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AGENDA

Council Meeting to be held
at Darebin Civic Centre,
350 High Street Preston
on Monday, 1 May 2017
at 6.00 pm.

Public question time will
commence shortly after 6.00 pm.



ACKNOWLEDGEMENT OF DAREBIN'S ABORIGINAL AND TORRES STRAIT ISLANDER COMMUNITY

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

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

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



Italian

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

Greek

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

Chinese

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

Arabic

هذا هو جدول أعمال اجتماع مجلس بلدية داربيبن والذي سيحدد في التاريخ الوارد في الصفحة الأولى من هذه الوثيقة. إذا أردت الحصول على مزيد من المعلومات في اللغة العربية حول المواضيع المذكورة في جدول الأعمال، 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 3 April 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 Q&S@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 PLANNING SCHEME AMENDMENT C157: 217-239 SEPARATION STREET NORTHCOTE - REQUEST FOR AUTHORISATION

Author: Manager City Design and Strategic Planning

Reviewed By: Director City Futures and Assets

Report Background

The purpose of this report is to seek a Council resolution to request authorisation and exhibit Amendment C157 to the Darebin Planning Scheme. Amendment C157 seeks to rezone the subject sites from the Industrial 3 Zone to the Residential Growth Zone 1, supporting the sites' transition from former industrial use to residential. This transition will be achieved through the rezoning of the sites and introduction of the proposed Development Plan Overlay and the Environmental Audit Overlay.

Previous Council Resolution

At its meeting on 20 March 2017, Council resolved:

"That Council:

- (1) Defers consideration of this matter until May 2017 to allow Council time to consider the residential zone provision amendments recently announced by the State Government.*
- (2) Notes the amended residential zone provisions, scheduled to be gazetted in March/April 2017, are required to be incorporated into all Victorian planning schemes.*
- (3) Receives a briefing on this matter as soon as practicable."*

Previous Briefing(s)

- 18 April 2017
- 20 February 2017
- 28 November 2016

Council Plan Goal/Endorsed Strategy

- Goal 1 - Vibrant City and Innovative Economy
- Goal 2 - Healthy and connected community

Endorsed Strategies:

- Darebin Housing Strategy 2013-2032
- Darebin Economic and Land Use Strategy 2014
- Darebin Open Space Strategy 2007-2017

Summary

What the amendment does:

Urbis, on behalf of adjoining land owners CES - Northcote (VIC) Pty Ltd and Minotaur Constructions Pty Ltd at 217, 221-223 and 235-239 Separation Street, Northcote (the land) has made a request to Council to prepare a planning scheme amendment. The request for planning scheme amendment includes the following:

- To rezone the land from Industrial 3 Zone (INZ3) to the Residential Growth 1 Zone (RGZ1). The RGZ1 provides flexibility to accommodate a diversity of housing types and styles which will allow for increased housing density.
- To apply the Development Plan Overlay (DPO) to the land. The DPO has been drafted to achieve specific design guidelines, including creating a high amenity residential neighbourhood through a coordinated and staged redevelopment of the land, respecting the residential interface, improving accessibility to McDonnell Park, encouraging provision of affordable housing, providing a contribution to upgrading infrastructure and constructing public realm works, and providing a mix of high quality medium and high density housing typologies. It is noted that the proponent has requested a maximum built form of 7 storeys. This is discussed in greater detail in the main body of this report.
- To apply the Environmental Audit Overlay (EAO) to the land. Given that there is limited detailed information available regarding the current condition of the sub surface soil considering the sites' former industrial use, the EAO is proposed to be introduced to the entire site, to ensure that prior to commencement of a new sensitive use (accommodation) that either a Certificate or Statement of Environmental Audit is issued confirming that the land is suitable for sensitive use.

Recommendation

That Council:

- (1) Request under section 8A of the *Planning and Environment Act 1987* that the Minister for Planning authorise Darebin City Council to prepare Amendment C157 to the Darebin Planning Scheme;
 - (2) When authorised by the Minister for Planning exhibit Amendment C157 to the Darebin Planning Scheme in accordance with notice requirements under section 19 of the *Planning and Environment Act 1987*;
 - (3) Authorise the Manager City Design and Strategic Planning to make minor alterations and corrections, where necessary, to Amendment C157 material as attached, prior to the lodgement of authorisation request with the Minister for Planning and/or the exhibition period.
-

Introduction

The site

The subject site (**Figure 1**) has a combined area of 2.5ha and currently accommodates large industrial buildings. The existing building located toward the western side of the site is a double storey (approximately 9m in height) brick veneer and corrugated iron building. The building at the eastern side of the site incorporates both single and double storey built form, and is also constructed of brick veneer. Existing built form is shown in **Figures 2 -5** below.

Figure 1: Location Plan (217-223 and 235-239 Separation Street, Northcote)

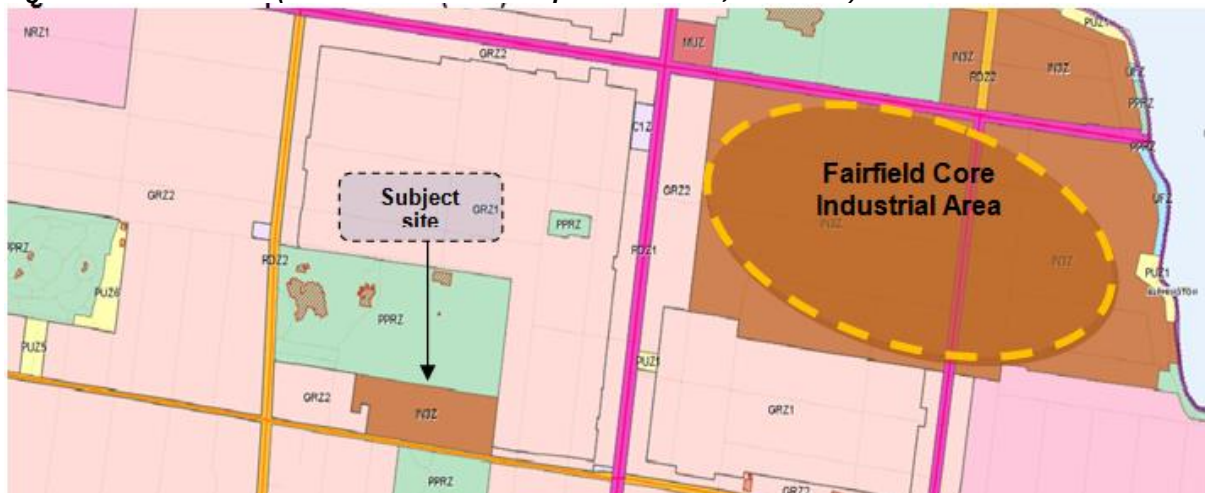


Figure 2: View of site from Separation Street



Figure 4: View from Separation Street (East)



Figure 3: View on site



Figure 5: View from McDonnell Reserve



Surrounding area

Located predominantly in a residential area, the sites abut McDonnell Park to the north and sit across Separation Street from Rubie Thompson Reserve to the south. These sites form the majority of the southern interface of McDonnell Park a regional open space reserve which accommodates the Northcote Aquatic and Recreation Centre (NARC). The site is also located approximately 800m north of the Fairfield train station and village, and is adjacent to a bus stop on Separation Street for the 508 bus route which runs between Alphington and Mooney Ponds, via local amenities such as the Northcote Plaza.

Whilst the surrounding land uses are predominantly residential in nature, the site context analysis provided in Figure 1 reveals the following detail:

- Northcote Activity Centre is approximately 1km west of the site.
- Westgarth Primary School is approximately 1.2km south of the site.
- Fairfield station and Village are approximately 800m south of the site.

The surrounding residential area is predominantly one and two storey older detached dwellings however, there has been more recent consolidation and renewal of sites in the immediate and wider surrounding area. To the east, residential built form comprises a mix of single and double storey dwellings fronting Rathmines Street. To the west of the site, residential built form accommodates primarily single storey post-war brick dwellings.

Details of proposed Amendment C157 to the Darebin Planning Scheme

Amendment C157 proposes the following changes to the Darebin Planning Scheme:

- Rezone the site from Industrial 3 Zone (IN3Z) to Residential Growth Zone 1 (RGZ1)
- Apply the Development Plan Overlay - Schedule 13 (DPO13)
- Apply the Environmental Audit Overlay (EAO)

The proponents have requested Amendment C157 and to rezone the land from industrial use to residential as the site's size and location makes it no longer viable or economically feasible to retain as an industrial landholding. In particular, restrictions on hours of operation and on accessibility to the site has diminished the opportunities for competitive industry and warehousing on the site.

The rezoning of the land currently affected by the INZ3 is required in order to enable the future development of the site for residential and associated purposes, which is currently prohibited by the existing zone. The proposed RGZ1 allows land to be used and developed for the purpose of 'accommodation', enabling residential uses to establish on the site. In doing so, the rezoning will provide an opportunity for a redundant industrial site to be redeveloped in a manner that complements the predominant surrounding residential land use at a scale which complements the existing built form.

Height

The proposed Development Plan Overlay Schedule 13 (DPO13) (**Appendix A**) contains built form and height requirements, in addition to design principles and objectives for the site's redevelopment. Due to the context of the site, combined with its location being outside an activity centre, the DPO specifies a built form with a maximum height of 4 storeys. Two additional stories are considered to be acceptable in exchange for additional community benefit including affordable housing and contributions to community infrastructure improvements.

It must be acknowledged that the proponents have submitted documentation to Council that proposes a height of 5 to 7 storeys. However, no analysis has been undertaken and no justification has been provided for the additional height proposed.

Although council officers support the request for re-zoning request, officers only support a maximum height of 6 storeys, as provided in the proposed DPO schedule.

Notification/ exhibition of the proposed amendment:

As part of the planning scheme amendment process, formal public notification process (exhibition) will be required to be undertaken, incorporating a minimum one month exhibition period where the proponent will lead public information sessions. Council officers will be in attendance at the information sessions to answer questions on council related matters. Notice of the proposed amendment will be provided to owners and occupiers of land that may be materially affected by the amendment, and notices will also be published in the local newspaper and the Victorian Government Gazette.

Through the exhibition period, affected parties will be invited to make submissions on the proposed amendment. Following receipt of submissions, Council officers will undertake a review of all submissions and undertake further analysis and negotiations in which some or all of the submissions may form the basis for changes to the draft exhibited documents.

In principle, Amendment C157 is supported by Council's adopted Darebin Economic and Land Use Strategy (2014), Darebin Housing Strategy (2013-2032) and the Darebin Open Space Strategy (2007-2017) through a commitment to redeveloping underutilised or vacant industrial sites, ensuring strong urban design outcomes, achieving housing affordability and diversity, and delivering additional community benefit through improvements to the public realm and parkland, and safe pedestrian connectivity through to McDonnell Park.

The key matters to be considered in rezoning the land are:

1. The rationale for proposed changes to the Darebin Planning Scheme via Amendment C157
2. Strategic justification for the amendment
3. Site History
4. Council's affordable housing initiatives and community benefit; and
5. The views of the Department Environment, Land, Water and Planning (DELWP).

1. The Rationale for proposed changes to the Darebin Planning Scheme

Rezoning of Industrial land and impact on industrial activity in Darebin

The site is currently located within the Industrial 3 Zone (INZ3), which is consistent with its historical use of manufacturing. Of the two sites, 221-223 Separation Street has recently ceased operation and is currently vacant. The lease for 235-239 Separation Street is due to cease in 2018.

The proponent submits that the INZ3 is no longer the appropriate zoning control as the site is no longer viable for industrial use. The current industrial zone encourages use of land for industry, while prohibiting the establishment of viable alternative uses, including residential and complementary commercial uses. As a result the proponent has requested the rezoning to allow for the redevelopment of the site for a wider range of uses than is currently allowed for under the INZ3.

The implications of rezoning the land must be considered in the context of State and Local policy relating to industrial land.

Industrial policy within the State Planning Policy Framework (SPPF) seeks to ensure that sufficient land is available for commercial and industrial development and to also protect industrial activity from unplanned commercial and other development that could potentially undermine industry viability.

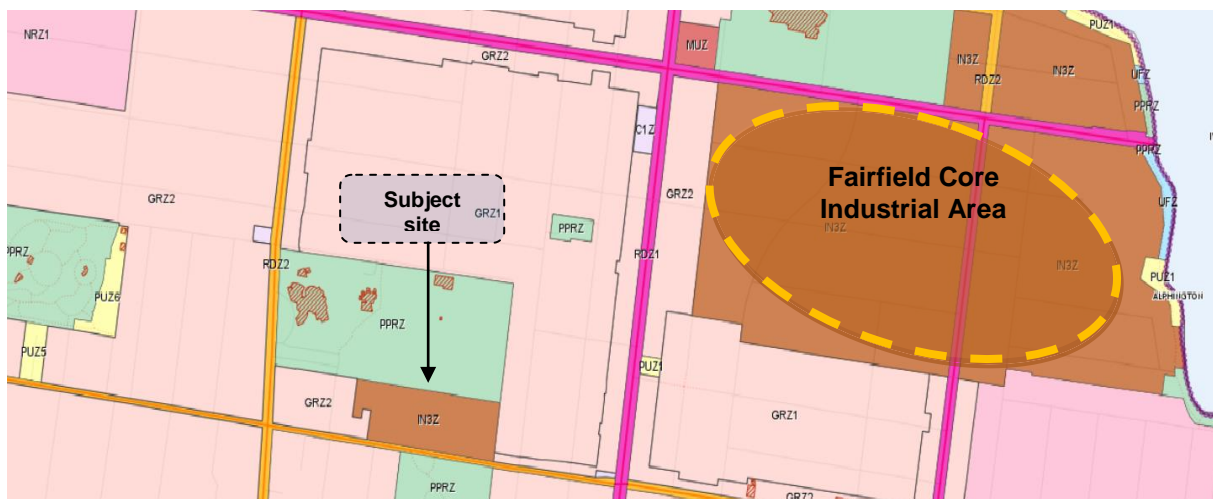
The Local Planning Policy Framework (LPPF) reinforces the state policy provision through statements in the Darebin Municipal Strategic Statement (MSS) and Local Planning policies which encourage the retention of viable industrial land, in particularly that in the Municipality's core industrial areas.

As illustrated by **Figure 6** below, the site is a stand-alone industrial zoned site, and is isolated from the other consolidated Industrial zoned areas.

Amendment C157 is consistent with the Municipal Strategic Statement (MSS) – specifically Clause 21.04 (Economic Development), which seeks to proactively manage the transition of redundant industrial land to accommodate new uses, through rezoning non-viable single use industrial sites or small clusters to enable residential use.

As discussed in greater detail below, C157 is also supported by the adopted Darebin Economic Land Use Strategy, 2014 (DELUS) which identifies the site as a candidate for redevelopment from industrial land to residential use. The DELUS identifies that this site can be rezoned to residential use without unduly impacting on Darebin's employment or economic growth opportunities.

Figure 6: site context



Darebin Economic Land Use Strategy (DELUS)

Darebin's major industrial precincts represent some of the more significant areas of industrial land within inner Melbourne. The DELUS seeks to preserve and protect industrial land in order to fulfil the needs of protecting the viable industrial precincts throughout the Municipality.

Despite this, the DELUS also identifies industrial land that no longer serves a strictly industrial purpose and is unlikely to prove to be a viable proposition in the future and to identify a more optimal use for such land.

The DELUS also identifies the changes and challenges confronting Darebin, including the gradual but consistent changes in the socio-economic make up driving residential demand and increasing land values across the Municipality, and changes in the industrial sector, including the nature of industry which is evolving away from traditional manufacturing enterprises given the rising cost of land and labour, and the reducing cost effectiveness.

Specifically, the DELUS recognises the site's residential neighbourhood context and adjacent urban renewal activity as key justification for rezoning the site to residential use.

Furthermore, the DELUS identifies the existing public infrastructure within the area, including the large areas of public open space, as accentuating the site's residential potential:

“Given the surrounding residential neighbourhood and adjacent urban renewal activity, the site offers a very significant future residential redevelopment opportunity. The potential of the site is accentuated by its location adjacent to large areas of public open space. Any rezoning of the site to provide for future residential development will not affect the existing use. For these reasons, it is recommended that the site's potential for higher density residential development be encouraged through any rezoning of the site should the landowner lead.”

Darebin Housing Strategy

The Darebin Housing Strategy (DHS) aims to meet the current and future housing needs of Darebin's increasing population and ever changing demographics.

This planning scheme amendment addresses the following goals of the housing strategy: planning for population growth, addressing changing demographics and diverse housing needs, addressing housing affordability, acknowledging a changing economy, responding to environmental constraints and climate change and encouraging quality design and amenity outcomes.

The DHS identifies Brownfield redevelopment (previous industrial land) as an opportunity for increasing the supply of land for new housing development.

These sites which are typically larger in size and provide an opportunity to reuse unviable industrial land to more appropriate residential uses.

The Darebin Housing Strategy identifies the site within an incremental change area (see figure 7). The surrounding residential area is in the General Residential Zone, schedule 2. Due to the attributes of the site, the proposed residential growth zone provides flexibility and can accommodate a diversity of housing types and styles which will allow for increased housing density on this large stand-alone site.

Darebin Open Space Strategy

The amendment is consistent with Darebin's Open Space Strategy. The vision of the Open Space Strategy is for *a well-connected network of accessible open spaces that meets the diverse needs of the community and provides a range of social and environmental benefits.*

Opportunities to enhance the open space system with particular attention to improvement of linkages and connections should be pursued.

Key recommendations emerging from the Open Space Strategy and Works Program include:

- Acquisition of private land in strategic locations to improve access to and provision of open space.
- Upgrades to traffic treatments that improve safe crossings and access to open space within neighbourhoods.

Currently Separation Street, Northcote is a hostile pedestrian environment. This amendment will improve the amenity for pedestrians along Separation Street by widening the footpath and the provision of a signalised pedestrian crossing. The proposed development will provide improved amenity and accessibility to McDonnell Park and improve the link between McDonnell Park and Rubie Thomson Reserve via a public pedestrian link through the site.

Other improvements to the surrounding area may be achieved in exchange for a height bonus (see Community Benefit Section later in this report) including new pedestrian paths, public lighting, barbecue facilities and playground equipment for McDonnell Park, new public lighting and improvements and extensions to shared pedestrian/cycle lanes in Rubie Thomson Reserve.

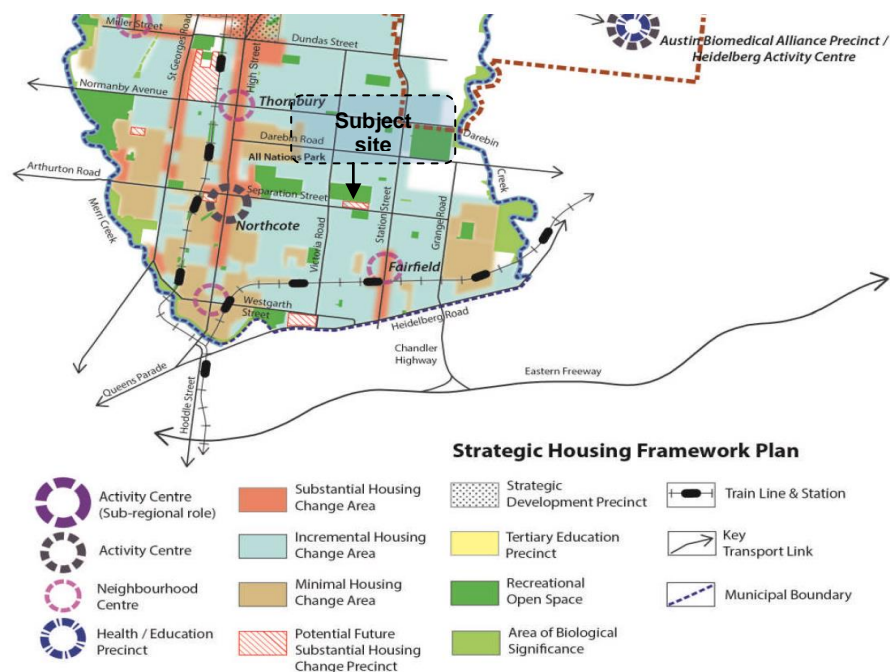
Proposed Residential Growth Zone1 (RGZ1)

Amendment C157 has been requested in order to facilitate future residential development of the land. Given the site’s context, the most appropriate zone for this is the Residential Growth Zone 1 (RGZ1). The RGZ1 seeks to provide housing at increased densities and to encourage a diversity of housing types.

Council officers support the rezoning of the land to residential land use, based on the strategic direction provided within the Darebin Planning Scheme. In particular, the RGZ1 supports:

- A mix of housing types and styles at an increased density that are responsive to the surrounding neighbourhood context;
- The zoning control supports strong demand for housing choice within the area;
- Residential zoning is consistent with Darebin’s aspirations for the site, as defined in the DELUS and Strategic Housing Framework plan contained within Clause 21.03-1 of the Darebin Planning Scheme. As shown in Figure 7 below, Clause 21.03-1 identifies the site as a ‘Potential Future Substantial Housing Change Precinct’.

Figure 7: Strategic Housing Framework (Clause 21.03-1 of the Darebin Planning Scheme)



It is acknowledged that the site is large and can accommodate more intense development than its residential interface. A development of four (4) storeys (with a possible six storeys as a height bonus) is considered to be an appropriate response to site’s location and context.

The Residential Growth Zone, in combination with the supporting DPO will facilitate the site’s transition to residential land use. The proposed DPO is read in conjunction with the RGZ and is the planning tool used to provide clarity to Council, the proponent and the community about certain design aspirations and built form requirements including height.

Given the surrounding residential land use, the proposed rezoning is considered to be compatible and supported by nearby services. Despite this, it is considered that amenity improvements regarding accessibility and pedestrian safety are to be required to accommodate the proposed increase in the residential population. These are requirements of the DPO.

Proposed Development Plan Overlay (DPO)

Application of the DPO has been sought by the proponent and supported by officers for the following reasons:

- It provides a coordinated approach to the future use and development of a large site.
- A detailed plan in accordance with the requirements of the DPO must be prepared before a permit under the zone can be granted.
- It provides greater certainty about the nature of the proposed use or development.
- Requires any future planning permits granted to be in general conformity with the plan.
- Seeks particular permit conditions to help to implement the plan from an early stage.

The DPO can not only be used to coordinate the orderly development of the sites over time but can also be tailored to make improvements to the surrounding infrastructure for the net benefit of the community such as greater connectivity to significant public open space, and enhancements to the public realm, including wider footpaths and signalised crossings.

Environmental Audit Overlay

Ministerial Direction No. 1 'Potentially Contaminated Land' requires that, in preparing an amendment that will have the effect of allowing potentially contaminated land to be developed for a sensitive use, a planning authority must satisfy itself that the environmental conditions of the land are or will be suitable for that use.

The application of the EAO to the land is consistent with Ministerial Direction No. 1. The overlay will require that the environmental conditions of the land are suitable before any sensitive use or development commences.

2. Strategic Justification for the Amendment

The implications of rezoning the land must be considered in the context of state and local policy relating to industrial land.

Industrial policy within the State Planning Policy Framework (SPPF) seeks to ensure that sufficient land is available for commercial and industrial development and to also protect industrial activity from unplanned commercial and other development that could potentially undermine industry viability.

The Local Planning Policy Framework (LPPF) reinforces the state policy provision through statements in the Darebin Municipal Strategic Statement (MSS) and local policies which encourage the retention of viable industrial land, in particular, that in the Municipality's core industrial areas.

As follows, the proposed amendment is consistent with the relevant aspects of the State Planning Policy Framework and the Local Planning Policy Framework:

- Given that the proposed rezoning relates to an underutilised industrial site that is identified as a poor location for industrial activity, primarily due to its residential surrounds and its separation from the core industrial precincts, the amendment will not result in the loss of viable industrial land nor undermine the function of identified industrial precincts in the Municipality.
- The proposed amendment will provide opportunities for residential land use and development in an established urban area with convenient access to existing services and infrastructure.
- The proximity of the site to existing services and infrastructure (including public transport, local convenience shops and public open space) will encourage sustainable travel behaviour and reduce greenhouse gas emissions.
- The proposed Development Plan Overlay will ensure that new development minimises adverse impact on existing adjacent residential land uses, achieving high standards of urban design and environmental sustainability, and providing a mechanism for future developers to contribute as appropriate to upgrading local infrastructure and safe and efficient connectivity through the site for the broader community.
- The proposed Environmental Audit Overlay will ensure that the environmental condition of the site is suitable for future use and development.

3. Site History

In order to justify the application of the Environmental Audit Overlay, and the possibility of site remediation requirements, a site history should be understood to identify the previous uses of the site. Site histories have been prepared through the Environmental Site Assessments undertaken for both sites.

221-223 Separation Street

As identified in the Tonkin & Taylor Pty Ltd assessment (2016) prepared for 221-223 Separation Street, this site was historically operated by Nilsens Porcelain who manufactured porcelain electric hot water jugs from the 1930s. Originally, the Nilsen operation encompassed both sites and residential dwellings were still present on the site. Sinter work operations may have also been undertaken by Nilsens at the site.

The site ceased operations in February 2017.

235-239 Separation Street

An environmental site assessment (2016) was prepared by Connolly Environmental for the site at 235-239 Separation Street. The report identifies a site history as early as 1904 at which time part of the site was occupied by a residence known as Ingleside. The site appeared to have been primarily open paddocks until the mid-1950s; with the 1945 and 1954 aerial photographs showing a residence in the south western corner and the rest of the site comprising of paddock. It is understood that Atshul Printers commenced operations at the site in the 1980s.

By the 1962, a large building housing a ceramics factory had been constructed in the east of the site. By 1974 this building had been extended and the residence had been demolished. By 1984 the site appeared to be consistent with the current site layout (at the time of reporting).

As identified in the report, since 2008 the site has been leased to four tenants who have carried out the following operations at the site:

- Digital printing products involving no flammable or toxic materials. Note that all printing works appeared to be carried out above ground with no underground infrastructure present.
- Storage, warehousing of marquees (no manufacturing activities).
- Storage and assembly of aluminium and shop fitting products (no manufacturing activities).

4. Council's affordable housing initiatives/ Community Benefit and infrastructure contribution

Affordable Housing

Affordable housing is typically defined as when households that earn less than 80% of the median income, pay less than 30% of their weekly income on rent and/or mortgage repayments. Housing stress is defined when individuals and households who earn less than 80% of the median income pay more than 30% of weekly household income on housing. By examining the changes in household income and household prices, from the 2011 Census data, we can infer that approximately 12.4% of all rented households and 8.2% of mortgaged households in Darebin are under housing stress or at risk of housing stress, paying approximately 30% or more of their income on rent or mortgage (Darebin Housing Strategy).

Council's endorsed strategy on homelessness, affordability and housing stress; *"Responding to Housing Stress – A local Action Plan 2013 – 2017"* identifies a number of strategies aimed at increasing the level of affordable and social housing in Darebin. The following are applicable to planning scheme amendments and development applications:

- Provide a range of incentives to assist developers to include social housing in their development. These may include consideration of parking, height and other variable elements of the planning scheme.
- Maximise the use of section 173 agreements to achieve an increase in social and affordable housing.

Affordable housing is Goal 3 of Council's Darebin Housing Strategy and seeks to address housing affordability and social housing needs of the community. The following relevant actions have been identified within the strategy to achieve this goal including:

- Encourage the provision of affordable housing development in identified Substantial Housing Change Areas (ongoing priority).
- Investigate options for specifying affordable housing as a component of larger developments (medium priority).
- Investigate adopting regulatory incentives and flexible planning provisions for planning permit applications with a commitment to deliver affordable housing stock (high priority).
- Maintain dialogue and advocacy efforts with the relevant State Government authorities to encourage the introduction of Inclusionary Zoning through the Victorian Planning Provisions (VPP) (ongoing priority).
- Develop a Council-wide process in collaboration with Council departments to better facilitate planning permit applications lodged by community housing providers and associations and the promotion of mixed tenure development (medium priority).

235-239 Separation Street

The proposed amendment is seeking to facilitate an affordable housing component for the site at 235-239 Separation Street, in the event that height in excess of four storeys is proposed. It is understood that the proponent of this site is committed to the delivery of affordable housing, having entered into a Memorandum of Understanding (MoU) with a registered affordable housing provider.

Having this initial commitment is key to strengthening the long term delivery and feasibility of providing affordable housing on the site given that the housing provider is required to joint venture into the development process. The planning mechanism proposed to require the affordable housing will be through a section 173 Agreement specified in the Development Plan Overlay 13 (DPO13).

The requirements for the affordable housing component proposed by the site's proponent are specified within Section 2.0 of the DPO13 (**Appendix A**) and is summarised below:

“Prior to the commencement of any development, the owner(s) of the land must enter into an agreement with the responsible authority under section 173 of the Planning and Environment Act 1987, which must provide, to the satisfaction of the responsible authority, that the owner(s) will sell not less than 10 per cent of all dwellings in the whole development to a registered housing association or registered housing provider as defined by the Housing Act 1983 (as amended or corrected from time to time).

The cost of preparing and lodging the agreement, including any Lands Titles Office registration fees, must be paid in full by the owner(s).”

217, 221-223 Separation Street

Although the proponents of 217-223 Separation Street do not intend to accommodate affordable housing, they will be required to provide other community benefit if they are to exceed a height of four storeys as identified and specified by Council. Council has completed an Infrastructure Plan (**Appendix B**), identifying all of the infrastructure and facilities required to accommodate the new community and to benefit the broader existing residential community.

Through the preparation of an Infrastructure Plan (**Appendix B**), the infrastructure contributions identified by council officers as broader public benefit are specified in the DPO13 (**Appendix A**) and are summarised below:

A permit for development on the land at 217, 221-223 Separation Street which exceeds a height of 4 storeys (at any part of the development) must also contain the following condition:

- Prior to the commencement of any development, the owner(s) of the land must enter into an agreement with the responsible authority under section 173 of the *Planning and Environment Act 1987*, which must provide, to the satisfaction of the responsible authority, that, prior to the issue of a statement of compliance in respect of the subdivision of the land or such other time as the responsible authority may agree to in writing, the owner(s) will pay the full costs of the following works to be undertaken by Council:
 - *The construction of a 200m long, 3 metre wide, shared pedestrian and cycle path in McDonnell Park that connects Clifton Street with the development to the satisfaction of the responsible authority.*
 - *The planting and establishment maintenance of trees in McDonnell Park.*

The cost of preparing and lodging the agreement, including any Lands Titles Office registration fees, must be paid in full by the owner(s).

A permit for development on the land at 217, 221-223 Separation Street which exceeds a height of 4 storeys (at any part of the development) must also contain the following condition:

- Prior to the commencement of any development, the owner(s) of the land must enter into an agreement with the responsible authority under section 173 of the *Planning and Environment Act 1987*, which must provide, to the satisfaction of the responsible authority, that, prior to the issue of a statement of compliance in respect of the subdivision of the land or such other time as the responsible authority may agree to in writing, the owner(s) will pay 50 per cent of the full costs of the following:
 - *The construction of a signalized pedestrian and cycle crossing across Separation Street to the satisfaction of the responsible authority. The crossing is to be located to align with the public pedestrian and cycle link through the site and the pedestrian and cycle link through Rubie Thomson Reserve.*
 - *The installation of public lighting in McDonnell Park to the satisfaction of the responsible authority.*
 - *An upgrade to the playground equipment at Rubie Thomson Reserve to the satisfaction of the Responsible Authority.*
 - *The planting and establishment maintenance of trees in Rubie Thomson Reserve*
 - *The construction of new sports fencing around the western oval in McDonnell Park*
 - *The replacement of sports fencing around the eastern oval in McDonnell Park*
 - *Landscaping and draining works to the McDonnell Park pavilion.*

The cost of preparing and lodging the agreement, including any Lands Titles Office registration fees, must be paid in full by the owner(s).

Regardless of the height proposed, the following items will be required to be delivered to provide community benefit for the future occupants of the development as well as the broader community:

- A public shared path through the site linking Separation Street to McDonnell Park.
- Widening of the footpath along Separation Street for the length of the site's boundary, to a minimum of 3 metres.

The requirements for the shared path are specified within Section 2.0 of the DP013 (**Appendix A**) and is summarised below:

Except for a permit granted before a development plan has been approved in accordance with clause 1.0 of the schedule, a permit for any development on the land at 217, 221-223 Separation Street must contain the following condition:

- Prior to the commencement of any development, the owner(s) of the land must enter into an agreement with the responsible authority under section 173 of the *Planning and Environment Act 1987*, which must provide to the satisfaction of the responsible authority, that the owner(s) will construct at its cost a public pedestrian and cycle link between Separation Street and McDonnell Park. The agreement must require:
 - *The location, design and construction of the public pedestrian and cycle link to be to the satisfaction of the responsible authority.*
 - *The public pedestrian and cycle link to be landscaped to the satisfaction of the responsible authority.*

- *The public pedestrian and cycle link be constructed prior to the occupation of any dwelling. The ownership of the public pedestrian and cycle link is to be transferred to Council at the subdivision stage at no cost to Council.*
- *The public pedestrian and cycle link is to:*
 - o *be named;*
 - o *have identifiably public entrances;*
 - o *be located to align with pedestrian crossings at Separation Street and pedestrian/cycle paths at McDonnell Park;*
 - o *be accessible and located at ground level;*
 - o *incorporate CPTED (Crime Prevention through Environmental Design) principles in its design;*
 - o *respond to the surrounding built form and provide for the following:*
 - *a minimum width of 11 metres consisting of : 3 metres for a shared path, 2 metres either side for landscaping and an additional 2 metres setback either side to any built form;*
 - *a pedestrian scale that relates to the height of adjoining buildings;*
 - *visual permeability through the site;*
 - *landscaping with a continuous planting theme that includes canopy trees;*
 - *street furniture;*
 - *shade; and*
 - *opportunities for passive recreation.*

The cost of preparing and lodging the agreement, including any Lands Titles Office registration fees, must be paid in full by the owner(s).

Community Benefit

A recent (October 2016) Panel Report for the City of Melbourne's Planning Scheme Amendment C270 Central City Built Form Review have provided some insight and advice to Council officers on the best mechanisms for requiring contributions towards public benefit. Amendment C270 sought to introduce built form and height controls to specific areas in the City of Melbourne. In order to exceed the proposed height control, a contribution to a public benefit (known as the Floor Area Uplift (FAU) scheme) would be required. The panel raised some concerns about the mechanism used to require the public benefit items. The panel did not support the FAU scheme for the following reasons:

- *It fails to clearly apply the principles of equality, consistency, accountability and transparency to the securing of benefits.*
- *Its implementation, including the Guidelines, is vague and may be open to misinterpretation.*
- *The strategic justification for the scope of public benefits is absent.*
- *There are too many opportunities for inconsistent outcomes in the "negotiation" of agreements for public benefits.*

While the panel was supportive of the requirement for developers to contribute to public benefit, it disagreed with the scheme proposed and argued that more work needed to be

done to strategically justify the contributions. The panel advised that community benefit must be systematically identified and costed.

The proposed City of Darebin Amendment C157 differs from the City of Melbourne Amendment C270 in that it rezones a specific site, and will impact the immediate community, rather than a wider Council area.

Therefore, the needs of the immediate community are known and contributions can be more readily strategically justified by Council. Council officers have ensured that the community infrastructure needs are justified, costed and transparent. Based on the population projections and the impact this will have on services in the immediate area, particularly on public open space and connectivity, it is clear that the public infrastructure items will be of benefit to the future occupants of the development as well as the local community.

5. The views of the DELWP

As part of council officer's ongoing engagement with DELWP, Amendment C157 has been discussed with DELWP planning officers, in which 'in-principle' support for this Amendment has been given.

Financial and Resource Implications

Although the exhibition process will be led by the proponent of the Amendment, Council officers will still be present at drop-in/information sessions throughout the exhibition period. Such costs will be accommodated within the existing strategic planning budget.

Council will incur costs at an independent panel hearing, should one be required. These costs will be shared with the proponent.

Risk Management

There are no identified risks associated with preparing this planning scheme amendment.

Policy Implications

Economic Development

The proposed rezoning of the existing redundant industrial facility on the site will not result in a negative economic impact in Darebin. The site is an isolated industrial block which is largely disconnected from the core industrial areas located elsewhere around the municipality.

Environmental Sustainability

There are no immediate implications; however, it will be necessary for the owners of the land to have the sites remediated to enable its redevelopment in the future. Furthermore, the proposed amendment will require best practice environmentally sustainable design and facilitate a variety of new housing stock in the area with convenient access to public transport.

Human Rights, Equity and Inclusion

- The proposed rezoning is expected to have positive social inclusion and diversity benefits for residents of Darebin City Council and the general community through:
- Removing conflicting industrial land use from a primarily residential precinct, including removal of industrial emissions such as noise and use of trucks on Separation Street.

- Facilitating residential use which is compatible with surrounding uses and development on adjoining and nearby land without adversely impacting on amenity.
- Enhancing the public realm and activation along this section of Separation Street.
- Encouraging affordable, accessible and sustainable housing in accordance with the Darebin Housing Strategy 2013-2032.
- Providing a pedestrian link to the adjoining park to the north (McDonnell Park) and the parkland located to the south (Rubie Thomas Reserve).

The consultation plan provides for the opportunity of community information and participation. Engaged community members are given the opportunity to familiarise themselves with the material, directly ask questions of the proponent or Council officers and translation services are also made available by Council.

Other

There are no other factors which impact on this report.

Future Actions

- Once authorised, Council will prepare and formally exhibit the Amendment as per Council resolution.
- Council will assess submissions and either adopt the Amendment (with or without changes if no submissions are received), request an independent panel (where there are submissions that Council cannot wholly address or resolve), or abandon the amendment (where there are significant outstanding issues that cannot be addressed or resolved).
- Once adopted and lodged by Council, the Minister for Planning will consider the Amendment, either approving (with or without changes) or potentially refusing the Amendment.

Consultation and Advocacy

Exhibition process

As part of the planning scheme amendment process, formal public notification process (exhibition) will be required to be undertaken, incorporating a minimum one month exhibition period where the proponent will lead public information sessions. Council officers will be in attendance at the information sessions to answer questions on council related matters. Notice of the proposed amendment will be provided to owners and occupiers of land that may be materially affected by the amendment, and notices will also be published in the local newspaper and the Victorian Government Gazette.

Through the exhibition period, affected parties will be invited to make submissions on the proposed amendment. Following receipt of submissions, Council officers will undertake a review of all submissions and undertake further analysis and negotiations in which some or all of the submissions may form the basis for changes to the draft exhibited documents.

Internal consultation

The following internal Council officers have been briefed (as necessary) on this project:

- Coordinator Statutory Planning and Principal Statutory Planner
- Coordinator Public Realm
- Acting Manager Transport and Public Places

- Team Leader Transport Strategy
- Coordinator Leisure Services
- Manager Strategic Asset Management
- City Valuer
- Executive Manager City Plan and Transformation

The following external departments have been briefed (as necessary) on this project:

- Department of Environment, Land, Water and Planning (DELWP)

Related Documents

- City of Darebin Responding to Housing Stress: A local action plan 2013-2017
- Darebin Planning Scheme
- Ministerial Direction 1 – Potentially Contaminated Land
- Ministerial Direction 9 – Metropolitan Strategy.
- Ministerial Direction 11 – Strategic Assessment of Amendments
- Ministerial Direction 15 – The Planning Scheme Amendment Process
- Ministerial Direction 16 – Residential Zones
- Panel Report for the City of Melbourne’s Planning Scheme Amendment C270 Central City Built form Review
- Plan Melbourne
- *Planning and Environment Act 1987*
- Potentially Contaminated Land, General Practice Note
- Strategic Assessment Guidelines for Planning Scheme Amendments
- Council Minutes – 20 March 2017

Attachments

- Development Plan Overlay Schedule 13 (DPO13) (**Appendix A**) [↓](#)
- Infrastructure Plan (**Appendix B**) [↓](#)

Disclosure of Interest

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

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

DAREBIN PLANNING SCHEME

APPENDIX A

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SCHEDULE 13 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO13**

217-239 Separation Street, Northcote

This schedule applies to:

- 217, 221-223 & 235-239 Separation Street.

