential Solar Saver	215	2.0	430
sub-total	291		544
Residential Solar Bulk Buy	114	2.68	306
Total 2013 - 2014			850 kw

2015 - 2017 Program	No. systems	System Size	Total kw
Residential Solar Saver	68	1.56	106
Residential Solar Saver	91	2.08	189
Residential Solar Saver - social housing	4	2.08	8
Residential Solar Saver - social housing	20	3.12	62
Solar Saver - Community Centres	9	11.9	107
sub-total	192		473
Residential Solar Bulk Buy	48	3.83	184
Business Solar Bulk Buy	11	23.73	261
Batman Park Community Centre Bulk Buy	1	10	10
sub-totals	60		455
Total 2016 - 2017			928 kw

Issues and Discussion

The following issues are considerations for future programs

- The 2015-2017 program was noticeably harder to recruit households due to early adopters having already signed up to the previous program and the change in financial benefits. The cost of installation increased around \$300 per system and the feed-in-tariff for excess electricity generated reduced to 5 cents/kWh. Council's communication indicated that households were likely to save around \$20 to \$90 per year after the special scheme payment per year above annual repayments. This was below the \$100 per year savings in the previous program and the response was often 'the saving is not worth the effort'.
- With the feed in tariff rising to 11.3 cents/kWh for all systems under 100 kW in Victoria from 1 July 2017, this will change the typical savings scenario to \$150-\$180 savings per year above repayments for the first 10 years. This together with rising energy costs should substantially improve interest in program participation.
- Council made a considerable effort into recruiting not-for-profits and social housing to participate in the program. Only one social housing organisation the Northcote Rental Housing Cooperative signed up in the 2015-2016 program. There is potential for more housing cooperatives and not-for profits to participate in the program in the future, but this will take time to provide the necessary support.
- Post installation a big challenge for some households is electricity retailer approval for solar connection. Council is not able to be directly involved due to retailer procedures and privacy. Some pensioners have gone 6 months or more before they have had solar connection approvals and credit for the feed-in-tariff. Many pensioners still struggle with 'savings' from avoided electricity and only see/understand the savings from the 'feed-in-tariff'.
- To help pensioners ensure their systems are working information sessions and written materials have been provided. To provide further support officers are now completing the production of short simple YouTube videos on "how to read your smart meter and inverter". This will help Solar Saver householders check this more confidently and be able to check the energy generated and exported to the grid.
- The Northern Alliance for Greenhouse Action (NAGA) working with the Eastern Alliance for Greenhouse Action (EAGA), have developed a consortium of 21 councils across Victoria seeking to replicate the Darebin Solar Saver scheme through a combination of financing mechanisms, including using rates schemes as well as low interest bank loans. This project was successful in winning over \$850,000 funding from the Victorian Government's New Energy Jobs Fund, and is currently in preparation for roll-out. Darebin Council is participating in this project and has provided detail for the joint tender process for solar installers, which is being run through the Municipal Association of Victoria (MAV). The tenders are under evaluation and may be suitable for Darebin's future Solar Saver program.

Past program participants

It is proposed to send a letter to Solar Saver participants in the next month:

- Notifying them of the good news that the feed in tariff increases to 11.3 cents/kwh on 1 July 2017.
- Providing further information about getting the best out of their solar including viewing the new YouTube videos showing how to read their smart meter for the 3 different distributor areas, and

- Letting them know that Council has plans to expand the Solar Saver program to all Darebin properties so that they have an opportunity to spread the word to family and friends.

Options for Consideration

Council has recognised that we are in a state of climate emergency that requires urgent action by all levels of government, including by local councils. Accordingly Council's draft Climate Emergency Plan and draft Council plan aim for an ambitious expansion of the Solar Saver program.

It is proposed in the draft Climate Emergency Plan to significantly expand the Solar Saver program by investing \$20 million to install an estimated 11,000 kW solar on homes, organisations, schools and businesses. To put this in perspective this would represent 4000 homes with an average of 2.75 kw solar installed per home. Many households and small businesses will have great paybacks on systems over 3 kW and it is recommended that the new program consider systems up to 10 kW.

To achieve these ambitious targets it is recommended the Solar Saver program expand beyond low income homes to be offered to all Darebin ratepayers (households and businesses) as well as schools and other organisations. Part of the program will still be targeted at low income homes but the numbers of properties that need to be recruited require the program to be mainstreamed.

No market research has been undertaken, but it is anticipated that there would be high levels of interest in both the residential and small business sector in taking up Solar Saver program offers. The 'trusted supplier' relationship, the value through a competitive tender and the no-up-front costs are significant benefits for program participants. Extended 10 year warranties provide households and businesses with confidence that they are dealing with reputable companies and products.

