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AGENDA OF THE COUNCIL MEETING

Held on Monday 3 September 2018

Public question time will
commence shortly after 6.00pm.




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

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

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

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

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



English - Agenda

This is the Agenda for the Council meeting. For assistance with any of the agenda items, please telephone 8470 8888.

Arabic

هذا هو جدول أعمال اجتماع المجلس. للحصول على المساعدة في أي من بنود جدول الأعمال، يرجى الاتصال بالرقم 8470 8888.

Chinese

这是市议会会议议程。如需协助了解其中的任何议项，请致电8470 8888。

Greek

Αυτή είναι η Ημερήσια Διάταξη (Agenda) της συνεδρίασης του Δημοτικού Συμβουλίου. Για βοήθεια σε οποιοδήποτε θέμα της ημερήσιας διάταξης, παρακαλούμε τηλεφωνήστε στο 8470 8888.

Hindi

यह काउंसिल की बैठक के लिए एजेंडा है। एजेंडा के किसी भी आइटम के साथ सहायता के लिए कृपया 8470 8888 पर टेलीफोन करें।

Italian

Questo è l'ordine del giorno per la riunione municipale. Per assistenza su uno dei punti dell'agenda chiamate il numero 8470 8888

Macedonian

Ова е дневен ред за состанокот на Советот на Општината. За помош за било која точка од дневниот ред, ве молиме телефонирајте на 8470 8888.

Somali

Kani waa ajandaha kulanka Golaha Degmada. Wixii caawima ah oo ku saabsan qodob kasta oo ka mid ah ajandaha fadlan la xiriir tel: 8470 8888.

Vietnamese

Đây là chương trình buổi họp của Hội đồng Thành Phố. Muốn biết thêm các thông tin về chương trình buổi họp, xin hãy gọi số 8470 8888.

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Agenda

1. MEMBERSHIP

Cr. Kim Le Cerf (Mayor) (Chairperson)

Cr. Steph Amir

Cr. Gaetano Greco

Cr. Trent McCarthy

Cr. Lina Messina (Deputy Mayor)

Cr. Susanne Newton

Cr. Susan Rennie

Cr. Julie Williams

2. APOLOGIES

Cr. Tim Laurence is on an approved leave of absence.

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 13 August 2018 be confirmed as a correct record of business transacted.

5. QUESTION AND SUBMISSION TIME

Members of the public can lodge questions for Council to answer or make a Comment or Submission prior to a specific item listed on the Agenda of an Ordinary Council meeting.

QUESTIONS

Members of the public can ask up to two (2) questions at an Ordinary Council meeting.

Questions submitted online will be responded to in the first instance. If you are not present at the meeting, the Chairperson will read the question and provide a response. The Chairperson may then take questions from members in the gallery.

Any question not answered at the meeting will be taken on notice and a written response will be provided to the person asking the question.

In accordance with the Darebin Governance Local Law, the Chairperson may disallow a question if it:

- is defamatory, indecent, abusive, offensive, irrelevant, trivial or objectionable in language or substance; or
- deals with a subject matter already answered; or
- is aimed at embarrassing a Councillor or an officer.

If you are unable to submit your question prior to the Ordinary Council meeting, the Chairperson may take questions from the floor.

SUBMISSIONS OR COMMENTS

Members of the public may make a comment or 2 minute submission on a matter listed on the Agenda prior to the item being debated.

A person who is unable to stay at the meeting until the Agenda item is heard, may make their comment or submission during Question Time.

HOW TO SUBMIT YOUR QUESTION OR MAKE A COMMENT OR SUBMISSION

Members of the public who wish to ask a question, or make a comment or submission to an agenda item, at an Ordinary Council meeting are encouraged to do so in one of the following ways:

- (a) online at darebin.vic.gov.au/questionsandsubmissions by 3pm on the day of the meeting; or
- (b) by email to Q&S@darebin.vic.gov.au; by 3pm on the day of the meeting; or
- (c) in person at the Preston Customer Service Centre, 274 Gower Street, Preston; or
- (d) by mail to PO Box 91, Preston 3072; or
- (e) with a Council officer prior to a Council meeting.

Council meetings can be viewed at the Watch Council and Planning Committee meetings page.

Agenda's will be 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.

6. PETITIONS

7. URGENT BUSINESS

8. CONSIDERATION OF REPORTS

8.1 DRAFT 2017/2018 FINANCIAL STATEMENTS AND PERFORMANCE STATEMENT

Author: Financial Accountant

Reviewed By: General Manager Governance and Engagement

PURPOSE

The report recommends that Council approve the Financial Statements and Performance Statement for the year ended 30 June 2018 and authorise two Councillors to sign the Statements in their final form.