1.0

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Requirement before a permit is granted

A permit may be granted before a development plan has been approved for the following:

- To use an existing building where the use does not prejudice the future residential development of the land.
- Minor buildings and works to existing buildings provided the buildings or works do not prejudice the preparation and approval of the Development Plan and the long term vision for the overlay area.
- Subdivision of land, provided that the subdivision is the result of a consolidation of all or parts of the site or the re-subdivision of the land and the number of lots is not increased.
- Removal or creation of easements or restrictions which do not prevent residential development.
- Buildings or works associated with the remediation of the land in accordance with or for the purpose of obtaining a Certificate or Statement of Environmental Audit under the Environment Protection Act 1970.

Before any planning permit is granted for any use or development of land to which the overlay applies, the responsible authority must consider the requirements for a development plan as outlined in subclause 3.0 of this schedule.

2.0

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Conditions and requirements for permits

An application for use, subdivision or to construct or carry out minor works (before a development plan has been approved) must be accompanied by a report demonstrating that the proposal will not prejudice the long-term future use and development of the land in accordance with the development plan requirements specified in this schedule.

A permit for development on the land at 235-239 Separation Street which exceeds a height of 4 storeys (at any part of the development) must contain the following condition:

- Prior to the commencement of any development, the owner(s) of the land must enter into an agreement with the responsible authority under Section 173 of the Planning Environment Act 1987, which must provide, to the satisfaction of the responsible authority, that the owner(s) will sell not less than 10 per cent of all dwellings in the whole development to a registered housing association or

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registered housing provider as defined by the Housing Act 1983 (as amended or corrected from time to time).

- The cost of preparing and lodging the agreement, including any Lands Titles Office registration fees, must be paid in full by the owner(s).

Except for a permit granted before a development plan has been approved in accordance with clause 1.0 of the schedule, a permit for any development on the land at 217, 221-223 Separation Street must contain the following condition:

- Prior to the commencement of any development, the owner(s) of the land must enter into an agreement with the responsible authority under Section 173 of the Planning Environment Act 1987, which must provide to the satisfaction of the responsible authority, that the owner(s) will construct at its cost a public pedestrian and cycle link between Separation Street and McDonnell Park. The agreement must require:
 - The location, design and construction of the public pedestrian and cycle link to be to the satisfaction of the responsible authority.
 - The public pedestrian and cycle link to be landscaped to the satisfaction of the responsible authority.
 - The public pedestrian and cycle link be constructed prior to the occupation of any dwelling. The ownership of the public pedestrian and cycle link is to be transferred to Council at the subdivision stage at no cost to Council.
 - The public pedestrian and cycle link is to:
 - be named;
 - have identifiably public entrances;
 - be located to align with pedestrian crossings at Separation Street and pedestrian/cycle paths at McDonnell Park;
 - be accessible and located at ground level;
 - incorporate CPTED (Crime Prevention through Environmental Design) principles in its design;
 - respond to the surrounding built form and provide for the following:
 - a minimum width of 11 metres consisting of : 3 metres for a shared path, 2 metres either side for landscaping and an additional 2 metres setback either side to any built form;
 - a pedestrian scale that relates to the height of adjoining buildings;
 - visual permeability through the site;
 - landscaping with a continuous planting theme that includes canopy trees;
 - street furniture;
 - shade; and
 - opportunities for passive recreation.

The cost of preparing and lodging the agreement, including any Lands Titles Office registration fees, must be paid in full by the owner(s).

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A permit for development on the land at 217, 221-223 Separation Street which exceeds a height of 4 storeys (at any part of the development) must also contain the following condition:

- Prior to the commencement of any development, the owner(s) of the land must enter into an agreement with the responsible authority under Section 173 of the Planning Environment Act 1987, which must provide, to the satisfaction of the responsible authority, that, prior to the issue of a statement of compliance in respect of the subdivision of the land or such other time as the responsible authority may agree to in writing, the owner(s) will pay the full costs of the following works to be undertaken by Council:
 - The construction of a 200m long, 3 metre wide, shared pedestrian and cycle path in McDonnell Park that connects Clifton Street with the development to the satisfaction of the responsible authority.
 - The planting and establishment maintenance of trees in McDonnell Park.

The cost of preparing and lodging the agreement, including any Lands Titles Office registration fees, must be paid in full by the owner(s).

A permit for development on the land at 217, 221-223 Separation Street which exceeds a height of 4 storeys (at any part of the development) must also contain the following condition:

- Prior to the commencement of any development, the owner(s) of the land must enter into an agreement with the responsible authority under Section 173 of the Planning Environment Act 1987, which must provide, to the satisfaction of the responsible authority, that, prior to the issue of a statement of compliance in respect of the subdivision of the land or such other time as the responsible authority may agree to in writing, the owner(s) will pay 50 per cent of the full costs of the following:
 - The construction of a signalized pedestrian and cycle crossing across Separation Street to the satisfaction of the responsible authority. The crossing is to be located to align with the public pedestrian and cycle link through the site and the pedestrian and cycle link through Ruby Thomson Reserve.
 - The installation of public lighting in McDonnell Park to the satisfaction of the responsible authority.
 - An upgrade to the playground equipment at Ruby Thomson Reserve to the satisfaction of the responsible authority.
 - The planting and establishment maintenance of trees in Ruby Thomson Reserve
 - The construction of new sports fencing around the western oval in McDonnell Park
 - The replacement of sports fencing around the eastern oval in McDonnell Park
 - Landscaping and draining works to the McDonnell Park pavilion.

The cost of preparing and lodging the agreement, including any Lands Titles Office registration fees, must be paid in full by the owner(s).

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Requirements for development plan

A development plan must address objectives and must address principles set out in this subclause 3.0.

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The responsible authority may consider separate development plans within the overlay area. Where a separate development plan is prepared, the plan should show how the plan relates to the other land within the overlay.

Before approving a development plan, the Responsible Authority may notify Public Transport Victoria (PTV) and Melbourne Water of the proposed development plan. The Responsible Authority must consider any comments received within 21 days prior to approving a development plan.

Objectives

The development plan must seek to achieve the objectives set out below:

- To create a high amenity residential neighbourhood through a co-ordinated and staged redevelopment of former industrial sites
- To provide a mix of high quality medium and high density housing typologies
- To encourage the provision of affordable housing at 235-239 Separation Street through reliable delivery mechanisms
- To improve the public accessibility of McDonnell Park at 217, 221-223 Separation Street through the provision of a landscaped pedestrian and cycle link.
- To integrate landscape design into new developments
- To ensure development is site responsive.
- To manage impacts on safety and efficiency of the surrounding road network

Built Form and Interface Design Principles

The development plan must show or make provision for:

- Building heights (to Australian Height Datum (AHD)), setbacks and building envelopes generally in accordance with the principles in this schedule:
- Transitions in building height, and appropriate setbacks to adjoining residential interfaces to avoid unreasonable amenity impacts (including but not limited to unreasonable overshadowing and visual bulk), save as otherwise provided by this Schedule, built form must not exceed four storeys.
- Design measures to maximise passive surveillance and activation of streetscapes and the public realm. For example, building frontages that include habitable rooms and avoid garage doors fronting the public realm.
- The location of car parking spaces, garages and access points which do not dominate Separation Street and internal street frontages.

Height in excess of 4 storeys

A development plan may be approved for buildings with a maximum height of six storeys if all of the following requirements are met for each site:

- 235-239 Separation Street: the owner(s) agrees to provide at least 10 per cent of the total number of dwellings in the development for affordable housing by a registered housing association or registered housing provider. The development plan must include a draft of the s 173 agreement that the owner proposes to enter into in accordance with the requirements of clause 2.0.
- 217, 221-223 Separation Street: the owner(s) agrees to pay the full costs of the following:
 - The construction of a 200m long, 3 metre wide, shared pedestrian and cycle path in McDonnell Park that connects Clifton Street with the development to the satisfaction of the responsible authority.

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- The planting and establishment maintenance of trees in McDonnell Park.
- 217, 221-223 Separation Street: the owner(s) agrees to pay 50 per cent of the full costs of the following:
 - The construction of a signalized pedestrian and cycle crossing across Separation Street to the satisfaction of the responsible authority. The crossing is to be located to align with the public pedestrian and cycle link through the site and the pedestrian and cycle link through Ruby Thomson Reserve.
 - The installation of public lighting in McDonnell Park to the satisfaction of the responsible authority.
 - An upgrade to the playground equipment at Ruby Thomson Reserve to the satisfaction of the responsible authority.
 - The planting and establishment maintenance of trees in Ruby Thomson Reserve
 - The construction of new sports fencing around the western oval in McDonnell Park
 - The replacement of sports fencing around the eastern oval in McDonnell Park
 - Landscaping and draining works to the McDonnell Park pavilion.

The development plan must include a draft of the s 173 agreement that the owner proposes to enter into in accordance with the requirements of clause 2.0.

Any additional height proposed above 4 storeys must be supported by the provision of a massing study/visual analysis and urban context report demonstrating how the proposed building envelopes respond to the surrounding context and how the proposed building heights provide an appropriate transition to adjoining residential interfaces.

Separation Street Interface

The Development plan must show or make provision for:

Development fronting Separation Street which:

- Provides for building siting and form that achieves a suitable pedestrian scale at the street interface and includes a minimum setback to Separation street of 4 metres.
- Canopy trees at height widths and planting densities commensurate with the scale of buildings, where possible.
- Provides for car parking to be adequately concealed from public view.
- Avoids high front fences and blank walls.
- Maximises passive surveillance opportunities to the street.
- Minimises vehicle crossovers.

McDonnell Park Interface

The Development plan must show or make provision for:

Development fronting McDonnell Park which provides:

- Appropriate siting, design, and facade treatments to ensure future development complements and enhances the McDonnell Park interface.

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- Canopy trees at height widths and planting densities commensurate with the scale of buildings, where possible.
- Passive surveillance of the park.
- Building finishes that use materials and muted colours suited to the landscaped setting of the active park environment.
- Active frontages and avoids car parking fronting the park.

Internal Interface

The development plan must show or make provision for setbacks that allow equitable development of the two sites.

If separate development plans are submitted for the two sites, setbacks should be provided as follows: zero setbacks at a height of four storeys and an additional 1.5 metres setback for each level above four storeys.

Residential Interface

The development plan must show or make provision for building setbacks to residential interfaces that provide an appropriate transition in scale and design.

Permeability and Access

The development plan must show or make provision for:

- The northern side of the Separation Street footpath widened to provide a minimum width of 3 metres to achieve enhanced pedestrian amenity and safety to allow for a wider pedestrian footpath and the planting of street trees.
- A network of pedestrian connections through the precinct, between new buildings and adjoining streets including, but not limited to, one north-south public pedestrian and cycle link between McDonnell Park and Separation Street.
- A public, shared pedestrian/cycle path between Separation Street and McDonnell Park at 217, 221-223 Separation Street which is to:
 - be named
 - have identifiably public entrances;
 - be located to align with pedestrian crossings and pedestrian/cycle paths at McDonnell Park;
 - be accessible and located at ground level;
 - incorporate CPTED (Crime Prevention through Environmental Design) principles in its design;
 - respond to the surrounding built form and provide for the following:
 - a minimum width of 11 metres consisting of : 3 metres for a shared path, 2 metres either side for landscaping and an additional 2 metres setback either side to any built form;
 - a pedestrian scale that relates to the height of adjoining buildings;
 - visual permeability through the site;
 - landscaping with a continuous planting theme that includes canopy trees
 - street furniture;

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- shade; and
- opportunities for passive recreation.

4.0 Required documents, plans and reports

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A **Development Plan** which shows:

- A concept plan which sets out how the proposal responds to the Objectives and Built Form Design and Interface Principles of this Schedule.
- Building envelopes shadow diagrams of proposed building envelope conditions at 9.00am, 12.00pm and 3.00pm at 22 September.
- Any other document, plan or report referred to in this Schedule

The following documents must form part of the Development Plan.

Draft s 173 agreement(s)

A development plan that includes any development of the land at 217, 221-223 Separation Street must include a draft of the s 173 agreement that the owner proposes to enter into in accordance with the requirements of clause 2.0.

If a height in excess of 4 storeys is sought on the land at 217-223 Separation Street or 235-239 Separation Street, the development plan must include a draft of the s 173 agreement that the owner proposes to enter into in accordance with the requirements of clause 2.0.

Site and Context Information

- An existing condition plan showing natural features, topography, orientation, views, existing uses and buildings (including existing heights and setbacks), open space, existing vehicle and pedestrian/cycle connection, vegetation and landscaping in the nearby area.
- The relationship of the uses and the proposed built form to the existing or proposed uses and built form on adjoining land and within the overlay
- Details of how the design and siting of the proposal will maximise passive surveillance of public and communal areas.
- The location of car parking spaces

Affordable Housing Report

If a height in excess of 4 storeys is sought on the basis of provision of affordable housing by a Registered housing association or Registered housing provider, a housing report is required explaining the mix of housing proposed for the affordable housing component of the development (a minimum of 10 per cent of the development at No. 235-239 Separation Street) including:

- Criteria for determining affordable housing stock.
- A proportion of the overall housing stock that may be used as affordable housing;
- Targets for a mix of dwelling sizes.

Integrated Transport and Traffic Management Plan

The development plan must include an Integrated Transport and Traffic Management Plan that provides for, but is not limited to the following:

- An existing condition assessment.
- Internal road layout.
- The location and details of all existing and proposed public roads, right of ways, and other publicly accessible spaces on the site.

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- The location of public transport stops and the impact the development will have on these stops.
- Details of how the publicly accessible spaces on site are to be created and managed.
- Expected traffic generation and management.
- Bicycle and pedestrian movement and their connections to the external movement network including public transport to meet any relevant road standards.
- Works necessary to existing and proposed intersections to accommodate traffic increases and safe pedestrian movement.
- Proposed traffic management and control works on site and on adjoining roads.
- The level, allocation and location of car parking on the site.
- Provision for secure, undercover and easily accessible bicycle storage for residents and visitors.

Landscape Plan

The development plan must include a schematic landscape plan for the site that is consistent with all requirements. This plan is to indicate:

- All existing trees on the site and adjoining sites that will be impacted by the development. Associated tree protection zones (TPZs) must be shown.
- A cohesive, consistent design that can be incorporated into all each stages of any development
- Provision for sufficient deep root planting on site, where possible
- The inclusion of an attractive interface treatment to McDonnell Park that includes planting and furniture including seating and picnic tables.
- The identification of sensitive interfaces, such as those to existing residential land and the park, and the proposed landscape treatments.
- The treatment of street interfaces and internal spaces associated with vehicular and pedestrian access, bicycle parking and recreation.
- The treatment of footpaths and any new publicly accessible space reserves.

Ecologically Sustainable Development Strategy

An Ecologically Sustainable Development Strategy (ESD Strategy) must be prepared which considers and responds to the major components of the proposed development and construction processes and:

- Demonstrates a commitment to achieve best practice in environmentally sustainable development
- Demonstrates how compliance with all relevant statutory obligations in environmental sustainability will be achieved.
- Assess options by which the agreed level of sustainable performance standards will be achieved.

Services and Infrastructure Report

A Services and Infrastructure Report must be provided to identify all existing and proposed infrastructure requirements and easements (water, sewerage, gas, electricity, telecommunications, drainage, stormwater overland flow points and water sensitive urban design) to service the proposed development.

The report must address:

- The relocation of any underground and above ground services.

DAREBIN PLANNING SCHEME

- The potential to install underground above ground services.
- The potential to manage drainage including precinct wide systems to elevation inundation from overland flows in areas covered by the Special Building Overlay.

Planning and Environment Act 1987

DAREBIN PLANNING SCHEME

AMENDMENT C157

EXPLANATORY REPORT

Who is the planning authority?

The Amendment has been made at the request of Urbis Pty Ltd on behalf of CES – Victoria Pty Ltd and Minotaur Constructions Pty Ltd.

Land affected by the Amendment

The Amendment applies to:

- 217 Separation Street Northcote, being Lot 1, TP237724V,
- 221-223 Separation Street Northcote, being Lot 1, TP371541D & Lot 1, TP318573Q & Lots 2, TP888187M
- 235-239 Separation Street Northcote, being Lot 1 TP110621Q



The land affected by the amendment

What the amendment does

The Amendment proposes to facilitate the transition of redundant industrial land to a residential use by:

- Rezoning the land from Industrial 3 to the Residential Growth Zone, Schedule 1.
- Applying the Environmental Audit Overlay to the land.
- Applying the Development Plan Overlay 13 to the land.
- Including a new Schedule 13 (217-239 Separation Street, Northcote) to the Development Plan Overlay into the planning scheme.

Strategic assessment of the Amendment

Why is the Amendment required?

The amendment proposes to facilitate the transition of two underutilised industrial sites to residential use, allow a range of residential and other uses that are now prohibited under the current zone and provide for redevelopment of the area for residential purposes.

The rezoning of the land from industrial to residential zoning:

- Provides for the transition of isolated, underutilised industrial land that is identified as a poor location, primarily due to its residential surrounds.
- Facilitates residential opportunities in an area that is more suited for residential purposes than industrial purposes.
- The proximity of the site to existing services and infrastructure will encourage sustainable travel behaviour and reduce greenhouse gas emissions.
- Meets Council and community goals for greater provision of housing choice affordability and opportunities that have good access and connectivity, outlined in the *Darebin Housing Strategy (2013-2032)*
- Provides for higher environmental protection of the land and area and results in the higher amenity use and development of land.

The application of the Environmental Audit Overlay and Development Plan Overlay (and schedule) to the land:

- Provides for the sustainable redevelopment of the area for residential purposes.
- Ensures that the land, which is potentially contaminated land from its former industrial use, is suitable for residential use prior to the commencement of this sensitive use which could be significantly adversely affected by contamination.

The amendment is strategically justified and implements the following strategic land use planning documents:

- *Darebin Housing Strategy 2013-2032*
- *Darebin Economic Land Use Strategy 2014*
- *Darebin Open Space Strategy 2007-2017*
- Darebin Planning Scheme (as outlined in this explanatory report).

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

The amendment implements the objectives of planning in Victoria as outlined in Section 4 of the *Planning and Environment Act 1987* through:

- Providing for the fair, orderly, economic and sustainable use and development of land
- Providing for the protection of natural and man-made resources
- Securing a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria
- Protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community
- Balance the present and future interests of all Victorians
- Ensuring sound, strategic planning and co-ordinated action at State, regional and municipal levels
- Enabling land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels

- Facilitating development that achieves the objectives of planning in Victoria and planning objectives set up in planning schemes.
- Ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land.

The amendment will facilitate for Victoria's rapidly growing community, contributing towards the orderly, economic, equitable and sustainable use and development of land and assisting in providing integrated land uses and services responsive to Melbourne's metropolitan community. Darebin City Council has identified the land through its *Darebin Economic Land Use Strategy 2014* and the *Darebin Housing Strategy 2013-2032* to assist in supporting the municipality's rapidly growing population.

The rezoning of the land is considered to better utilise presently under-utilised industrial land, which is currently zoned more in recognition of its historical use rather than an identification of an ongoing industrial node. Future industrial activities on the land are limited due to sensitive interfaces (including McDonnell Park and residences), resulting in minimal opportunity for industry employment. The rezoning of the site will facilitate housing and services required to support the diverse Darebin community and make significant improvements to the public realm and adjoining public open space and recreational facilities adjoining the site.

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

Environmental effects:

The amendment will have no significant effect on the environment or the environment on the use or development envisaged in the amendment. The amendment will have positive effects on the environment through:

- Removing an underutilised industrial use.
- Assessing, maintaining and protecting the natural and built environment of the site and area.
- Enhancing the public realm through additional landscaping.
- Ensuring that the land, which is potentially contaminated land from its former industrial use, is suitable for residential use prior to development.

Social and economic effects:

Overall, the amendment is expected to have positive social and economic benefits for landowners, Darebin City Council and the general community. Positive social and economic effects will accrue from the amendment through:

- Removing the conflicting industrial uses from a predominantly residential area.
- Providing for the sustainable redevelopment of the area for residential purposes.
- Providing additional housing opportunities for a diverse community.
- Providing an opportunity to accommodate affordable housing on the site at 235-239 Separation Street, Northcote.
- Facilitating new residential use which is more compatible with uses and developments on adjoining and nearby land and minimises potential amenity impacts in the vicinity.
- Public realm improvements and increased accessibility to the site including a widened footpath.
- Improving the connectivity of existing park land by providing a public shared path through the site.

From an economic perspective, while the rezoning will remove opportunities for onsite employment which come with industrial land use, it is considered that the net benefit of residentially zoned land will outweigh any negative economic impact. The businesses currently operating on the site are not intensive and do not require high staff numbers. Therefore, in comparison to the size of the land, employment opportunities are low given the nature of industrial business and the requirement for large amounts of space for activities such as storage and warehousing which have very low employment densities. Further to this, it is expected that the rezoning will create many jobs when it comes time to build and the increased housing density in this area will help to further support local businesses.

Does the Amendment address relevant bushfire risk?

Bushfire risk factors are not applicable for this amendment.

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

The amendment complies with all Ministers Directions under Section 12 of the *Planning and Environment Act 1987*.

The amendment complies with:

- Minister's Direction No 1, *Potentially Contaminated Land*.
- Minister's Direction No 9, *Metropolitan Strategy*.
- Minister's Direction No 11, *Strategic Assessment of Amendments* and DPCD Practice Note 46, *Strategic Assessment Guidelines*, January 2011. All requirements to be met under the direction have been considered and met in the preparation of the amendment.
- Minister's Direction No 15, *The Planning Scheme Amendment Process*. All requirements to be met under the direction have been considered and will be met in the preparation of the amendment.
- Minister's Direction No 16, *Residential Zones*

The amendment is not affected by any other Minister's Direction.

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

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

The amendment complies with and implements the State Planning Policy Framework of the Darebin Planning Scheme. The amendment will provide for the growth and supply of residential land in an appropriate location that can be fully supplied with a range of urban services. The land subject to the amendment is a strategic redevelopment site that is no longer required for industrial purposes where redevelopment will assist in the protection and enhancement of nearby residential amenity.

In particular, the amendment implements:

Clause 11, Settlement:

- Objectives for Clause 11, Settlement, include:

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Planning is to recognise the need for, and as far as practicable contribute towards:

- *Health and safety.*
- *Diversity of choice.*

- *Adaptation in response to changing technology.*
- *Economic viability.*
- *A high standard of urban design and amenity.*
- *Energy efficiency*
- *Prevention of pollution to land, water and air.*
- *Protection of environmentally sensitive areas and natural resources.*
- *Accessibility.*
- *Land use and transport integration.*

Planning is to prevent environmental problems created by siting incompatible land uses close together.

Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities.

- Clause 11.02-1, Supply of urban land (under Clause 11.02, Urban growth):

Objective:

To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Strategies include:

Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.

Ensure that sufficient land is available to meet forecast demand.

Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.

- Clause 11.02-3, Planning for growth areas (under Clause 11.02, Urban growth):

Objective:

To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create benefits for sustainability while protecting primary production, major sources of raw materials and valued environmental areas.

Strategies include:

Meet housing needs by providing a diversity of housing type and distribution.

Clause 11.06 Metropolitan Melbourne

- Clause 11.06-2, Housing choice (under clause 11.06 Metropolitan Melbourne)

Objective:

To provide housing choice close to jobs and services.

Strategies include:

Manage the supply of new housing in locations that will meet population growth and create a sustainable city.

Facilitate increased housing in the established areas to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport.

Support housing growth and diversity in defined housing change areas and redevelopment sites.

Direct new housing to areas with appropriate infrastructure

Provide certainty about the scale of growth in the suburbs by prescribing appropriate height and site coverage provisions for different areas.

Deliver more housing closer to jobs and public transport.

Direct new housing and mixed-use development to urban renewal precincts and sites

Support new housing in activity centres and other places that offer good access to jobs, services and public transport.

Facilitate development that increases the supply of affordable and social housing in suburbs across Melbourne.

Facilitate the remediation of contaminated land, particularly on sites in developed areas of Melbourne with potential for residential development.

Facilitate diverse housing that offers choice and meets changing household needs through:

- *provision of a greater mix of housing types*
 - *adaptable internal dwelling design*
 - *universal design*
- Clause 11.06-5, Neighbourhoods

Objective:

To create a city of inclusive, vibrant and healthy neighbourhoods that promote strong communities, healthy lifestyles and good access to local services and jobs.

Strategies include:

Create a city of 20 minute neighbourhoods that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip of their home.

Create neighbourhoods that support safe communities and healthy lifestyles.

Create neighbourhoods that enable and promote walking and cycling as a part of daily life.

- Clause 11.06-6, Sustainability and Resilience

Objective:

To create a more sustainable and resilient city that manages its land, biodiversity, water, energy and waste resources in a more integrated way.

Strategies include:

Improve energy, water and waste performance of buildings through environmentally sustainable development and energy efficiency upgrades.

Clause 13, Environmental Risks

- Objective:

Planning should adopt a best practice environmental management and risk management approach which aims to avoid or minimise environmental degradation and hazards. Planning

should identify and manage the potential for the environment, and environmental changes, to impact upon the economic, environmental or social well-being of society.

- Clause 13.03-1, Use of contaminated and potentially contaminated land (Under Clause 13.03 Soil Degradation)

- Objective:

To ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely.

Strategies:

Require applicants to provide adequate information on the potential for contamination to have adverse effects on the future land use, where the subject land is known to have been used for industry, mining or the storage of chemicals, gas, wastes or liquid fuel.

Clause 15, Built Environment and Heritage

- Objectives for Clause 15, include:

Creating quality built environments supports the social, cultural, economic and environmental wellbeing of our communities, cities and towns.

Land use and development planning must support the development and maintenance of communities with adequate and safe physical and social environments for their residents, through the appropriate location of uses and development and quality of urban design.

Planning should achieve high quality urban design and architecture that:

Contributes positively to local urban character and sense of place.

Reflects the particular characteristics, aspirations and cultural identity of the community. Enhances liveability, diversity, amenity and safety of the public realm.

Minimises detrimental impact on neighbouring properties.

- Clause 15.01-1, Urban Design (Under Clause 15.01 urban environment)

Objective:

To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.

Strategies include:

Promote good urban design to make the environment more liveable and attractive.

Ensure new development or redevelopment contributes to community and cultural life by improving safety, diversity and choice, the quality of living and working environments, accessibility and inclusiveness and environmental sustainability.

Require development to respond to its context in terms of urban character, cultural heritage, natural features, surrounding landscape and climate.

Require development to include a site analysis and descriptive statement explaining how the proposed development responds to the site and its context.

- Clause 15.01-4 Design for safety

Objective:

To improve community safety and encourage neighbourhood design that makes people feel safe.

Strategies include:

Ensure the design of buildings, public spaces and the mix of activities contribute to safety and perceptions of safety.

Support initiatives that provide safer walking and cycling routes and improved safety for people using public transport.

- Clause 15.02-1 Energy efficiency and resource efficiency (under Clause 15.02 sustainable development)

Objective:

To encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.

Strategies Ensure that buildings and subdivision design improves efficiency in energy use. Promote consolidation of urban development and integration of land use and transport. Improve efficiency in energy use through greater use of renewable energy. Support low energy forms of transport such as walking and cycling

Clause 16, Housing:

- Objectives for Clause 16, Housing, include:

Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.

New housing should have access to services and be planned for long term sustainability, including walkability to activity centres, public transport, schools and open space.

Planning for housing should include providing land for affordable housing.

- Clause 16.01-1, Integrated housing (under Clause 16.01, Residential development):

Objective:

To promote a housing market that meets community needs.

Strategies include:

Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.

Ensure that the planning system supports the appropriate quantity, quality and type of housing, including the provision of aged care facilities, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.

Encourage housing that is both water efficient and energy efficient.

Facilitate the delivery of high quality social housing to meet the needs of Victorians.

- Clause 16.01-2, Location of residential development (under Clause 16.01, Residential development):

Objective:

To locate new housing in or close to activity centres and in urban renewal precincts and sites that offer good access to jobs, services and transport.

Strategies include:

Encourage higher density housing development on sites that are well located in relation to activity centres, employment corridors and public transport.

Ensure an adequate supply of redevelopment opportunities within the established urban area to reduce the pressure for fringe development.

Identify opportunities for increased residential densities to help consolidate urban areas.

- Clause 16.01-3 Housing opportunity areas

Objective:

To identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.

Strategies include:

Identify housing development opportunities that are:

- *In and around the Central City.*
- *Urban-renewal precincts.*
- *Areas for residential growth.*
- *Areas for greyfield renewal.*
- *Areas designated as National Employment and Innovation Clusters.*
- *Metropolitan activity centres and major activity centres.*
- *Neighbourhood activity centres - especially those with good public transport connections.*
- *Areas near existing and proposed railway stations that can support transit-oriented development.*

- Clause 16.01-4, Housing diversity (under Clause 16.01, Residential development):

Objective:

To provide for a range of housing types to meet increasingly diverse needs.

Strategies include:

- *Encourage the development of well-designed medium-density housing which:*
- *Respects the neighbourhood character.*
- *Improves housing choice.*
- *Makes better use of existing infrastructure.*
- *Improves energy efficiency of housing.*

Support opportunities for a wide range of income groups to choose housing in well serviced locations.

Ensure planning for growth areas provides for a mix of housing types and higher housing densities in and around activity centres.

- Clause 16.01-5 Housing affordability

Objective:

To deliver more affordable housing closer to jobs, transport and services.

Strategies include:

Improve housing affordability by:

Ensuring land supply continues to be sufficient to meet demand.

Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes, and to support diverse communities.

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

Encouraging a significant proportion of new development, including development at activity centres and strategic redevelopment sites, to be affordable for households on low to moderate incomes.

Increase the supply of well-located affordable housing by:

Facilitating a mix of private, affordable and social housing in activity centres, and strategic redevelopment sites.

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

- Clause 21.01 (Environment) of the Local Planning Policy Framework (LPPF) includes strategies to ensure that development in Darebin exhibits good urban design and provides distinctive, attractive and engaging places in which to reside, visit or work. The rezoning and implementation of the Development Plan Overlay schedule will facilitate opportunities for good urban design outcomes which are responsive to the surrounding residential and parkland interfaces.

Clause 21.01 also aims to ensure appropriate development in areas prone to environmental risk. The Environmental Audit Overlay will be applied to this site given the uncertainties with contamination due to the industrial history of the land. The Environmental Audit Overlay will ensure that an appropriate environmental audit will be undertaken before development of a sensitive use commences.

- Clause 21.03 (Housing) of the LPPF aims to facilitate housing development that has an appropriate scale and intensity. The General Residential Zone is an Incremental Housing Change Area as defined in the Darebin Planning Scheme. This zone allows for moderate housing growth and diversification and any future development will need to meet the objectives of the zone.

Clause 21.03 also aims to achieve higher density housing outcomes in identified locations to accommodate Darebin's projected population growth. Given the size and location of the site, higher density housing will be achievable. The site is large enough that increased densities will not place an unreasonable amenity impact on surrounding residential properties and is appropriately located within an area that can accommodate the increased population.

Further to this, Clause 21.03 also aims to ensure that housing diversity is increased to better meet the needs of the local community. The rezoning will allow for and encourage a diversity of household types and sizes, including both apartment and townhouse development. This will contribute to the housing requirements of Darebin's changing demographic profile, providing a range of housing options for smaller household sizes in area dominated by single detached dwellings.

- Clause 21.04 (Economic Development) aims to proactively manage the transition of redundant industrial land to accommodate new uses. The site has been identified within the DELUS as unsustainable industrial land which should be rezoned to residential. This amendment fulfils this recommendation and will encourage the revitalisation of the site.

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

The amendment makes proper use of the Victoria Planning Provisions. The rezoning of the of Industrial 3 land to Residential Growth Zone, Schedule 1 reflects the future use of the land. The proposed Residential Growth Zone, Schedule 1 is the most appropriate zone to facilitate the transition of the area from industrial to residential purposes, providing for a variety of residential development at a range of densities.

The proposed application of the Environmental Audit Overlay and Development Plan Overlay (and schedule) to the land are the appropriate mechanisms to guide the development of potentially contaminated land and the future development and use of the land.

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

The amendment has been prepared with a view to meeting the views and guidelines of relevant government departments and service agencies. Preliminary consultation and agreement has been undertaken with the Department of Land, Water and Planning (DELWP) regarding the intent of the proposed amendment.

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

Is the amendment likely to have a significant impact on the transport system, as defined by section 3 of the Transport Integration Act 2010?

The amendment is not considered to have a significant impact on the transport system.

Are there any applicable statements of policy principles prepared under section 22 of the Transport Integration Act 2010?

There are no statements of policy principles applicable under section 22 of the *Transport Integration Act 2010*.

Resource and administrative costs

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

There will be no adverse impact on the resource and administrative costs of the responsible authority. Future proposals for use and development will be considered on their merits through a planning permit process, which has associated prescribed fees based on the proposal.

Where you may inspect this Amendment

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

Darebin City Council,
274 Gower Street
PRESTON

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

[The following sections of the Explanatory Report are only applicable to exhibited amendments and should be removed at the adoption stage]

Submissions

Any person who may be affected by the Amendment [and/or planning permit] may make a submission to the planning authority. Submissions about the Amendment [and/or planning permit] must be received by **[insert submissions due date]**.

A submission must be sent to: **[insert Council's address]**

Panel hearing dates

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

- directions hearing: [insert directions hearing date]
- panel hearing: [insert panel hearing date]

ATTACHMENT A - Mapping reference table

Location	Land /Area Affected	Mapping Reference
Darebin Planning Scheme	217-223, 235-239 Separation Street, Northcote	Darebin C157 001znMap14 Exhibition
Darebin Planning Scheme	217-223, 235-239 Separation Street, Northcote	Darebin C157 002dpoMap14 Exhibition
Darebin Planning Scheme	217-223, 235-239 Separation Street, Northcote	Darebin C157 003eaoMap14 Exhibition

*Planning and Environment Act 1987***DAREBIN PLANNING SCHEME****AMENDMENT C157****INSTRUCTION SHEET**

The planning authority for this amendment is the Darebin City Council.

The Darebin Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of three (3) attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map No. 14 in the manner shown on the one attached map marked "Darebin Planning Scheme, Amendment C157".

Overlay

2. Insert new Planning Scheme Map Nos. 14DPO and 14EAO in the manner shown on the two attached maps marked "Darebin Planning Scheme, Amendment C157".

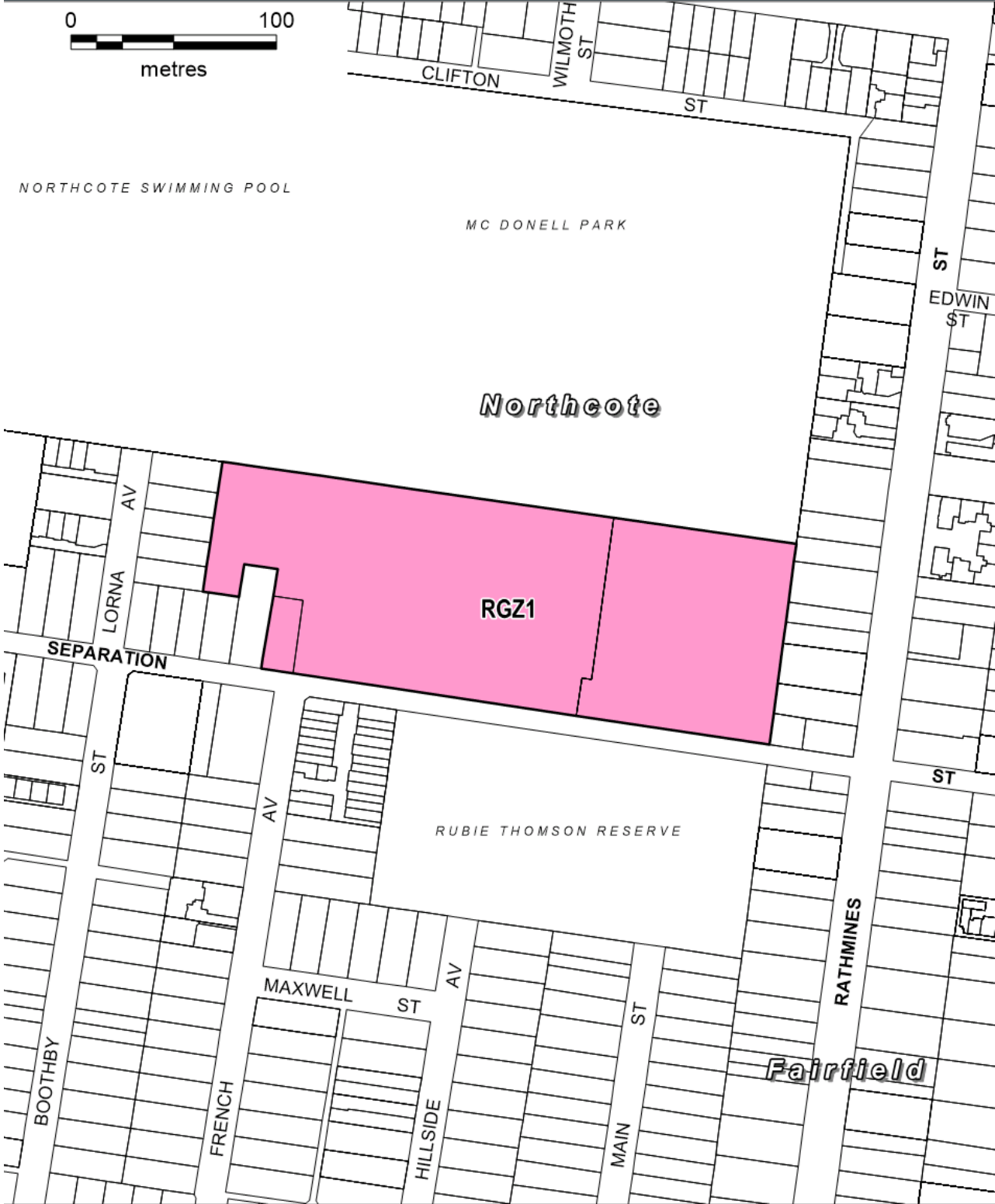
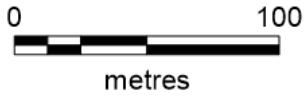
Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

3. In Overlays – Clause 43.04, insert a new Schedule 13 in the form of the attached document.

End of document

DAREBIN PLANNING SCHEME



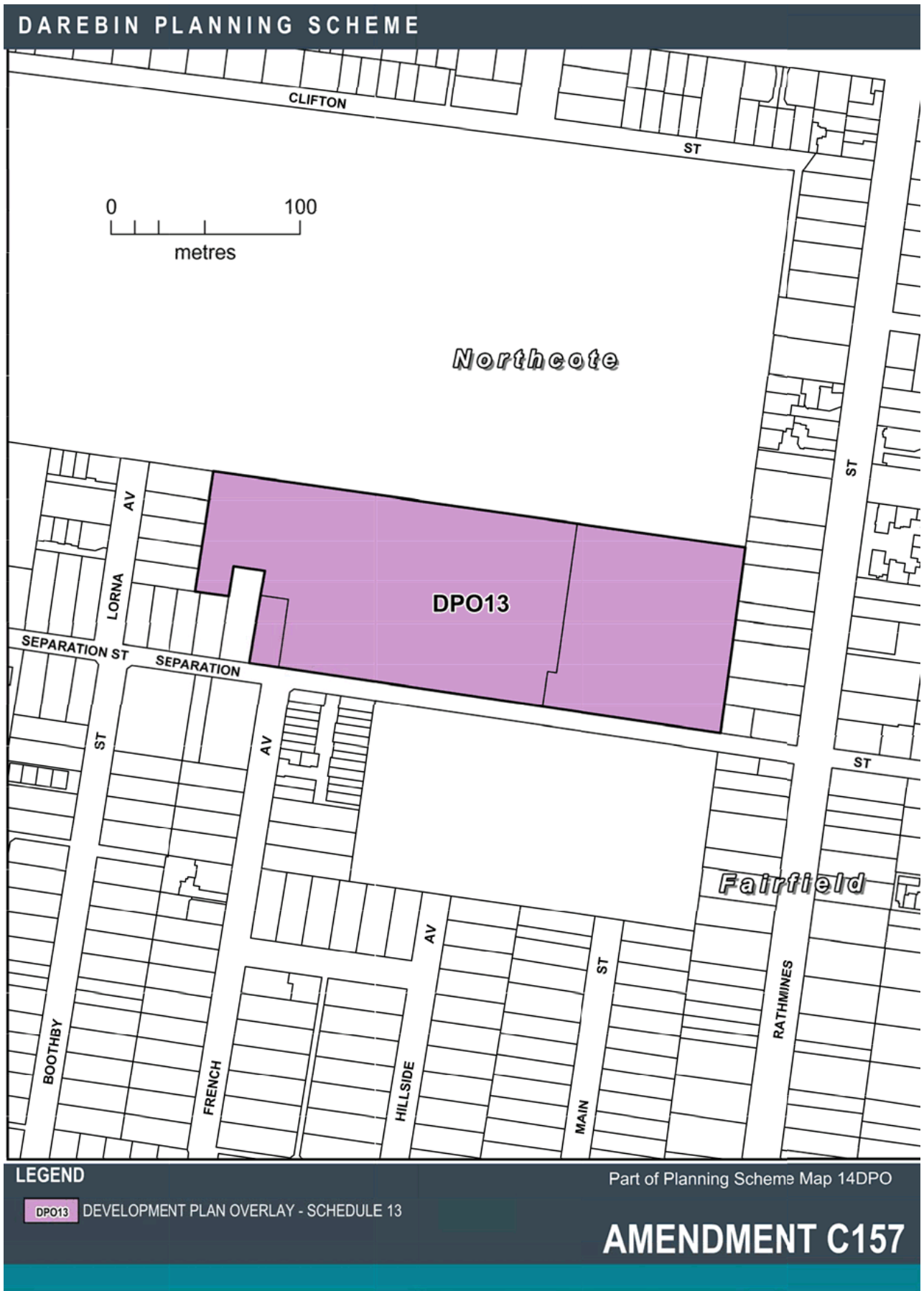
LEGEND

RGZ1 Residential Growth Zone - Schedule 1

Part of Planning Scheme Map 14

AMENDMENT C157







Appendix B Infrastructure Plan

Infrastructure Costs and Developer Contributions for 217, 221-223 Separation Street, Northcote

Location	Item	Estimated cost	% Developer Contribution
Separation Street signalised pedestrian crossing	1 Located to connect new access path through site to access path through Rubie Thomson Reserve. Should also provide access to bus stop.	\$150,000.00	50%
	Total		\$1,887,000.00
McDonnell Reserve	1 3m wide shared concrete path (connect Clifton Street with development - 200m)	\$55,000.00	100%
	2 Path lighting	\$75,000.00	50%
	3 Tree planting & establishment maintenance	\$30,000.00	100%
	4 Sports fencing- new (west oval)	\$30,000.00	50%
	5 Sports fencing -replace existing (east oval)	\$30,000.00	50%
	6 Pavilion landscaping / drainage	\$25,000.00	50%
Rubie Thomson Reserve	1 Playspace upgrade	\$200,000.00	50%
	2 Tree planting & establishment maintenance	\$15,000.00	50%
Base items requirements (not costed as not associated with height bonus)			
New public shared path through site	3m shared path, 2m offset to vegetation on either side, 2m offset from vegetation to buildings on either side. Total width: 11m Should include trees, seating, lighting.		
Widen Separation Street footpath	2m clear footpath, plus 1m for trees and infrastructure. Total width: 3m		

\$ Developer contribution
\$75,000.00
\$55,000.00
\$37,500.00
\$30,000.00
\$15,000.00
\$15,000.00
\$12,500.00
\$100,000.00
\$7,500.00
\$347,500.00

6.2 LA TROBE NEIC FRAMEWORK PLAN SUBMISSION TO THE VICTORIAN PLANNING AUTHORITY**Author:** Manager City Design and Strategic Planning**Reviewed By:** Director City Futures and Assets

Report Background

The La Trobe National Employment and Innovation Cluster currently includes La Trobe University and its industrial surrounds, Northland Shopping Centre and the Northland Urban Renewal Precinct (NURP), the Austin Biomedical Alliance Precinct and a concentration of other health, research, commercial and retail activities around the Heidelberg Activity Centre.