To date part of Council's contribution to assisting the low income households taking part in Solar Saver has been not charging interest on the system cost. This will be a consideration in the program expansion. It is recommended that in the mainstreaming of the program Council consider including interest and administration costs for non-low income participants. It is noted that all participants will benefit by not having to pay 10% GST on the solar systems through the rates scheme.

Due to the size of the program and the timelines required for recruitment, declaration and formalisation of the special rates scheme it is proposed to run the program over 2 lots of 2 year periods as below:

Year 1, 2017/2018	Recruit and formalise special rates scheme for 5,500 kW solar installations
Year 2, 2018/2019	Install 5,500 kW solar installations and review scheme (\$10 Million budget required for installation this year)
Year 3, 2019/2020	Recruit and formalise special rates scheme for 5,500 kW solar installations
Year 4, 2020/2021	Install 5,500 kW solar installations and review scheme (\$10 Million budget required for installation this year)

Potentially Year 2 and Year 3 activities could be undertaken in the same year if demand was high enough.

Alongside these programs it is proposed to run bulk buy programs for those properties who want to pay for systems up front as well as other facilitation programs such as “Environmental Upgrade Agreements” for large commercial installations. The draft goal is to double solar installed in Darebin and this will not be achieved by an expanded Solar Saver program alone.

Resourcing and administration

A marketing plan to engage the whole of the municipality will need to be developed with appropriate community engagement strategies, communications and marketing information. General marketing will be needed at the start, with more targeted marketing when pricing is determined. This will be a significant undertaking as we are aiming to install over ten times more solar than installed in the most recent program.

Pricing will need to be determined through an open tender process. As discussed above the MAV tender process currently underway may be able to be used for all or part of the Darebin Solar Saver program over 2017-2019. This would be considered by Council through normal procurement procedure. Depending on the value of using this tender separate tender process/es could be considered.

Financial and Resource Implications

- Council originally allocated \$1 million from the 2015/2016 Council budget for the delivery of the Solar Saver program. \$780,000 was expended including \$135,500 in the 2015/2016 budget and the remainder in the 2016/2017 budget year.
- Council is expected to receive \$71,000 in participant repayments annually for this scheme over the 10 year period. It should be noted that the special charge scheme is effectively an interest free loan to the households and participating organisations.
- Some properties have paid out their scheme in full and should the property be sold during the 10 year period in which the special charge scheme applies, the amount outstanding on the special charge scheme at the time of sale will be fully paid.
- Costs of the proposed program expansion will be considered in the finalisation of the draft Climate Emergency Plan.

Risk Management

There are 10 year warranties on solar saver installation and system components

Policy Implications

Economic Development

It is estimated that the average participating household for the recent scheme using the new July 1 feed in tariff could save \$150 to 180 per year after the special scheme payment. After 10 years households can save \$400 - \$500 per year. This represents potential funds that can be spent within the Darebin community rather than on utility bills.

Environmental Sustainability

This project is consistent with Council’s climate change action plans and the draft Climate Emergency Plan.

Human Rights, Equity and Inclusion

Council has committed through its Community Climate Action Plan not only to reduce emissions, but to support those most vulnerable to climate change impacts and increasing energy costs. This project was specifically aimed at low income households, who are more vulnerable to increasing energy costs. Many participating pensioners are also from culturally and linguistically diverse (CALD) communities.

Other

This is consistent with the draft Council plan

Future Actions

- MAV solar tender expected to be finalised by July 2017
- Consultation on draft Darebin Climate Emergency Plan during June
- Adoption of final Darebin Climate Emergency Plan August
- Council briefing on solar saver program August to September
- Darebin Energy Foundation to be a significant partner in the marketing and recruitment of participants.

Consultation and Advocacy

- Northern Alliance for Greenhouse Action (NAGA)
- Municipal Association of Victoria (MAV).

Related Documents

- Draft Darebin Climate Emergency Plan
- Council Minutes – 18 July 2015

Attachments

Nil

Disclosure of Interest

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

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

7. CONSIDERATION OF RESPONSES TO PETITIONS, NOTICES OF MOTION AND GENERAL BUSINESS

7.1 KANGAROOS IN GRESSWELL WILDLIFE RESERVE

Author: Coordinator Bushland Management

Reviewed By: Director Operations and Environment

Report Background

This report is in response to Notice of Motion No. 279, resolved by Council on 2 May 2016.