EXECUTIVE SUMMARY

Under the *Local Government Act 1989* (the Act), Council is required to prepare an annual report in respect of each financial year consisting of three parts:

- Report of operations: information about the operations of the council
- Performance Statement: audited results achieved against the prescribed performance indicators and measures
- Financial Statements: audited Financial Statements prepared in accordance with the Australian Accounting Standards.

The Act requires that the annual report be submitted to the Minister within three months of the end of the financial year. Council is required to pass a resolution giving approval in principle to each of the Statements and authorise two Councillors to certify each of the Statements after any changes recommended, or agreed to, by the auditor have been made.

Regulations 21 of the Local Government (Planning and Reporting) Regulations 2014 (the Regulations), specify that the Financial Statements must be certified by the Principal Accounting Officer, two Councillors and the Chief Executive Officer, prior to the Auditor-General signing the audit report.

To assist Council in approving in principle the Financial Statements and Performance Statement for year ended 30 June 2018, the Audit Committee should review the draft Statements with the benefit of comments by Council management and the Victorian Auditor-General's Office representative. The Audit Committee, after it is satisfied with comments of Council management and the Victorian Auditor-General's Office representative, should then make a recommendation to Council to adopt in principle each of the Statements for the year ended 30 June 2018.

The Financial Statements and the Performance Statement provide, as part of the annual report, a transparent account of Council's operations in line with good governance. The annual report forms part of a comprehensive public accountability process and reporting that includes:

- The Council Plan
- The Strategic Resource Plan
- The Annual Budget

- Internal and External Audit; and
- The Annual Report.

Recommendation

That Council:

- (1) Approves in principle the Financial Statements for the year ended 30 June 2018 year enclosed in **Appendix A** to this report.
- (2) Authorises Councillors..... and to sign the Financial Statements in their final form after any changes recommended or agreed to by the Auditor-General have been made.
- (3) Approves in principle the Performance Statements for the year ended 30 June 2018 year enclosed in **Appendix B** to this report.
- (4) Authorises Councillors..... and to sign the Performance Statement in its final form after any changes recommended or agreed to by the Auditor-General have been made.

BACKGROUND / KEY INFORMATION

The Act requires a Council's annual report to contain audited Financial Statements.

Sections 131, 132 and 133 of the Act state that:

- The Financial Statements must be prepared in accordance with the regulations and include any other information required by the regulations.
- The Financial Statements must be submitted to the auditor as soon as possible after the end of the financial year and certified in their final form by two Councillors, the CEO and principal accounting officer.
- The annual report must contain a copy of the auditor's report on the Financial Statements.
- The annual report must be submitted to the Minister for Local Government within three months of the end of each financial year (30 September).

The Regulations require a Council's Financial Statements to be prepared in accordance with the Local Government Model Financial Report.

Regulations 19 and 20 in part four of the regulations state that:

- The Financial Statements must be prepared in accordance with the Local Government Model Financial Report.
- The Financial Statements must contain a statement of capital works.
- The Financial Statements must include specified other information as notes.

The Local Government Model Financial Report is underpinned by the following guiding principles:

- The presentation of the Financial Statements should promote transparency and accountability of local government to stakeholders.

- The pursuit of consistency in local government Financial Statements is important but the primary role is to recognise and report responsibly on relevant local issues.
- By law the Financial Statements must be prepared in accordance with the Local Government Model Financial Report which has been developed to illustrate as widely as possible the minimum disclosure requirements for Councils.
- While the Local Government Model Financial Report is used as a basis for preparing the Financial Statements, subject to each Council's individual circumstances, the statements must also be an accurate and transparent representation of local issues.
- Local government finance professionals are in the best position to make informed decisions about the appropriateness or otherwise of relevant disclosures and the exercise of professional judgement, in excess of the minimum requirements, in preparing the Financial Statements.
- In the event of any conflict between the requirements of the LGMFR and the requirements of the AAS, the requirements of the AAS take precedence.
- When preparing Financial Statements, local government finance professionals should have regard to the principles of sound financial management set out in section 136 of the Act.

Previous Council Resolution

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

COMMUNICATIONS AND ENGAGEMENT

Consultation

- Chief Executive Officer
- Executive Management Team
- Manager Finance
- Audit Committee
- Victorian Auditor-General's Office

ANALYSIS

Alignment to Council Plan / Council policy

Goal 6 - A well governed Council

Environmental Sustainability Considerations

The Financial Statements and the Performance Statement for the year ended 30 June 2018 incorporate Council's funding and delivery of environmental operations in a range of areas including waste collection, recycling services, street cleaning, litter collection, park and sporting field maintenance and improvements in the context of drought, water-saving and energy efficiency measures.