The Draft Framework Plan has been developed in conjunction with Austin Health, La Trobe University, Banyule and Darebin City Councils, state government agencies and stakeholders. The implementation of actions will be a coordinated effort between all partners.

Council officers have been meeting with the Victorian Planning Authority (VPA) over the last few years and have represented Council's views and contributed to the preparation of the Cluster Framework Plan.

Previous Council Resolution

At its meeting held on 7 September 2015, Council resolved:

'That Council:

....

(2) Reaffirms its commitment to the La Trobe National Employment and Innovation Cluster in Melbourne's north, and the integral role of the Northland Urban Renewal Plan (NURP).'

....

Previous Briefing(s)

- 9 May 2016
- 13 April 2017

Council Plan Goal/Endorsed Strategy

- Goal 1 - Vibrant City and Innovative Economy
- Goal 3 - Sustainable and Resilient Neighbourhoods

Summary

This report summarises a submission prepared to respond to the La Trobe National Employment and Innovation Cluster (LNEIC) Draft Framework Plan – March 2017 (**Appendix A**). It provides comment and recommendations where appropriate on matters affecting the Plan's implementation from the perspective of Darebin Council.

Recommendation

That Council endorse and adopt the submission and its recommendations that responds to the La Trobe National Employment and Innovation Cluster (LNEIC) Draft Framework Plan – March 2017.

Introduction

The Victorian Planning Authority (VPA) is seeking comments from the community and key stakeholders on the draft Framework Plan for the Cluster. A copy of the Framework Plan can be downloaded from the La Trobe National Employment and Innovation Cluster web page and a copy is included in **Appendix A**.

A drop-in session was held on 28 March 2017 between 5.30pm – 7.30pm in the Preston Town Hall. Consultation on the draft plan commenced on 16 March 2017 and closes at 5pm on 18 April 2017. The VPA will consider the feedback received and finalise the Plan for approval by the Minister for Planning in mid-2017.

This report summarises a submission prepared in response to the recently released La Trobe National Employment and Innovation Cluster (LNEIC) Draft Framework Plan – March 2017. The submission provides comment and recommendations where appropriate on matters affecting the Plan's implementation from the perspective of Darebin Council.

This Draft La Trobe National Employment and Innovation Cluster (LNEIC) Framework Plan March 2017 sets out a shared vision for the next thirty years to build on the cluster's key public assets and boost local employment by defining actions to improve the amenity of the Cluster, encouraging new services and businesses to establish and improving transport links and public transport. This will have a direct impact on the NURP Strategy and Structure Plan and subsequent redevelopment proposals.

The attached submission (**Appendix B**) reviews issues relating to Darebin's redevelopment proposals raised by the recently released La Trobe National Employment and Innovation Cluster Draft Framework Plan - March 2017, and where appropriate recommends Council request charges to the Plan.

Once finalised, the LNEIC Framework Plan will be incorporated into the Darebin and Banyule Planning Schemes to provide a strategic direction for the Cluster over the next thirty years.

Issues and Discussion

The La Trobe National Employment and Innovation Cluster (LNEIC) is one of seven, nationally-significant employment clusters discussed in the latest update of the most recent incarnation of the State Government's metropolitan planning strategy, Plan Melbourne 2017-2050, which will guide the growth of Melbourne for the next 35 years.

A Cluster is simply a designated geographic concentration of employment in metropolitan Melbourne distinguished by a strong core of nationally significant knowledge sector businesses and institutions that make a major contribution to the national economy and Melbourne's position in the global economy.

The purpose of recognising the La Trobe Cluster in the Metropolitan Strategy is to improve the growth and clustering of business activity of national significance, particularly in knowledge-based sectors. These areas are to be developed as places with a concentration of linked businesses and institutions providing a major contribution to the Victorian and national economy, most with excellent transport links and potential to accommodate significant future growth in jobs and in some instances housing.

The La Trobe National Employment and Innovation Cluster Draft Framework Plan – March 2017 outlines the State Government’s approach to planning for future directions and opportunities, especially those offered by such a well-established employment cluster.

The attached Council submission (**Appendix B**) explores a number of issues that have become apparent when the detail of the LNEIC Plan is subjected to further scrutiny. The submission makes recommendations to the Victorian Planning Authority (VPA) regarding changes to the draft LNEIC Plan that would better reflect Darebin Council’s aspirations for the NURP and surrounding areas.

However, Council should note there a number of areas of concern about how the Plan responds to the broader objectives of Darebin’s Northland Urban Renewal Precinct.

There is an over emphasis on road works and increasing the capacity on major arterials and facilitating greater private transport use for regional and local trips. This is further compounded by a lack of clarity regarding a mode shift to active modes of transport (walking and cycling) and changes to the Public Transport system to better support its use by commuters to and from the Cluster.

There is an overt lack of focus on housing provision and its relationship to creating a skilled local workforce that does not need to commute long distances to access employment.

There is little reference to the manner or time frame in which the infrastructure and open space required to support the transition to a more sustainable businesses and urban neighbourhoods will be provided.

Finally the thirty year redevelopment period for the Framework Plan will require a certain amount of future proofing, especially given the current dynamic context of technology and digital and the need to become more responsive to the impact of climate change. There should be some provision for adapting to change and it should include some defined points of review for the Framework Plan to facilitate some future proofing. However, this should not be at the expense of a clear articulation of a strong and consistent Vision for the Cluster and NURP. These issues are discussed in greater length in the submission.

The suggested changes to the Framework Plan outlined in the attached submission will ensure the outcomes of LNEIC Plan are more consistent with the current metropolitan policy’s rhetoric on sustainability and long term goals. This increased alignment will also strengthen Council’s future vision and objectives for the delivery of the Northland Urban Renewal Precinct as well as the proposed transformation of the Cluster.

While Council should support the intent of the approach and core strategic outcomes of the La Trobe NEIC Plan, endorsement of the submission and suggested changes will ensure the achievement of the Vision for Cluster and NURP and the benefits for the existing and future communities can be realised.

Options for Consideration

It is recommended Council adopt the submission and its recommendations.

Financial and Resource Implications

There are no direct financial implications of this report.

Risk Management

There are no factors in this report which impact upon Risk Management

Policy Implications

Economic Development

There are no factors in this report which impact upon economic development. The submission explores the impact of the La Trobe National Employment and Innovation Cluster (LNEIC) Plan on economic development in areas within the Cluster. The Plan will attract investment and employment generation land uses through setting a clear direction that allows for a greater mix of uses at increased job and residential densities.

Environmental Sustainability

There are no factors in this report which impact upon environmental sustainability. The submission explores the impact of the LNEIC plan on environmental sustainability in areas affected by the plan.

Human Rights, Equity and Inclusion

The City of Darebin aspires to develop a physical, social and economic environment that supports and enhances the health and wellbeing of Darebin residents and will strive for a just and inclusive community that feels connected and a sense of place that is valued. These concepts are being translated into the Framework Plan to ensure greater alignment.

Other

The key issues explored in the attached submission in relation the draft LNEIC plan concern:

- The need for better state government commitment to funding social and physical infrastructure.
- The lack of focus on housing issues and affordability.
- The heavy emphasis on roads devalues public transport and pedestrian/ cycling links.
- The need for more open space and improved public realm.
- The relationship of the wider cluster to the Darebin Creek is neglected.
- The need for a better sustainability rationale in LNEIC.

The submission responds to the issues raised above and outlines a recommended response.

Future Actions

- Council adopt the Darebin City Council LNEIC submission and forward it to the Victorian Planning Authority for consideration
- Support further consultation on the LNEIC Plan during its implementation.
- Discuss proposed changes with VPA
- Monitor future outcomes on Plan Melbourne and LNEIC

Consultation and Advocacy

Relevant Council officers have been consulted about the LNEIC plan.

Related Documents

- Plan Melbourne
- Council Minutes – 7 September 2016

Attachments

- Latrobe NEIC Draft Framework Plan (**Appendix A**) [↓](#)
- Submission to the VPA Latrobe NEIC (**Appendix B**) [↓](#)

Disclosure of Interest

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

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



La Trobe

National Employment and Innovation Cluster

Draft Framework Plan

March 2017



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Executive Summary

The La Trobe National Employment and Innovation Cluster (La Trobe Cluster) is the key location for the growth of employment and business in the north eastern part of Melbourne. The La Trobe Cluster is perfectly placed to service the growth in Melbourne's northern subregion.

Planning for the long term will see an increase in the number of jobs in the cluster, leveraging the strong foundations of specialised activities associated with existing industries and the institutions of Austin Health and La Trobe University.

This framework plan sets out a shared vision for the next thirty years to build on the cluster's key public assets and boost local employment by defining actions to improve the amenity of the cluster, encouraging new services and businesses to establish and improving transport links and public transport.

The framework plan has been developed in conjunction with Austin Health, La Trobe University, Banyule and Darebin City Councils, state government agencies and stakeholders and implementation of actions will be a coordinated effort between all partners.

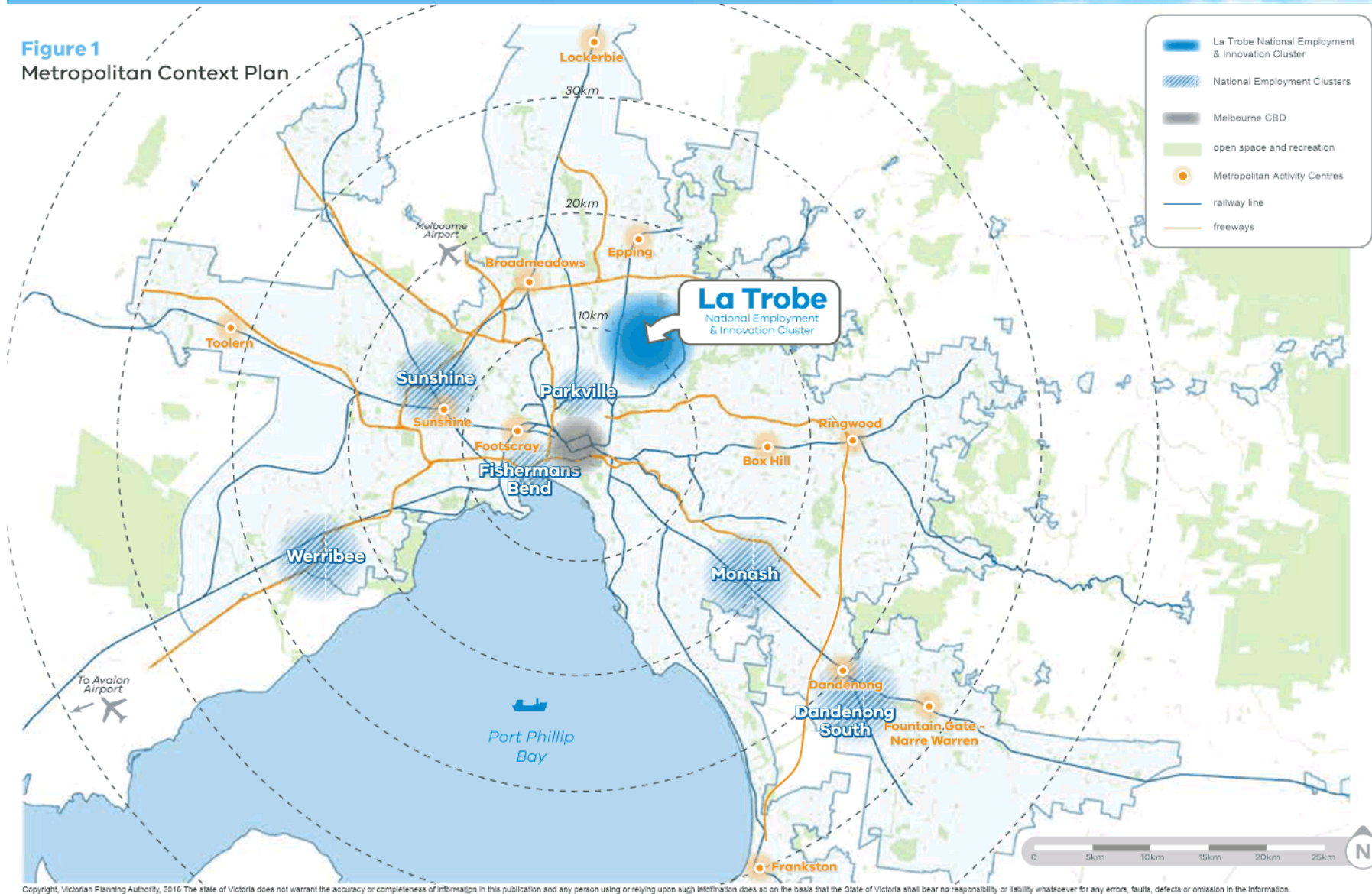
The plan gives the Victorian Government, councils, developers, business and residential communities' greater certainty and confidence about future development within the La Trobe Cluster.

The framework plan outlines a range of strategic priority outcomes to achieve this vision, including:

- Planning and delivering transport infrastructure projects e.g. road widenings on arterial roads to allow for bus priority
- Delivering a network of boulevard style arterial roads throughout the cluster
- Delivering a connected bicycle network
- Determining funding options for community infrastructure
- Upgrading and reconfiguring Darebin Creek pedestrian and bicycle links
- Preparing structure plans for Heidelberg West and Northland employment areas
- Supporting La Trobe University in its preparation of a structure/development plan to deliver the vision in its masterplan
- Renewing Heidelberg Railway Station

The framework plan is an important step forward in the implementation of *Plan Melbourne 2017-2050*. It is a strategic action plan aimed at increasing employment by driving economic growth in the suburbs through coordinated public and private investment. The plan incorporates a shared vision and actions for developing the four key precincts of La Trobe University, Heidelberg Major Activity Centre and Medical Precinct, Northland and Heidelberg West employment areas. The actions outline a clear investment pipeline and a plan for how city-shaping infrastructure projects will be developed.

Figure 1
Metropolitan Context Plan



Context

The population of metropolitan Melbourne is forecast to grow to 7.9 million people by 2050. The state government's strategic planning policy, *Plan Melbourne 2017-2050*, provides directions to successfully navigate the challenges associated with this growth. It describes Melbourne as a city of centres linked to regional Victoria. The focus of which is to achieve a productive city that attracts investment, fosters innovation and creates jobs. Driving investment into areas with the potential to foster innovation and growth of the knowledge industries will help sustain an increase in jobs at pace with population growth.

The La Trobe National Employment and Innovation Cluster was identified as a critical area of employment in *Plan Melbourne 2014* and in the updated *Plan Melbourne 2017-2050*. There are currently 27,800 jobs within the cluster with a critical mass of leading education, health and research facilities including Rio Tinto and the agricultural and bio-science research centre at La Trobe University.

The cluster is located 14 kilometres north east of the Melbourne Central Business District (CBD). There are two key institutions, La Trobe University and Austin Health and two industrial employment areas, Northland and Heidelberg West that will transition over time, seeing growth in other innovative employment sectors such as advanced manufacturing, research and development and other new economy jobs. This

unique blend of knowledge and research-based activities will assist existing and new businesses to expand into more advanced manufacturing such as 3D printing and encourage agglomeration of businesses.

The specialised nature of the cluster includes research activities, particularly in agricultural bio-science, led by La Trobe University. Austin Health specialises in oncology, cardiology, maternity, gynaecology and neonatal services. With these competitive strengths, it has the capacity to deliver jobs close to where people live in Melbourne's northeast, in line with the *Plan Melbourne 2017-2050* policy basis to have increased population and jobs density in established areas.

The cluster includes a number of significant employment locations, including:

- Heidelberg Major Activity centre and Medical Precinct
- Northland Major Activity Centre and the industrial area to the south
- Heidelberg West industrial estate
- La Trobe University and the adjacent research and development area

The planning of the La Trobe National Employment and Innovation Cluster has been underway since 2014. The key outcomes and principles presented in this document have been developed in conjunction with the Banyule and Darebin City Councils, La Trobe University, Austin Health, state government agencies and stakeholders.

The plan has evolved from earlier consultation on the key ideas in June 2016, which received strong support. Key findings of this engagement and subsequent stakeholder consultation have been incorporated in the framework plan.

There are a series of challenges which are addressed in the plan including better transport solutions, facilitative partnerships to take advantage of the benefits of agglomeration, improved amenity and identity of places. The framework plan aims to facilitate economic development and foster the intensification of key commercial, education, research and health precincts. Strategic sites, activity centres and neighbourhoods close to key public transport routes provide focal areas for addressing future housing shortages.

Vision

The La Trobe Cluster will **transform** from a place with a number of separate important institutions and places to an **integrated, hyper-productive city** focussing on boosting jobs in education and research, health and advanced manufacturing. Strategic investment in transport improvements, amenity and sustainable initiatives will accelerate growth and prosperity in the region.

The Heidelberg and Northland employment precincts will strengthen their current roles as high-value retail, commercial and social spaces providing facilities for people to enjoy leisure time and supply products and services needed for everyday living. Heidelberg's agglomeration of hospitals will enable high density, skilled jobs of ongoing national significance for medical services and research.

The La Trobe Cluster will harness the power of the university and local and international entrepreneurs to produce Melbourne-grown innovative products, ideas and processes. The university will turn its attention south to the Heidelberg West industrial area to seed start-ups and businesses to link in with the research power of the university.

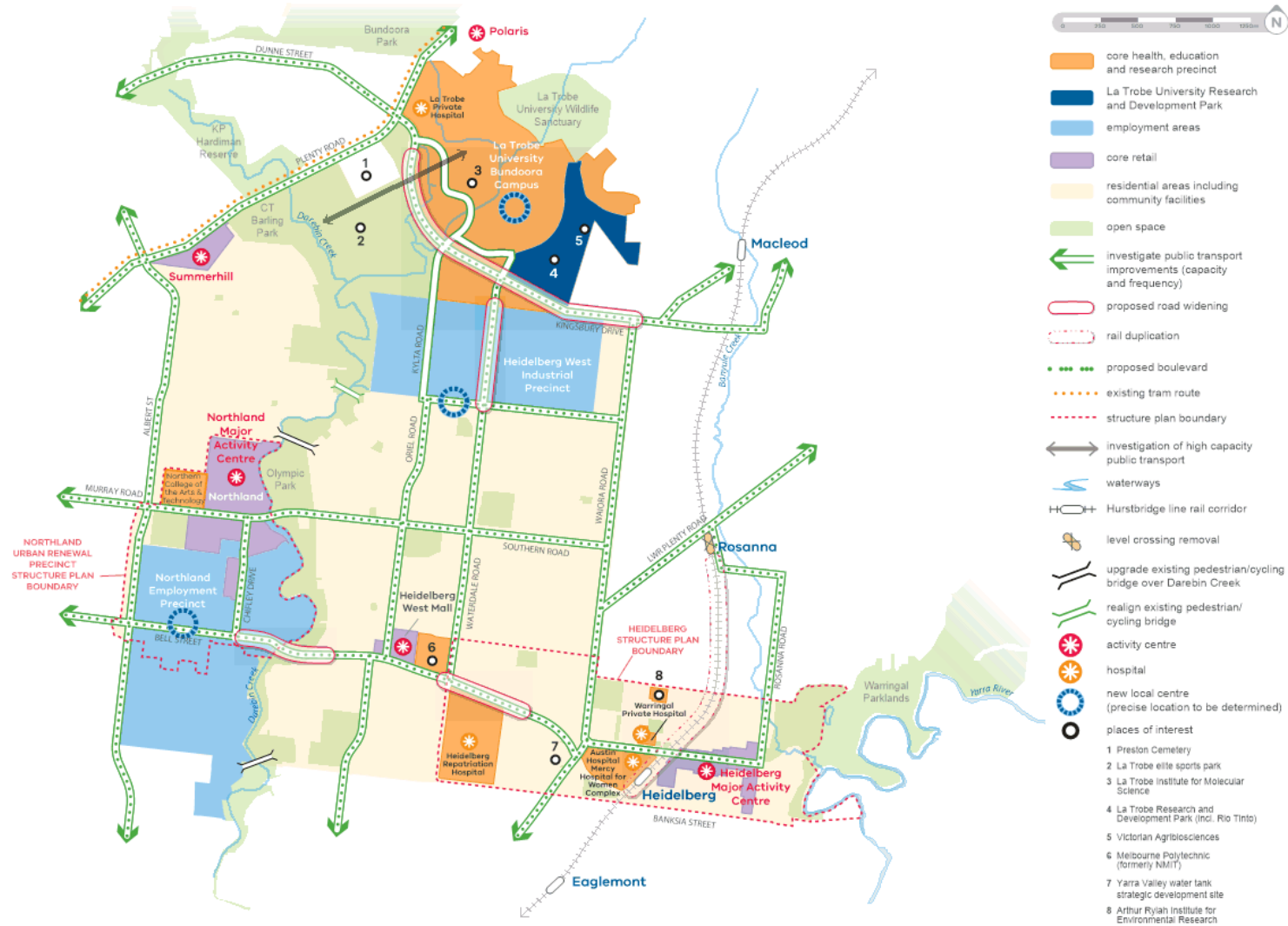
Well designed, affordable, higher density and diverse homes will be integrated with established homes to ensure everyone can find a place to live as the Cluster increasingly becomes a destination of choice with a range of attractive places to live and work. Living options will vary from older-style suburban garden homes to modern sustainable, energy-efficient, affordable and accessible homes. Being able to live and work in the same area will help reduce travel distances and open up choice in transport modes providing convenience for people going about their daily activities.

The road system will favour public transport, cycling and walking and adapt to the growing diversity of users including significant volumes of cycle and non-motorised transport as well as a sharing economy, providing on-demand access to driver and driverless vehicles. Main roads will be pleasant and safe for pedestrians and cyclists. Increasingly responsive and integrated rail, bus and tram systems will provide reliable and safe transport to citizens of all abilities.

The Darebin Creek corridor will stand out as the tranquil feature supporting the bustling new suburban city. High quality landscape features will extend beyond the corridor permeating the cluster's key precincts providing aesthetic and environmental benefits.



Figure 2 La Trobe National Employment and Innovation Cluster Framework Plan



Principles

The following principles provide a common understanding on the foundation for all future activities required to implement the vision. These principles will be used by government organisations, investors, stakeholders and communities as a reference tool supporting decision-making and management of change within the cluster.



P1 A highly productive business, learning and research hub with increased attractiveness as a place to work, live and visit.



P5 A mixed use cluster with better services and facilities and affordable, accessible and diverse housing close to jobs.



P2 Intensified and rejuvenated employment precincts that increase and diversify employment opportunities.



P6 Maximising the use of existing community infrastructure, and when needed, providing for new infrastructure including public and private schools, community centres and sporting facilities.



P3 A high profile cluster that flourishes and grows in its importance to the local, state and national economy.



P7 Sustainable precincts with integrated water cycle management, increased liveability, enhanced environmental benefits through environmentally sustainable development and climate change resilience.



P4 Integrated transport networks that support economic growth with a hierarchy of road users supporting sustainable and active modes of movement.



P8 Enhanced identity and connectivity of the Darebin Creek corridor embracing the aboriginal cultural heritage and promoting cohesion between the Cities of Darebin and Banyule.

Strategic Outcomes

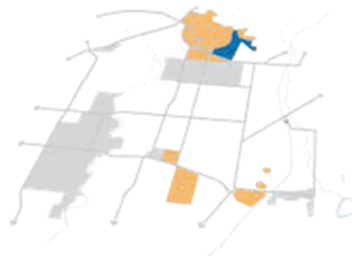
The draft La Trobe National Employment and Innovation Framework Plan outlines six focused strategic outcomes. Each of the strategic priorities in the cluster is an incremental action. As a whole, this series of actions aim to facilitate achievement of the vision and embody the principles for the cluster. The following planning and investment activities will take shape over the coming decade. These are further detailed overleaf. As a whole, this series of actions aim to facilitate achievement of the vision and embody the principles for the cluster. The following planning and investment activities will take shape over the coming decade. These are further detailed overleaf.



STRATEGIC OUTCOME 1
A transformed transport network that supports the economic growth of the cluster.



STRATEGIC OUTCOME 4
Improved public open space and community infrastructure to meet changing needs.



STRATEGIC OUTCOME 2
Employment growth with innovation in the health, education and research industries with higher jobs density.



STRATEGIC OUTCOME 5
Sustainable development in future transport, public realm and built form activities.



STRATEGIC OUTCOME 3
A boost in jobs growth and the development of attractive public domains in employment areas with new town centres.



STRATEGIC OUTCOME 6
Structure plans that support future growth of the key education, health, employment precincts and activity centres.

STRATEGIC OUTCOME 1:

A TRANSFORMED TRANSPORT NETWORK THAT SUPPORTS THE ECONOMIC GROWTH OF THE CLUSTER

Good transport connections to and within the La Trobe Cluster are critical to its success. The precinct will require a substantial shift to increased walking, cycling and public transport modes to alleviate congestion, promote commercial activity and ensure the cluster is a destination for attracting new employment.

With a place-making role and a focus on the 10km radius of connectivity, the transport vision for the La Trobe cluster and other clusters in metropolitan Melbourne will form an overlapping network within the city.

The network of north-south and east-west arterial roads, the South Morang and Hurstbridge rail lines, the Reservoir to La Trobe University shuttle bus and the 903 smart bus route (Altona-Mordialloc) form an excellent foundation on which to overlay more convenient connections and new transport modes. A range of big infrastructure and small interventions will be required to support future economic growth.

Action	Time frame	Lead agency
<p>1.1 Prepare an integrated transport plan that:</p> <ul style="list-style-type: none"> • prioritises public transport, walking and cycling • provides for public transport links between employment precincts and to other activity nodes within a 10 km radius • provides for improvements to roads which allow for better public transport movements (such as bus lanes) and tree planting • provides for new and upgraded links across Darebin Creek. 	Short to Medium Term	VPA TfV BCC DCC
<p>1.2 Determine potential links into the cluster from the North-East Link following the Victorian Government's decision on the final route.</p>	Short Term	NELA VPA TfV

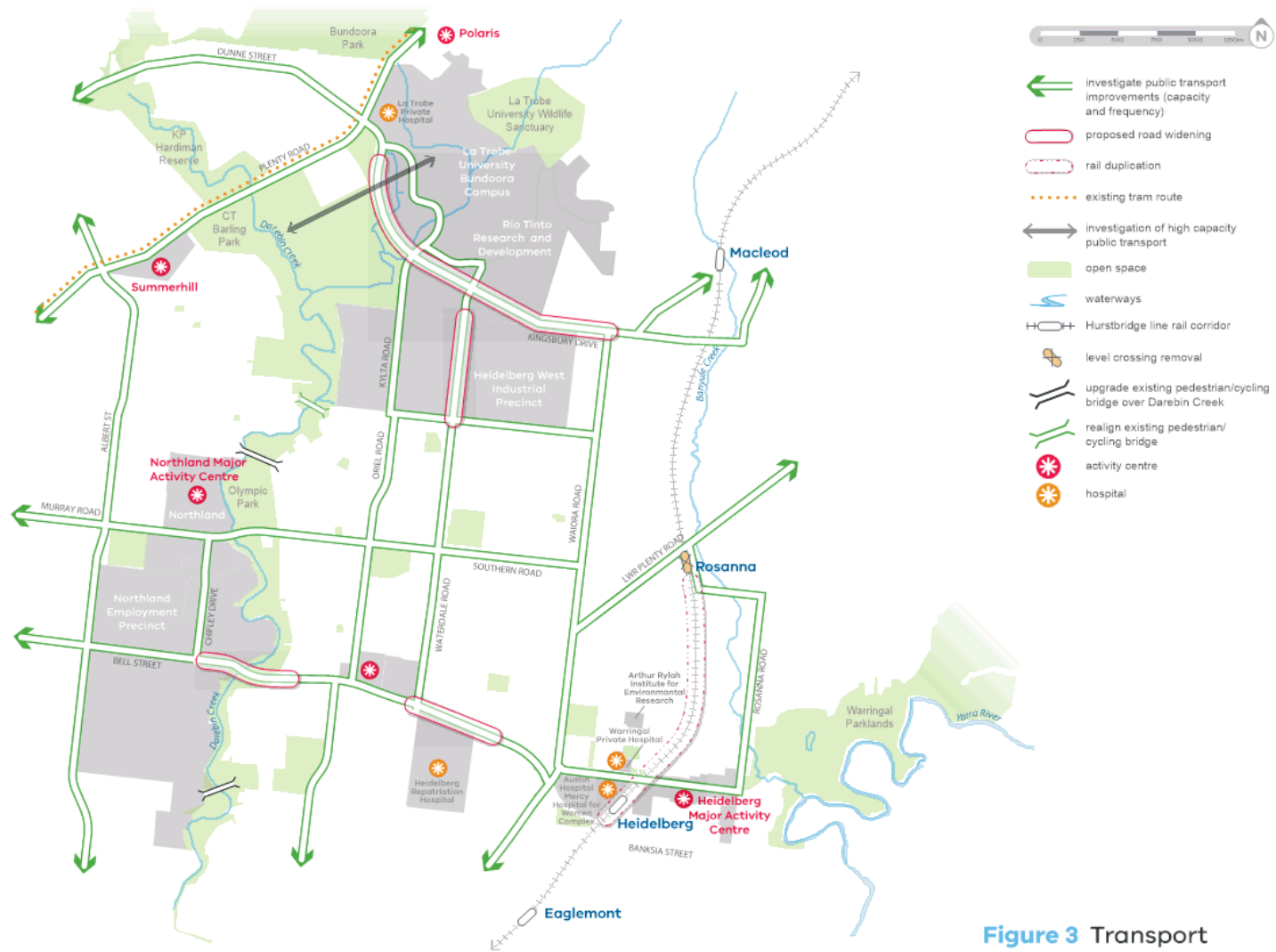


Figure 3 Transport



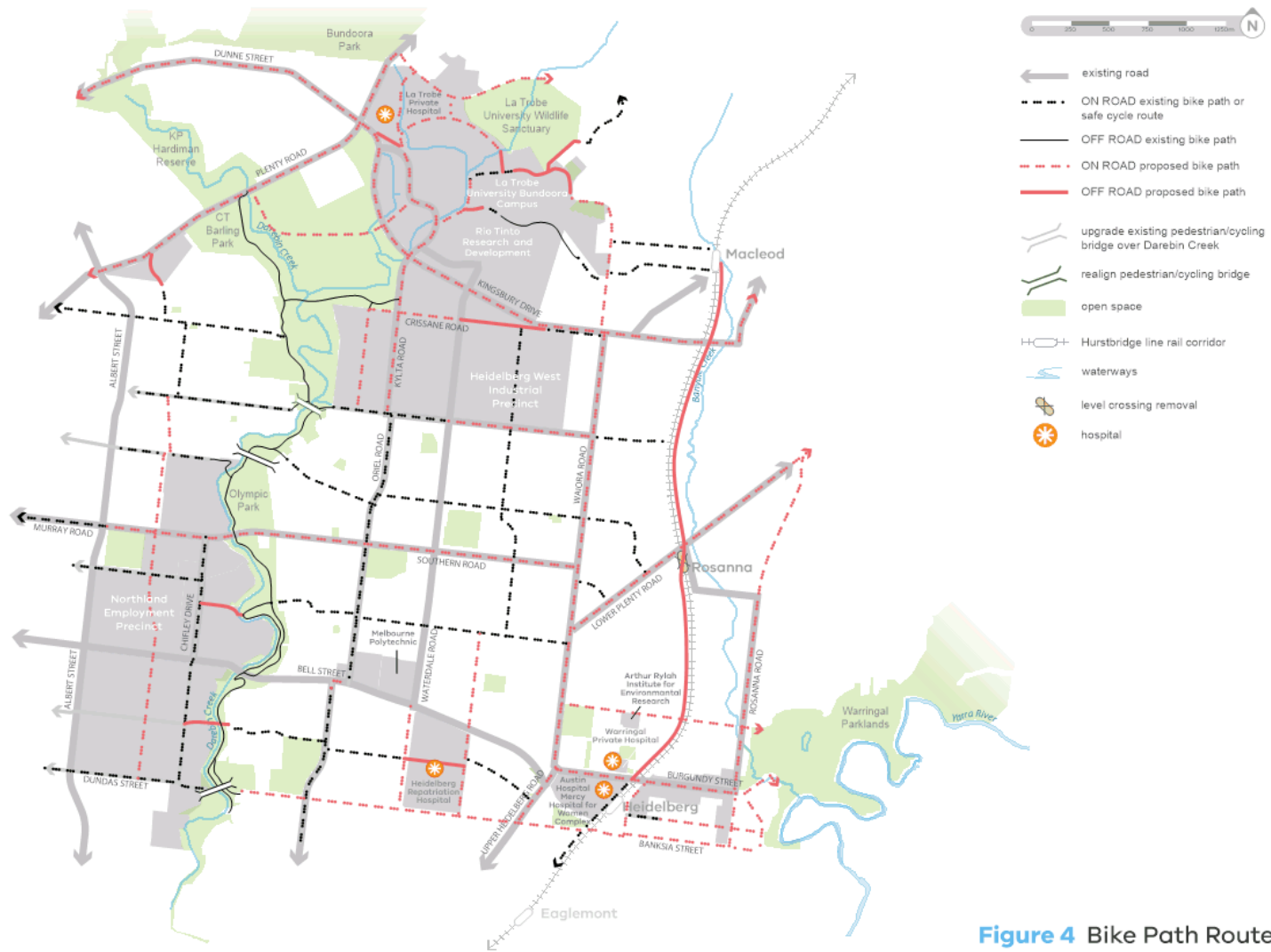


Figure 4 Bike Path Routes

STRATEGIC OUTCOME 2:

EMPLOYMENT GROWTH WITH INNOVATION IN THE HEALTH, EDUCATION AND RESEARCH INDUSTRIES WITH HIGHER JOBS DENSITY

The health, education and research precincts encompass the major institutions of La Trobe University, Austin Health and Mercy Hospital. These world class institutions are the major assets upon which the La Trobe Cluster is founded and the capacity for the cluster to increase employment and the resultant investment opportunities.

It will be important to support the implementation of the La Trobe University master plan for expanded research and development and to provide new accommodation that will enable students, visiting academics, researchers and health professionals to stay locally with reduced travel needs. It is also imperative to work with Austin Health for the redevelopment of the Heidelberg Repatriation Hospital to integrate better into the Austin Health Medical Precinct.

	Action	Timing	Lead Agency
2.1	Support Austin Health and La Trobe University by providing whole of government coordination to implement their Masterplans.	Medium Term	VPA
2.2	Advocate for non-government investment in health, research and education activities in the nearby employment precincts through investment attraction strategies for new business to locate in the cluster.	Medium Term	VPA DEDJTR BCC DCC
2.3	Promote the opportunity for establishment of allied health, research and development and diverse housing opportunities in close proximity to the main institutions by ensuring that structure plans allow for these land uses.	Short Term	VPA



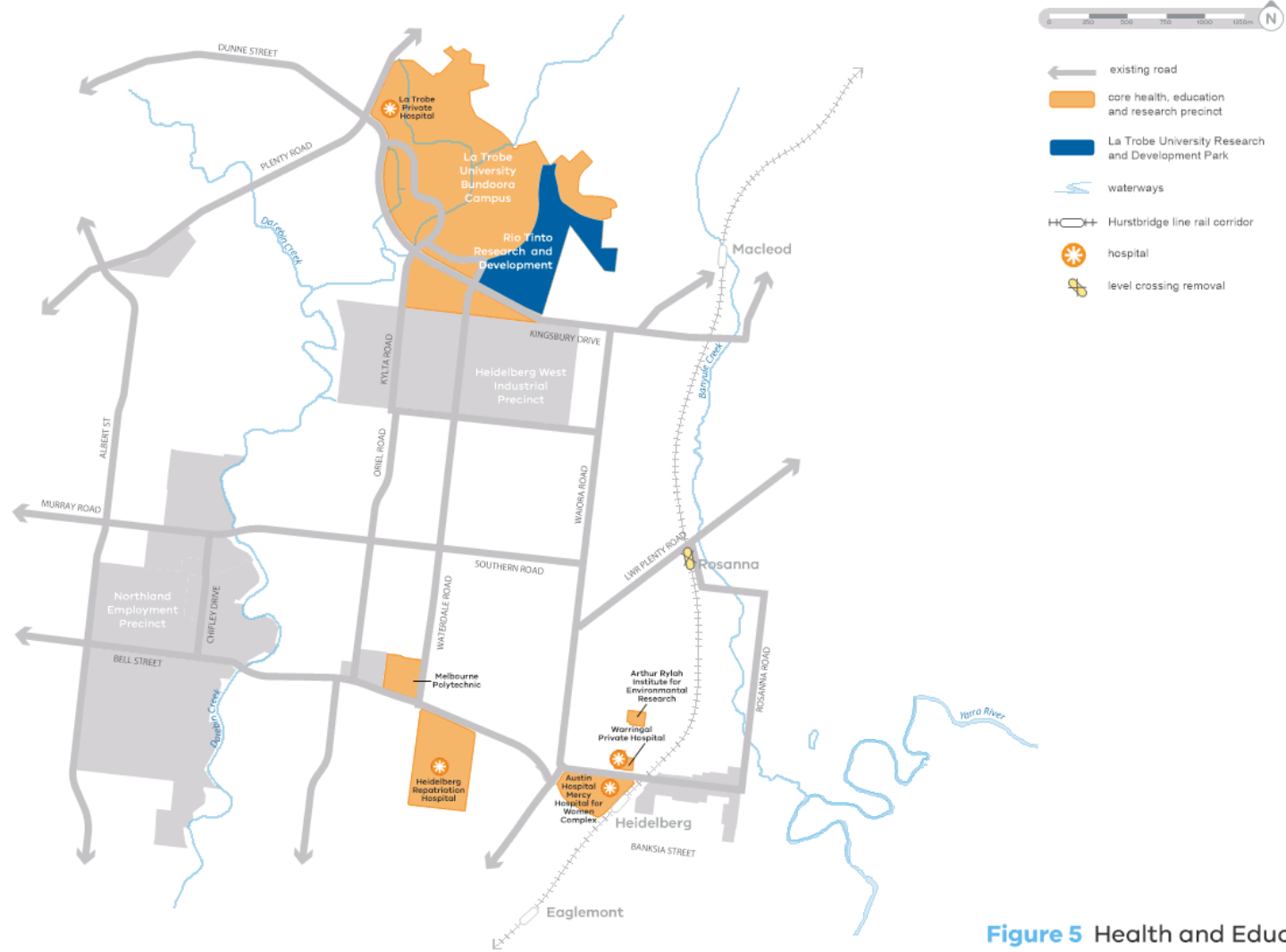


Figure 5 Health and Education

STRATEGIC OUTCOME 3:

A BOOST IN JOBS GROWTH AND DEVELOPMENT OF ATTRACTIVE PUBLIC DOMAINS IN EMPLOYMENT AREAS WITH NEW TOWN CENTRES

Maximising jobs growth will require a concerted effort to create more vibrant activity and business centres. The La Trobe Cluster has been successful as an important employment area in the north-east region. It needs to modernise, with particular focus on addressing the gaps in the range of land uses and infrastructure now sought by a new breed of businesses and workers. This includes access to broadband services and amenities e.g. cafes and retail, public open space and business services. Advocacy with the Federal Government for improved broadband access for this nationally significant cluster will be important in the short term. Streamlining planning scheme limitations and investing in public transport and the public realm will catalyse positive change.