Previous Council Resolution

'That Council:

- (1) Notes with alarm the recent health issues affecting Kangaroos in Gresswell Wildlife Reserve and the community concern caused by the now abandoned State Government Kangaroo cull. Council therefore resolves to develop a Greater Gresswell Forest land management and Kangaroo and Wildlife protection plan to protect the health and welfare of local Kangaroo populations by strengthening vegetation protections and by putting in place legal protections to preserve in perpetuity the wildlife movements and Kangaroo feeding places within the network of Gresswell Forest-linked parklands that are within the city of Darebin.*
- (2) Council notes that these parklands in the Darebin LGA, namely the Gresswell Hill area, the Strathallan Golf course, the Habitat link, the Gresswell Grange Lakes and La Trobe Universities bushland areas, are larger than the current Gresswell Wildlife Reserve and collectively form a vital habitat for Kangaroo populations.*
- (3) Officers report back to Council on the feasibility for a health and welfare plan to assist in preserving the Kangaroo population as soon as possible, in consultation with relevant stakeholders.*

Furthermore, that this plan for Kangaroo protection in parklands within the City of Darebin include but not be limited to:

- An enhanced tree and vegetation protection schedule across all the parkland areas*
- A grassland management plan for Kangaroos and a feed plan for droughts and summer months*
- The development and resources for a Friends of Gresswell Kangaroos group*
- The removal or redesign of colorbond fences and any current obstructions between these parkland areas*
- The creation of safe a wildlife underpass or crossing points for Kangaroos between La Trobe University's bushland and the habitat link*
- A wildlife safety report on Main Road and the Ring Road*
- The development of a section 173 agreement between La Trobe University and Darebin Council to ensure permanent protection of access to grasslands for Kangaroos on the Habitat Link and the Strathallan golf course.*
- Any required updating of current planning zoning and Darebin's MSS to limit land use in line with Darebin's Kangaroo protection plan.*
- An outline of a consultation plan with Springthorpe Owners Corporation, Strathallan Golf Club and La Trobe University and relevant animal Welfare and rescue groups.*

- *Options for sourcing state government funds to support the proposed local kangaroo protection plan.'*

Previous Briefing(s)

This matter has not previously been to a Councillor Briefing.

Council Plan Goal/Endorsed Strategy

- Goal 3 - Sustainable and Resilient Neighbourhoods
- 3.7 Biodiversity, Wildlife corridors, cultural heritage assets and waterways

Summary

Gresswell Forest, Gresswell Hill, the Habitat Link, Strathallan Golf Course and Latrobe Universities Wildlife Reserve are all important flora and fauna reserves. These reserves are managed by Parks Victoria and Latrobe University and are within Darebin boundaries.

Within some of these reserves are wild populations of kangaroos. These populations naturally fluctuate, increasing when conditions are suitable and falling in drought and other adverse conditions. When in excess the health of the population can be impacted through starvation or spread of disease. Both Parks Victoria and Latrobe University currently monitor Kangaroo populations and when required provide assistance to injured wildlife. These are wild populations naturally foraging for food. This natural foraging is important to maintain the natural instincts of the population, supplemental feeding may lead to them become tame and pose a greater threat to their health and safety.

Council currently manages Reserves within close proximity and these reserves are managed for the floristic diversity with the aims to bolster native populations of indigenous plant species and control and where possible eliminate a suite of weeds. This vegetation is the natural food source for Kangaroos and if numbers continue to rise this will create an imbalance leading to a deterioration in natural vegetation and animal welfare.

Currently the major risk to the Kangaroos is increasing population. Parks Victoria have implemented a fertility program and its aim is to have a sustainable population within 10 years. The road network that segregates the Reserves could present issues to the safety of kangaroos in the area but over the last few years very few incidents involving Kangaroos and vehicles have been recorded. Council will continue to monitor the situation and install warning signs for motorists to raise awareness of possible kangaroo's crossing.

As the kangaroos are wild populations and their management is controlled by government legislation and regulation the introduction of a health and welfare plan by Darebin is not feasible.

Recommendation

That Council:

- (1) Notes this report on Kangaroos in Gresswell Wildlife Reserve.
- (2) Continues to support kangaroo health and welfare through current management plans and actions including continuing to liaise with Parks Victoria and LaTrobe University on matters regarding the health of kangaroos in their reserves.
- (3) Monitors the success of the non-lethal population reduction program.
- (4) Installs warning signs along Main Rd Bundoora.

Introduction

The wild kangaroo populations within Springthorpe and the associated reserves, Gresswell Forest, Gresswell Hill, Gresswell Lakes, the Habitat Link, Strathallan Golf Course and Latrobe Universities Wildlife Reserve are managed by Parks Victoria and Latrobe University and are lie within Darebin boundaries. The report responds to the issues concerning their welfare and provides advice on the viability of a kangaroo and wildlife protection plan.

Kangaroo populations increase and decrease cyclically and where numbers exceed capacity population reductions are required for the health and welfare of the animals to prevent spread of disease and population stress. Parks Victoria are using fertility treatments to reduce Kangaroo numbers and this will require at least 10 years to achieve a sustainable population. Parks Victoria monitor populations not only for numbers but also disease and when this occurs implement controls.