By concentrating a range of retail, business accommodation, community facilities and public open space within the heart of the supporting employment areas, there will be greater potential to deliver the amenity, vibrancy and interest that is needed to attract new businesses.

Another key issue is for workers to have local access to a range of housing options including higher quality dwellings. Housing areas surrounding the employment precincts are generally in need of renewal, particularly within the Preston East and Heidelberg West housing areas. Development of these areas should focus on sustainability and affordability with higher densities than typical detached housing areas.

Fostering public realm upgrades and public transport in the Heidelberg West Industrial and Northland Employment Precincts are key to allowing these areas to transform from older industrial areas to modern business centres.

Action	Timing	Lead Agency
3.1 Advocate to the Federal Government and its agencies for improved high speed broadband access throughout the La Trobe Cluster, with a priority on the Heidelberg West Industrial and the Northland Employment Precincts.	Short Term	VPA BCC DCC DEDJTR
3.2 Plan for new activity centres within employment precincts.	Short Term	VPA BCC DCC
3.3 Plan for business investment and growth of high density employment by completing the Heidelberg West Industrial and Northland Urban Renewal Precinct Structure Plans and implementing them with amendments to the respective planning schemes.	Medium Term	BCC DCC
3.4 Prepare an investment attraction strategy for the Heidelberg West Industrial and Northland Urban Renewal Precincts following the completion of the Precinct Structure Plans.	Medium Term	DEDJTR

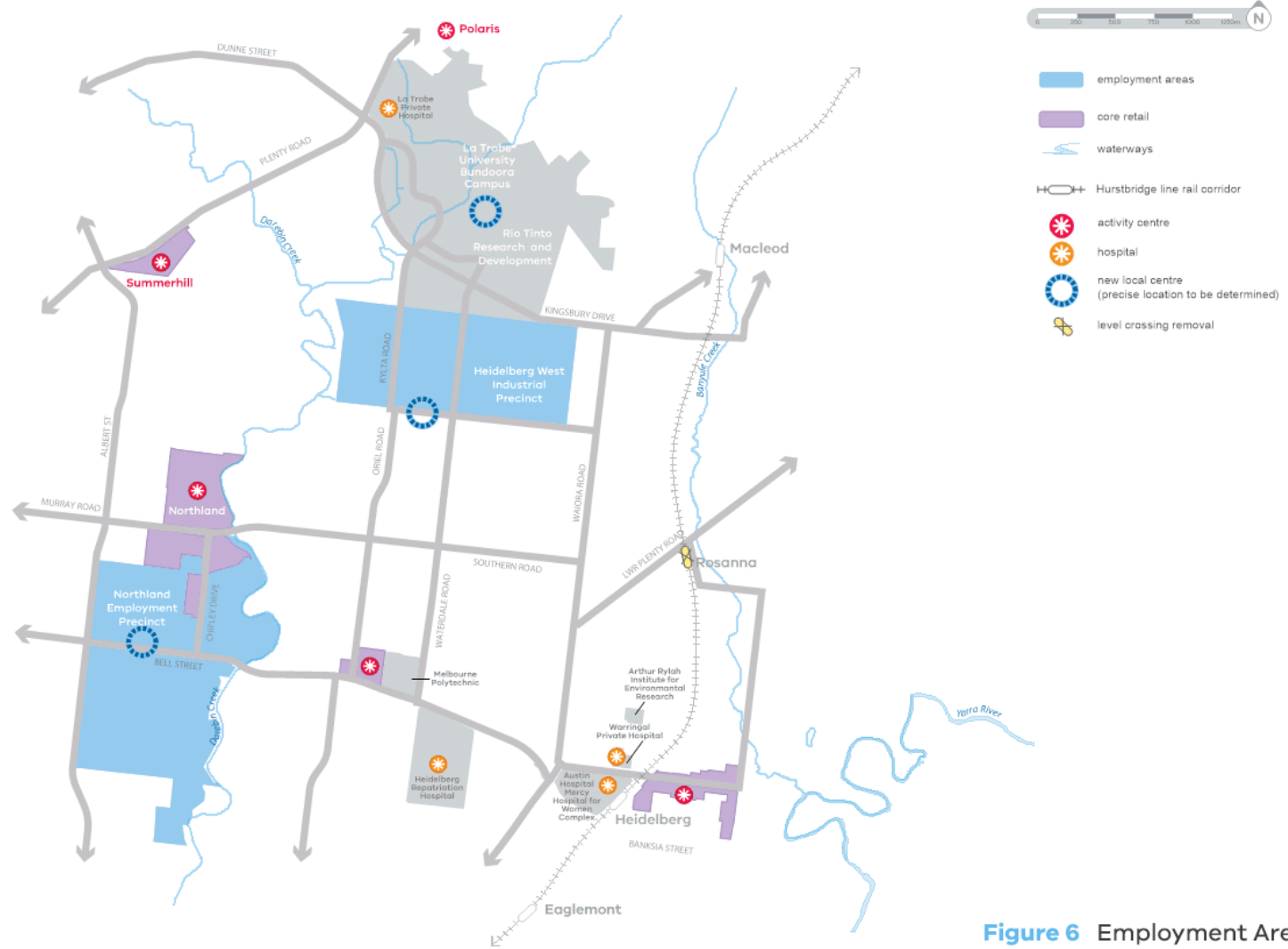


Figure 6 Employment Areas

STRATEGIC OUTCOME 4:

IMPROVED PUBLIC OPEN SPACE AND COMMUNITY INFRASTRUCTURE TO MEET CHANGING NEEDS

A large part of the amenity and social life of the cluster is derived from the public places, buildings and services that support the needs of the local community. They offer places of respite, cultural expression and every day needs such as childcare, health centres, libraries and education. Open spaces and landscaped streets also contribute to sustainability and resilience against the effects of climate change. It's important to recognise the importance of the Darebin Creek corridor and its contribution to the liveability of the cluster.

Community infrastructure is delivered by both the public and private sector to support the needs of the community, including workers, visitors, students and residents. Areas of higher change will require a concerted effort to plan for and deliver the types of places that provide a good quality of life. This is essential as an attractor for people to live, work or visit the cluster. Needed infrastructure has been identified in the *Joint Community Infrastructure Plan* by ASR Research. Infrastructure provision will focus on adaptable and flexible spaces that are co-located to maximise the opportunity for integration of multiple activities.

Action	Timing	Lead Agency
4.1 Plan and deliver priority infrastructure requirements and items based on the Joint Community Infrastructure Plan by ASR Research (October 2016).	Short to Medium Term	BCC DCC
4.2 Undertake infrastructure contribution planning for areas of high change within the cluster.	Medium Term	BCC DCC VPA support
4.3 Support the f Banyule and Darebin City Councils to establish public open space contribution rates that will ensure open space improvements support anticipated growth.	Short Term	BCC DCC
4.4 Develop a future education growth plan to support the local population changes with appropriate expansion or upgrades to primary and secondary schools and definition of school catchments.	Medium Term	VPA DET
4.5 Work with La Trobe University to achieve greater utilisation of existing cultural, community and open space infrastructure on the university grounds.	Short Term	VPA La Trobe University BCC DCC

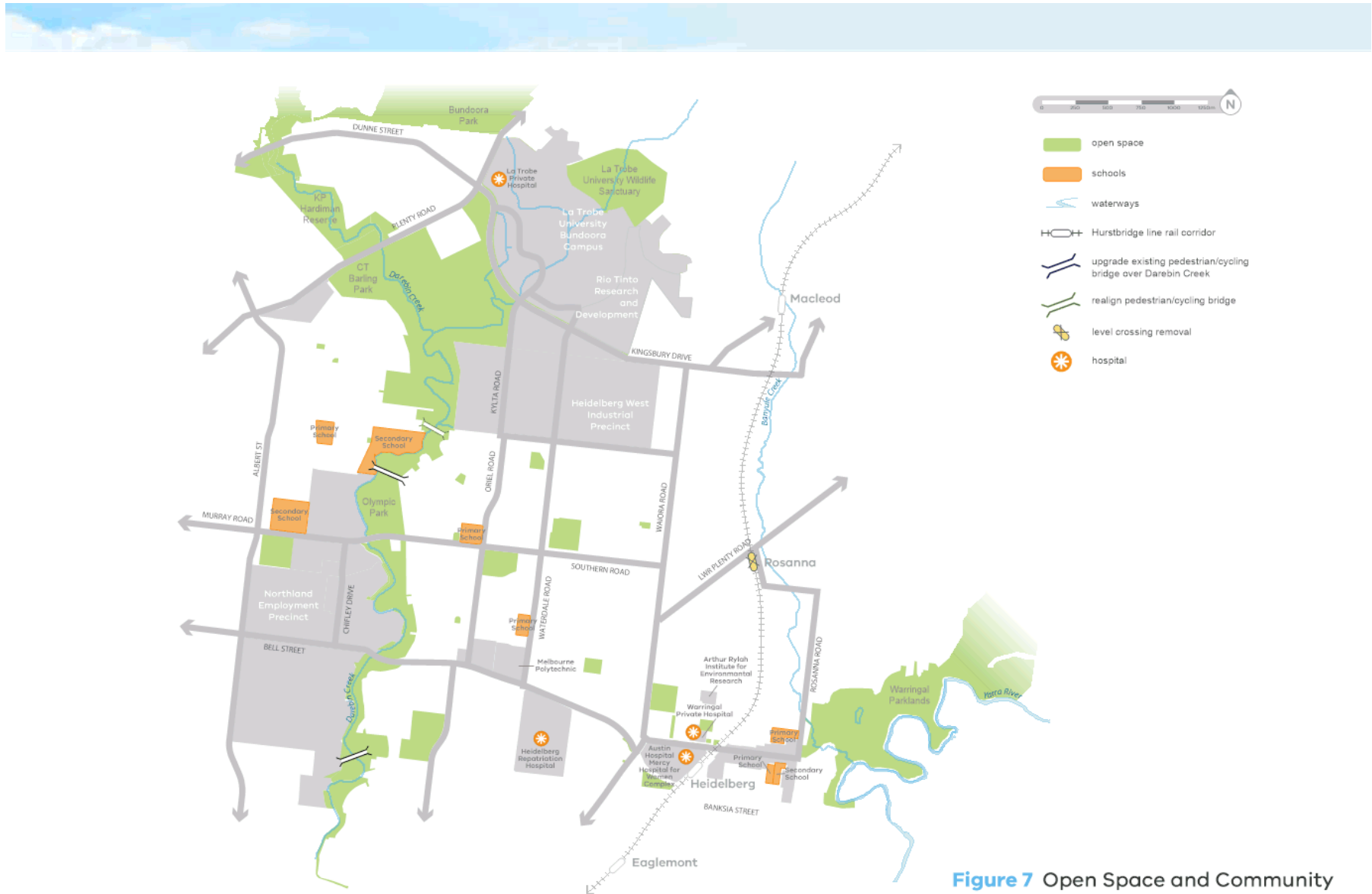


Figure 7 Open Space and Community

STRATEGIC OUTCOME 5:

SUSTAINABLE DEVELOPMENT WITHIN THE PUBLIC REALM AND BUILT FORM CONSTRUCTION

Any future works including transport, public realm and built form, should take into account the long term viability of infrastructure investment including water conservation and stormwater harvesting.

The detailed planning work should consider:

- Environmentally Sustainable Development (ESD) objectives in preparing design guidelines for the built form across the cluster.
- Sustainable transport and promotion of green travel
- Integrated Water Management within employment precincts.
- Water Sensitive Urban Design within employment precincts.
- Open Space design and landscaping within employment precincts that can mitigate urban heat island effect.

Action	Timing	Lead Agency
5.1 Prepare ESD guidelines as part of Precinct Structure Plan implementation.	Short to Medium Term	BCC DCC
5.2 Include the recommendations of the <i>Integrated Water Management Plan for the La Trobe National Employment Cluster</i> by MWH and Arup (August 2016) in capital works planning.	Short to Medium Term	BCC DCC
5.3 Undertake consistent tree planting along main arterial roads to reduce the heat island effect.	Medium to Long Term	BCC DCC VicRoads



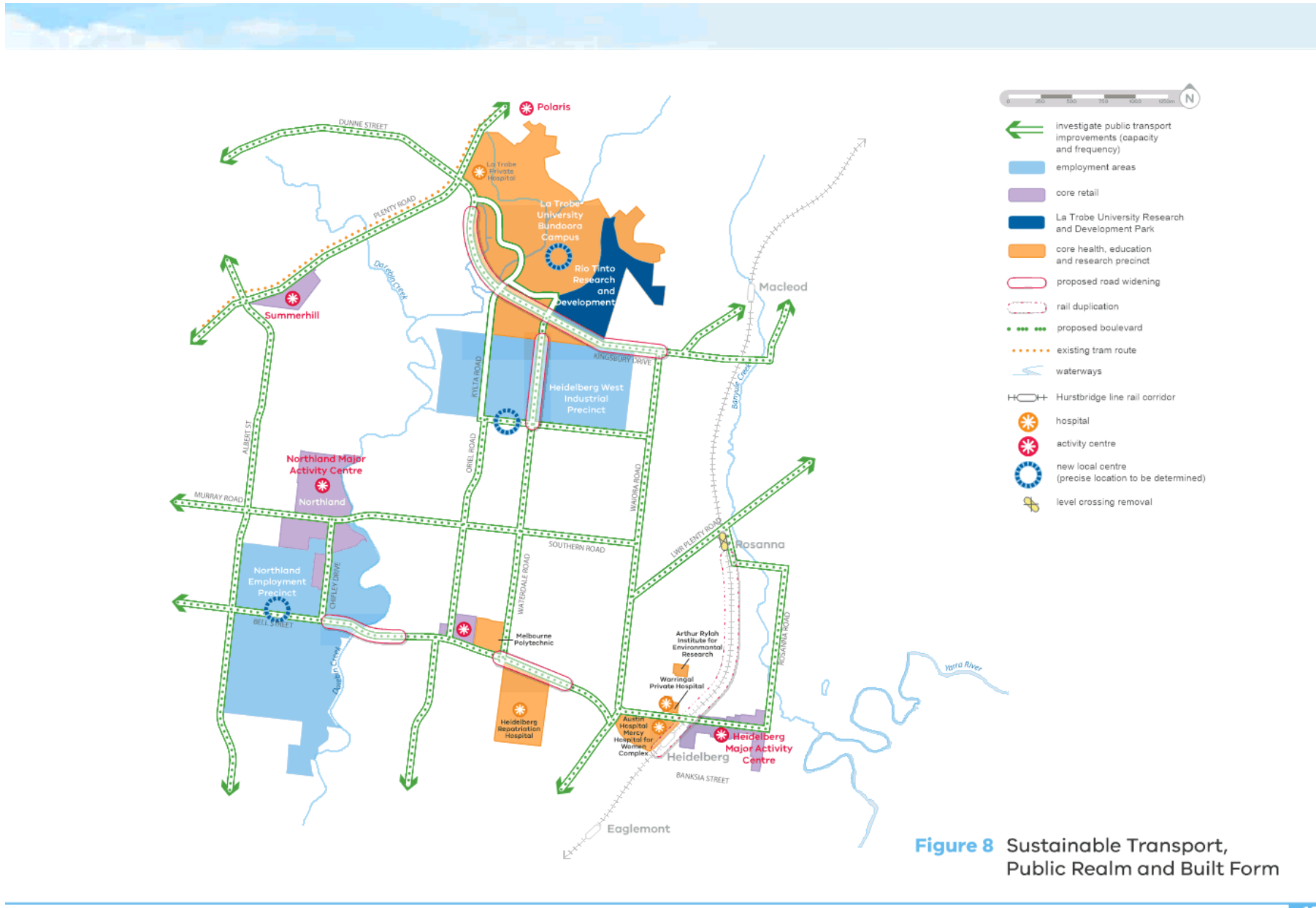
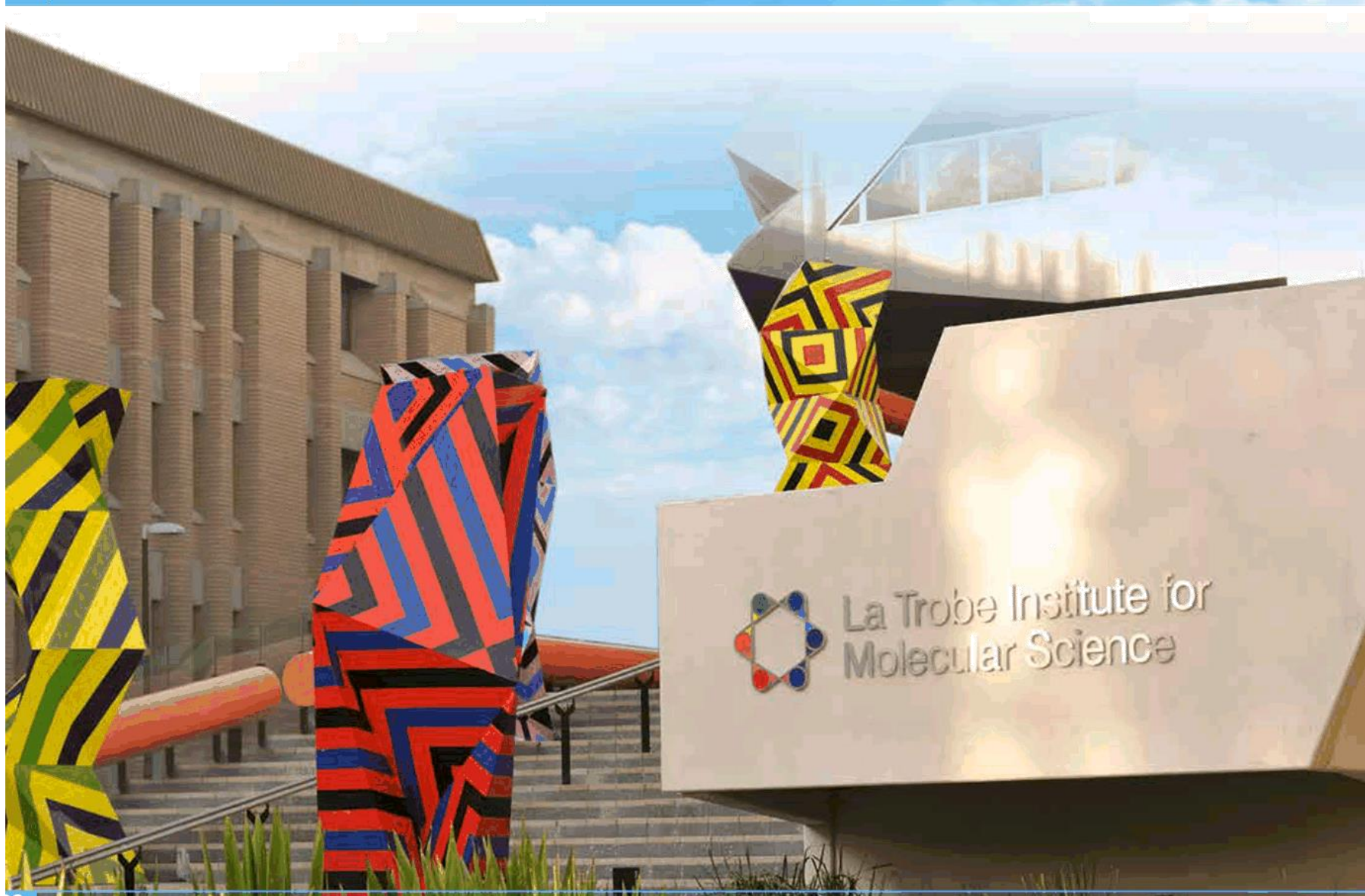


Figure 8 Sustainable Transport, Public Realm and Built Form



STRATEGIC OUTCOME 6:**STRUCTURE PLANS THAT SUPPORT FUTURE GROWTH OF THE KEY EDUCATION, HEALTH, EMPLOYMENT PRECINCTS AND ACTIVITY CENTRES**

Urban renewal projects offer significant opportunities for integrated planning at the local level to address the goals of this plan and resolve specific opportunities and challenges. These projects will be delivered in a coordinated manner in the short to medium term. Precincts such as activity centres and older industrial areas are urban renewal projects as they are all going through a phase of change.

The detailed planning work should be undertaken on the basis of the following:

- Optimise economic and social participation of local communities through development of ongoing local employment opportunities and new housing choices.
 - Prioritise contemporary approaches to integrated mixed use development founded on walking and cycling access, and maximising public transport integration.
 - Establish a high standard of urban design that can contribute positively to the image and identity of the cluster.
 - Plan for open spaces and landscaping that can transform the image of the precinct, mitigate the urban heat island effect, provide water retention and address recreational needs.
 - Future proofing development through early planning for utilities and service provision that optimise long term efficiency and affordability.
 - Social, cultural and entertainment needs of the growing and changing population are met.
- New and diverse housing around existing activity centres, education and research precincts, Heidelberg West and Northland employment precincts.
 - A range of housing options within the Northland Urban Renewal Precinct and the Heidelberg West residential area that provide accommodation locally for workers, students, visitors to key institutions and those choosing to age in place.
 - Address the potential risk of community displacement through the provision of social and affordable housing within the cluster.
 - Research precincts, as a priority.
 - Develop a range of housing options that provide accommodation locally for workers, students and visitors to key institutions and those choosing to age in place.
 - Address the potential risk of community displacement through provision of social, accessible and affordable housing within the cluster.



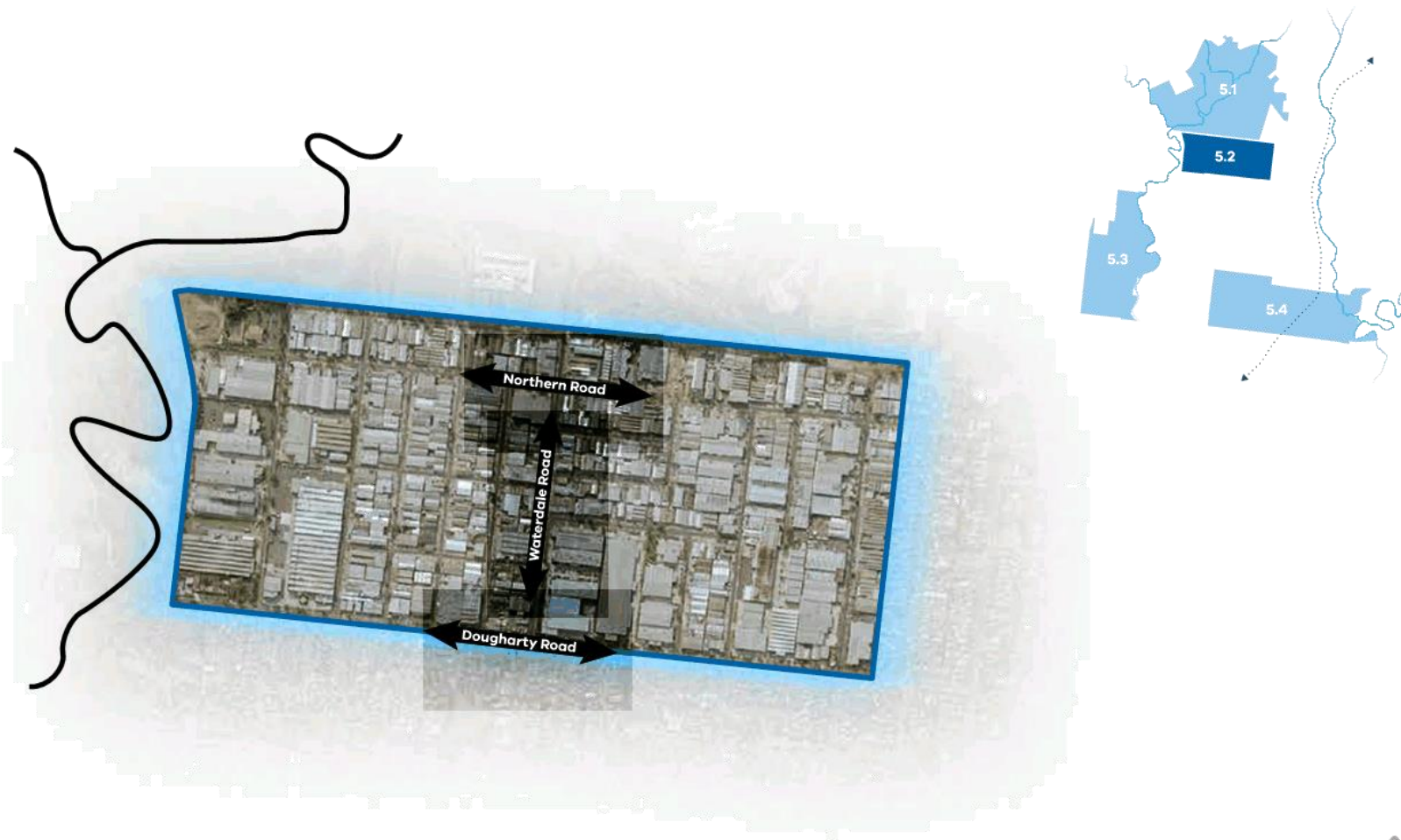


Figure 9 Heidelberg West Employment Precinct

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aerial photograph October 2015

6.1 Heidelberg West Industrial Precinct

Key Information

Size: 97 Hectares

Key Elements

- Darebin Creek
- Established industrial built form
- Proximity to La Trobe University

Long Term Vision

A modern business environment with new offices and research and development premises including advanced manufacturing that relates to La Trobe University and supports a growing residential community with new tree lined street networks for public transport, pedestrians and cyclists. It will be a precinct that offers small local supermarket shopping with cafes and restaurants that serve the needs of local workers and residents within and outside the precinct.

Priority Action

Prepare a precinct structure plan for the Heidelberg West Industrial Precinct to support the area transitioning to a modern business environment.

Action	Timing	Lead Agency
6.1.1 Prepare a structure plan for the Heidelberg West Industrial Precinct to provide for a modern business environment to attract new business, particularly in research and development industries connecting to La Trobe University, providing for innovation in science and technology.	Short Term	VPA
6.1.2 Plan and deliver works over the medium to long term for improved connections to the Darebin Creek and an improved public realm environment with an attractive interface to the Darebin Creek.	Short Term for Plan and Medium to Long Term for Delivery	VPA BCC
6.1.3 Implementation of the structure plan for delivery of new and upgraded infrastructure identified in the structure plan by exploring funding avenues (including an Infrastructure Contributions Plan) to support future infrastructure works by authorities.	Short Term	VPA BCC

Current Status

The Victorian Planning Authority and Council have formed a partnership and commenced work on research and analysis about opportunities for future land use and development.

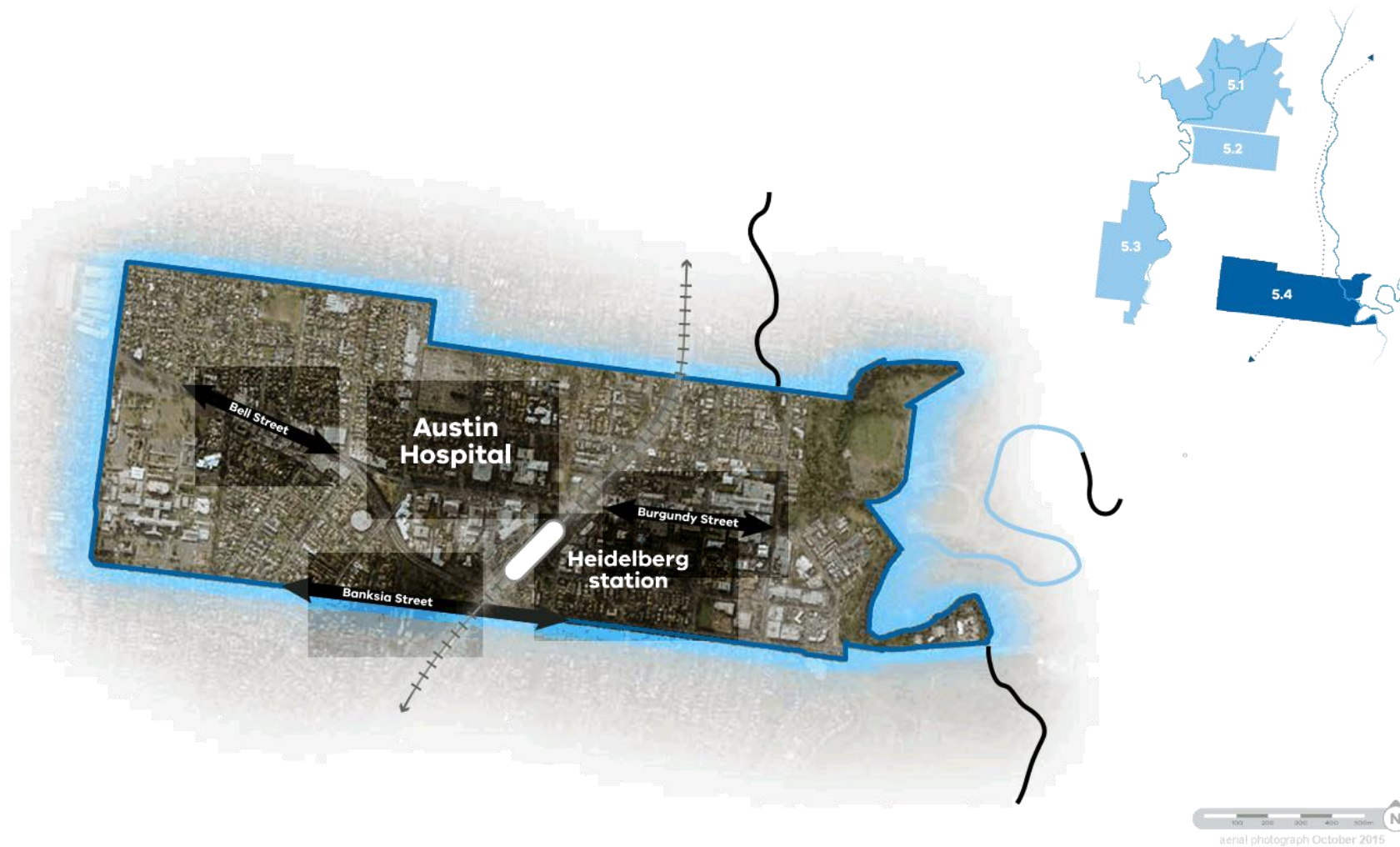


Figure 10 Heidelberg Activity Centre and Medical Precinct

6.2 Heidelberg Activity Centre

Key Information

Size: 223 Hectares

Key Elements

- Heidelberg Train Station
- Medical Services Precinct
- Burgundy Street Shopping Strip

Long Term Vision

Situated in a valley with green, leafy surrounds, nearby parklands and a riverine environment, Heidelberg's growing economy is centred on Burgundy Street and a revitalised train station with links to the surrounding hospitals. Nationally significant medical services and allied industries continue to cluster at and near the hospitals.

The centre's rich arts history, culture and entertainment is supporting a vibrant public realm where footpath trading, public art, landscaping and well-designed streets are transforming the urban setting. Comfortable meeting spaces are woven into the public realm and integrated with new buildings. A sustainable urban environment with high-quality urban, architectural and landscape design. Mixed use developments contribute new housing close to jobs and amenities.

Priority Action

Prepare and implement a master plan to inform future development at Heidelberg Train Station that benefits the La Trobe National Employment and Innovation Cluster.

	Action	Timing	Lead Agency
6.2.1	Prepare a master plan for redevelopment at Heidelberg Railway Station that captures social and economic uplift opportunities with links to hospitals.	Short Term	VPA VicTrack PTV
6.2.2	Implementation of priority public realm improvements within the Heidelberg Structure Plan, e.g. pedestrian and cycling routes.	Short Term	BCC
6.2.3	Prepare an economic information base for floor space growth projections to implement the Heidelberg Major Activity Centre and Medical Precinct Structure Plan.	Short Term	BCC
6.2.4	Prepare and implement master plan for the Heidelberg Repatriation Hospital.	Short Term	Austin Health

Current status

The Heidelberg Structure Plan was adopted by Council in 2010.

More information about the structure plan can be found on the Council's website:
<http://www.banyule.vic.gov.au/Services/Planning/Activity-Areas/Heidelberg-Structure-Plan>

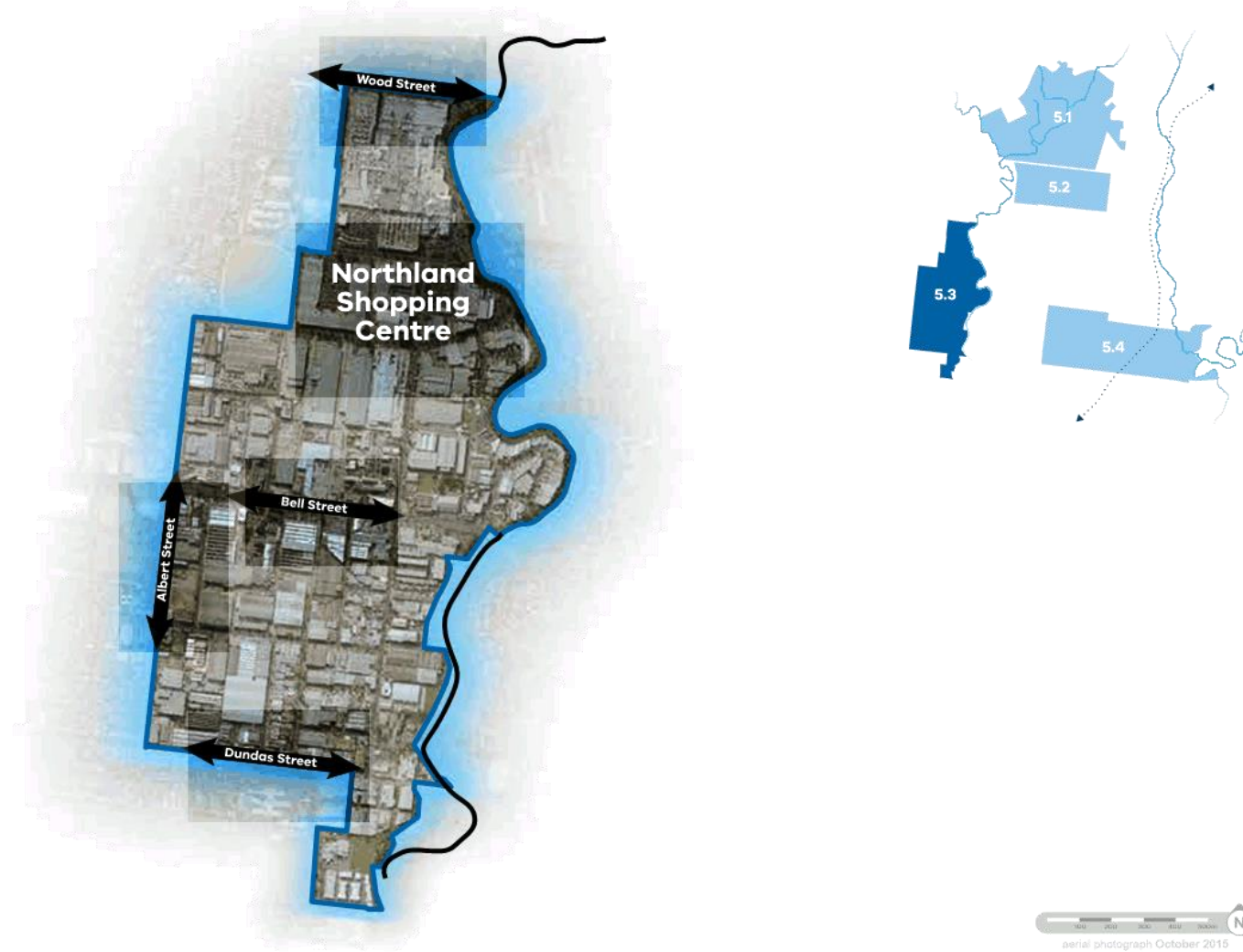


Figure 11 Northland Employment Precinct

6.3 Northland Employment Precinct

Key Information

Size: 229 Hectares

Key Elements

- TW Blake Reserve
- Darebin Creek
- Established industrial built form
- Adjoins Northland Shopping Centre

Long Term Vision

The Northland area will be an important higher density mixed use precinct offering modern offices, hotel and conference facilities, public open spaces, dining and café destinations and business services providing diverse employment. Harnessing technology, repurposing industrial buildings to foster jobs growth in creating industries and nurturing research and development industries within the cluster will contribute to diverse employment opportunities. Regeneration of parts of the industrial area would also deliver a mix of affordable, diverse, well designed, higher density housing. Improved street networks will cater for better movement of public transport, pedestrians and cyclists. A public realm led strategy will see the transformation of the precinct into an important 21st Century business and residential destination in Melbourne's north.

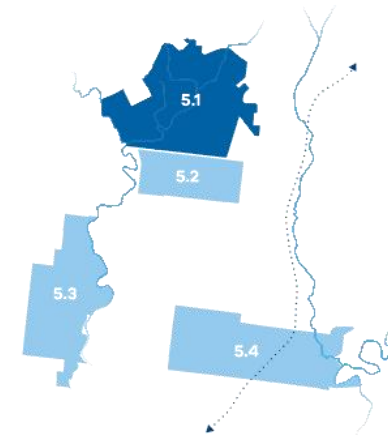
Priority Action

Finalise the Northland Urban Renewal Precinct Structure Plan to transform the precinct to a modern, vibrant mixed use precinct.

	Action	Timing	Lead Agency
6.3.1	Support Darebin City Council to finalise the Northland Urban Renewal Precinct Structure Plan to transform the precinct to a modern, vibrant mixed use precinct with an active night time economy and improve public open space, particularly the TW Blake Reserve.	Short Term	DCC
6.3.2	Investigate a high capacity public transport link through the precinct and providing for cycling and pedestrian movements.	Short Term	DCC VPA TV
6.3.3	Prepare a structure plan for the remainder of the Northland Employment Precinct to the south of Bell Street to Dundas Street.	Long Term	DCC VPA
6.3.4	Prepare an infrastructure plan for delivery of works over the medium to long term.	Short Term for Plan and Medium to Long Term for Delivery	DCC VPA
6.3.5	Provide advocacy and assist in exploring funding avenues (including an Infrastructure Contributions Plan) to support future infrastructure works by authorities.	Short Term	VPA DCC

Current status

The City of Darebin is currently preparing a structure plan for the Northland Urban Renewal Precinct. Engagement with the community is the next step in the process.



6.4 La Trobe University Precinct

Key Information

Size: 267 Hectares

Key Elements

- La Trobe University
- La Trobe Sports Precinct
- Rio Tinto and other research institutions
- Victorian Agriobiosciences

Long Term Vision

A world class university with a great on campus student housing and town centre environment, making it a destination for all. It will build on its research functions by linking in with businesses in the Heidelberg West Industrial Precinct. The university will be host to a regional level sports park including elite training facilities that are a magnet for all types of sports for participants and spectators alike.

Priority Action

Support La Trobe University in preparing a structure/development plan for its Bundoora Campus.

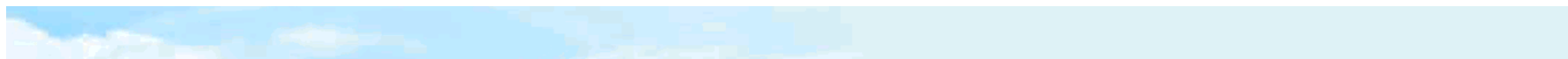
Action	Timing	Lead Agency
6.4.1 Support La Trobe University in preparing a structure/development plan for its Bundoora Campus to provide for more student housing, a university town and integration with its surroundings to link the residential and business communities.	Short Term	La Trobe University VPA TV
6.4.2 Ensure planning for surrounding areas, particularly in the Heidelberg West Industrial Precinct has regard for the objectives of the La Trobe University Master Plan.	Ongoing	VPA BCC DCC
6.4.3 Investigate high-capacity public transport options serving La Trobe University's residential, health, research, education and sports precincts.	Medium Term	VPA PTV TV

Current status

The master plan is currently being developed into detailed structure plans and development plans based on La Trobe University's priorities.

Implementation

Action	Timing	Lead Agencies
Strategic Outcome 1: A transformed transport network that supports the economic growth of the cluster		
1.1 Prepare an integrated transport plan that: <ul style="list-style-type: none"> prioritises public transport, walking and cycling; provides for public transport links between employment precincts and to other activity nodes within a 10 km radius; provides for improvements to roads which allow for better public transport movements (such as bus lanes) and tree planting; and provides for new and upgraded links across Darebin Creek. 	Short to Medium Term	VPA TV BCC DCC
1.2 Determine potential links into the cluster from the North-East Link following the Victorian Government's decision on the final route.	Short Term	NELA VPA TV
Strategic Outcome 2: Employment growth with innovation in the health, education and research industries with higher jobs density		
2.1 Support Austin Health and La Trobe University by providing whole of government coordination to implement their Masterplans.	Medium Term	VPA
2.2 Advocate for non-government investment in health, research and education activities in the nearby employment precincts through investment attraction strategies for new business to locate in the cluster.	Medium Term	VPA DEDJTR BCC DCC
2.3 Promote the opportunity for the establishment of allied health, research and development and diverse housing opportunities in close proximity to the main institutions by ensuring that structure plans allow for these land uses.	Short Term	VPA
Strategic Outcome 3: A boost in jobs growth and the development of attractive public domains in employment areas with new town centres		
3.1 Advocate to the Federal Government and its agencies for improved high speed broadband access throughout the La Trobe Cluster, with a priority on the Heidelberg West Industrial and the Northland Employment Precincts.	Short Term	VPA BCC DCC DEDJTR
3.2 Plan for new activity centres within employment precincts.	Short Term	VPA BCC DCC
3.3 Plan for business investment and growth of high density employment by completing the Heidelberg West Industrial and Northland Urban Renewal Precinct Structure Plans and implementing them with amendments to the respective planning schemes.	Medium Term	BCC DCC
3.4 Prepare an investment attraction strategy for the Heidelberg West Industrial and Northland Urban Renewal Precincts following the completion of the precinct structure plans.	Medium Term	DEDJTR



Action		Timing	Lead Agencies
Strategic Outcome 4: Improved public open space and community infrastructure to meet changing needs			
4.1	Plan and deliver priority infrastructure requirements and items based on the Joint Community Infrastructure Plan by ASR Research (October 2016).	Short to Medium Term	BCC DCC
4.2	Undertake infrastructure contribution planning for areas of high change within the cluster.	Medium Term	BCC DCC VPA support
4.3	Support the Banyule and Darebin City Councils to establish Public Open Space contribution rates that will ensure open space improvements support anticipated growth.	Short Term	BCC DCC
4.4	Develop a future education growth plan to support the local population changes with appropriate expansion or upgrades to primary and secondary schools and definition of school catchments.	Medium Term	VPA DET
4.5	Work with La Trobe University to achieve greater utilisation of existing cultural, community and open space infrastructure on the university grounds.	Short Term	VPA La Trobe University BCC DCC
Strategic Outcome 5: Sustainable development in future transport, public realm and built form activities			
5.1	Prepare ESD guidelines as part of Precinct Structure Plan implementation.	Short to Medium Term	BCC DCC
5.2	Include the recommendations of the Integrated Water Management Plan for the La Trobe National Employment Cluster by MWH and Arup (August 2016) in capital works planning.	Short to Medium Term	BCC DCC
5.3	Undertake consistent tree planting along main arterial roads to reduce the urban heat island effect.	Medium to Long Term	BCC DCC

Action	Timing	Lead Agencies
Strategic Outcome 6: Structure plans that support future growth of the key education, health, employment precincts and activity centres		
6.1 Heidelberg West Industrial Precinct		
6.1.1 Prepare a structure plan for the Heidelberg West Industrial Precinct to provide for a modern business environment to attract new business, particularly in research and development industries connecting to La Trobe University, providing for innovation in science and technology.	Short Term	VPA
6.1.2 Plan and deliver works over the medium to long term for improved connections to the Darebin Creek and an improved public realm environment with an attractive interface to the Darebin Creek.	Short Term for Plan and Medium to Long Term for Delivery	VPA BCC
6.1.3 Implementation of the structure plan for delivery of new and upgraded infrastructure identified in the structure plan by exploring funding avenues (including an Infrastructure Contributions Plan) to support future infrastructure works by authorities.	Short Term	VPA BCC
6.2 Heidelberg Major Activity Centre and Medical Precinct		
6.2.1 Prepare a master plan for redevelopment at Heidelberg Railway Station that captures social and economic uplift opportunities with links to hospitals.	Short Term	VPA/ VicTrack/ PTV
6.2.2 Implementation of priority public realm improvements within the Heidelberg Structure Plan, e.g. pedestrian and cycling routes.	Short Term	BCC
6.2.3 Prepare an economic information base for floor space growth projections to implement the Heidelberg Major Activity Centre and Medical Precinct Structure Plan.	Short Term	BCC
Prepare and implement a master plan for the Heidelberg Repatriation Hospital.	Short Term	Austin Health
6.3 Northland Urban Renewal Precinct		
6.3.1 Support Darebin City Council to finalise the Northland Urban Renewal Precinct Structure Plan to transform the precinct to a modern, vibrant mixed use precinct with an active night time economy and improve public open space, particularly the TW Blake Reserve.	Short Term	DCC
6.3.2 Investigate a high capacity public transport link through the precinct and provide for cycling and pedestrian movements.	Short Term	DCC VPA TfV
6.3.3 Prepare a structure plan for the remainder of the Northland employment precinct to the south of Bell Street to Dundas Street.	Long Term	DCC VPA
6.3.4 Prepare an infrastructure plan for delivery of works over the medium to long term.	Short Term for Plan and Medium to Long Term for Delivery	DCC VPA
6.3.5 Provide advocacy and assist in exploring funding avenues (including an Infrastructure Contributions Plan) to support future infrastructure works by authorities.	Short Term	VPA DCC

Action	Timing	Lead Agencies
6.4 La Trobe University Precinct		
6.4.1 Support La Trobe University in preparing a structure/development plan for its Bundoora Campus to provide for more student housing, a university town and integration with its surroundings to link the residential and business communities.	Short Term	La Trobe University VPA TV
6.4.2 Ensure planning for surrounding areas, particularly in the Heidelberg West Industrial Precinct, has regard for the objectives of the La Trobe University Master Plan.	Ongoing	VPA BCC DCC
6.4.3 Investigate high-capacity public transport options serving La Trobe University's residential, health, research, education and sports precincts.	Medium Term	VPA PTV TV

Short Term: 1-5 years, Medium term: 6-10 years; Long term: 10+ years

Abbreviations

BCC	Banyule City Council
CBD	Central Business District
DCC	Darebin City Council
DEDJTR	Department of, Economic Development, Jobs, Transport and Resources
DET	Department of Education and Training
R & D	Research and Development
TV	Transport for Victoria
VPA	Victorian Planning Authority



LA TROBE NATIONAL EMPLOYMENT AND INNOVATION CLUSTER - March 2017





CITY OF DAREBIN

Submission to the Victorian Planning Authority (VPA)

on the

La Trobe National Employment and Innovation (NEIC) Cluster Draft Framework Plan (Mar 2017)

29 March 2017

1



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Introduction

This submission's aim is to respond to the La Trobe National Employment and Innovation Cluster (LNEIC) Draft Framework Plan – March 2017 and to provide comment and recommendations where appropriate on matters affecting the Plan's implementation from the perspective of Darebin Council.

The La Trobe National Employment and Innovation Cluster (LNEIC) is one of seven, nationally-significant employment clusters discussed in the latest update of the most recent incarnation of the State Government's metropolitan planning strategy, Plan Melbourne 2017-2050, which will guide the growth of Melbourne for the next 35 years.

A cluster is simply a designated geographic concentration of employment in Melbourne distinguished by a strong core of nationally significant knowledge sector businesses and institutions that make a major contribution to the national economy and Melbourne's positioning in the global economy.

The purpose of the cluster framework in the metropolitan strategy is to improve the growth and clustering of business activity of national significance, particularly in knowledge-based industries. These areas are to be developed as places with a concentration of linked businesses and institutions providing a major contribution to the Victorian economy, most with excellent transport links and potential to accommodate significant future growth in jobs and in some instances housing.

The La Trobe NEIC is located in the northern region of metropolitan Melbourne and is seen as the potential location for new housing and of significant existing and future employment growth focused on health, education, retail and manufacturing industry.

The Darebin City Council, as a key member of the La Trobe NEIC working group, is working with the Victorian Planning Authority (VPA), La Trobe University and Banyule Council to further develop the *La Trobe National Employment and Innovation Cluster Draft Framework Plan – March 2017*.

The *La Trobe National Employment and Innovation Cluster Draft Framework Plan – March 2017* demonstrates strong foresight in planning for future directions and opportunities, especially those offered by such a well-established employment cluster.

Notwithstanding the foresight of the VPA, a number of issues become apparent when the detail of the La Trobe NEIC plan is subjected to further detailed scrutiny. Some of these issues concern how the Plan responds to the broader objectives of Darebin's Northland Urban Renewal Precinct, the LNEIC Plan's emphasis on roads and private transport, its lack of focus on housing, infrastructure and open space planning issues and the way some proposed outcomes are framed.

Darebin Council supports the intent of the approach and core strategic outcomes of the La Trobe NEIC Plan. However, Council would like to see significant changes to the Plan to support the kind of outcomes that are more consistent with the current metropolitan policy on sustainability and Council's future vision as outlined in its objectives for Darebin's proposed structure plan for the Northland Urban Renewal Precinct (NURP).



Background

Plan Melbourne 2017-2050

Plan Melbourne 2017-2050 provides the framework and objectives for how the La Trobe National Employment and Innovation Cluster Framework Plan will be implemented.

Plan Melbourne 2017-2050 is the most recent incarnation of the State Government's metropolitan planning strategy that will guide the growth of metropolitan Melbourne for the next 35 years.

Plan Melbourne 2017-2050 sets the strategy for supporting jobs, housing and transport, while building on Melbourne's legacy of distinctiveness, liveability and sustainability.

Plan Melbourne 2017-2050's Vision for Melbourne is: *"Melbourne will continue to be a global city of opportunity and choice"*.

To achieve this vision, Plan Melbourne is structured around:

- 9 Principles – to guide policies and actions
- 7 Outcomes – to state the ambitions of the plan
- 32 Directions – to outline how the Outcomes will be achieved
- 90 Policies – to detail how Directions will be turned into actions

Plan Melbourne 2017-2050 has an implementation plan which is a separate five-year plan of actions that need to be taken to make the ambitions of the Plan a reality. The five-year Implementation Plan is proposed to be regularly updated to keep up with the needs of Melbourne as it grows. It will also be refreshed every five years.

The 35-year Plan Melbourne 2017-2050 is a formal planning document to guide planners, councils, developers and the Victorian Civil and Administrative Tribunal (VCAT).

The La Trobe National Employment and Innovation Cluster (NEIC)

The La Trobe National Employment and Innovation Cluster (La Trobe Cluster) is a key location for the growth of employment and business in the north eastern part of Melbourne. The La Trobe Cluster is placed to service growth in Melbourne's northern sub region.

Planning for the long term will see an increase in the number of jobs in the La Trobe NEIC, leveraging the strong foundations of specialised activities associated with existing industries and the institutions of Austin Health and La Trobe University.

This *La Trobe National Employment and Innovation Cluster draft Framework Plan March 2017* sets out a shared vision for the next thirty years to build on the cluster's key public assets and boost local employment by defining actions to improve the amenity of the cluster, encouraging new services and businesses to establish and improving transport links and public transport.

A framework plan has been developed in conjunction with Austin Health, La Trobe University, Banyule and Darebin City Councils, state government agencies and stakeholders and the implementation of actions will be a coordinated effort between all partners.



Figure 1: Map Showing the Location of National Employment and Innovation Clusters in Melbourne

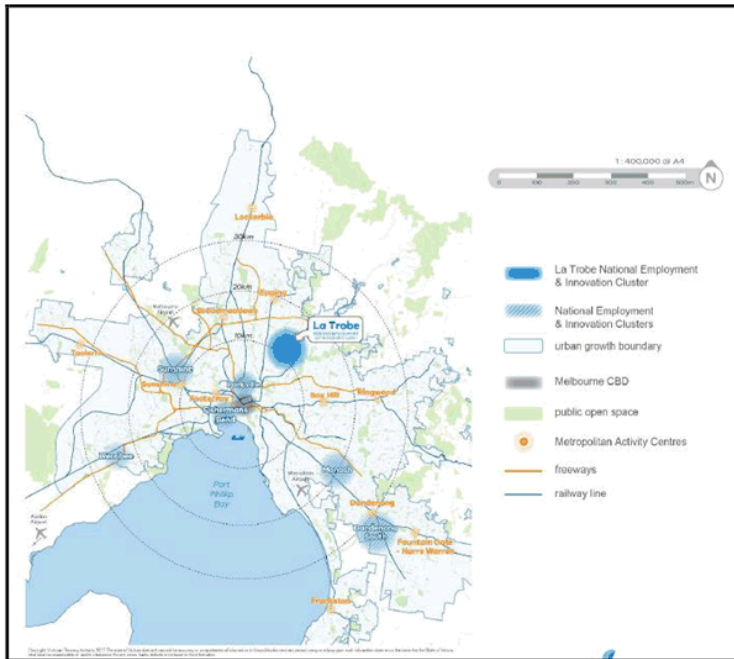


Figure 2: Plan showing the draft LNEIC Plan - March 2017

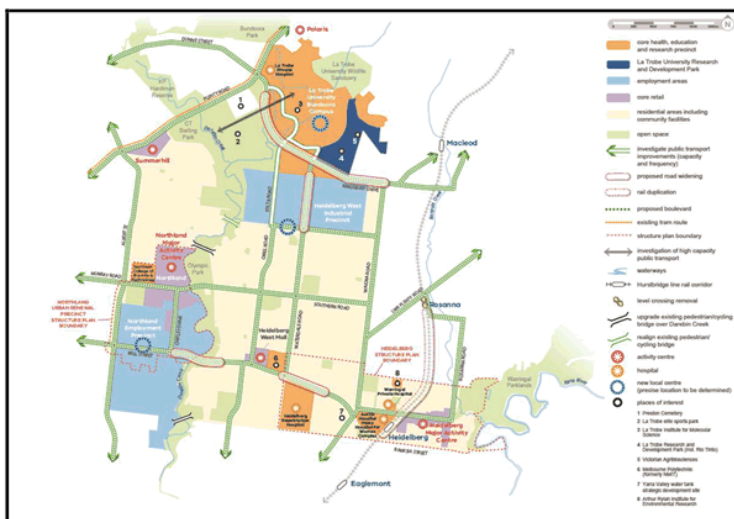
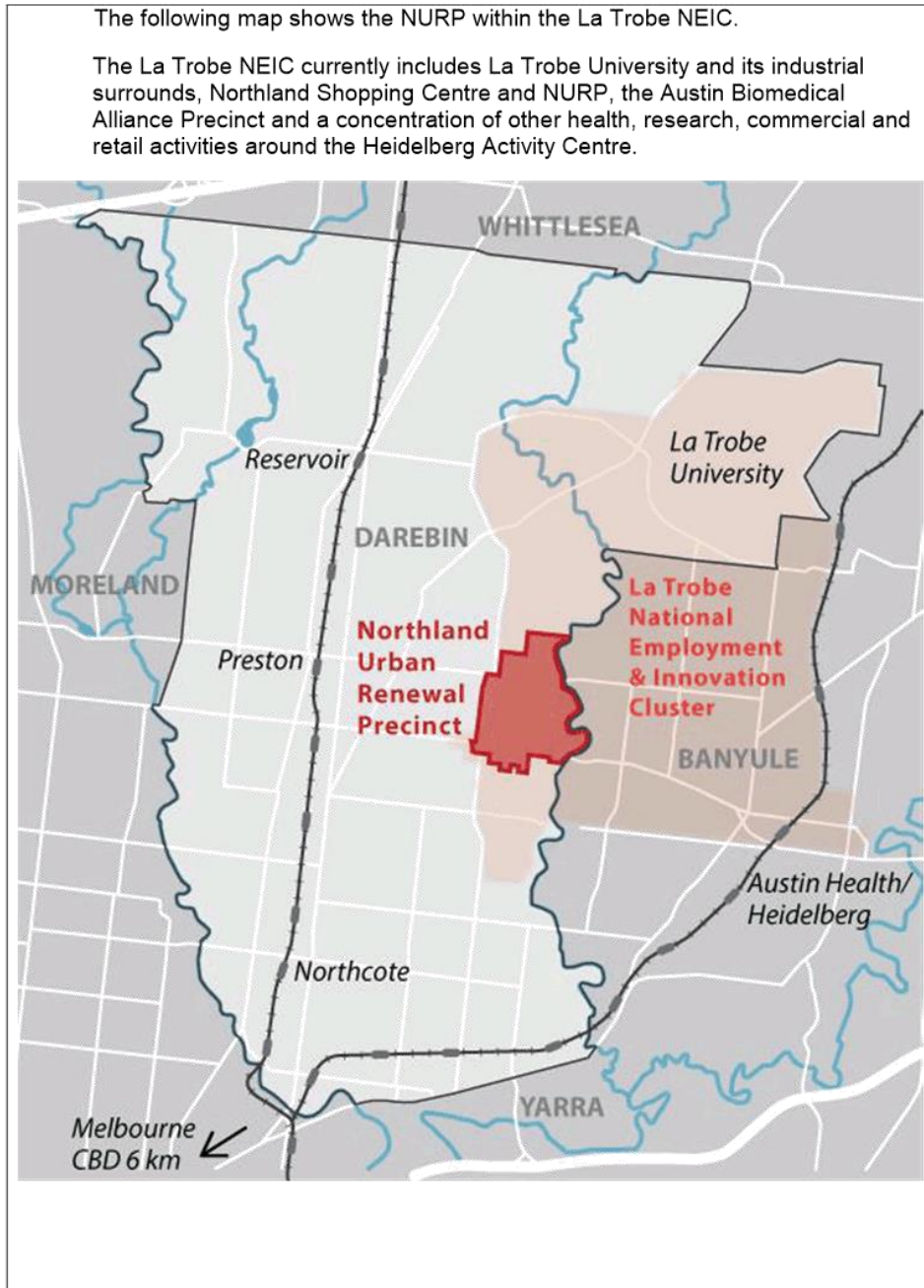




Figure 3: The NURP and the La Trobe NEIC in a Regional Context





Issues and Recommendations

The following section reviews issues raised by the La Trobe National Employment and Innovation Cluster (LNEIC) Draft Framework Plan – March 2017, and, where appropriate suggests recommended charges to the Plan.

ISSUE 1 - Wording in Executive Summary

The executive summary provides a reasonable summary of the LNEIC plan. However, the diverse 'knowledge-based' nature of future employment in the Cluster should be more strongly emphasized.

Council also suggests there should be an emphasis on talking about emerging 'green-related' industries in the final text. Green-related industries are part of the Cluster's future and there should be some reference to them in the planning document. Further, the last paragraph of the summary should mention that implementation of the Plan requires a coalition of committed stakeholders, rather than one individual agency.

Recommendation

- 1.1 The executive summary should more strongly emphasize the diverse 'knowledge-based' nature of proposed future employment in the Cluster and in particular the potential for 'green-related' industries supporting sustainable economic development.
- 1.2 Further, the last paragraph of the summary could mention that implementation of the Plan requires a coalition of committed stakeholders, rather than one individual lead agency.

ISSUE 2 - State Government Commitment to Support the La Trobe Cluster

The LNEIC Plan on page 1 neglects to mention the need for strong State Government commitment to investment and support for new social and physical infrastructure in the Cluster's future. Both Darebin and Banyule Councils have recently adopted the Joint Community Infrastructure Plan for the Cluster. A commitment from several State Government agencies should ensure that the identified infrastructure (hard and soft), necessary to support jobs and future communities should be provided concurrently with the growth and not lag years behind it.

Support should include commitments and investment to provide support for social and affordable housing, water sensitive urban design (WSUD) and other urban design guidelines, potential options for green decentralized energy supply hubs, commitments to investment in improving public transport access and sustainable transport modes, and, support for high speed broadband internet access. These commitments and actions, particularly those related to community infrastructure, sustainability, transport, housing and broadband internet access, will help to unlock the potential of these local employment areas.

Recommendation

- 2.1 The VPA reaffirm in the La Trobe NEIC, State Government commitment to providing social and affordable housing, guidelines for Water Sensitive Urban Design (WSUD) and urban design, potential options for green decentralized power supply, investment in improving public transport access and sustainable transport, and, support for world class, high speed broadband internet across the La Trobe NEIC Cluster.

8



ISSUE 3 - Vision page 4

The La Trobe NEIC Vision proposes:

- An integrated, hyper-productive city
- A focus on boosting jobs in education and research, health and advanced manufacturing.
- Strategic investment in transport
- Sustainable initiatives will accelerate growth and prosperity in the region

Darebin Council generally supports the proposed Vision as outlined in the Plan.

However, the term '*hyper-productive city*' on page 4 of the Vision appears to downplay the existing mixed use character of the area and over-exaggerate its future economic development potential.

It would be better to emphasize the multi-purpose, mixed use nature of the cluster with its mixed use focus on community, housing, jobs and commercial uses. This approach would be more consistent with Darebin Council's visions of the wider cluster and in particular the approach taken by Plan Melbourne 2017 -2050 to mixed use employment clusters.

The Vision on page 4 also does not include sufficient reference to the food and beverage sector that Council considers important across the wider cluster, and, to the need to promote future jobs in wider knowledge-based industries as highly skilled, better paid, and, socially and environmentally responsible. Council also suggests a stronger commitment to support the establishment of well-designed, higher density housing in the Cluster region, particularly that which is affordable to average workers in existing and future industries in the La Trobe NEIC.

There is a need for a new structure framework map that identifies suitable residential neighborhoods, and their densities across the Cluster along with supporting infrastructure, open space and transport connections. The Vision's emphasis on sustainable transport and non-motorized transport is welcomed. However, there could be stronger actions and outcomes in the Plan to support this Vision. More words suggesting improved access to and across the Darebin Creek corridor in the last paragraph would also help improve wider public realm objectives in the La Trobe NEIC.

Recommendation

- 3.1 Modify the Vision statement in accordance with Council's suggested changes to replace the term hyper-productive with an integrated multi-purpose and mixed use location (people, jobs, housing and liveability) , strengthen the commitment to housing, and improve wording relating to public realm improvement, particularly in relation to the Darebin Creek.
- 3.2 Include a new structure framework map that identifies medium to high density mixed use residential neighborhoods, across the Cluster along with supporting infrastructure, open space and future public transport connections.



ISSUE 4 - Principles page 6

The LNEIC Plan includes the following principles to provide a common understanding on the foundation for all future activities required to implement the vision.

Figure 4: LNEIC Principles

P1	A highly productive business, learning and research hub with increased attractiveness as a place to work, live and visit.
P2	Intensified and rejuvenated employment precincts that increase and diversify employment opportunities.
P3	A high profile cluster that flourishes and grows in its importance to the local, state and national economy.
P4	Integrated transport networks that support economic growth with a hierarchy of road users supporting sustainable and active modes of movement.
P5	A mixed use cluster with better services and facilities and affordable, accessible and diverse housing close to jobs
P6	Maximizing the use of existing community infrastructure, and when needed, providing for new infrastructure including public and private schools, community centres and sporting facilities.
P7	Sustainable precincts with integrated water cycle management, increased liveability, enhanced environmental benefits through environmentally sustainable development and climate change resilience.
P8	Enhanced identity and connectivity of the Darebin Creek corridor embracing the Aboriginal cultural heritage and promoting cohesion between the Cities of Darebin and Banyule.

The above principles are to be used by government organizations, investors, stakeholders and communities as a reference tool supporting decision-making and management of change within the cluster.

The inclusion of the above principles is supported by Darebin Council.

However, the principles make no mention of or commitment to the provision of open space and high quality public realms in principle 6 concerned with social and community infrastructure (although there is a commitment to this in strategic outcome 4 on page 7).

There is also no commitment to employment dense and skilled employment in principle 2 although there is a commitment to diverse employment.

Principle 7 does discuss climate resilience but does not identify the need for de-carbonization of existing and future industry where this should be mentioned. There is also no mention of a need to support a decentralized sustainable energy supply in the Cluster.



Recommendation

- 4.1 Principle 6 should mention a commitment to the provision of open space and high quality public realm improvements and read:

“Maximizing the use of existing community infrastructure, and when needed, providing for new infrastructure including public and private schools, community centres and sporting facilities, open space and high-quality, public realm improvements.”

- 4.2 Principle 2 include a commitment to employment dense and skilled employment and read:

“Intensified and rejuvenated employment precincts that increase and diversify employment dense and skilled employment opportunities.”

- 4.3 Principle 7 should reference the need for de-carbonization of existing and future industry and the need to promote decentralized sustainable energy supply in the Cluster at the neighborhood level and read:

“Sustainable precincts with integrated water cycle management, increased liveability, enhanced environmental benefits through environmentally sustainable development, decentralized sustainable energy supplies at a neighborhood level and climate change resilience that promotes the need to de-carbonize existing and future industries across the cluster.”



ISSUE 5 – Strategic Outcomes page 8 +

The draft LNEIC Plan outlines six focused strategic outcomes. Each of the strategic priorities in the Cluster is an incremental action. As a whole, this series of actions aim to facilitate achievement of the Vision and embody the principles for the Cluster.

LNEIC STRATEGIC OUTCOMES

- O1 A transformed transport network that supports the economic growth of the cluster.
- O2 Employment growth with innovation in the health, education and research industries with higher jobs density.
- O3 A boost in jobs growth and the development of attractive public domains in employment areas with new town centres.
- O4 Improved public open space and community infrastructure to meet changing needs.
- O5 Sustainable development in future transport, public realm and built form activities.
- O6 Structure plans that support future growth of the key education, health, employment precincts and activity centres.

The terminology used in the Plan which speaks of “strategic outcomes” is very ambitious but does not match with the scale and scope of the proposed implementation actions detailed in the Plan.

Darebin Council is concerned the outcomes fail to provide sufficient and strong enough commitment to sustainable public transit, additional and upgraded cycling routes and significantly improved pedestrian north/south/east/west links across the La Trobe NEIC.

Another concern is the level of detail about the implementation of actions and the apparent lack of firm commitment to these actions from various agencies nominated across the LNEIC Plan in the strategic outcomes and actions outlined in the document. This could be remedied by including further details of agreements and financial commitments of partner agencies in the La Trobe NEIC document.

Recommendation

- 5.1 The LNEIC Plan include further detail about supporting agency commitment for those responsible for implementing actions that deliver the strategic outcomes in the La Trobe NEIC document.
- 5.2 Strategic Outcome 1 should mention sustainable transport as a preferred option. Strategic Outcome 2 should mention high skill jobs, not just commit to higher job density. Strategic Outcome 4 should commit to higher levels of open space and should mention public realm improvement (it is noted that outcome 5 does mention public realm, when it should).
- 5.3 Strategic Outcome 6 should mention the need for structure plans to support appropriately designed higher density housing, including affordable and social housing mixes (possibly through inclusionary zoning in activity centres). Council suggests a further strategic outcome focused on providing well-designed, affordable and higher density housing in the Cluster.
- 5.4 Action 1.1 page 6 should make mention of a sustainable transport plan that favors public transport, cycling and walking as preferred travel modes across the Cluster, not just an integrated plan.

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ISSUE 6 – Figure 3 Transport / Bike Path Routes page 10-11

Strategic Objective One states –

A transformed transport network that supports economic growth of the cluster

Figure 5: The proposed transport network in the LNEIC

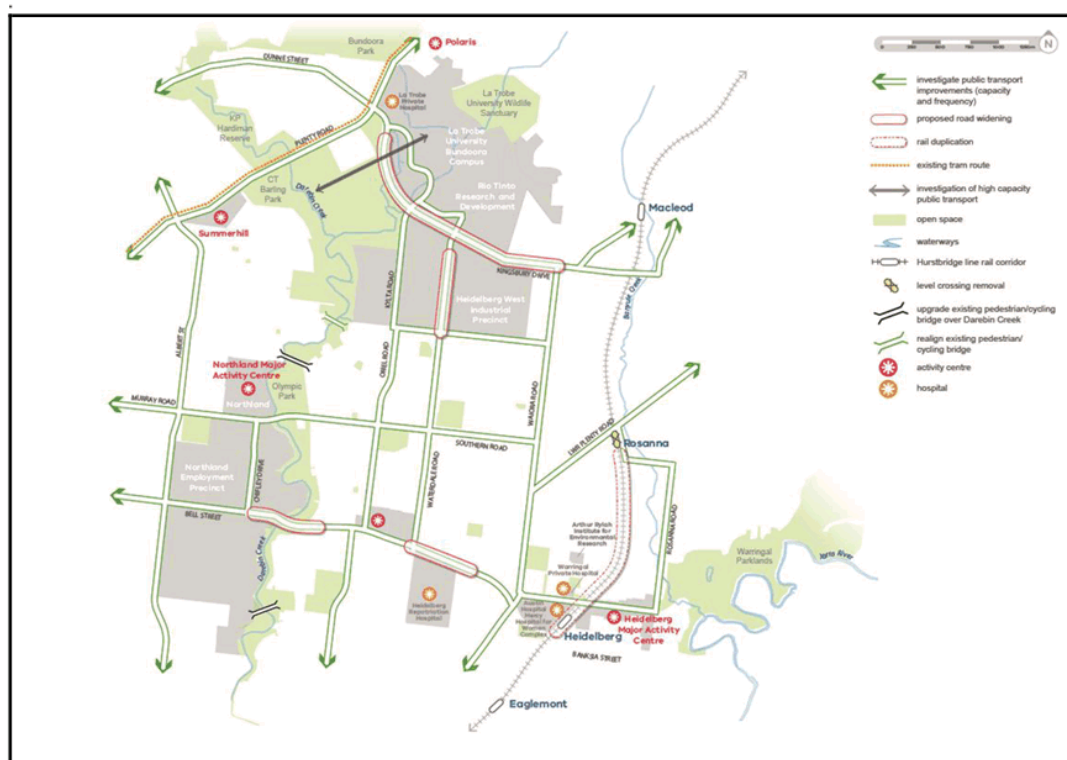




Figure 6: Existing and Proposed Bike Path Routes



The deletion of a bridge at the Darebin Creek edge is not supported.

The inclusion of a bike path/cycling route maps is welcomed, however, no detail is provided regarding implementation timeframes and management responsibilities for the network. This information should be included in the implementation section of the Plan. The Plan should show more east/west links. Gower St should extend along Water Road and across the creek

The map for the Northland Precinct boundary is inconsistent with Council's current boundary.

Recommendation

6.1 That the VPA's figure 3 shows it supports options for a bridge across the Darebin Creek.

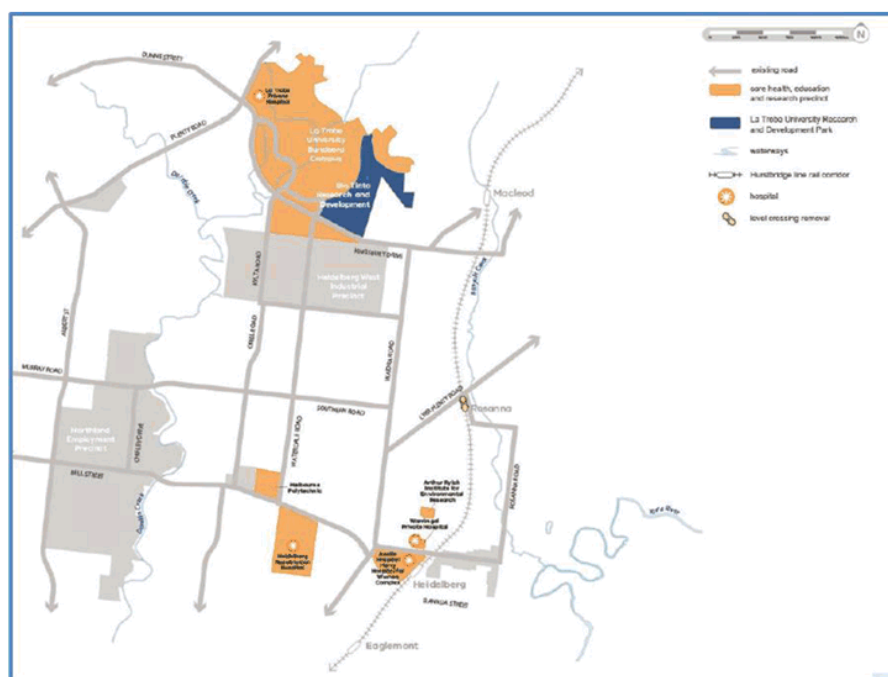


ISSUE 7 – Strategic Outcome 2 – page 12

Strategic Objective Two states –

Employment growth with innovation in the health, education and research industries and higher jobs density

Figure 7: Map Showing Key Employment Locations



The strategic outcome omits Council’s suggested action focused on linking high-capacity public transport options through the Cluster to support residential intensification and to grow local employment. The map for Northland does not reflect Council’s preferred NURP boundary.

Action 2.1 of strategic outcome 2 does not offer support for mixed use employment in the Northland Structure Plan when really it should.

Recommendation

7.1 Action 2.1 be modified as suggested by Council to show support for the Northland Structure Plan and for high capacity public transport options.



ISSUE 8 – LNEIC Figure 5 Health and Education on page 13

The LNEIC Figure 5 Health and Education map (see figure 5 above) showing the Northland Employment Precinct does correlate with Council’s suggested boundaries for the Northland Urban Renewal Precinct. Council does not believe a structure plan is necessary for the industry located south of Bell Street.

Recommendation

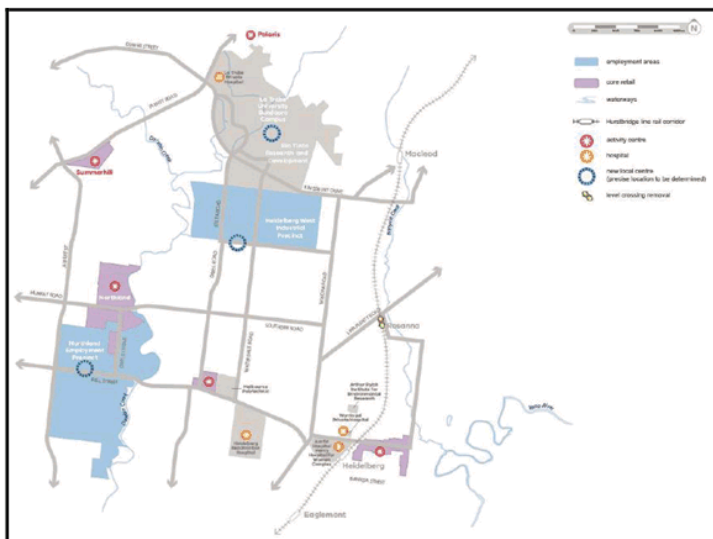
8.1 Modify the Northland Employment Precinct map to correlate more closely with Council’s current NURP boundary.

ISSUE 9 - Strategic Outcome 3 page 14

Strategic Objective three states –

A boost in jobs growth and the development of attractive public domains in employment areas with new town centres

Figure 8: Map Showing Activity Centres



Outcome 3 omits the option of a business incubator proposal in action 3.4 in the proposed business attraction strategy.

Recommendation

9.1 Modify Outcome 3 and action 3.4 to include the possibility of an incubator proposal in the manner suggested by Council. Also modify map of NURP boundary as mentioned.

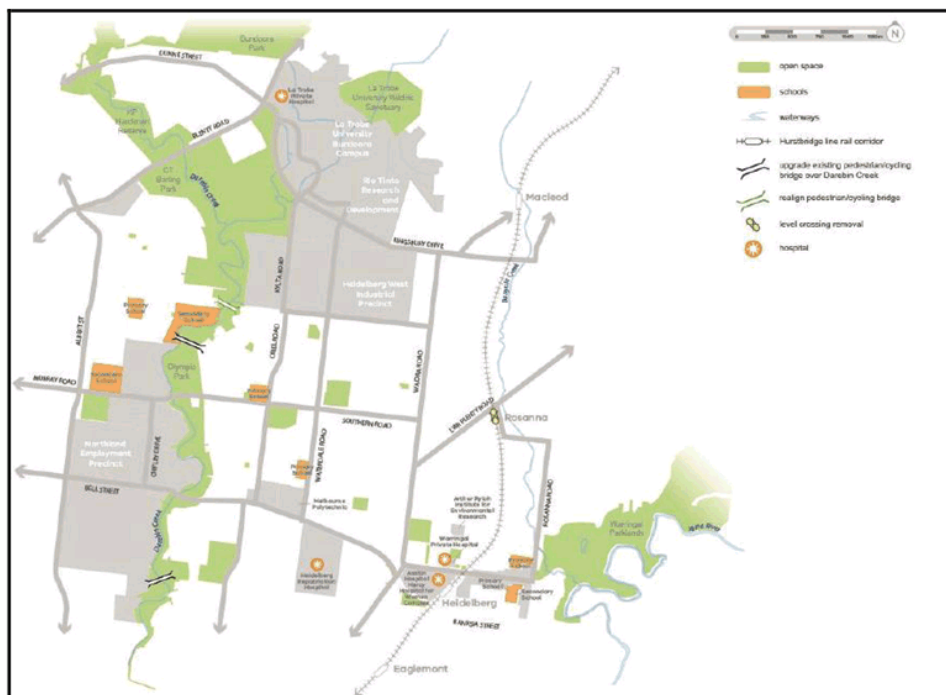


ISSUE 10 - Strategic Outcome 4 page 16

Strategic Objective Four states –

Improved public open space and community infrastructure to meet changing needs

Figure 9: Map of Open Space



Council welcomes the inclusion of a state government support for Infrastructure Contribution Planning in Action 4.2. However, a lack of specific commitment to provide open spaces, infrastructure for integrated water management planning, cycling upgrades along the Darebin Creek, monitoring of government decision making is disappointing.

Recommendation

- 10.1 The VPA Plan include support for specific commitments to provide funding and support for new open space, integrated water management planning, cycling upgrades along the Darebin Creek, and the monitoring of government decision making.