Issues and Discussion

1. The areas are managed by Parks Victoria and Latrobe University. LaTrobe University are responsible for the LaTrobe Wildlife Reserve and own Strathallan Golf Course. Parks Victoria is responsible for the management of Gresswell Forest Nature Conservation Reserve and Gresswell Hill Nature Conservation Reserve. Both are reserved under the *Crown Land Reserves Act 1978* for the purpose of Nature Conservation. Both reserves are afforded a high level of protection (higher than that of a National Park). The kangaroo issue within Gresswell Forest is related to an increase in the kangaroo population and subsequent dry period reducing available feed. A population control plan was required to ensure that a sustainable population density was reached before considering any vegetation management.

To address density issues within Gresswell Forest, Parks Victoria were going to implement a cull to immediately reduce the population to a sustainable level. The current population in the reserve is 107 and the carrying capacity of the reserve is no more than 30. Animal welfare is Parks Victoria's highest priority and the purpose of the cull was to remove sick and clearly suffering individuals by lethal means. Locals residents were opposed to the cull and as a result Parks Victoria implemented a fertility control program which involved 30 females being implanted with a fertility control agent. The fertility control will reduce recruitment into the existing population and natural mortality will slowly reduce the population number to a more sustainable level. The estimated timeframe to achieve a sustainable population number via fertility control without any other form of control is 10 years plus. Darebin also employs a fertility control program at Bundoora Farm to maintain the numbers of kangaroos in the captive population.

2. The reserves managed by Parks Victoria are fenced and greatly restrict terrestrial wildlife movement. Population density across the entire Springthorpe area needs to be addressed as issues will only increase if numbers exceed carrying capacity.

With reference to Strathallan Golf Course, Gresswell Grange Lakes and Latrobe University Bushland areas the unfenced parklands and reserves in Darebin are linked to a broader network of wildlife corridors, particularly to the north. Kangaroos are able to migrate via these corridors. The kangaroo population in northern areas of Melbourne is currently growing. With natural boom and bust cycles of the population the number of kangaroos will increase and decrease over time. When the natural cycle results in an excess population, a natural die back can be expected.

It should be noted that there are benefits to some of the most biodiverse areas being fully fenced to reduce edge effect degradation of these areas. Fences reduce access. Pedestrian, domestic animal and vehicle movements are controlled and removal of firewood, rocks and vegetation is minimised. LaTrobe is responsible for its own property and small parcels of land buffering La Trobe Wildlife Sanctuary.

It should be noted that La Trobe Wildlife Sanctuary has a predator proof fence that is impervious to kangaroos. The Wildlife Sanctuary kangaroo population is discrete to the surrounding population and is managed by LaTrobe.

3. Parks Victoria regularly monitors the condition of kangaroos within Gresswell Forest. When health deteriorates immediate actions are taken to address animal welfare concerns. Disease outbreak associated with an overabundance has been the cause of death since 2012. The disease outbreak occurs during winter. No deaths have been reported over summer.

Latrobe University Response: Maintenance of the quality of bush and grass land habitat is important to the health of the resident population. Due to the continuity of population well beyond Darebin, use of supplementary feeding would be ill advised. There are a range of State, Police, Veterinarians and private contractors that are permitted to euthanise kangaroos that are critically injured or significantly ill. LaTrobe has a contractor that assists with acute animal management issues that occur on the land it manages, also working with other agencies.

Furthermore, that this plan for Kangaroo protection in parklands within the City of Darebin include but not be limited to:

- *An enhanced tree and vegetation protection schedule across all the parkland areas*

Currently Council has Vegetation Protection Overlays for trees and manages indigenous vegetation in surrounding reserves outside of those mentioned for biodiversity values. Bundoora Park and Cherry Street Grassland have management plans with main objectives being to ensure the maintenance of populations of indigenous flora and fauna species, where appropriate bolster populations of indigenous plant species, managing a suite of weeds through control, eliminate or contain and prevent movement of a weed front into floristically intact vegetation. The indigenous vegetation managed through these plans is the natural food source for kangaroos.

- *A grassland management plan for Kangaroos and a feed plan for droughts and summer months*

Regulations are in place that restrict the feeding of wild native animal populations. The population within Gresswell is a considered a wild population. There has been some debate with regards to the fence around the reserve changing the population status to captive however, the purpose of reservation as a Nature Conservation Reserve rebuts this argument. Feeding an overabundant population during summer months will only exacerbate the animal welfare issue into the long term as it fails to address the underlying issue which is an unsustainable population density.

Biodiversity maintenance of grasslands is essential to the ecology of the wildlife corridor network. Seasonal changes and droughts are part of the natural cycle and these will correspond with die back of kangaroo populations. Supplementary feeding interferes with the natural cycle of wildlife ecology.

- *The development and resources for a Friends of Gresswell Kangaroos group*

The current wild population of Kangaroos resides within Gresswell Forest which is managed by Parks Victoria. Council will liaise with Parks Victoria in relation to a Friends of Gresswell group but as this is a wild population the development for a Friends of Gresswell Kangaroos Group would need to be under the auspices of Parks Victoria. Council will continue to liaise with Parks Victoria and support any community push to establish such a group.