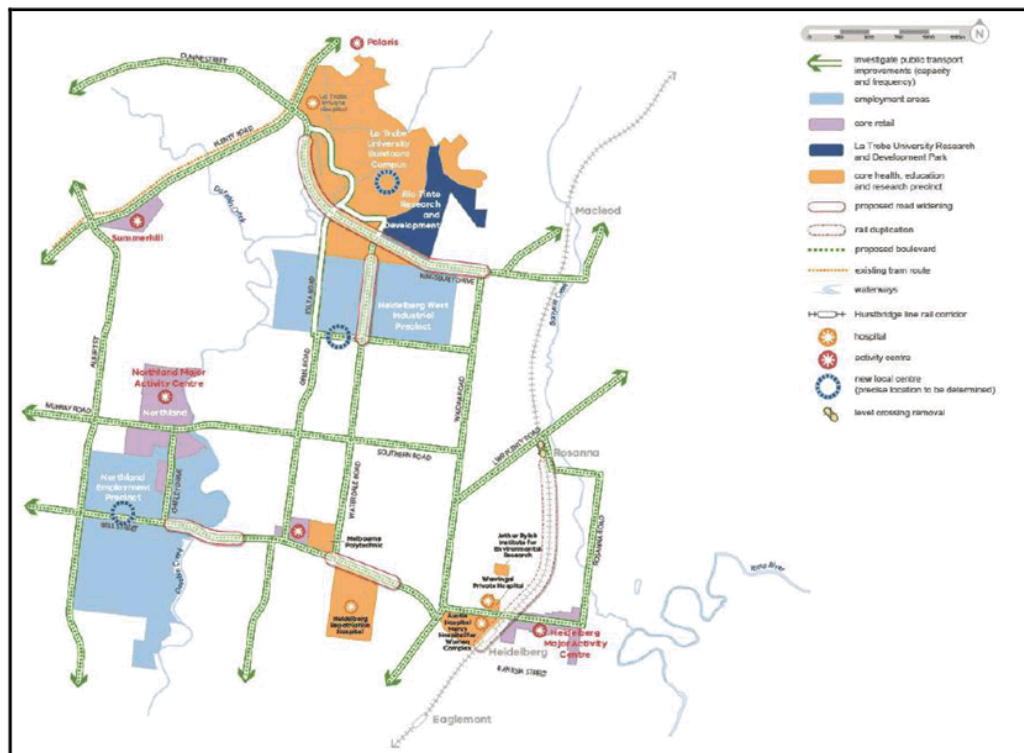


ISSUE 11 - Strategic Outcome 5 page 18

Strategic Objective five states –

Sustainable development in future transport, public realm and built form activities

Figure 10: Map Showing Proposed Transport Improvements



The boundary for the NURP area should be made consistent with Council's current boundary.

Council welcomes the inclusion of the sustainable development outcome for development, public realm and built form construction and the commitment to improve some transport links.

However, the rationale for sustainability initiatives included in the document should be expanded to include a full discussion of urban consumption, greenhouse gas reduction, climate resilience, storm water harvesting and water cycle management, transport planning and decentralized power generation using sustainable sources.



There is no commitment to demand management approaches in carparking or to the de-carbonisation of industry, across the Cluster. There is no commitment to a reduction in private vehicle use as the primary means of transport across the Cluster where there should be. There is too little emphasis on sustainable public transport links north/south and east /west.

The commitment to prepare ESD guidelines is welcomed, however, there is no timing nor is there a focus provided beyond the simple built form sustainability issues.

There is too little commitment to high quality urban design. There is no commitment to actions which will promote waste management and recycling, nor is there support for planning scheme initiatives that achieve sustainability objectives across the cluster.

The justification for proposed road widenings around La Trobe University on the Map showing proposed transport improvements (figure 10) is not clear and the rationale should be made clear in the La Trobe NEIC Draft Framework Plan.

Lastly, there is little support for well-designed and affordable higher density housing located close to public transport across the cluster.

Recommendation

- 11.1 The VPA expand the rationale for sustainability initiatives included in the LNEIC Plan to include a more comprehensive discussion of urban consumption, greenhouse gas reduction, climate resilience, water use, storm water harvesting and water cycle management, transport planning and decentralised neighborhood level energy generation using sustainable sources consistent with the approach adopted by Plan Melbourne 2017-2050.
- 11.2 The VPA include in the LNEIC Plan a commitment to outcomes, actions and principles that promote sustainability, including high quality urban design, waste management, recycling, energy demand management and higher density housing across the Cluster.



ISSUE 12 - Strategic Outcome 6 page 20 -29

Strategic Objective six states –

Structure plans that support future growth of the key education, health, employment precincts and activity centres

- *Heidelberg West Industrial Precinct*
- *Heidelberg Activity Centre*
- *Northland Employment Precinct*
- *La Trobe University Precinct*

Strategic Outcome six deals with education, health and employment in the employment and activity centres. It is welcomed by Council. The use of precinct planning sections provides a good focus for each of the key activities. However the cross linkage across the precincts on issues such as traffic management is not well-managed and could be improved through the insertion of coordinating actions in each precinct plan to reduce through traffic and promote traffic calming measures.

The description the Northland Employment Precinct in the Long Term Vision on page 27 could be improved by including more detail concerned with public realm planning and open space, sustainable transport and housing.

These issues are not mentioned in the plan actions.

The boundary for the NURP Plan does not match with Council's current boundary for the NURP area. The industrial area generally south of Bell Street is largely intact and will remain one of Darebin Council's protected employment areas. It is not anticipated that significant change will occur in this area and that the preparation of a structure plan would send the wrong signal to the market. In addition, the Northern College for Arts and Technology which is not included in the employment area, is a major employer with over 50 teaching staff and more than 400 students.

Recommendation

- 12.1 The VPA insert a new action in each of the precinct plans that seeks to reduce through traffic and promote traffic calming measures in each precinct
- 12.2 Modify the description of the *Northland Employment Precinct* in the Long Term Vision on page 27 include more detail concerned with public realm planning and open space, sustainable transport and housing.
- 12.3 Modify the boundary for the NURP Plan so that it does match with Council's current boundary for the NURP area and change the size to 135 ha. The industrial area generally south of Bell Street is largely intact and will remain one of Darebin Council's protected employment areas. It is not anticipated that significant change will occur in this area and the preparation of a structure plan for it would send the wrong signal to the market.
- 12.4 Include the Northern College for Arts and Technology in the Northland Employment Area and map on page 26.



ISSUE 13 - Public Transport

The Plan implies a heavy reliance on public transport with little or no major upgrades to the wider public transport network. This outcome is going to create major movement issues and it is unlikely to be feasible to rely solely on PT buses to service the majority of the precinct in the long term. Bus service contracts need to be reviewed to facilitate greater use by workers commuting to the Cluster in the short term. Bus services will not be fully utilized if the services are infrequent and still needs to compete with other on-road traffic on major arterial roads. e.g. Bell Street

Recommendation

- 13.1 The VPA consider supporting future light rail extension opportunities and the segregation of key bus routes in the cluster.

ISSUE 14 - Walking and Cycling

It is essential that high quality pedestrian facilities be provided given approximately the large number of people who are expected to be walking or cycling across the network (not counting those that would also be walking / cycling to access the PT network).

At a minimum, footpaths should be provided with a width of greater than 1.5m particularly on key pedestrian routes and where cycling links that share the preferred traffic network. They should be provided with either separated paths or wide bicycle lanes. This may result in parking having to be sacrificed on a number of streets.

Recommendation

- 14.1 The VPA commit to an action focused on providing high quality pedestrian and cycling routes across the Cluster area with minimum footpath widths greater than 1.5m.

ISSUE 15 - Housing

The Plan does not discuss the provision, form, design and location of housing and supporting open space in any great detail in the La Trobe NEIC Plan. Plan Melbourne 2017-2050 supports the notion of redevelopment at sufficient densities in cluster areas that can support housing.

The La Trobe Cluster Plan area is an area which should provide support for worker housing for people employed in a range of industries associated with health, education and retail and manufacturing across the cluster plan area.

Recommendation

- 15.1 The VPA commit to an action focused on developing a housing plan that discusses the provision, form, design and location of medium to high density housing and supporting open space across the Cluster area.



ISSUE 16 - Implementation

The detail concerning costing for and the commitment to the implementation of actions of various partner agencies nominated across the La Trobe NEIC Draft Framework Plan in the strategic outcomes is not provided in the document.

Recommendation

- 16.1 The VPA consider including further detail of the nature of supporting agency commitment for those responsible for implementing actions that support strategic outcomes in the La Trobe NEIC Draft Framework Plan.

6.3 FINANCIAL REPORT - 9 MONTHS ENDED 31 MARCH 2017**Author:** Financial Accountant**Reviewed By:** Director Corporate Services

Report Background

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

Previous Council Resolution

This matter is not the subject of a previous Council resolution.

Previous Briefing(s)

This matter has not previously been to a Councillor Briefing.

Council Plan Goal/Endorsed Strategy

Open and Accountable Democracy

Summary

A comprehensive third quarter financial review has been undertaken for the nine months ended 31 March 2017 to assess the financial performance of Council year-to-date and the forecast financial position as at 30 June 2017. The outcome of the review indicates that Council has achieved a year-to-date operating surplus of \$44.90 million, which is \$8.35 million ahead of budget and capital works expenditure of \$18.38 million, which is \$13.68 million behind the budget.

The forecast actual result for the year ending 30 June 2017 is an operating surplus of \$14.97 million and capital works expenditure of \$45.15 million. The forecast underlying result for the year ending 30 June 2017 is a surplus of \$8.02 million. All material variations have been explained in the report.

All material variations have been explained in the report.

Recommendation

That Council receives the contents of the “Financial Report for the nine months ended 31 March 2017” attached as **Appendix A** to this report and notes the year-to-date and full-year forecast actual and budget operating and capital results.

Introduction

In compliance with the *Local Government Act 1989*, the attached report (**Appendix A**) compares the actual and budgeted operating revenues and expenses and the actual and budgeted capital revenues and expenses for the nine months ended 31 March 2017.

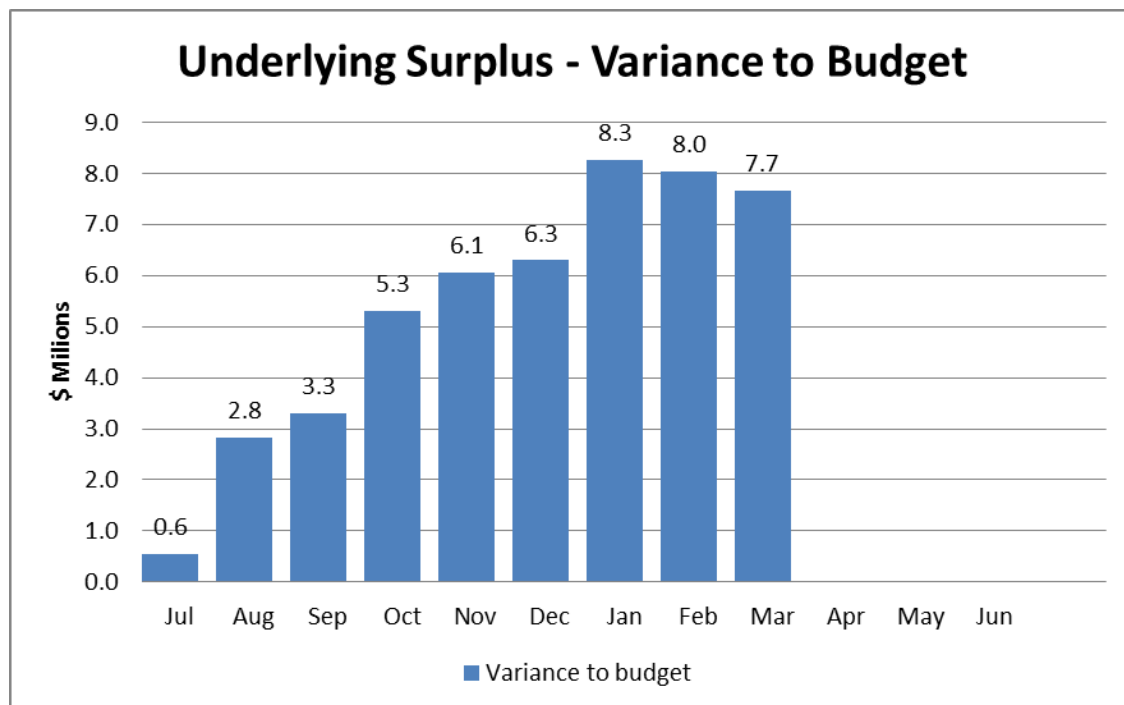
It also compares the actual and budgeted movements in the Balance Sheet and Cash Flow Statement for that period.

Issues and Discussion

Operating Performance

For the 9 months ended 31 March 2017 Council has recorded an operating surplus of \$44.90 million, which is \$8.35 million ahead of the year to date budget. After eliminating capital and other items, the adjusted underlying surplus is \$40.49 million, which is \$7.66 million ahead of budget.

The main items contributing to this favourable variance are employee costs, materials and services, statutory fees and fines and monetary contributions. The forecast operating result for the year ending 30 June 2017 is an operating surplus of \$14.97 million, which is \$4.55 million more than budget. The forecast adjusted underlying surplus is \$8.02 million, which is \$2.21 million more than budget.

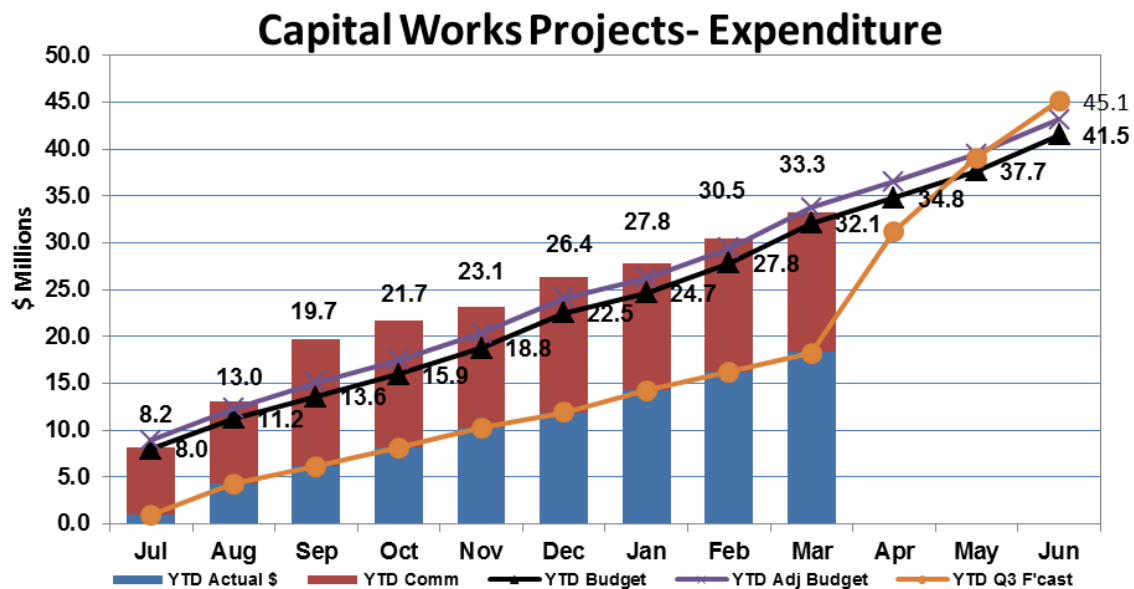


Capital Performance

For the 9 months ended 31 March 2017, Council has expended \$18.38 million on the capital works program, which is \$13.68 million behind the year to date budget. The variance is due mainly to delays in buildings works, roads, drainage and parks, open space and streetscapes.

As at 31 March 2017 a further \$14.90 million has been committed by way of issued purchase orders. Commitments are not reflected in the reported capital expenditure and may indicate that many projects are well advanced. The forecast total to be expended on capital works for the year ending 30 June 2017 is \$45.15 million, which is \$3.63 million more than the adopted budget. At this point in time, it is likely that 21 projects will require carry over funding into next financial year. It is estimated that the carry forward works will total \$8.11 million.

	YTD Budget	YTD Adj Budget	YTD Actual
% of budget expended	78%	77%	48%
% of budget expended and committed			80%



	YTD Adj Budget	YTD Actual	Budget	2015/16 (Act)
% Renewal Ratio (LGPRF)	114%	60%	103%	66%
% Renewal / Upgrade Ratio (VAGO)	145%	75%	130%	89%

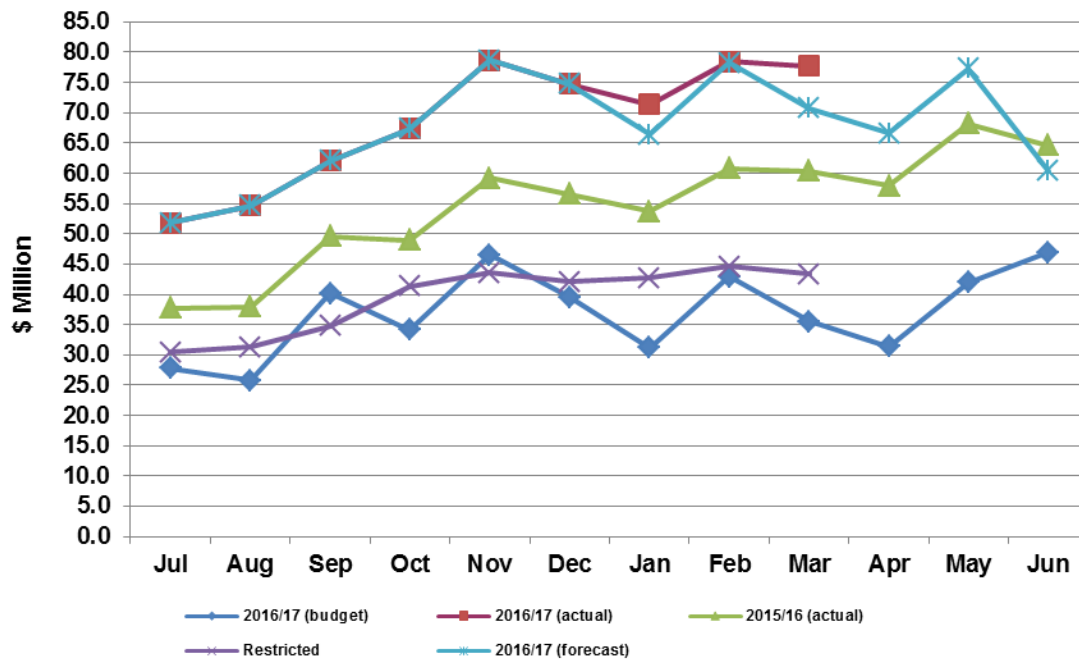
Financial Position

The Financial Position as at 31 March 2017 shows a cash and investment balance of \$77.77 million which is \$42.26 million ahead of budget. The variance is due mainly to timing differences in receipt of rates, government grants, contributions, payments to employees and suppliers, delay in payments for capital works and a higher opening cash and investment position compared with budget.

The cash and investment balance of \$77.77 million was sufficient to meet restricted cash and intended allocation obligations of \$43.38 million at the end of March. Restricted cash is the amount of cash holdings Council requires to meet external restrictions such as trust funds, statutory reserves and cash for intended allocations such as cash held to fund future capital works.

The net current asset position is \$89.77 million which is \$43.86 million more than budget. The net asset position of \$1.31 billion is \$6.80 million less than budget. The forecast Financial Position as at 30 June 2017 shows a cash position of \$60.35 million and net current assets of \$41.52 million.

Actual & Budget cash & investments balance by month



Options for Consideration

Nil

Financial and Resource Implications

Nil

Risk Management

The Financial Report for the 9 months ended 31 March 2017, will be presented to Council's audit committee for review at its' next meeting in May 2017.

Policy Implications

Economic Development

There are no Economic Development considerations relating to this report.

Environmental Sustainability

There are no Environmental Sustainability considerations relating to this report.

Human Rights, Equity and Inclusion

Nil

Other

Nil

Future Actions

The audited financial statements for the year ending 30 June 2017 will be presented to Council following the completion of the audit by the Victorian Auditor-General.

Consultation and Advocacy

- Managers and Coordinators

Related Documents

Nil

Attachments

- Financial Report - 9 months ended 31 March 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.

FINANCIAL REPORT

Nine months ended 31 March 2017



**Financial Report
9 months ended 31 March 2017**

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Financial Report

9 months ended 31 March 2017

1 EXECUTIVE SUMMARY

1.1 Operating performance

	YTD Budget \$'000	YTD Actual \$'000	YTD Var \$'000	Adopted Budget \$'000	Forecast \$'000
Operating					
Revenue	152,860	154,624	1,764	164,326	168,066
Expenditure	(116,308)	(109,721)	6,587	(153,902)	(153,097)
Surplus (deficit)	36,552	44,903	8,351	10,424	14,969
Capital & other					
Revenue / grants	(1,095)	(496)	599	(1,115)	(2,195)
Developer contributions	(2,625)	(3,920)	(1,295)	(3,500)	(4,754)
Adjusted underlying surplus	32,832	40,487	7,655	5,809	8,020

For the 9 months ended 31 March 2017 Council has recorded an operating surplus of \$44.90 million, which is \$8.35 million ahead of the year to date budget. After eliminating capital and other items, the adjusted underlying surplus is \$40.49 million, which is \$7.66 million ahead of budget.

The main items contributing to this favourable variance are employee costs, materials and services, statutory fees and fines and monetary contributions. The forecast operating result for the year ending 30 June 2017 is an operating surplus of \$14.97 million, which is \$4.55 million more than budget. The forecast adjusted underlying surplus is \$8.02 million, which is \$2.21 million more than budget.

1.2 Capital performance

	YTD Budget \$'000	YTD Actual \$'000	YTD Var \$'000	Adopted Budget \$'000	Adjusted Budget \$'000	Forecast \$'000
Property	8,270	4,839	3,431	10,525	10,525	16,215
Plant & equipment	4,880	3,531	1,349	6,017	6,618	5,787
Infrastructure	18,916	10,014	8,902	24,980	25,989	23,148
Total capital works	32,066	18,384	13,682	41,522	43,132	45,150

For the 9 months ended 31 March 2017, Council has expended \$18.38 million on the capital works program, which is \$13.68 million behind the year to date budget. The variance is due mainly to delays in buildings works, roads, drainage and parks, open space and streetscapes.

As at 31 March 2017 a further \$14.90 million has been committed by way of issued purchase orders. Commitments are not reflected in the reported capital expenditure and may indicate that many projects are well advanced.

The forecast total to be expended on capital works for the year ending 30 June 2017 is \$45.15 million, which is \$3.63 million more than the adopted budget. At this point in time, it is likely that 21 projects will require carry over funding into next financial year. It is estimated that the carry forward works will total \$8.11 million.

Financial Report

9 months ended 31 March 2017

1.3 Financial position

	YTD Budget \$'000	YTD Actual \$'000	YTD Var \$'000	Adopted Budget \$'000	Forecast \$'000
Cash and investments	35,513	77,772	42,259	46,925	60,350
Net current assets	45,902	89,768	43,866	21,967	41,517
Net assets and total equity	1,319,406	1,312,602	(6,804)	1,296,100	1,282,669

The Financial Position as at 31 March 2017 shows a cash and investment balance of \$77.77 million which is \$42.26 million ahead of budget. The variance is due mainly to timing differences in receipt of rates, government grants, contributions, payments to employees and suppliers, delay in payments for capital works and a higher opening cash and investment position compared with budget.

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Financial Report
9 months ended 31 March 2017

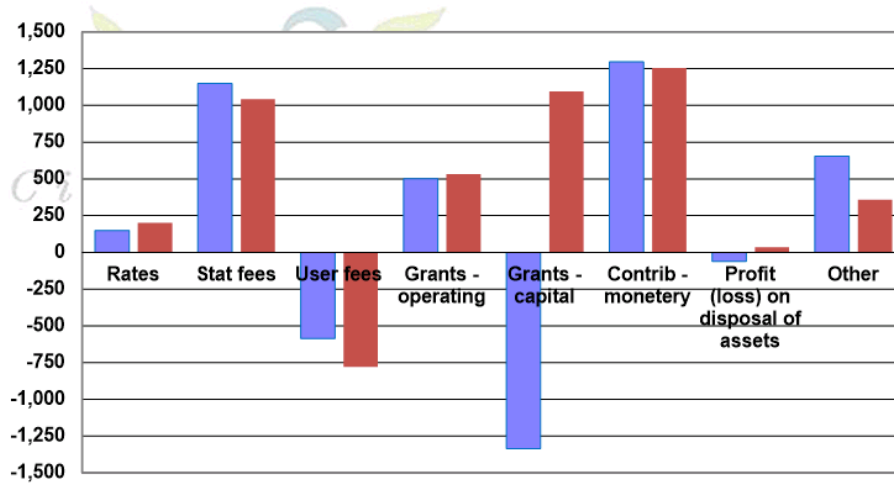
2. FINANCIAL ANALYSIS

2.1 Operating performance

2.1.1 Operating income

	YTD Budget \$'000	YTD Actual \$'000	YTD Bud Var \$'000	Adopted Budget \$'000	Q3 Forecast \$'000	Forecast Variance \$'000
Income						
Rates and charges	118,189	118,338	149	118,788	118,989	201
Statutory fees and fines	5,588	6,737	1,149	7,308	8,351	1,043
User fees	9,349	8,763	(586)	12,400	11,621	(779)
Grants - operating	11,709	12,210	501	15,292	15,824	532
Grants - capital	1,976	640	(1,336)	2,123	3,220	1,097
Contributions - monetary	2,625	3,920	1,295	3,500	4,754	1,254
Net gain (loss) on disposal of assets	95	34	(61)	(20)	15	35
Other income	3,329	3,982	653	4,935	5,292	357
Total income	152,860	154,624	1,764	164,326	168,066	3,740

Income YTD & Forecast variances



Financial Report

9 months ended 31 March 2017

Major Operating Income Variances

	Var	YTD	YTD	F'cast	F'cast
		Fav Budget \$'000	Unfav Budget \$'000	Fav Budget \$'000	Unfav Budget \$'000
Rates and charges		149		201	
Supplementary rates	P	454		520	
Rebates & other adjustments	P	71		50	
Special charge – Solar \$aver	P		362		362
Statutory fees & fines		1,149		1,043	
Building services	P	89		30	
Civic compliance	P	355		254	
Health protection	P	87		78	
Statutory planning	P	617		681	
User fees			586		779
Arts precincts	P		203		355
Leisure contracts	P		204		258
Reservoir Leisure Centre	P		187		165
Service delivery	P		73		98
Transport engineering	P		81		61
Health protection	P			153	
Property Management	P	183		97	
Valuation services	P	63		47	
Grants - operating		501		532	
A&DS service delivery	P	227		302	
Community wellbeing	P	61		70	
Family services	P	194		209	
Transport strategy	P	49		61	
Transition & assessment	P		54		73
Aged & disability	P		113		150
Grants - capital			1,336	1,097	
Creek corridor shared path	P		60		60
DISC stormwater harvesting	P/CF		650		650
John Cain reserve	P/CF		95		90
Merri Creek pedestrian bridge	T		75		
Roads to recovery	T		236		
Slope remediation	T		500		
WH Robinson reserve	P/CF		100		90
Inner city netball program	P	67		1,692	
Active transport infrastructure	P	50		50	
SRV facility funding	P	197		197	
Warm season turf	P	60		60	
Contributions - monetary		1,295		1,254	
Public open space	P	1,295		1,254	
Net gain / (loss) on sale of pip&e			61	35	
Proceeds on sale	P			94	
WDV of assets sold	P		37		63
Other		653		357	
Interest on investments, loans & rates	P	384		321	
Parental leave recoup	P	122		152	
WorkCover salary recoup	P	401		354	
Infrastructure maintenance & support	P		327		499

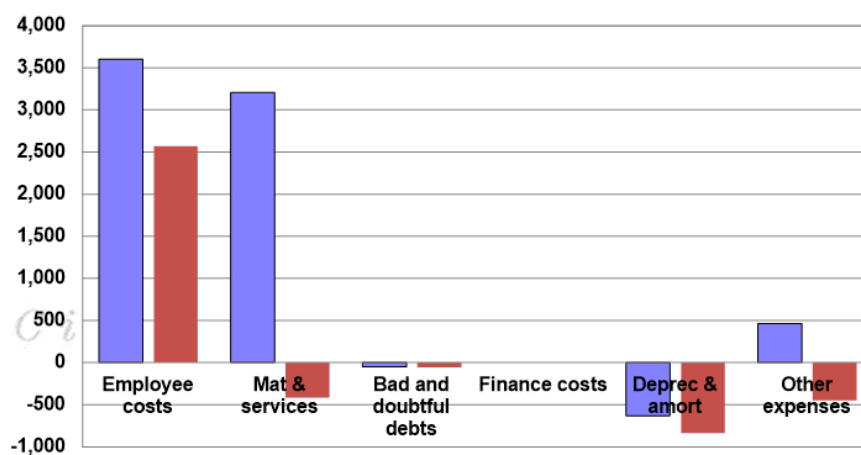
Note: Var T = Timing P = Permanent CF = Carried forward prior year
Fav – Favourable against budget, Unfav – Unfavourable against budget

Financial Report
9 months ended 31 March 2017

2.1.2 Operating expenses

Expense type	YTD	YTD	YTD	Adopted	Q2	Forecast
	Budget	Actual	Bud Var	Budget	Forecast	Variance
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Expenses						
Employee costs	62,690	59,088	3,602	82,482	79,913	2,569
Materials and services	30,546	27,340	3,206	41,544	41,963	(419)
Bad and doubtful debts	709	759	(50)	951	1,009	(58)
Depreciation and amortisation	15,624	16,257	(633)	20,832	21,670	(838)
Finance costs	0	0	0	0	0	0
Other expenses	6,739	6,277	462	8,093	8,542	(449)
Total expenses	116,308	109,721	6,587	153,902	153,097	805

Expenses YTD & Forecast variances



Financial Report

9 months ended 31 March 2017

Major Operating Expense Variances

	Var	YTD	YTD	F'cast	F'cast
		Fav Budget \$'000	Unfav Budget \$'000	Fav Budget \$'000	Unfav Budget \$'000
Employee costs		3,602		2,569	
A&DS transition & assessment	P	148		110	
A&DS service delivery	P	733		726	
Advocacy & communications	P	60		60	
Business systems	P	93		101	
Bundoora Park farm	P	66		36	
Bundoora Park operations	P	80		60	
Bushland	P	97		64	
Children & community	P	126		89	
City works & contracts	P	88		145	
Civic compliance	P	154		65	
Community engagement & demograph.	P	111		161	
Community participation & engagement	P	252		266	
Customer service	P	77		66	
Environment & community outcomes	P	124		86	
Environmental operations	P	328		181	
Equity & diversity	P	88		59	
Family services	T	143			
Human resources	P	251		153	
Libraries	P	183		62	
IS Infrastructure	P	138		180	
Operations & environment	P	116		139	
Park infrastructure	P	178		159	
Reservoir Leisure Centre	P	84		54	
Statutory planning	P	221		237	
Transport engineering	P	153		434	
Arts programming	P		43		74
Business transformation	P		68		97
Capital delivery/Engineering services	P			383	
Corporate initiatives	P		359		320
Council plan & performance	P		56		97
City design & strategic planning	P				133
Creative culture & events	P				98
Governance & corporate information	P				83
Employee leave provisions	P		65		754
Parental leave salary	P		237		292
WorkCover salary recoup	P		97		27
Materials and services		3,206			419
Arboriculture planning	T	79			
Arts participation & events	P			50	
Arts precincts	P	330		433	
Asset strategy & service planning	T	87			
Business systems	T	89			
City design & strategic planning	P	312		109	
Community facilities	P	106		60	
Corporate initiatives	P	463		350	
Corporate risk & audit	P	60		43	
Creative culture & events	P	78		41	
Economic & business development	T	58			
Energy & resilience	P	181		189	
Facility management	P				184
Infrastructure maintenance & support	P	223		447	
Operation projects from capital works	P,CF	1,444		282	
Public places	T	57			

Financial Report

9 months ended 31 March 2017

	Var	YTD	YTD	F'cast	F'cast
		Fav	Unfav	Fav	Unfav
		Budget	Budget	Budget	Budget
		\$'000	\$'000	\$'000	\$'000
Special charge – Solar \$aver	P	198		198	
Youth services	T	108			
A&DS service delivery	T		131		
Art & collection management	P				62
Arts programming	T		44		
Capital delivery/Engineering services	P		133		399
Children & community	P				112
Civic compliance	P		198		276
Community wellbeing	P				84
Council plan & performance	P				83
Environmental operations	P				89
Family services	P				163
Health protection	P		52		74
Human resources	P		51		99
IS Infrastructure	P				176
Leisure contracts	P		65		53
Parks & open space	P		93		67
Reservoir Leisure Centre	P		87		52
Statutory planning	P		105		151
Transport engineering	P		226		313
Waste & water strategy	P				249
Depreciation and amortisation			633		838
Infrastructure	P		355		462
Intangibles	P		72		100
Plant & equipment	P		57		76
Property	P		150		199
Other		462			449
Bushlands	T	83			
Community participation	T	197			
Public places	T	249			
Special rates	P/CF	79			119
Arts precincts	P		72		204
Civic compliance	P				95
Planning & building services	P		84		100

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

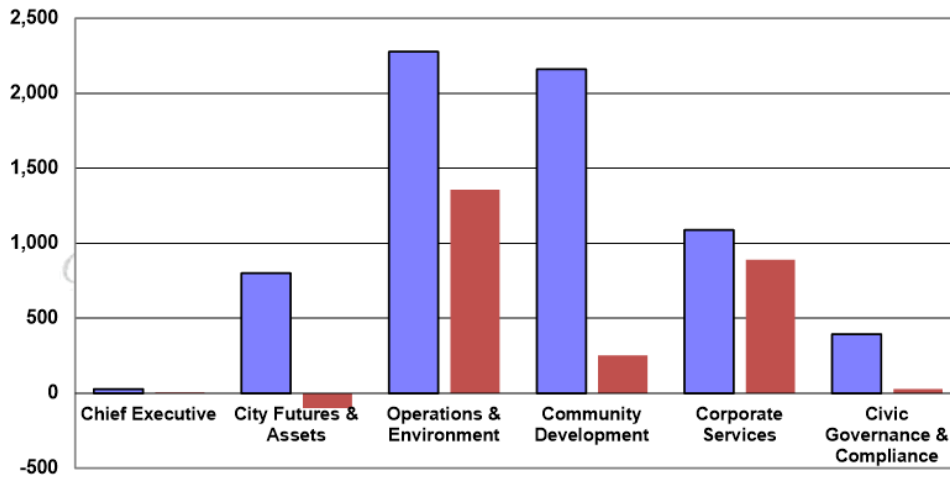
Financial Report
9 months ended 31 March 2017

2.1.3 Department analysis

	YTD Budget Net cost \$'000	YTD Actual Net cost \$'000	YTD Bud Var Net cost \$'000	Adopted Budget Net cost \$'000	Forecast Net cost \$'000
Department					
Chief Executive	647	619	28	860	856
City Futures & Assets	11,809	11,008	801	15,363	15,463
Operations & Environment	23,279	21,000	2,279	32,556	31,199
Community Development	21,184	19,023	2,161	27,273	27,002
Corporate Services	9,108	8,019	1,089	11,804	10,934
Civic Governance & Compl.	3,243	2,850	393	4,429	4,402
	69,270	62,519	6,751	92,285	89,856
Other non-attributable ¹	(105,822)	(107,422)	1,600	(102,709)	(104,825)
Net (surplus) deficit	(36,552)	(44,903)	8,351	(10,424)	(14,969)

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

Department net cost YTD & Forecast variances



Financial Report

9 months ended 31 March 2017

2.2 Capital performance

	YTD Budget \$'000	YTD Actual \$'000	YTD Bud Var \$'000	Adopted Budget \$'000	Adjusted Budget \$'000	F'cast \$'000
Capital Projects						
Property						
Land	0	0	0	0	0	7,683
Land Improvements	41	20	21	95	95	99
Buildings	4,367	1,794	2,573	5,879	5,879	3,643
Building Improvements	245	62	183	517	517	680
Lease Improvements	2,050	1,866	184	2,050	2,050	1,978
Total Property	6,703	3,742	2,961	8,541	8,541	14,083
Plant & Equip.						
Plant, machinery & eq.	2,443	1,828	615	2,958	3,298	2,688
Fixtures, fit & furn.	140	48	92	155	155	147
Computers & telecom.	1,361	852	509	1,692	1,929	1,711
Library books	653	613	40	751	751	769
Total Plant & Equip.	4,597	3,341	1,256	5,556	6,133	5,315
Infrastructure						
Roads	3,510	1,743	1,767	6,520	6,503	5,418
Transport / road safety	1,723	857	866	2,060	2,060	2,060
Bridges	203	71	132	220	220	170
Footpaths & cycleways	2,433	1,890	543	3,226	3,226	2,606
Drains	1,756	394	1,362	1,978	2,054	1,445
Recreation, leis facil.	405	124	281	464	464	438
Parks, open space & str.	6,927	3,857	3,070	7,275	7,937	7,650
Total Infrastructure	16,957	8,936	8,021	21,743	22,464	19,787
Total capital works	28,257	16,019	12,238	35,840	37,138	39,185
Operational Projects						
Property						
Land Improvements	220	213	7	170	170	230
Buildings	966	512	454	1,418	1,418	1,471
Building Improvements	381	372	9	396	396	431
Total Property	1,567	1,097	470	1,984	1,984	2,132
Plant & Equip.						
Plant, machinery & eq.	75	65	10	75	99	92
Fixtures, fit & furn.	35	29	6	35	35	29
Computers & telecom.	173	96	77	351	351	351
Total Plant & Equip.	283	190	93	461	485	472
Infrastructure						
Roads	363	206	157	494	494	501
Transport / road safety	289	140	149	372	410	413
Bridges	70	3	67	75	75	75
Footpaths & cycleways	481	245	236	831	831	847
Drains	95	19	76	245	375	269
Recreation, leis facil.	30	9	21	60	60	60
Parks, open space & str.	631	456	175	1,160	1,280	1,196
Total Infrastructure	1,959	1,078	881	3,237	3,525	3,361
Total operation projects	3,809	2,365	1,444	5,682	5,994	5,965

Financial Report
9 months ended 31 March 2017

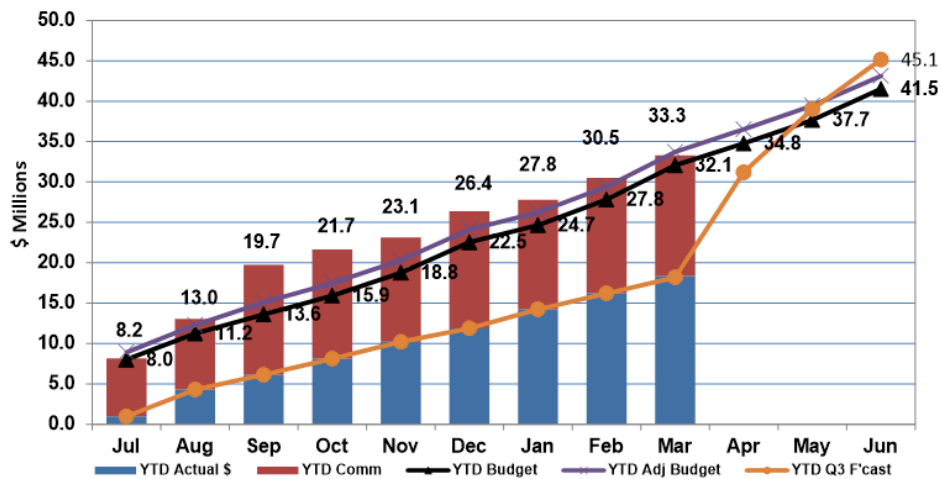
Represented by:

Asset renewal	16,948	9,607	7,341	21,494	22,272	19,200
New assets	6,479	3,673	2,806	8,218	8,516	14,512
Asset expansion	461	261	200	585	606	523
Asset upgrade	4,370	2,477	1,893	5,543	5,744	4,951
Capital expenditure	28,257	16,019	12,238	35,840	37,138	39,185
Operational projects	3,809	2,365	1,444	5,682	5,994	5,965
Total capital works	32,066	18,384	13,682	41,522	43,132	45,150