- *The removal or redesign of colorbond fences and any current obstructions between these parkland areas*

Latrobe University have indicated that removal of the colorbond fencing is not being considered as it provides a light barrier at intersections and ends of streets.

- *The creation of safe a wildlife underpass or crossing points for Kangaroos between La Trobe University's bushland and the habitat link*

Regular movement of Kangaroos between LaTrobe bushland and the habitat link occurs. Crossing points are likely to vary and the construction of an underpass may not be utilised. A review and installation of suitable signage is more appropriate to create driver awareness.

- *The development of a section 173 agreement between La Trobe University and Darebin Council to ensure permanent protection of access to grasslands for Kangaroos on the Habitat Link and the Strathallan golf course.*

Under the *Planning and Environment Act 1987*, Section 173 Agreements require trigger mechanisms and cannot be entered into without either a planning permit or planning scheme requirement. In this instance the La Trobe University are exempted from requiring planning approval where the activities are consistent with the purpose of zone. It is important to note that the subject land is appropriately zoned for protection in the planning scheme. Other mechanisms such as a common law agreement should be used if Council was able to come to an agreed position with the University on this issue, which is understood to be unlikely.

- *A wildlife safety report on Main Road and the Ring Road*

LaTrobe has only attended one incident regarding an injury to a Kangaroo by a motor vehicle in the last two years. One section of the La Trobe fence was smoothed to improve the visibility of kangaroos on the roadside to drivers.

- *Any required updating of current planning zoning and Darebin's MSS to limit land use in line with Darebin's Kangaroo protection plan.*

The subject land is afforded the highest level of environmental protection possible under the planning scheme being both Public Park and Recreation Zone in the case of Strathallan Golf Course and Public Conservation and Resource Zone for the habitat link. This however cannot extend into controlling or guiding specific habitat conservation measures such as kangaroo management, but ensures general land use and development activities are consistent with the purpose of zone.

- *An outline of a consultation plan with Springthorpe Owners Corporation, Strathallan Golf Club and La Trobe University and relevant animal Welfare and rescue groups.*

Darebin City Council, the Springthorpe Owners Corporation and Latrobe University meet twice a year and animal welfare will be placed/is on the agenda. As Latrobe own the Strathallan land this site is represented.

Council currently work with Wildlife Victoria where issues arise and where applicable to prevent perceived issues that may arise. Council has been in contact with Wildlife Victoria and will work towards education programs for driving in areas where populations of kangaroos exist and what to do in the event of an accident with a Kangaroo. Wildlife Victoria will provide council with statistics of incidents with Kangaroos that have been reported to them and in discussions this has not had high numbers.

- *Options for sourcing state government funds to support the proposed local kangaroo protection plan.*

There are no options requiring additional state funding from this report.

Options for Consideration

- Continue to liaise with Parks Victoria and LaTrobe University regarding wildlife safety issues in the area particularly at Council, LaTrobe and Springthorpe Owners Corporation meetings.
- Install wildlife crossing warning signs along the Main Road corridor.

Financial and Resource Implications

The installation of 8 signs at the probable crossing points (Green Corridor road crossings) – \$2,000.

Risk Management

The current populations are managed through a fertility program being implemented by Parks Victoria and the risk of Kangaroos being hit by vehicles will be mitigated through traffic controls and education.

Policy Implications**Economic Development**

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

Environmental Sustainability

Management of the vegetation within the reserves is the responsibility of the relevant authorities. Council can through its current bushland management programs that aim to enhance the value and diversity of native vegetation assist with the wellbeing of the kangaroo population.

Human Rights, Equity and Inclusion

Nil

Other

Nil

Future Actions

- Further strengthen relations and communications with Wildlife Victoria
- Continue to liaise with Parks Victoria and LaTrobe University regarding wildlife safety issues in the area particularly at Council, LaTrobe and Springthorpe Owners Corporation meetings and
- Install wildlife crossing warning signs along the Main Road corridor.

Consultation and Advocacy

- Manager Planning
- Parks Victoria
- Latrobe Wildlife Reserve
- Wildlife Victoria

Related Documents

- Management Plan Cherry Street Grassland Reserve
- Bundoora Park: Flora and Fauna Management Plan 2011-2016
- Natural Heritage Strategy 2015-2025
- Council Minutes – 2 May 2016

Attachments

Nil

Disclosure of Interest

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

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

8. NOTICES OF MOTION

8.1 ELIMINATING THE USE OF PLASTIC BAGS BY 2020

Councillor: Lina MESSINA

NoM No.: 334

Take notice that at the Council Meeting to be held on 5 June 2017, it is my intention to move:

That:

- (1) Council notes the Environment and Planning Committee are scheduled to table a further report on the Environment Protection Amendment (Banning Plastic Bags, Packaging and Microbeads) Bill 2016 to Parliament on 8 June 2017.*
 - (2) Officers develop a policy, with the aim of eliminating the use of plastic bags by 2020. The policy should consider the reduction of plastic bags used at all Council run events, including but not limited to organised or formal sports and recreational events, markets conducted on Council land, buildings and or roads managed by Council. The policy should also consider the banning of all plastic glasses, straws, cutlery and food boxes in the City Of Darebin by 2022.*
 - (3) Council implements a communication and education campaign that encourages the community and traders across the municipality to reduce or Ban the use of Plastic Bags.*
 - (4) Officers run a competition for local schools to create a logo and/or introduce a fictional character for Council to use on advertising material, including the use on emails and websites, with the aim of promoting the environment and encouraging buyer behavioural change.*
 - (5) The Darebin Environmental Reference Group develops an action plan, for Council's consideration, to reach Council's 2020 goal of eliminating the use of plastic bags.*
 - (6) Pending the outcome of the Environment Protection Amendment (Banning Plastic Bags, Packaging and Microbeads) Bill 2016, Council investigates the possibility of banning plastic bags through Council's General Local Law.*
 - (7) Officers provide updates on the policy development, action plan, and design of the competition at Councillor briefings.*
-

Notice Received: 25 May 2017

Notice Given to Councillors 29 May 2017

Date of Meeting: 5 June 2017

9. URGENT BUSINESS

10. GENERAL BUSINESS

Nil

11. PETITIONS

12. REPORTS OF STANDING COMMITTEES

Nil

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 – 26 April 2017
- Darebin Interfaith Council – 4 May 2017
- Darebin Environmental Reference Group – 4 May 2017
- Aged Care Reforms Working Group – 8 May 2017
- Councillor Briefing Session – 11 May 2017
- Darebin Arts Ambassadors Reference Group – 16 May 2017
- Darebin Women’s Advisory Committee – 18 May 2017
- Councillor Briefing Session – 22 May 2017

Recommendation

That the record of the Assembly of Councillors held on 26 April 2017 and 4, 8, 11, 16, 18 and 22 May 2017 and attached as **Appendix A** to this report, be noted and incorporated in the minutes of this meeting.

Related Documents

- *Local Government Act 1989*

Attachments

- Assembly of Councillors - 5 June 2017 (**Appendix A**) [↓](#)



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Councillors Briefing Session
	Date:	Monday 26 April 2017
	Location:	Conference Room, Darebin Civic Centre
PRESENT:	Councillors:	Gaetano Greco (Deputy Mayor), Cr. Steph Amir, Cr. Lina Messina, Cr. Susanne Newton Cr. Susan Rennie, Cr. Trent McCarthy (from 6.25pm), Cr. Kim Le Cerf (Mayor - from 6.48pm).
	Council Staff:	Philip Shanahan, Andrew McLeod, Katrina Knox, Oliver Vido, Steve Hamilton, Jacinta Stevens.
	Other:	Cheryl Hermence and Teneille Summers (5.15pm to 5.40pm), Joanna Cuscaden, Chris Meulblok and Darren Rudd (5.40pm to 6.10pm), Nathan Moresi (5.40pm to 6.50pm), Che Sutherland (6.10pm to 6.50pm), Mandy Bathgate (7.25pm to 7.56pm), Jim Barrett (7.56pm to 9.25pm).
APOLOGIES:		Four representatives from VicRoads (6.10pm to 6.50pm), Kelvin Thompson – The Alliance for Gambling Reform (7.25pm to 7.56pm), Jeanette Pope (7.56pm to 9.25pm). Cr. Tim Laurence (approved leave of absence), Cr. Julie Williams.

The Assembly commenced at 5.15pm, was suspended at 6.50pm and recommenced at 7.25pm.

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Development of 2017-2021 Health and Wellbeing Plan	No disclosures were made.
2	Development Contributions Levy: Options for Consideration	No disclosures were made
3	VicRoads North South Route Review	No disclosures were made.
4	The Alliance for Gambling Reform Progress Report and Strategy Advocacy Plan 2017	Cr. Rennie declared a conflict due to her position as a Board Member of the Alliance for Gambling Reform and left the meeting from 7.25pm to 7.56pm.
5	Presentation of Draft Council Plan and Action Plan	No disclosures were made.

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
6	Governance Local Law Review	No disclosures were made. Cr. Amir left the meeting at 9.56pm.
7	Graffiti Proactive Program	No disclosures were made.