Capital works YTD variances by asset class



Capital works YTD & Committed expenditure cumulative



Financial Report

9 months ended 31 March 2017

Major Capital Works Variances

	Var	YTD Ahead of Budget \$'000	YTD Behind Budget \$'000	F'cast Ahead of Budget \$'000	F'cast Behind Budget \$'000
Property			2,961	5,542	
Land				7,683	
Ruthven / Lakeside / Rona St	P			7,683	
Buildings			2,573		2,236
DAEC accommodation works	P,CF		133		138
Darebin libraries – public conv.	T		87		
Energy efficiency works	T		141		
GH Mott pavilion	T		161		
Multi-sports stadium	P,CF		427		545
NARC masterplan	P,CF		337		200
NARC redevelopment	P,CF		335		450
Neighbourhood houses	T		200		
PRACE portable buildings	P,CF		473		475
Public convenience works	P		107		69
Relocatable buildings	P,CF				237
Underground power supply	P,CF				105
DISC cycling infield barrier	P			143	
East Preston neighbourhood house	P,CF				72
Building improvements			183	163	
Disability access	T,CF		170		
Leasehold improvements			184		72
Regional animal welfare facility	P		184		72
Plant & Equipment			1,256		241
Plant, machinery & equipment			615		270
Arts venues minor asset repl.	T		66		
Plant replacement	P,CF E		453		376
Mobile garbage bin replacement	P	61		105	
Furniture, fixture & fittings			92		
Darebin libraries facilities & furn	T		83		
Computer equipment			509		
Intranet CMS replacement	P		172		145
Health protection software	P		71	100	
IT infrastructure	T		167		
Library device lending	T		95		
Aged & disability system	P,CF	64		80	
GPS tracking equipment	P,CF	107		160	
Infrastructure			8,021		1,956
Roads			1,767		1,102
Kerb & channel renewal	T		147		
Right of way renewal program	T		106		
R2R – High St	P		168		168
Road rehab – Chifley Dr	P,CF		250		170
Road rehab – Cornwall St	P,CF				205
Road rehab – Holly St	P,CF				287
Road rehab – Ilma Gr	P,CF				213
Road rehab – Northernhay St	P,CF E		124	210	
Road rehab – Simpson St	P,CF				470
Roundabout & roadside planting	T		148		
Slope remediation	P,CF		391	450	
Road resurface program	P		221		200
Transport & road safety			866		
Retrofit disability safety	T		95		

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9 months ended 31 March 2017

	Var	YTD Ahead of Budget \$'000	YTD Behind Budget \$'000	F'cast Ahead of Budget \$'000	F'cast Behind Budget \$'000
Traffic management program	T		771		
Bridges			132		50
Merri Ck pedestrian bridge	P,E		119		40
Footpath & cycle ways			543		620
Active transport infrastructure	P,CF		64		110
Creek corridor shared path	P		70		60
Shared path – parks renewal	T		373		
St Georges Rd bicycle path	P		69		450
Footpath renewal	T	46			
Drains			1,362		533
DISC stormwater harvesting	P,CF ,E		1,064		550
Drainage improvement works	T,CF		214		
Recreation, leisure & comm fac.			281		
Bundoora Park works	T		138		
Sportsfield lighting	T		51		
Parks, open space & streetscape			3,070	375	
Active recreation in parks	T		68		
AH Capp / WH Robinson Reserves	P,CF ,E		122		
Batman Park – master plan	P,CF		320		200
Big parks master plan	T,CF		76		
Dog signage	T		208		
Fairfield Village streetscape	P		160		100
Former Preston Girls HS	P		163		190
John Cain Res sportsfield lighting	P,CF ,E		236	95	
Junction urban master plan **	P,CF		605	93	
Parks renewal	T		117		
Playspace upgrades	P,CF		396		217
Pocket parks renewal	T		226		
Retail activity centre	T		421		
Reservoir streetscape	P,CF		132	112	
Signage strategy	T		125		
All Nations Park activation	P,CF	146		310	
Inner city netball program	P	81		347	
Pavillion, sports lighting design	T	78			
Storm damage infrastructure	P	81			

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

Financial Report

9 months ended 31 March 2017

Major Operational Works Variances

	Var	YTD Ahead of Budget \$'000	YTD Behind Budget \$'000	F'cast Ahead of Budget \$'000	F'cast Behind Budget \$'000
Property			470	148	
Land improvements				60	
Warm season turf	P			60	
Buildings			454	53	
Active & healthy wellbeing	T		65		
Maintenance backlog	T		167		
Northcote customer service	T		80		
Ruthven Reserve building	T		60		
Preston RSL demolition	P			183	
NARC – asset management	T	60			
Building improvements				35	
No individual significant item					
Plant & Equipment			93		
Computers & telecomms			77		
Business systems enhancements	T		98		
Infrastructure			881	124	
Roads			157		
Major road patching	T		56		
Traffic signal maintenance	T		71		
Transport & road safety			149	41	
Travel safe program	P,CF		139	38	
Bridges			67		
Bridge maintenance	T		67		
Footpath & cycle ways			236		
Cycling initiatives	T		188		
Drains			76		
TW Blake water sensitive	T		70		
Strategic water outcomes	P,CF				71
Parks, open space & streetscape			175	36	
Adams Reserve upgrade works	T		49		
Former Ruthven PS	T		46		
Thornbury streetscape	T		80		
Green streets implementation	P,CF	88		92	

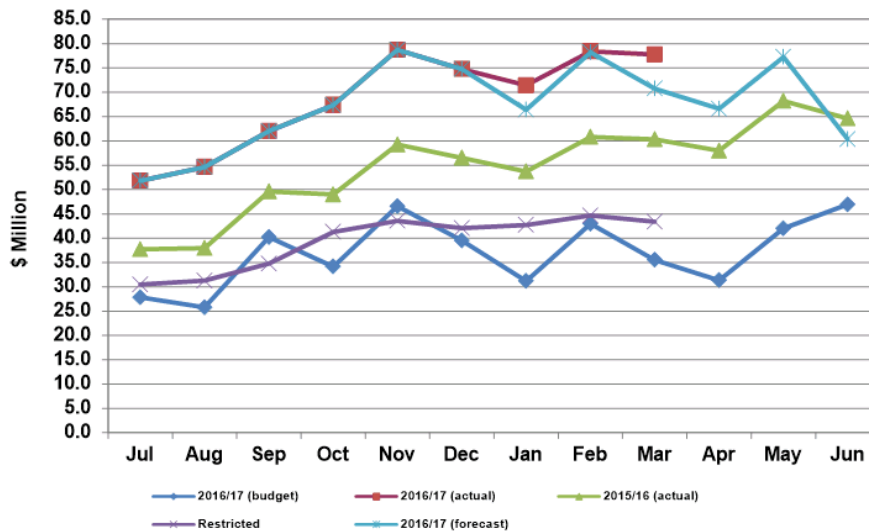
Note: Var T = Timing P = Permanent CF = Carried forward prior/next year E = Externally funded
IF = Infrastructure Funded project

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2.3 Financial position

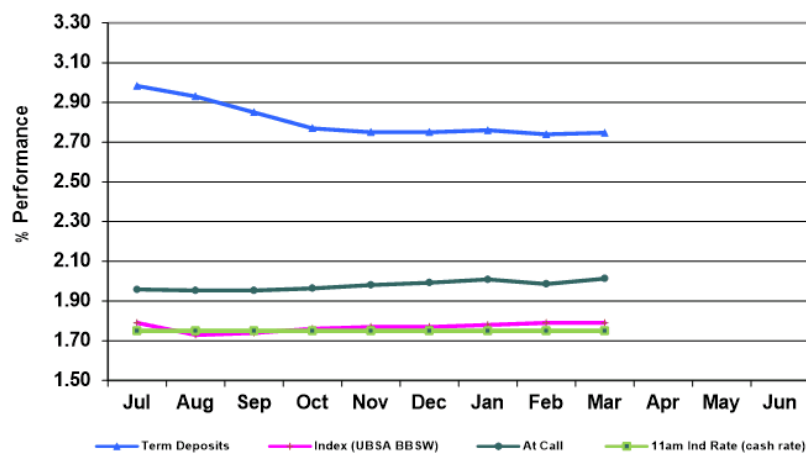
	YTD Budget \$'000	YTD Actual \$'000	YTD Var \$'000	Adopted Budget \$'000	Forecast \$'000
Cash and investments	35,513	77,772	42,259	46,925	60,350
Net current assets	45,902	89,768	43,866	21,967	41,517
Net assets and total equity	1,319,406	1,312,602	(6,804)	1,296,100	1,282,669

Actual & Budget cash & investments balance by month



Note: Cash and investments include term deposits with a maturity date exceeding 90 days which are classified as other financial assets in the Balance Sheet (\$33.80M).

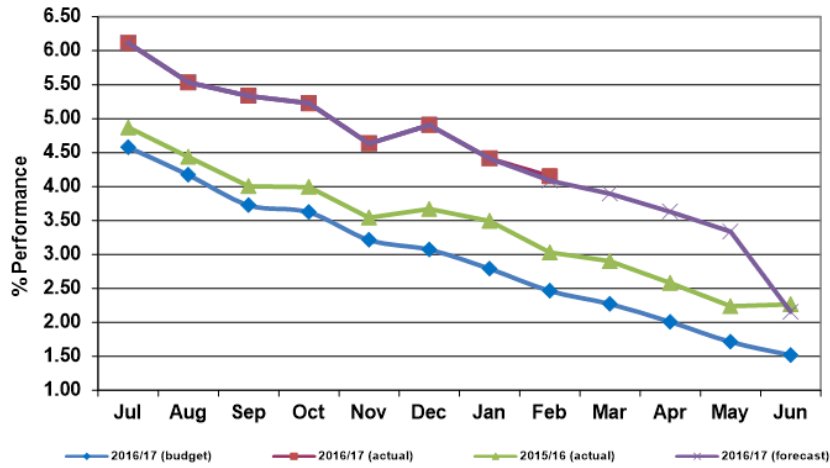
Cash & Investment Weighted Average Interest Rate v Benchmark



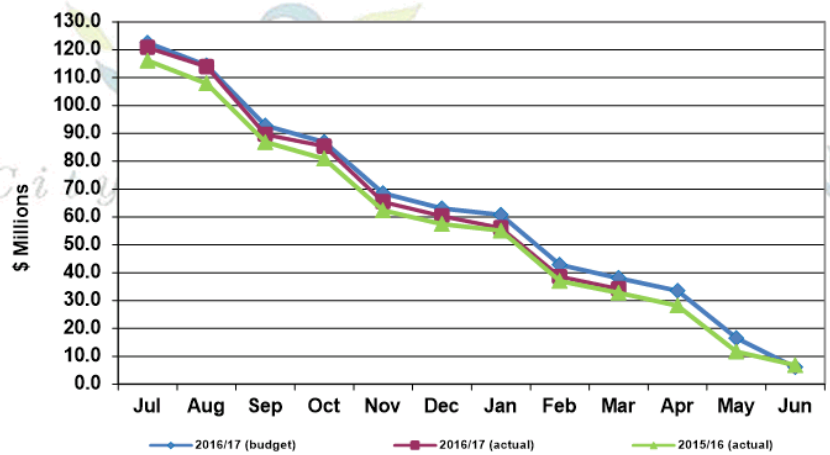
As at 31 March 2017, 61% of all invested funds were placed with fossil fuel free financial institutions and ADIs. (31 Dec 16 57%)

Financial Report
9 months ended 31 March 2017

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

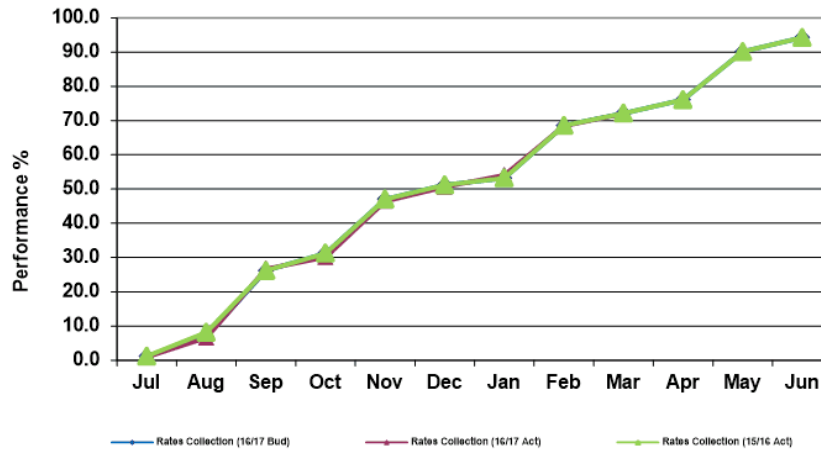


Actual & Budget rates outstanding balances by month



Financial Report
9 months ended 31 March 2017

Actual & Budget % of rates received by month



Major Balance Sheet YTD variances

	Var	YTD	YTD	Forecast	Forecast
		Fav Budget \$'000	Unfav Budget \$'000	Fav Budget \$'000	Unfav Budget \$'000
Current assets		38,150		12,782	
Cash and investments	CF, P *	42,259		13,425	
Rate receivables	P		7,639		773
Other receivables	T	3,481			12
Inventories	P		28		29
Other assets	P		77	171	
Current liabilities		5,716		6,768	
Trade creditors	P	1,329		2,790	
Other payables	P	7,361		5,710	
Trust funds and deposits	P		984		1,016
Employee provisions	P		1,990		716
Non-current assets			50,371		32,682
Property, Infra. plant & equipment	P		50,360		31,612
Intangible assets	P		73		1,131
Investment property	P	62		61	
Non-current liabilities			299		299
Employee provisions	P		299		299
Equity		6,804		13,431	
Accumulated surplus	P	13,435		18,093	
Asset revaluation reserve	P		27,002		32,108
Other reserves	P	6,763			584

*Note: Cash and investments include term deposits with a maturity date exceeding 90 days which are classified as other financial assets in the Balance Sheet (\$33.80M).

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

Financial Report
9 months ended 31 March 2017

APPENDIX A

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



Financial Report
9 months ended 31 March 2017

DAREBIN CITY COUNCIL
Comprehensive Income Statement
 For the 9 months ended 31 March, 2017

	YTD Budget	YTD Actual	YTD Variance	Annual Budget	Q3 Forecast
	\$'000	\$'000	\$'000	\$'000	\$'000
Income					
Rates and charges	118,189	118,338	149	118,788	118,989
Statutory fees and fines	5,588	6,737	1,149	7,308	8,351
User fees	9,349	8,763	(586)	12,400	11,621
Grants - operating	11,709	12,210	501	15,292	15,824
Grants - capital	1,976	640	(1,336)	2,123	3,220
Contributions - monetary	2,625	3,920	1,295	3,500	4,754
Net gain (loss) on disposal of property, infrastructure, plant and equipment	95	34	(61)	(20)	15
Other income	3,329	3,982	653	4,935	5,292
Total income	152,860	154,624	1,764	164,326	168,066
Expenses					
Employee costs	62,690	59,088	3,602	82,482	79,913
Materials and services	30,546	27,340	3,206	41,544	41,963
Bad and doubtful debts	709	759	(50)	951	1,009
Depreciation and amortisation	15,624	16,257	(633)	20,832	21,670
Borrowing costs	0	0	0	0	0
Other expenses	6,739	6,277	462	8,093	8,542
Total expenses	116,308	109,721	6,587	153,902	153,097
Surplus for the year	36,552	44,903	8,351	10,424	14,969
Less					
Grants - capital (non-recurrent)	(1,095)	(496)	599	(1,115)	(2,195)
Contributions - monetary	(2,625)	(3,920)	(1,295)	(3,500)	(4,754)
Adjusted underlying surplus/ (deficit)	32,832	40,487	7,655	5,809	8,020

Financial Report

9 months ended 31 March 2017

DAREBIN CITY COUNCIL

Balance Sheet

As at 31 March 2017

	YTD Budget \$'000	YTD Actual \$'000	YTD Variance \$'000	Annual Budget \$'000	Q3 Forecast \$'000
Current assets					
Cash and cash equivalents	31,410	43,973	12,563	42,822	41,094
Trade and other receivables	45,153	40,995	(4,158)	16,156	15,371
Other financial assets	4,103	33,799	29,696	4,103	19,256
Inventories	94	66	(28)	94	65
Other assets	1,225	1,302	77	1,469	1,640
Total current assets	81,985	120,135	38,150	64,644	77,426
Non-current assets					
Trade and other receivables	114	114	0	114	114
Property, infrastructure, plant & equipment	1,271,143	1,220,783	(50,360)	1,270,809	1,239,197
Investment property	2,806	2,868	62	2,806	2,867
Intangible assets	611	538	(73)	1,574	443
Other financial assets	236	236	0	236	236
Total non-current assets	1,274,910	1,224,539	(50,371)	1,275,539	1,242,857
Total assets	1,356,895	1,344,674	(12,221)	1,340,183	1,320,283
Current liabilities					
Trade and other payables	14,889	6,199	8,690	19,511	11,011
Trust funds and deposits	4,373	5,357	(984)	4,135	5,151
Interest bearing loans and borrowings	0	0	0	0	0
Provisions	16,821	18,811	(1,990)	19,031	19,747
Total current liabilities	36,083	30,367	5,716	42,677	35,909
Non-current liabilities					
Interest bearing loans and borrowings	0	0	0	0	0
Provisions	1,406	1,705	(299)	1,406	1,705
Total non-current liabilities	1,406	1,705	(299)	1,406	1,705
Total liabilities	37,489	32,072	5,417	44,083	37,614
Net assets	1,319,406	1,312,602	(6,804)	1,296,100	1,282,669
Equity					
Accumulated surplus	537,991	551,426	13,435	509,891	527,984
Asset revaluation reserve	769,159	742,157	(27,002)	774,265	742,157
Other reserves	12,256	19,019	6,763	11,944	12,528
Total equity	1,319,406	1,312,602	(6,804)	1,296,100	1,282,669

Financial Report

9 months ended 31 March 2017

DAREBIN CITY COUNCIL

Statement of Cash Flow

For the 9 months ended 31 March, 2017

	YTD Budget \$'000 Inflows (Outflows)	YTD Actual \$'000 Inflows (Outflows)	YTD Variance \$'000	Annual Budget \$'000 Inflows (Outflows)	Q3 Forecast \$'000 Inflows (Outflows)
Cash flows from operating activities					
Rates	85,775	90,135	4,360	117,796	118,341
Statutory fees and fines	5,589	6,164	575	5,883	5,880
User fees & charges (inclusive of GST)	10,072	9,217	(855)	14,207	11,886
Government receipts	16,310	12,850	(3,460)	20,915	19,194
Contributions - Monetary	991	3,920	2,929	1,588	4,754
Other income	1,228	2,869	1,641	1,734	3,621
Employee costs	(62,255)	(60,097)	2,158	(81,315)	(78,895)
Materials and services (inclusive of GST)	(44,048)	(38,286)	5,762	(58,194)	(59,057)
Net FSPL refund / payment	0	(354)	(354)	0	(1)
	13,662	26,418	12,756	22,614	25,723
Interest	1,110	1,475	365	1,612	1,933
Trust funds and deposits	0	271	271	0	0
Net GST refund / payment	6,185	4,037	(2,148)	6,990	7,431
Net cash provided by operating activities	20,957	32,201	11,244	31,217	35,087
Cash flows from investing activities					
Proceeds from sale of property, plant & equipment	451	423	(28)	455	553
Payment for property, infrastr, plant & equipment	(31,932)	(19,457)	12,475	(30,783)	(39,895)
Repayment of loans and advances	0	0	0	0	0
Proceeds from sale of other financial assets	0	0	0	0	0
Net cash used in investing activities	(31,481)	(19,034)	12,447	(30,328)	(39,342)
Cash flows from financing activities					
Net cash used in financing activities	0	0	0	0	0
Net increase / (decrease) in cash & cash equivalents	(10,524)	13,167	23,691	889	(4,255)
Cash & cash equivalents at the beginning of the year	46,037	64,605	18,568	46,037	64,605
Cash & cash equivalents at the end of the year	35,513	77,772	42,259	46,926	60,350

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

Financial Report

9 months ended 31 March 2017

DAREBIN CITY COUNCIL

Statement of Cash Flow

For the 9 months ended 31 March, 2017

Reconciliation of cash flows from operating activities to surplus

	YTD Budget	YTD Actual	YTD Variance	Annual Budget	Q3 Forecast
	\$'000	\$'000	\$'000	\$'000	\$'000
Surplus for the year	36,552	44,903	8,351	10,424	14,969
Items not involving cash or non operating in nature					
Depreciation and amortisation	15,624	16,257	633	20,832	21,670
Interest expense	0	0	0	0	0
Bad & doubtful debts	709	759	50	951	1,009
Net (gain) / loss on sale of assets	(95)	(34)	61	20	(15)
	<u>52,790</u>	<u>61,885</u>	<u>9,095</u>	<u>32,227</u>	<u>37,633</u>
Change in operating assets and liabilities					
Decrease / (Increase) in rate debtors	█ (34,004)	(28,203)	5,801	(741)	(648)
Decrease / (Increase) in other operating assets	2,501	(209)	(2,710)	(2,011)	(2,916)
(Decrease) / Increase in Trade creditors	(3,262)	(678)	2,584	2,136	0
(Decrease) / Increase in other operating liabilities	2,932	(494)	(3,425)	(1,219)	0
(Decrease) / Increase in provisions	█ 0	(101)	(101)	825	1,018
	<u>(31,833)</u>	<u>(29,684)</u>	<u>2,149</u>	<u>(1,010)</u>	<u>(2,546)</u>
Net cash provided by operating activities	<u>20,957</u>	<u>32,201</u>	<u>11,244</u>	<u>31,217</u>	<u>35,087</u>



Financial Report

9 months ended 31 March 2017

DAREBIN CITY COUNCIL

Statement of Capital Works

For the 9 months ended 31 March, 2017

	YTD Budget \$'000	YTD Actual \$'000	YTD Variance \$'000	Annual Budget \$'000	Adjusted Budget \$'000	YTD Adj Budget \$'000	Q3 Forecast \$'000
Capital works							
Property							
Land	0	0	0	0	0	0	7,683
Land Improvements	41	20	21	95	95	91	99
Buildings	4,367	1,794	2,573	5,879	5,879	4,381	3,643
Building improvements	245	62	183	517	517	301	680
Leasehold improvements	2,050	1,866	184	2,050	2,050	2,050	1,978
Total property	6,703	3,742	2,961	8,541	8,541	6,823	14,083
Plant & equipment							
Plant, machinery & equipment	2,443	1,828	615	2,958	3,298	2,784	2,688
Fixtures, fittings & furniture	140	48	92	155	155	140	147
Computers & telecommunications	1,361	852	509	1,692	1,929	1,410	1,711
Library books	653	613	40	751	751	653	769
Total plant & equipment	4,597	3,341	1,256	5,556	6,133	4,987	5,315
Infrastructure							
Roads	3,510	1,743	1,767	6,520	6,503	3,477	5,418
Transport & road safety	1,723	857	866	2,060	2,060	1,723	2,060
Bridges	203	71	132	220	220	203	170
Footpaths & cycleways	2,433	1,890	543	3,226	3,226	2,229	2,606
Drainage	1,756	394	1,362	1,978	2,054	1,832	1,445
Recreation, leisure & community facilities	405	124	281	464	464	384	438
Parks, open space & streetscapes	6,927	3,857	3,070	7,275	7,937	7,695	7,650
Total infrastructure	16,957	8,936	8,021	21,743	22,464	17,543	19,787
Total capital works	28,257	16,019	12,238	35,840	37,138	29,353	39,185

Financial Report

9 months ended 31 March 2017

DAREBIN CITY COUNCIL

Statement of Capital Works

For the 9 months ended 31 March, 2017

	YTD Budget \$'000	YTD Actual \$'000	YTD Variance \$'000	Annual Budget \$'000	Adjusted Budget \$'000	YTD Adj Budget \$'000	Q3 Forecast \$'000
Operational works							
Property							
Land Improvements	220	213	7	170	170	220	230
Buildings	966	512	454	1,418	1,418	966	1,471
Building improvements	381	372	9	396	396	381	431
Total property	1,567	1,097	470	1,984	1,984	1,567	2,132
Plant & equipment							
Plant, machinery & equipment	75	65	10	75	99	99	92
Fixtures, fittings & furniture	35	29	6	35	35	35	29
Computers & telecommunications	173	96	77	351	351	324	351
Total plant & equipment	283	190	93	461	485	458	472
Infrastructure							
Roads	363	206	157	494	494	378	501
Transport & road safety	289	140	149	372	410	327	413
Bridges	70	3	67	75	75	70	75
Footpaths & cycleways	481	245	236	831	831	685	847
Drainage	95	19	76	245	375	223	269
Recreation, leisure & community facilities	30	9	21	60	60	30	60
Parks, open space & streetscapes	631	456	175	1,160	1,280	989	1,196
Total infrastructure	1,959	1,078	881	3,237	3,525	2,702	3,361
Total operational works	3,809	2,365	1,444	5,682	5,994	4,727	5,965
Represented by:							
Asset renewal	16,948	9,607	7,341	21,494	22,272	17,604	19,200
New assets	6,479	3,673	2,806	8,218	8,516	6,731	14,512
Asset expansion	461	261	200	585	606	479	523
Asset upgrade	4,370	2,477	1,893	5,543	5,744	4,540	4,951
Capital expenditure	28,257	16,019	12,238	35,840	37,138	29,353	39,185
Operational works	3,809	2,365	1,444	5,682	5,994	4,727	5,965
Total capital works	32,066	18,384	13,682	41,522	43,132	34,080	45,150

6.4 RESILIENT MELBOURNE STRATEGY**Author:** Manager Environment and Community Outcomes**Reviewed By:** Director Operations and Environment

Report Background

This report considers endorsement and funding of the Resilient Melbourne Strategy, a metropolitan wide strategy to enhance and improve the capacity of individuals, institutions, businesses and systems within metropolitan Melbourne to adapt, survive and thrive no matter what kind of chronic stresses and acute shocks they experience. Yearly funding of \$15,000 has been requested over a 3 year period.

Previous Council Resolution

This matter is not the subject of a previous Council resolution.

Previous Briefing(s)

This matter has not previously been to a Councillor Briefing.

Council Plan Goal/Endorsed Strategy

Goal 3 - Sustainable and Resilient Neighbourhoods

- Climate Change and Peak Oil Adaptation Plan
- Going Places – Darebin Transport Strategy
- Darebin Cycling Strategy
- Health and Wellbeing Plan
- Emergency Management Plan
- Towards a Water Sensitive Darebin Strategy
- Urban Forest Strategy

Summary

This report considers endorsement and support of the Resilient Melbourne Strategy, a metropolitan wide strategy to enhance and improve the capacity of individuals, institutions, businesses and systems within metropolitan Melbourne to adapt, survive and thrive no matter what kind of chronic stresses and acute shocks they experience.

The objectives and broad actions align directly with Council's plan and strategies. It is recommended that Council endorse the strategy and refer \$15,000 to budget considerations for the support of the Resilient Melbourne Delivery Office.

Recommendation

That Council:

- (1) Endorse the Resilient Melbourne Strategy.
 - (2) Refer \$15,000 to 2017/2018 budget considerations to support the Resilient Melbourne Delivery Office.
-

Introduction

Metropolitan Melbourne was selected to join the 100 Resilient Cities network in 2014. The 100 Resilient Cities (100RC) network, pioneered by the Rockefeller Foundation, assists cities around the world to prepare for the physical, social and economic challenges that are a growing part of the 21st Century. 100RC defines urban resilience as the capacity of individuals, institutions, businesses and systems within a city to adapt, survive and thrive no matter what kind of chronic stresses and acute shocks they experience.

The Resilient Melbourne project was auspiced by the City of Melbourne in collaboration with the 32 metropolitan Melbourne councils, and associated partners. The project has been led by the Chief Resilience Officer and initially funded by the 100 Resilient Cities initiative with a project team and additional investment provided by the City of Melbourne. The project was guided by a Steering Committee including representatives from the Municipal Association of Victoria (MAV), Department of Premier and Cabinet and Emergency Management Victoria as well as metropolitan Melbourne councils' and government departments' participation through forums. Additionally five Council CEOs were asked to lead identified focus areas.

The Resilient Melbourne Strategy Overview is contained in Appendix A and a full outline of the strategy is available at <http://resilientmelbourne.com.au/strategy/>. The focus areas and actions have been developed through a series of workshops and consultations. The vision of the Strategy is: In a resilient Melbourne, our diverse communities are viable, sustainable, liveable and prosperous.

Issues and Discussion

The objectives of the Resilient Melbourne strategy are:

- **Stronger together:** Empower communities to take active responsibility for their own and each other's wellbeing.
- **A dynamic economy:** provide diverse local employment opportunities that support an adaptable workforce that is ready for the jobs of the future.
- **Our shared places:** Create and sustain buildings, infrastructure and activities that promote social cohesion, equality of opportunity and health.
- **A healthier environment:** enable strong natural assets and ecosystems alongside a growing population.

Actions presented in the strategy were selected upon recommendation from focus area working groups, each led by a CEO from inner, middle and outer metropolitan councils. The proposed actions were further reviewed by the project Steering Committee, an expert panel and the five council CEOs, as well as with the 100 Resilient Cities executive.

There are 34 actions identified in the strategy that sit within four action areas: Adapt, Survive, Thrive and Embed.

There are three flagship actions highlighted with one key supporting action and the remaining 30 actions are identified as either supporting actions or aligned local actions. The three flagship actions identified within the Strategy all align closely with existing Darebin strategies and include:

- **Metropolitan urban forest strategy:** led by The Nature Conservancy which aims to extend and link existing urban greening, reforestation and nature initiatives across Melbourne, to improve wellbeing and reduce our exposure to hazards such as heatwaves and flooding. The primary objective is to 'enable strong natural assets and ecosystems alongside a growing population'. This action aligns with Council's Urban Forest, Green Streets and water and climate plans.
- **Emergency management community resilience approach for Victoria:** led by Emergency Management Victoria which states that: By ensuring activities across all our emergency management agencies have community benefit at their core, working across sectors we will foster communities that are better prepared to withstand shocks and bounce back strongly. The primary objective is to 'empower communities to take active responsibility for their own and each other's wellbeing, safety and health'. Direct impacts on Darebin include building a shared understanding of resilience for the public and emergency management sectors, establishing a framework for embedding resilience planning to improve alignment between agencies, and creating visibility of the roles of different stakeholders in this area.
- **Metropolitan cycling network:** led by the Resilient Melbourne Delivery Office which states that Melbourne's metropolitan councils will collaborate with citizens and Victoria's main transport bodies to establish a metropolitan bicycle path network, to help make cycling a safer and more practical alternative to car travel. The primary objective is to 'Create and sustain buildings, infrastructure and activities that promote social cohesion, equality of opportunity and health'. This action aligns strongly with Council's Transport Strategy and Municipal Health and Wellbeing Plan, by increasing people's transport choices and encouraging improved health through active travel.

Each action detailed in the strategy has a lead organisation, partners and initial funding streams identified. Implementation plans and monitoring and evaluation indicators will be created for each action. For the majority of actions all metropolitan Councils are identified as partners.

The Resilient Melbourne Delivery Office (The Office) has been established for a five year period to provide time to deliver on the commitments in the Strategy. Up to date it has been funded from grant funding, the City of Melbourne and State agencies. Now the Office is seeking funding from participating local governments, philanthropic donors and other organisations.

Options for Consideration

Council can endorse the Resilient Melbourne Strategy without providing annual financial support of \$15,000 or can choose not to endorse the Strategy.

It is recommended that Council endorse the strategy and refer \$15,000 to 2017/2018 budget considerations to support the Resilient Melbourne Delivery Office.

The Strategy provides value to Council through:

- Close alignment to Council plan and strategies.
- Collaboration and information sharing between councils and partners including nationally and internationally.

- Partnership actions may be leveraged to attract greater funding for project implementation as well as efficiencies of scale.
- Working effectively on resilience issues that cross municipal boundaries.

Financial and Resource Implications

It is recommended that Council endorse the strategy and refer \$15,000 to 2017/2018 budget considerations to support the Resilient Melbourne Delivery Office. The strategy may involve staff time to collaborate on, or deliver strategy outcomes in the future. This will be determined on a case by case basis.

Risk Management

This project is based on risk management and improving the urban resilience of metropolitan Melbourne, which is the capacity of individuals, institutions, businesses and systems within a city to adapt, survive and thrive no matter what kind of chronic stresses and acute shocks they experience.

Policy Implications

Economic Development

A key objective of the Resilient Melbourne strategy is to support a dynamic economy: providing diverse local employment opportunities that support an adaptable workforce that is ready for the jobs of the future.

Environmental Sustainability

The strategy recognises that our natural assets are coming under increasing pressure as more development is needed to support our growing population and that climate change is a huge threat to liveability. A key objective is to enable strong natural assets and ecosystems alongside a growing population.

Human Rights, Equity and Inclusion

The strategy aligns with the health and wellbeing strategy and identifies and seeks to address social challenges facing Melbourne now and into the future. A key objective of the Resilient Melbourne Strategy is to empower communities to take active responsibility for their own and each other's wellbeing.

Other

There are no other factors which impact on this report.

Future Actions

- Refer \$15,000 to 2017/2018 budget considerations to support the Resilient Melbourne Delivery Office.
- Collaborate with the Resilient Melbourne Delivery Office and partners to deliver the strategy.

Consultation and Advocacy

- This strategy is the result of the work of more than 1000 individuals from 230 organisations, representatives of Melbourne's 32 councils, and many Victorian Government departments.

- The strategy was reviewed and feedback on the draft provided by representatives of local government authorities, the Victorian Government, community and private sector organisations and metropolitan council CEOs.
- Council staff consulted regarding this report include: Chief Executive Officer, Chief Financial Officer, Manager Transport and Public Places, Manager Parks and Gardens and Coordinator Community Wellbeing.

Related Documents

- Climate Change and Peak Oil Adaptation Plan
- Going Places – Darebin Transport Strategy
- Darebin Cycling Strategy
- Towards a Water Sensitive Darebin Strategy
- Health and Wellbeing Plan
- Emergency Management Plan
- Urban Forest Strategy

Attachments

- Resilient Melbourne Strategy Overview (**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.

STRATEGY OVERVIEW



MELBOURNE

**VIABLE
SUSTAINABLE
LIVEABLE
PROSPEROUS**

Resilient Melbourne acknowledges the Traditional Owners of the Land, and their strength, resilience and pride as the oldest continuous culture in the world.

We are pleased to present you with an overview of *Resilient Melbourne*. This is Melbourne’s first resilience strategy and the first produced by an Australian city.

The strategy is a joint project of 32 metropolitan Melbourne councils, Melbourne’s academic, business and community sectors, and the Victorian Government, all supported by 100 Resilient Cities – Pioneered by the Rockefeller Foundation (100RC).

Resilient Melbourne is the culmination of work by over 1,000 people, from 230 organisations across sectors, council boundaries and community groups coming together to consider a shared challenge: what can we do to protect and improve the lives of Melburnians, now and in the future?

We encourage you to read on, download the full strategy and find out more about what all this means in practice, and share with your networks. We hope you enjoy the overview and strategy, and we welcome your responses. You can contact the Resilient Melbourne team on resilience@melbourne.com.au

The full version of the strategy is available for download on the Resilient Melbourne website; see resilientmelbourne.com.au



100RC helps cities around the world prepare to meet the physical, social and economic challenges that are a growing part of the 21st century. Melbourne was selected from 372 applicant cities around the world to be among the first wave of 32 cities to join the 100RC network.

100RC offers each member city:

- funding for a Chief Resilience Officer, to coordinate resilience-building efforts
- expert support to develop a resilience strategy
- membership in a global network of peer cities to share ideas and solutions
- use of the 100RC Platform – a group of leading service providers who offer in-kind support to member cities.

For more information about 100RC visit 100resilientcities.org

ABOUT RESILIENT MELBOURNE

People are at the heart of all cities. A resilient Melbourne will draw on the strengths of our diverse communities and geographies, to pursue our shared interests, embrace our differences and be stronger together. We will help communities prepare for change and whatever the future may hold. We will work today, tomorrow and together, towards a viable, sustainable, liveable and prosperous Melbourne.

Resilient Melbourne marks an important point in Melbourne’s development. It presents the first of our city’s resilience strategies: a starting point that brings together individuals and organisations critical to the resilience of Melbourne and its diverse communities. It offers a new way to deal with the chronic stresses and acute shocks we are likely to experience, and to achieve our vision of a city that is viable, sustainable, liveable and prosperous, today and long into the future.

In developing the strategy, we have followed three guiding principles, agreed at the outset of our work: build on Melbourne’s existing structures and institutions; avoid duplication of effort and investment, and; deliver tangible benefits to our communities.

Although achieving our long-term objectives will require work over generations – thirty years or more – the actions in the strategy will bring real results starting today.

These actions are affordable, scalable, replicable and measurable. They will support our communities’ efforts to adapt to the accelerating changes we face, to survive no matter what shocks occur, and to confidently thrive, building a Melbourne that offers a higher quality of life to all of its citizens, now and for future generations.



MELBOURNE IN CONTEXT

Melbourne is a vibrant and proudly multicultural city of 4.3 million residents, originating from more than 180 different countries. A 'city of cities', Melbourne is made up of 32 local government authorities (councils) spread over 10,000 square kilometres around Port Phillip Bay, comprising hundreds of diverse local neighbourhoods, each with its own character, cultural mix and set of advantages and problems.

Today, the scale and pace of demographic change in Melbourne are unprecedented. Projections suggest that by 2051 Melbourne will be home to approximately 7.7 million people, and is likely to be Australia's largest city. Globalisation continues to disrupt our economy and society, while climate change is increasing the risk of extreme events and undermining many of the assumptions used to plan and develop our city.

To cope with this increasing complexity and uncertainty, we need a new approach. This must be centred on our communities, supporting and enabling them to adapt to these accelerating changes and the associated stresses, to survive no matter what shocks occur, and to confidently thrive. This approach will link new resilience-building actions with existing efforts – this way we can build a Melbourne that is a better place for future generations to live in, and whose services and advantages can be enjoyed by all of its citizens.



CHRONIC STRESSES

Challenges that weaken the fabric of a city on a day-to-day or cyclical basis. Examples include sea level rise, increasing pressures on healthcare services, unemployment, and deeper social inequality.

EXAMPLES OF MELBOURNE'S CHRONIC STRESSES

- Rapid population growth
- Increasing social inequality
- Increasing pressures on our natural assets
- Unemployment, particularly among young people
- Climate change
- Increasing rates of alcoholism and family violence

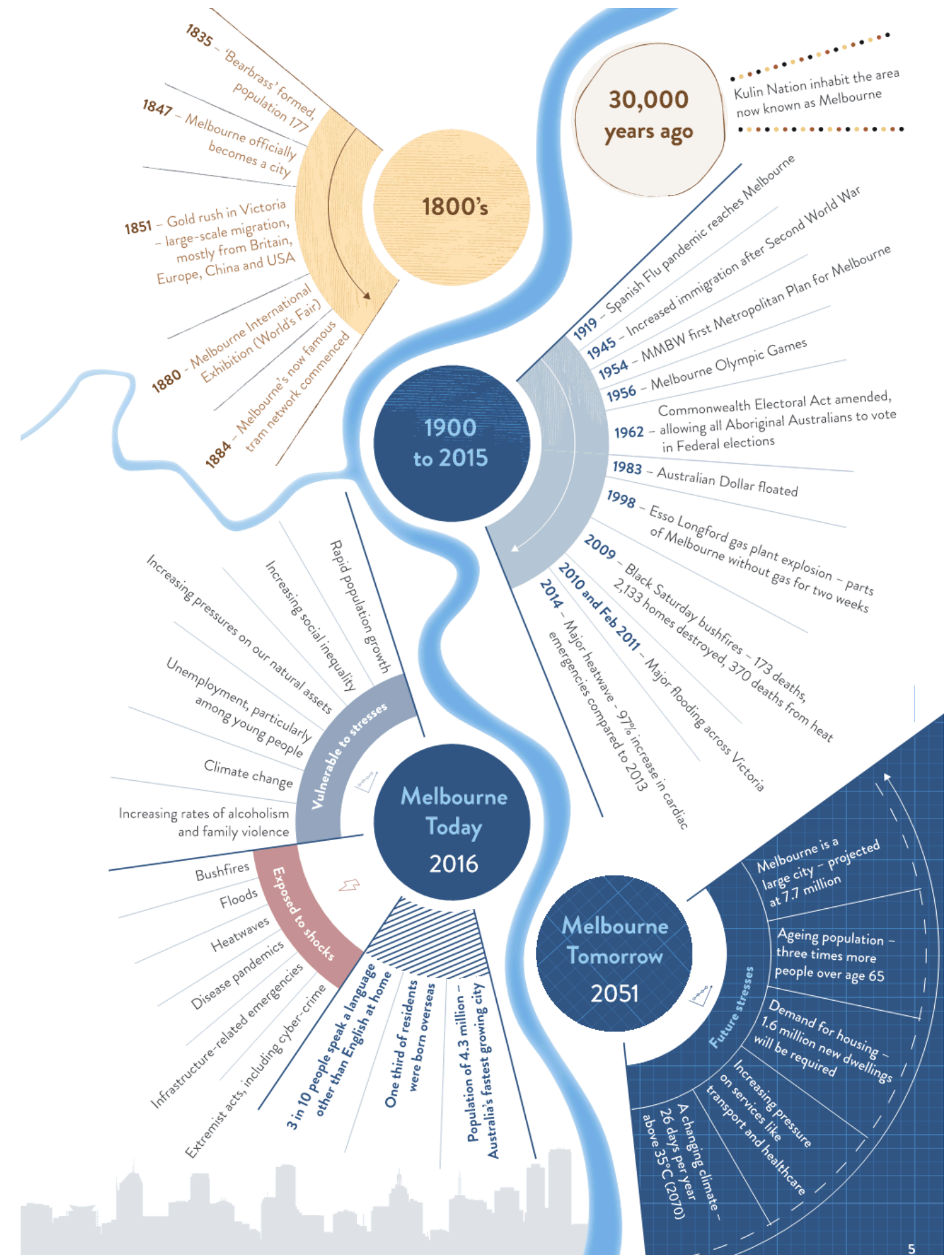


ACUTE SHOCKS

Sudden events that threaten a city. In Melbourne, examples of acute shocks include heatwaves, bushfires, floods, influenza pandemics, and extremist acts, including cyber-crime.