The Assembly concluded at 10.14pm

RECORD COMPLETED BY:	Officer Name:	Katrina Knox
	Officer Title:	Director Community Development



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Darebin Interfaith Council Committee Meeting
	Date:	Thursday 4 May 2017
	Location:	Jade Room, Darebin Intercultural Centre – 6 to 9pm
PRESENT:	Councillors:	Cr. Gaetano Greco, Cr. Susan Rennie
	Council Staff:	Cesar Diaz, Aziz Cooper
	Other:	Darebin Interfaith Committee representatives
APOLOGIES:		None

The Assembly commenced at 6pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Welcome, Introductions & Apologies	No disclosures were made.
2	General sharing – News of interest to the local interfaith community	No disclosures were made.
3	Election of Co-Chair	No disclosures were made.
4	Preston Mosque open day	No disclosures were made.
5	Council Plan update	No disclosures were made.
6	Interfaith mapping for 2017: Discussion regarding possible seminars, interfaith tour, and activities	No disclosures were made.
7	Ramadan & Eid el-Fitr	No disclosures were made.
8	Projects update: <ul style="list-style-type: none"> • Respect: A guide for Muslim faith leaders and communities • Darebin Community Inclusion Plan • Welcome Dinner Project 	No disclosures were made.
9	DIFC Meetings and suitable times	No disclosures were made.
10	Other Business	No disclosures were made.

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
11	Next Meeting & Closure	No disclosures were made.

The Assembly concluded at 7:30pm

RECORD COMPLETED BY:	Officer Name:	Cesar Diaz
	Officer Title:	Multicultural Relations Officer



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Darebin Environmental Reference Group (DERG)
	Date:	Thursday 4 May 2017
	Location:	Function Room, 350 High Street, Preston
PRESENT:	Councillors:	Cr. Kim Le Cerf
	Council Staff:	Libby Hynes, Bhensri Naemiratch, Gavin Mountjoy, Sue Phillips, Sam Green
	Other:	Darebin Environmental Reference Group members
APOLOGIES:		

The Assembly commenced at 7.15pm

	MATTERS CONSIDERED	DISCLOSURES AND COMMENTS
1	Health and Wellbeing Plan consultation	No disclosures were made.
2	Climate Change Strategy review	No disclosures were made.
3	Stop Adani Campaign	No disclosures were made.
4	Council Procurement Policy and Environmental Purchasing Code	No disclosures were made.

The Assembly concluded at 9.00pm

RECORD COMPLETED BY:	Officer Name:	Samantha Green
	Officer Title:	Environmental Education and Promotions Officer



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Aged Care Reforms Working Group
	Date:	Monday 8 May 2017
	Location:	Conference Room, Darebin Civic Centre
PRESENT:	Councillors:	Cr. Kim Le Cerf (Mayor), Gaetano Greco (Deputy Mayor), Cr. Susanne Newton Cr. Susan Rennie, Cr. Trent McCarthy (from 4.45pm),
	Council Staff:	Shadi Hanna, Robyn Mitchell, Katrina Knox..
	Other:	Nil
APOLOGIES:		Nil

The Assembly commenced at 4.30pm.

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Aged Care Reforms Working Group Terms of Reference - Finalisation	No disclosures were made.
2	Northern Region Councils Joint Project - Update	No disclosures were made.
3	Service Review's Progress - Update	No disclosures were made.

The Assembly concluded at 5.00pm

RECORD COMPLETED BY:	Officer Name:	Katrina Knox
	Officer Title:	Director Community Development



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Councillors Briefing Session
	Date:	Thursday 11 May 2017
	Location:	Conference Room, Darebin Civic Centre
PRESENT:	Councillors:	Cr. Kim Le Cerf (Mayor), Gaetano Greco (Deputy Mayor), Cr. Susanne Newton Cr. Susan Rennie, Cr. Trent McCarthy (from 7.27pm).
	Council Staff:	Andrew McLeod, Katrina Knox, Oliver Vido, Steve Hamilton, Jacinta Stevens Joanna Cuscaden, Faten Mohamed, Melissa Thyer, (5.55pm to 6.39pm) Alison Breach (7.15pm to 7.55pm).
	Other:	David Wolf – Local government Investigative and Compliance Inspectorate (5.07pm to 5.54pm) Fiona Williams, Danny O'Kelly and Nicole Opie – Department of Health and Human Services (5.55pm to 6.39pm) Adrian Infanti and Peter Wiltshire – Darebin Creek Management Committee (7.15pm to 7.55pm)
APOLOGIES:		Cr. Tim Laurence (approved leave of absence), Cr. Julie Williams, Cr. Steph Amir, Cr. Lina Messina, Philip Shanahan

The Assembly commenced at 5.07pm, was suspended at 6.39pm and recommenced at 7.15pm.

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Protecting Integrity: 2016 Council Elections	No disclosures were made.
2	Public Housing Renewal Program – Walker Street Northcote	No disclosures were made
3	Darebin Creek Management Committee – Introduction to Council	No disclosures were made.
4	Review of the Sale of Minor Council Property Assets Policy - Deferred	No disclosures were made.
5	Pedestrian Crossings in Darebin	No disclosures were made.

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
6	Preston Market Reference Group	No disclosures were made.
7	C157 Separation Street Planning Amendment	No disclosures were made.
8	Confidential Matter	No disclosures were made.

The Assembly concluded at 8.50pm

RECORD COMPLETED BY:	Officer Name:	Katrina Knox
	Officer Title:	Director Community Development



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Darebin Arts Ambassadors Reference Group meeting
	Date:	Tuesday 16 May 2017
	Location:	Function Room, Preston
PRESENT:	Councillors:	Cr. Gaetano Greco, Cr. Stephanie Amir
	Council Staff:	Vicky Guglielmo (Manager), Liz White, Mary Harvey, Beau McCafferty, Sara Austin
	Other:	Members of the Darebin Arts Ambassadors Reference Group
APOLOGIES:		N/A

The Assembly commenced at 6.00 pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Arts Partnership Initiative	No disclosures were made.
2	Council Plan discussion and cultural outcomes work	No disclosures were made.

The Assembly concluded at 8.30 pm

RECORD COMPLETED BY:	Officer Name:	Sarah Catchlove
	Officer Title:	Creative Culture and Events Admin



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Darebin Women's Advisory Committee
	Date:	Thursday 18 May 2017
	Location:	Conference Room, Darebin Civic Centre
PRESENT:	Councillors:	Cr. Kim Le Cerf (Mayor)
	Council Staff:	Teneille Summers, Gemma Boucher, Gavin Mountjoy, Lee Tozzi, James Bramwell, Adelle Mansour
	Other:	9 community representatives of the committee
APOLOGIES:		Cr. Susan Newton

The Assembly commenced at 6.05 pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Climate Emergency Plan Presentation	No disclosures were made.
2	Council Plan Consultation	No disclosures were made.
3	Update on current projects and issues: <ul style="list-style-type: none"> • Gender Equity in the Early Years Film Project • Victorian Royal Commission in Family Violence 	No disclosures were made.

The Assembly concluded at 7.54 pm

RECORD COMPLETED BY:	Officer Name:	Gemma Boucher
	Officer Title:	Diversity Policy Officer



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Councillors Briefing Session
	Date:	Monday 22 May 2017
	Location:	Conference Room, Darebin Civic Centre
PRESENT:	Councillors:	Cr Kim Le Cerf (Mayor), Gaetano Greco (Deputy Mayor), Cr Lina Messina, Cr Susan Rennie (from 5.04pm), Cr Susanne Newton (from 5.04pm), Cr Steph Amir (from 5.05pm), Cr Julie Williams (from 5.06pm), Cr Trent McCarthy (from 5.27pm), Cr Tim Laurence (from 7.27pm).
	Council Staff:	Philip Shanahan, Andrew McLeod, Katrina Knox, Oliver Vido. Melissa Thyer, Joanna Cuscaden (5.01pm to 6.30pm) Eddy Boscarol (5.01pm to 8.51pm), Clinton Fullgrabe (7.27pm to 8.11pm), Ben Ragg (8.52pm to 9.15pm), Darren Rudd (8.52pm to 9.51pm), Sally Jones, Melanie McCarten (8.52pm to 10.09).
	Other:	Fiona Williams and Nicole Opie - DHHS (5.25pm to 5.57pm), Nick Cox and Drew Hildebrandt - Belgravia Leisure (7.27pm to 8.11pm), David Williamson – Melbourne Innovation Centre (8.13pm to 8.51pm).
APOLOGIES:		Steve Hamilton, Jacinta Stevens.

The Assembly commenced at 5.01pm, was suspended at 6.30pm and recommenced at 7.27pm.

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Oakover Village – Overarching Draft Concept Plan and Planning Design Guidelines	No disclosures were made.
2	Oakover Village Precinct – Landholder Department of Health and Human Services	No disclosures were made
3	Reservoir Leisure Centre – Potential Management Models	No disclosures were made.
4	Melbourne Innovation Centre Overview and Draft Strategic Plan Presentation	No disclosures were made. Cr Rennie absent - 8.27pm to 8.30pm
5	Digital Transformation Strategy	No disclosures were made. Cr Williams left the meeting at 8.55pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
6	Clean Council – Statutory Planning	No disclosures were made. Cr Messina absent - 9.16pm to 9.19pm Cr Messina left the meeting at 9.39pm
7	Life Long Learning Strategy	No disclosures were made. Cr Amir absent – 9.58pm to 10.01pm
8	Community Safety Strategy and Initiatives Update	No disclosures were made.
9	Update on the Royal Commission into Family Violence and Council's Preventative Work	No disclosures were made.
10	Council Plan 2013-2017 Progress Report	No disclosures were made.
11	Outstanding Council Resolutions – As at 30 April 2017	No disclosures were made.

The Assembly concluded at 10.14pm

RECORD COMPLETED BY:	Officer Name:	Katrina Knox
	Officer Title:	Director Community Development

14. REPORTS BY MAYOR AND COUNCILLORS

Recommendation

That Council note the Reports by Mayor and Councillors.

15. CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL

Nil

16. CLOSE OF MEETING