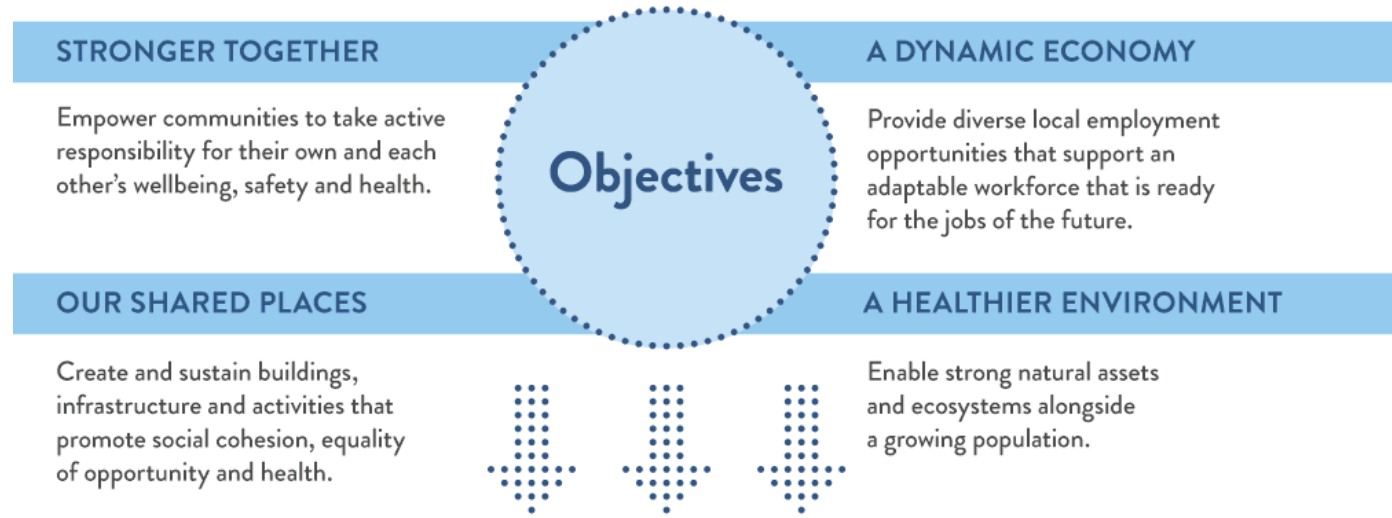
EXAMPLES OF MELBOURNE'S ACUTE SHOCKS

- Bushfires
- Floods
- Heatwaves
- Disease pandemics
- Infrastructure-related emergencies
- Extremist acts, including cyber-crime



STRATEGY AT A GLANCE

In a resilient Melbourne, our diverse communities are viable, sustainable, liveable and prosperous.



In addition to the three flagship actions, there are:



ACTIONS FOR A RESILIENT MELBOURNE		ACTION TYPE	RESILIENCE OBJECTIVES			
			Stronger together	Our shared places	A dynamic economy	A healthier environment
ADAPT	Metropolitan urban forest strategy	Flagship Action				
	Integrated Water Management Framework					
	The Neighbourhood Project	Supporting Action				
	New apartments trial for public housing residents					
	Local Government Renewables Group Purchasing					
	National Climate Resilience and Adaptation Strategy					
	Association of Bayside Municipalities Adaptation Planning					
	Working with Melbourne's tertiary and further education colleges and upper secondary schools to support STEM education	Local Aligned Action				
Ask Izzy						
SURVIVE	An emergency management community resilience framework for Victoria	Flagship Action				
	Understanding drivers of community resilience					
	Community-based resilience compendium	Supporting Action				
	Innovative insurance					
	IBM Smarter Cities Challenge and Twitter Data					
	Flood Management Strategy – Port Phillip and Westernport					
	Multicultural water safety and settlement	Local Aligned Action				
	'Refuge': the role of art and culture in preparedness					
Building preparedness through relationships in Koori and culturally and linguistically diverse communities						
THRIVE	The metropolitan cycling network	Flagship Action				
	Community-led neighbourhood renewal and development pilot projects					
	Citymart Challenge – involving citizens in mobility and transport	Supporting Action				
	Young and Resilient Living Labs					
	STEM Mentoring Melbourne					
	Innovative business models					
	VicHealth Mental Wellbeing Strategy					
	Melbourne Metro Rail Project	Local Aligned Action				
Preventing Violence Together						
30-year Infrastructure Strategy for Victoria						
EMBED	The Resilient Melbourne Delivery Office	Supporting Action				
	City of Melbourne chair in resilient cities					
	Resilience Training for Local Government					
	Working to embed resilience and build social cohesion	Local Aligned Action				





MELBOURNE

Email: resilience@melbourne.vic.gov.au

www.resilientmelbourne.com.au

 [@resilientmelb](https://twitter.com/resilientmelb)

6.5 PROPOSED ROAD DISCONTINUANCE ADJOINING REAR 13 TO 17 FULHAM GROVE AND 14 AND 16 PERSHING STREET AND 52 TO 54 CRISPE STREET, RESERVOIR**Author:** Property Manager**Reviewed By:** Director City Futures and Assets

Report Background

This report provides Council with information relating to the outcome of preliminary investigations into the proposed discontinuance and sale of the right-of-way adjoining 13 to 17 Fulham Grove, 14 and 16 Pershing Street and 52 and 54 Crispe Street, Reservoir.

Previous Council Resolution

This matter is not the subject of a previous Council resolution.

Previous Briefing(s)

27 March 2017

Council Plan Goal/Endorsed Strategy

Goal: Excellent Service

Strategy: 5.4 Long term responsible financial planning
Property Asset Management Strategy – May 2015

Goal: Vibrant City and Innovative Economy – Strategy 1.4

Strategy: Strategic Land Use and Sustainable Transport Planning Policies.

Summary

This report provides the history and background relating to the right-of-way adjoining 13 to 17 Fulham Grove, 14 and 16 Pershing Street and 52 and 54 Crispe Street, Reservoir, shown hatched on the site plan in **Appendix A**, as well as the outcome of the preliminary investigations into its proposed discontinuance.

In 2009 Council resolved to discontinue and sell part of the right-of-way/road bounded by Crispe Street, Fulham Grove and Pershing Street, Reservoir was discontinued and sold (ROW). However, the section of the right-of-way/road adjoining 13 to 17 Fulham Grove, 14 and 16 Pershing Street and 52 and 54 Crispe Street, Reservoir (Road) was not included for discontinuance at that time.

In 2015 Council received an enquiry from an adjoining property owner requesting the discontinuance and sale of the Road. Initial investigations identified that the Road is not constructed or used for access and appears to be partially occupied by adjoining owners. The Road is not listed on Council's register of Public Roads; however it remains a road on title.

Recommendation

That Council:

- (1) Commences the statutory procedures under section 206 and clause 3 of Schedule 10 to the *Local Government Act 1989* (“the Act”) to discontinue the road adjoining 13 to 17 Fulham Grove, 14 and 16 Pershing Street and 52 and 54 Crispe Street, Reservoir shown hatched on **Appendix C**.
 - (2) Gives public notice under sections 207A and 82A and 223 of the Act of the proposed discontinuance in the appropriate newspapers and on Council’s website and such notice state that if discontinued, Council proposes to sell the land from the road to the adjoining property owners by private treaty and transfer to itself any land from the road not sold to the adjoining property owners.
-

Introduction

In 2015 Council received an enquiry from an adjoining property owner requesting the discontinuance and sale of the right-of-way/road shown hatched on the site plan in **Appendix A** and coloured yellow on the aerial photo in **Appendix B** (Road).

In 2009 part of the ROW located at the rear of 3-11 Fulham Grove and 4-14 Pershing Street was discontinued and sold. The section under investigation was not discontinued at that time and the section remains “road” on title. The Road is not listed on Council’s Register of Public Roads, is not constructed nor used for access. The section of Road at the rear of 13 Fulham Grove and 14 and 16 Pershing Street, Reservoir, appears to be occupied by 13 Fulham Grove and the remainder of the Road is landlocked as access has been restricted.

Once initial investigations confirmed the feasibility of the proposed discontinuance, Macquarie Lawyers were commissioned to undertake further consultation with a view to Council commencing the statutory procedures to facilitate the possible discontinuance and sale of the 3.05m wide section of Road.

Issues and Discussion**Consultation with owners / purchase price / land allocation**

All of the immediate adjoining owners have been consulted regarding the proposal and no objections have been received. The dimensions and proposed allocation/division of the land from the Road are shown in the Title Plan provided in **Appendix D**

The owner of 13 Fulham Grove, Reservoir has confirmed an interest in acquiring the land shown as Lot 1 in the Title Plan provided in **Appendix D** at current market value as well as meeting all of the reasonable costs associated with Council discontinuing the Road. Given no interest has been forthcoming from adjoining property owners for Lot 2, Council would need to take title to protect the future of this asset.

Service Authorities and Council Departments

Internal departments and the Service Authorities were consulted regarding the proposal and whilst no objections were received, both Yarra Valley Water and Council engineers have advised that easements will need to be saved over the land, if discontinued. Yarra Valley has existing underground assets within part of the Road and Council would require an easement to cater for any future installation of a drain by Council.

Implementation

The statutory procedures require Council to give public notice of its intention to discontinue and sell the Road and invite submissions from affected parties. Submitters may request to be heard by Council prior to a decision being made to proceed or otherwise with the proposal. In addition, all abutting property owners would be advised of the proposal in writing and informed of their right to make a submission. Following which, a report would be presented to Council for a decision whether to discontinue the Road, part of the Road or not to discontinue the Road.

Options for Consideration

Option 1 Option 1 – Abandon the Proposal or Do Nothing

Council could resolve to abandon the proposal, take no action or may make no resolution on the matter. This option would mean that the Road would continue to vest in Council and the status quo would remain with the adjoining property owners continuing to occupy the Road.

Council may be perceived as knowingly encouraging and enabling property owners to continue to occupy other roads or rights-of-way within Darebin to the detriment of the community (whether financially or as a benefiting right). Additionally Council may lose future rights to the Road if adjoining property owners are able to accrue possessory rights.

Council may, at some time in the future, resolve to commence the discontinuance process.

Option 2– Commence the Statutory Procedures (Recommended)

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

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

Financial and Resource Implications

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

Costs associated with undertaking the statutory process would be recoverable from the purchaser, should Council decide in future to discontinue the road and sell the land. Should Council decide not proceed with either the discontinuance or the sale, then the costs associated with conducting the statutory process would be funded from existing allocations.

Risk Management

Risks associated with each option are covered under the analysis of each option.

Policy Implications

Economic Development

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

Environmental Sustainability

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

Human Rights, Equity and Inclusion

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

Other

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

Future Actions

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

Consultation and Advocacy

- Council Departments
- Macquarie Local Government Lawyers
- Owners of adjoining properties
- Statutory Authorities

Related Documents

- *Local Government Act 1989*
- *Road Management Act 2004*
- Council's Sale of Minor Council Property Assets Policy – May 2015

Attachments

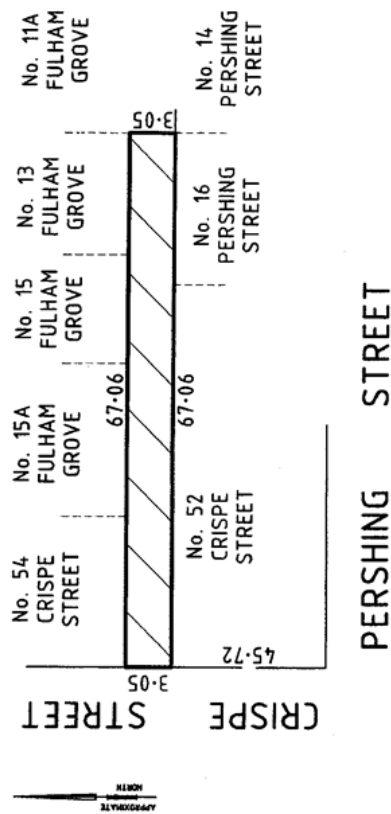
- Site Plan (**Appendix A**) [↓](#)
- Aerial Photo (**Appendix B**) [↓](#)
- Discontinuance Plan (**Appendix C**) [↓](#)
- Title Plan (**Appendix D**) [↓](#)

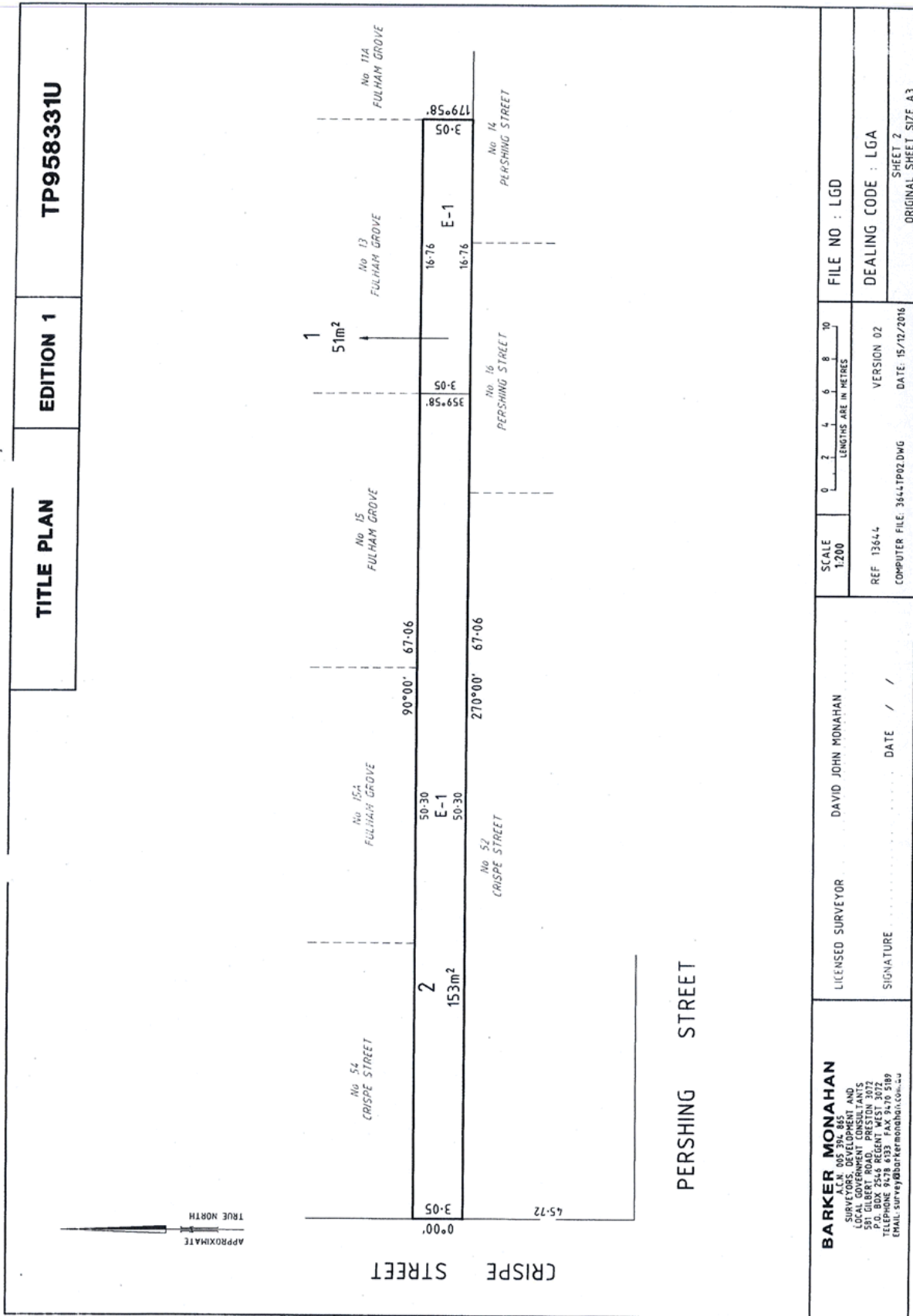
Disclosure of Interest

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

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







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SCALE 1:200
 REF 13644
 COMPUTER FILE 364+TP02.DWG
 VERSION 02
 DATE: 15/12/2016

FILE NO : LGD
 DEALING CODE : LGA
 ORIGINAL SHEET SIZE A3

6.6 **PROPOSED DISCONTINUANCE OF DRAINAGE RESERVE
ADJOINING 20 PELLEW STREET AND REAR 7 TO 13
TAYLOR AVENUE, RESERVOIR**

Author: Property Manager

Reviewed By: Director City Futures and Assets

Report Background

This report provides Council with information relating to the outcome of preliminary investigations into the proposed discontinuance and sale of the 1.83m wide drainage and sewerage reserve adjoining 20 Pellew Street and the rear of 7 to 13 Taylor Avenue, Reservoir.

Previous Council Resolution

This matter is not the subject of a previous Council resolution.

Previous Briefing

27 March 2017

Council Plan Goal/Endorsed Strategy

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

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

Summary

This report provides the history and background relating to the 1.83m wide drainage and sewerage reserve adjoining 20 Pellew Street and the rear of 7 to 13 Taylor Avenue, Reservoir, shown hatched on the site plan in **Appendix A** (Reserve), as well as the outcome of the preliminary investigations into its proposed discontinuance.

In 2016 Council received an enquiry from the owner of 20 Pellew Street, Reservoir requesting the discontinuance and sale of the Reserve. Initial investigations identified that the Reserve appears to have been enclosed and used for access and egress by 20 Pellew Street for several years.

Recommendation

That Council:

- (1) Commence the statutory procedures under Part 4 of the Planning and Environment Act, 1987 and section 24A of the Subdivision Act, 1988 to vest the Reserve in itself and remove 'reserve status' from the land shown hatched on **Appendix C**.
 - (2) Give public notice under sections 189, 82A and 223 of the Act of the proposed sale of the land in the appropriate newspapers and on Council's website and such notice state that Council proposes to sell the land to the owner of 20 Pellew Street, Reservoir by private treaty.
-

Introduction

In 2016 Council received an enquiry from the owner of 20 Pellew Street, Reservoir requesting the discontinuance and sale of the 1.83m wide drainage and sewerage reserve shown hatched on the plan in **Appendix A** and coloured yellow on the aerial photo in **Appendix B** (Reserve).

The Reserve appears to have been enclosed within 20 Pellew Street for many years and the current owner has expressed interest in acquiring the land.

Once initial investigations confirmed the feasibility of the proposed discontinuance, Macquarie Lawyers were commissioned to undertake further consultation with a view to Council commencing the statutory procedures to facilitate the possible discontinuance and sale of the 1.83m wide Reserve.

Issues and Discussion**Consultation with owners / purchase price / land allocation**

All of the immediate adjoining owners have been consulted regarding the proposal and no objections have been received. The dimensions and proposed allocation/division of the land from the Reserve are shown as Lot 1 in Plan of Subdivision PS633073R provided in **Appendix D**.

The owner of 20 Pellew Street has confirmed an interest in acquiring the land shown as Lot 1 at current market value as well as meeting all of the reasonable costs associated with Council discontinuing the Reserve.

Service Authorities / Council Departments

Internal departments and the Service Authorities were consulted regarding the proposal and no objections were received. Whilst Yarra Valley Water has advised that they do not require an easement, Council engineers confirmed that given there are existing assets within the land, an easement over the land would be required if the Reserve is discontinued.

Implementation

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

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

Options for Consideration

Option 1 – Abandon the Proposal or Do Nothing

Council could resolve to abandon the proposal, take no action or may make no resolution on the matter. This option would mean that the Reserve would continue to vest in Council and the status quo would remain with the adjoining property owners continuing to occupy the Reserve and use it for access and egress to their property.

Council may be perceived as knowingly encouraging and enabling property owners to continue to occupy other reserves, roads or rights-of-way within Darebin to the detriment of the community (whether financially or as a benefiting right). Additionally Council may lose future rights to the Reserve if adjoining property owners are able to accrue possessory rights.

Council may, at some time in the future, resolve to commence the discontinuance process.

Option 2 – Commence the Statutory Procedures (Recommended)

Council could resolve to commence the statutory procedures to potentially discontinue the Reserve. This would extend the consultation to the wider community and enable all affected property owners a formal opportunity to make a submission. This option would assist Council in obtaining further insight into the overall consensus of surrounding property owners and the community in relation to the Reserve. It would also enable Council to make an informed assessment on the future of the Reserve, to potentially open the Reserve, discontinue the Reserve and sell the land from the Reserve (if discontinued) to the adjoining property owner.

Benefits of commencing the statutory procedures depend on Council's decision on the future of the Reserve, and may include the ongoing protection of a public asset, the asset being open to the public and used for its prescribed purpose, or potential revenue from the sale of part or all of the land from the Reserve.

Financial and Resource Implications

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

Costs associated with undertaking the statutory process would be recoverable from the purchaser, should Council decide in future to discontinue the Reserve and sell the land. Should Council decide not to proceed with either the discontinuance or the sale, then the costs associated with conducting the statutory process would be funded from existing allocations.

Risk Management

Risks associated with each option are covered under the analysis of each option.

Policy Implications

Economic Development

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

Environmental Sustainability

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

Human Rights, Equity and Inclusion

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

Other

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

Future Actions

Arrange for a Plan of Subdivision to be prepared and lodged with Council pursuant to section 24A of the *Subdivision Act 1988* and issue a planning permit pursuant to the provisions of part 4 of the *Planning and Environment Act 1987*.

Further, undertake the statutory procedures for the sale of the land from the Reserve pursuant to section 189 of the *Local Government Act 1989*.

Consultation and Advocacy

- Council Departments
- Macquarie Local Government Lawyers
- Owners of adjoining properties
- Statutory Authorities

Related Documents

- *Local Government Act 1989*
- *Road Management Act 2004*
- Sale of Minor Council Property Assets Policy, Darebin City Council, 2015

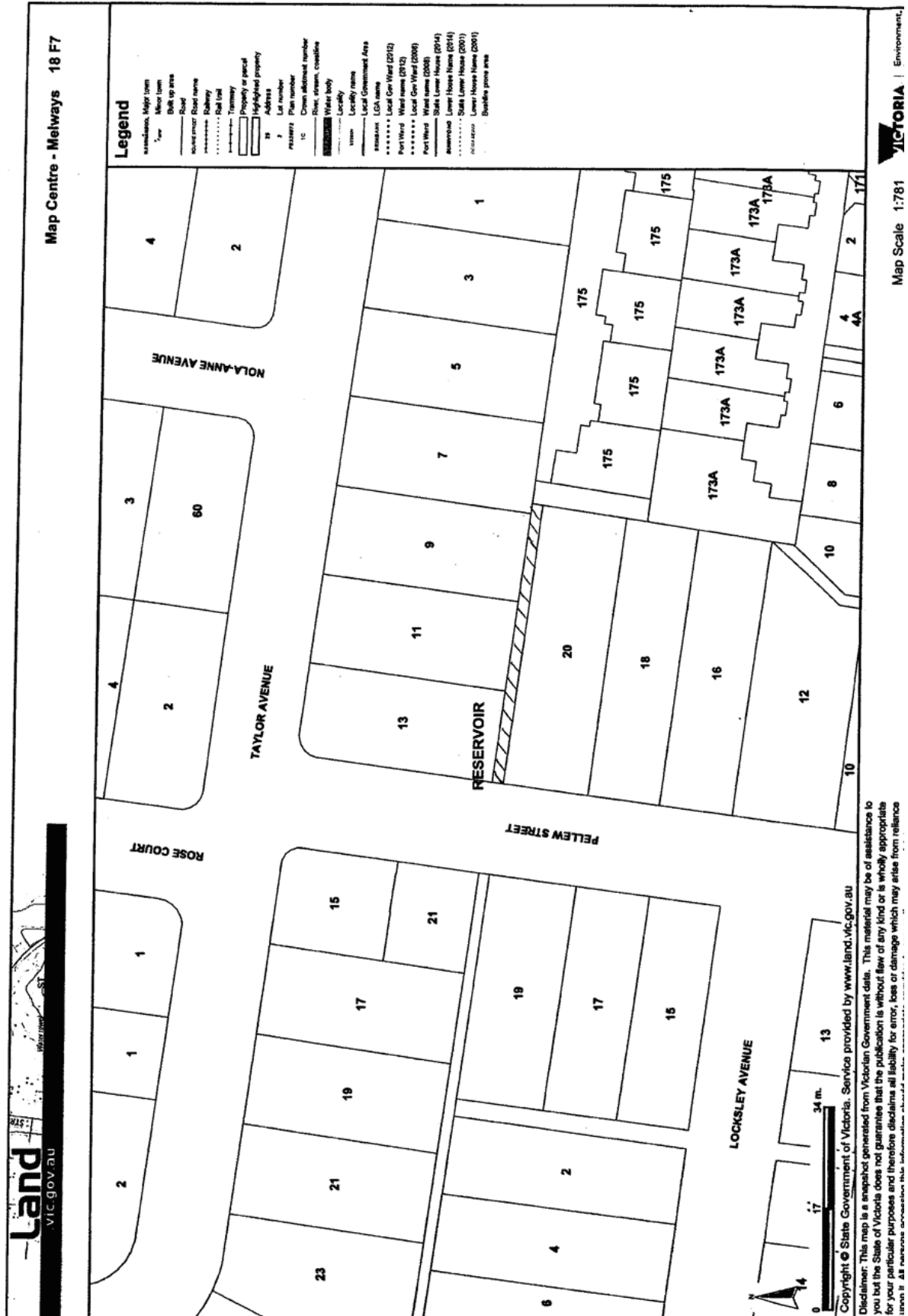
Attachments

- Site Plan (**Appendix A**) [↓](#)
- Aerial Photo (**Appendix B**) [↓](#)
- Discontinuance Plan (**Appendix C**) [↓](#)
- Plan of Subdivision (**Appendix D**) [↓](#)

Disclosure of Interest

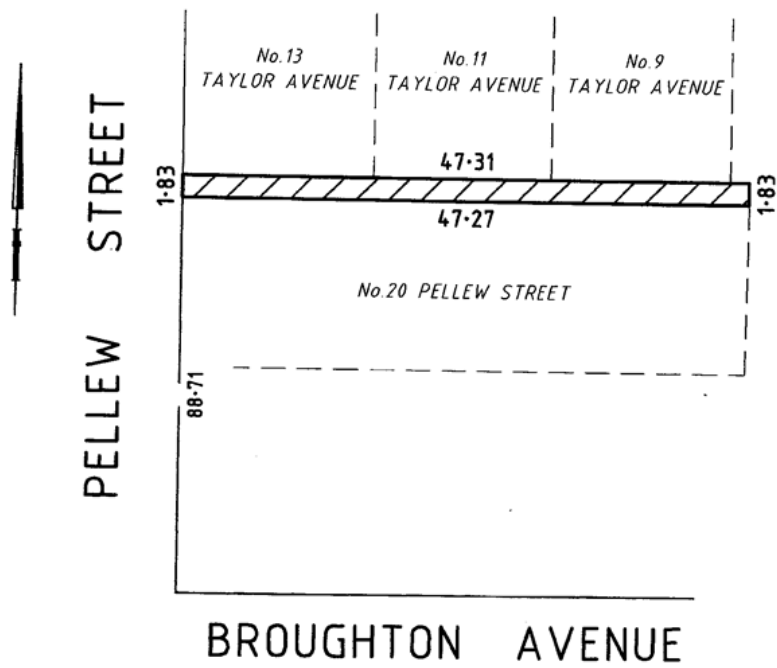
Section 80C of the *Local Government Act 1989* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any direct or indirect interest in a matter to which the advice relates.

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.



RESERVE ADJOINING 20 PELLEW STREET AND REAR 7 TO13 TAYLOR AVENUE,
RESERVOIR





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

Nil

8. NOTICES OF MOTION

Nil

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:

- Darebin Arts Ambassadors Reference Group – 8 March 2017
- Councillor Budget Briefing Session – 16 March 2017
- Aged Care Reforms Working Group – 20 March 2017
- Darebin Education Committee – 22 March 2017
- Bundoora Homestead Art Centre Board Workshop – 25 March 2017
- Councillor Briefing Session – 27 March 2017
- NURP Steering Committee – 30 March 2017
- Councillor Budget Briefing Session – 30 March 2017

Recommendation

That the record of the Assembly of Councillors held on 8, 16, 20, 22, 25, 27 and 30 March 2017 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 (**Appendix A**) [↓](#)



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Darebin Arts Ambassadors Reference Group
	Date:	Wednesday 8 March 2017
	Location:	Council Chambers, Preston
PRESENT:	Councillors:	Cr. Steph Amir, Cr. Gaetano Greco
	Council Staff:	Vicky Guglielmo Jacqueline Grenfell, Beau McCafferty, Ella Hinkley, Liz White, Jim Barrett, Sarah Catchlove
	Other:	April Brenner, Christopher Bell, Hannes Berger, Lindy de Wijn, Margaret Anne Learmonth, Mark Tregonning, Melissa O'Donovan, Victoria Canning, Kim Dunphy
APOLOGIES:		

The Assembly commenced at 6.00pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Meet the Creative Culture and Events team	No disclosures were made
2	Council Plan	No disclosures were made
3	Cultural Outcomes Measures project	No disclosures were made Cr. Greco left the meeting at 7.45pm.

The Assembly concluded at 8.20pm

RECORD COMPLETED BY:	Officer Name:	Sarah Catchlove
	Officer Title:	Creative Culture Administration Officer



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Councillor Budget Briefing Session 2017/2018
	Date:	Thursday 16 March 2017
	Location:	Conference Room, Darebin Civic Centre
PRESENT:	Councillors:	Cr. Kim Le Cerf (Mayor), Cr. Gaetano Greco (Deputy Mayor), Cr. Susan Rennie, Cr. Steph Amir, Cr. Trent McCarthy, Cr. Susanne Newton, Cr. Julie Williams
	Council Staff:	Philip Shanahan, Andrew McLeod, Steve Hamilton, Jacinta Stevens, Katrina Knox, Allan Cochrane
	Other:	Nil
APOLOGIES:		Cr. Lina Messina, Cr. Tim Laurence

The Assembly commenced at 6.00pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	New initiatives for the 2017/2018 budget	No disclosures were made
2	Fees and charges for the 2017/2018 budget	No disclosures were made
3	High level operational and capital budget 2017/2018 budget	No disclosures were made
4	Budget consultation update	No disclosures were made

The Assembly concluded at 8.20pm

RECORD COMPLETED BY:	Officer Name:	Allan Cochrane
	Officer Title:	Chief Financial Officer



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Aged Care Reforms Working Group
	Date:	Monday 20 March 2017
	Location:	Conference Room, Darebin Civic Centre
PRESENT:	Councillors:	Cr. Kim Le Cerf (Mayor), Cr. Gaetano Greco (Deputy Mayor), Cr. Suzanne Newton
	Council Staff:	Shadi Hanna, Robyn Mitchell
	Other:	NA
APOLOGIES:		NA

The Assembly commenced at 4.30pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Terms of Reference of newly formed working group	No disclosures were made

The Assembly concluded at 5.10pm

RECORD COMPLETED BY:	Officer Name:	Shadi Hanna
	Officer Title:	Manager Aged and Disability



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Darebin Education Committee
	Date:	Wednesday, 22 March 2017
	Location:	Conference Room, Darebin City Council
PRESENT:	Councillors:	Cr. Kim Le Cerf (Mayor)
	Council Staff:	Teneille Summers, Phillip O'Brien, Chris Ryan, Gavin Mountjoy, Jackie Mansourian
	Other:	Principals from various Darebin schools, including Kingsbury Primary, Reservoir East Primary, William Ruthven Primary, East Preston Islamic College, Thornbury High. Representative from Department of Education and Training (North West area) and INLLEN
APOLOGIES:		Cr. Gaetano Greco

The Assembly commenced at 4.00pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Darebin Spiritual Healing Trail – a significant local resource for learning about Aboriginal history and culture for Darebin schools?	No disclosures were made.
2	Berry Street Education Model in four Darebin primary school	No disclosures were made.
3	Climate change and how Council might be able to work with schools to lower electricity costs through solar	No disclosures were made.

The Assembly concluded at 6.00pm

RECORD COMPLETED BY:	Officer Name:	Jackie Mansourian
	Officer Title:	Community Renewal Officer



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Bundoora Homestead Art Centre Board Workshop
	Date:	Saturday 25 March 2017
	Location:	Bundoora Homestead Art Centre
PRESENT:	Councillors:	Cr. Suzanne Newton
	Council Staff:	Vicky Guglielmo, Ella Hughes
	Other:	Bundoora Homestead Board of Management members
APOLOGIES:		Cr. Gaetano Greco, Cr. Tim Laurence

The Assembly commenced at 09.30 am

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Strategic planning for Bundoora Homestead Art Centre including staffing, café management, priorities and projects.	No disclosures were made

The Assembly concluded at 1:00 pm

RECORD COMPLETED BY:	Officer Name:	Ella Hughes
	Officer Title:	Gallery Manager, Bundoora Homestead Art Centre



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Councillors Briefing Session
	Date:	Monday 27 March 2017
	Location:	Conference Room, Darebin Civic Centre
PRESENT:	Councillors:	Cr. Kim Le Cerf(Mayor), (Deputy Mayor, Cr. Steph Amir, Cr. Lina Messina, Cr. Susanne Newton (from 5.06pm), Cr. Susan Rennie (from 5.06pm), Cr. Trent McCarthy (from 5.06pm), Cr. Julie Williams (from 5.39pm).
	Council Staff:	Philip Shanahan, Andrew McLeod, Katrina Knox, Oliver Vido, Steve Hamilton. Alison Breach (5.00pm-5.15pm), Tiffany White and Dave Bell (5.14pm to 5.40pm), Joanna Cuscaden (5.25pm to 5.40pm), Katina Angelofsky and Roberta Vassallo (5.40pm to 6.30pm), Phil Tulk (7.10pm to 7.27pm), Darren Rudd and Julie Smout (7.27pm to 8.10pm), Mandy Bathgate and Nick Mateo (8.10pm to 8.25pm), Jim Barrett (8.25pm to 9.05pm).
	Other:	Monique Blom and Cynan Kim-Blackmore, Australian Childhood Foundation (5.40pm to 6.30pm), Jeanette Pope (8.25pm to 9.05pm).
APOLOGIES:		Cr. Gaetano Greco, Cr. Tim Laurence (approved leave of absence), Jacinta Stevens

The Assembly commenced at 5.00pm, was suspended at 6.30pm and recommenced at 7.10pm.

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Retail Activity Centres Strategic Review	No disclosures were made.
2	Grade Separation – Verbal	No disclosures were made. Cr. Amir and Cr. Messina absent from 5.35pm to 5.37pm.
3	Child Safe Standards - Verbal	No disclosures were made.
4	Significant Tree Register	No disclosures were made.
5	Planning Charter Discussion - Verbal	No disclosures were made.
6	Darebin Community Housing Trust	No disclosures were made.

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
7	Council Plan - Verbal	No disclosures were made.
8	Public Art Policy Refresh and Proposed Community Engagement	No disclosures were made.
9	Proposed Road Discontinuance adjoining 3 to 13 Tracey Street and 54 to 56 Elliot Street, Reservoir	No disclosures were made.
10	Proposed Road Discontinuance of Drainage Reserve adjoining 20 Pellew Street and Rear 7 to 13 Taylor Avenue, Reservoir	No disclosures were made.
11	Proposed Road Discontinuance adjoining Rear 13 to 17 Fulham Grove and 14 and 16 Pershing Street and 52 and 54 Crispe Street, Reservoir	No disclosures were made.
12	Outstanding Council resolutions – As of 28 February 2017	No disclosures were made.
13	General Budget Discussion - Verbal	No disclosures were made.

The Assembly concluded at 9.15pm

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



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	NURP Steering Committee
	Date:	Thursday 30 March 2017
	Location:	Council Chambers, 350 High Street, Preston.
PRESENT:	Councillors:	Cr. Julie Williams
	Council Staff:	Eddy Boscarior, Joanna Cuscaden
	Other:	City of Banyule councillor, external industry representatives, representatives from DHHS, Latrobe University, NCAT, DELWP, Olympic Adult Education,
APOLOGIES:		Kim Le Cerf, Lina Messina, Steph Amir

The Assembly commenced at 10.00am

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Work Program	No disclosures were made.
2	Urban Renewal Strategy and Structure Plan Summary	No disclosures were made.
3	Draft Public Realm Strategy	No disclosures were made.
4	Car Parking Discussion Paper	No disclosures were made.
5	Draft Economic Development and Employment Strategy	No disclosures were made.
6	T.W. Blake Reserve WSUD	No disclosures were made.
7	Development Facilitation	No disclosures were made.
8	Community Engagement Plan and NURP Web Page	No disclosures were made.
9	La Trobe National Employment Cluster	No disclosures were made.
10	Committee Recommendations	No disclosures were made.

The Assembly concluded at 12.15pm

RECORD COMPLETED BY:	Officer Name:	Richard Stal
	Officer Title:	Project Support Officer



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Councillor Briefing Session Budget 2017/2018
	Date:	Thursday 30 March 2017
	Location:	Red Room, Darebin Civic Centre
PRESENT:	Councillors:	Cr. Kim Le Cerf (Mayor), Cr. Susan Rennie, Cr. Steph Amir, Cr. Trent McCarthy, Cr. Susanne Newton, Cr. Julie Williams, Cr. Lina Messina
	Council Staff:	Philip Shanahan, Andrew McLeod, Steve Hamilton, Jacinta Stevens, Oliver Vido, Katrina Knox, Allan Cochrane, Carly Duggan
	Other:	Nil
APOLOGIES:		Cr. Gaetano Greco, Cr. Tim Laurence

The Assembly commenced at 6.00 pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Community consultation outcomes	No disclosures were made
2	Proposed 2017/2018 Budget	No disclosures were made
3	Service plans	No disclosures were made

The Assembly concluded at 8.25 pm

RECORD COMPLETED BY:	Officer Name:	Allan Cochrane
	Officer Title:	Chief Financial Officer

14. REPORTS BY MAYOR AND COUNCILLORS

Recommendation

That Council note the Reports by Mayor and Councillors.

15. CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL

The Chief Executive Officer, pursuant to section 77(2)(c) of the Act, has designated the following items to be confidential:

15.1 Appointment of General Insurance Broker

This item is designated confidential because it is a contractual matter pursuant to section 89(2)(d).

CLOSE OF MEETING

Recommendation

That in accordance with section 89(2) of the *Local Government Act 1989*, Council resolves to close the meeting to members of the public to consider the items designated confidential by the Chief Executive Officer.

RE-OPENING OF MEETING

Recommendation

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

16. CLOSE OF MEETING