Equity, Inclusion and Wellbeing Considerations

The Financial Statements and the Performance Statement for the year ended 30 June 2018 reflect and incorporate the equity, inclusion and wellbeing initiatives delivered and these are detailed in the Annual Report 2017/2018.

Cultural Considerations

The Financial Statements and the Performance Statement for the year ended 30 June 2018 reflect and incorporate cultural activities including festivals, arts programs and the operation of community venues during 2017/2018 and these are detailed in the Annual Report 2017/2018.

Economic Development Considerations

The Financial Statements and the Performance Statement for the year ended 30 June 2018 reflect and incorporate the economic development initiatives delivered and these are detailed in the Annual Report 2017/2018.

Financial and Resource Implications

All matters raised in this report which have a financial implication have been reflected in the Financial Statements and the Performance Statement for the year ended 30 June 2018.

Legal and Risk Implications

The Draft Annual Financial Report and Performance Statement for the year ended 30 June 2018 were presented to Council's Audit Committee on Monday 27 August 2018 with the Audit Committee recommending to Council that it:

- (1) Approves in principle the Financial Statements and Performance Statement for the year ended 30 June 2018 subject to a management representation letter, minor amendments to the Statements and the Auditor-General's review, and
- (2) Authorises two Councillors to sign the Financial Statements in their final form after any changes recommended or agreed to by the Auditor-General have been made.

DISCUSSION

Financial statements format

The Financial Statements have been prepared in accordance with Australian equivalents to International Financial Reporting Standards ("AIFRS"). As per Regulation 19 and 20 in part four of the regulation, the financial statements must be prepared in accordance with the Local Government Model Financial Report.

Some of the more significant disclosure changes in the 2017/2018 financial statements include:

- The model financial report has been significantly revised to streamline and simplify disclosures.
- The former Note 1 has been largely reallocated to other areas within the financial report, aligning with the relevant financial disclosures.
- A number of unnecessary disclosures have been removed as a result of the revision of the model.
- The certification of the financial statements and audit report have been moved to the front of the financial statements, reflecting the importance of these documents.
- Note 4.1 - Provision has been made for the disclosure of non-current 'other financial assets'. This is to allow for the disclosure of term deposits or other financial assets with a maturity greater than 12 months. A sub-total of cash and cash equivalents and other financial assets is included.

Financial Statements – overview of reported results

The Comprehensive Income Statement shows that for the year ended 30 June 2018, the Council achieved an operating surplus of \$11.87 million which was a \$9.34 million decrease from the 2016/2017 result. The main items contributing to this movement between years are as follows:

- Rates (\$3.84 million increase) – The increase in general rates is in line with the general increase in rates approved by Council for the 2017/2018 year (2.0%) together with supplementary rate income generated and an increase in green waste charges (refer note 2.1);
- User fees, statutory fees and fines (\$0.8 million decrease) – The decrease in user fees, statutory fees and fines resulted mainly from a decrease in aged and health services, arts venues and recycling offset by an increase in statutory planning fees, traffic enforcement fines and the annual price increases on most services with some fluctuations within individual services (refer notes 2.2 and 2.3);
- Grants – operating (\$2.28 million decrease) – The decrease in operating grants reflects a mix of factors including timing of receipt of the 2016/17 and 2017/18 Victorian Grants Commission funding, a decrease in aged and disability funding and normal CPI increases in recurrent Government grants (refer note 2.4);
- Grants – capital (\$0.1 million increase) – The increase in capital grants is reflected by the receipt of grants in 2017/18 associated with roads to recovery funding, offset by funding for the inner city netball program which was received in 2016/17 (refer note 2.4);
- Contributions – monetary (\$0.7 million increase) – The increase in cash contributions is due to higher open space contributions received (refer note 2.5);
- Contributions – non-monetary assets (\$0.2 million decrease) – This movement represents property and infrastructure assets received from developers during the year (refer note 2.5);
- Fair value adjustment of investment property (\$0.3 million decrease) – The decrease in value of investment property is mainly due to the value of the CH Sullivan stadium (refer note 5.2);
- Employee costs (\$3.0 million increase) – The increase in employee costs reflects the increase in performance increments accrued in the 2017/18 year, an increase in restructuring and termination benefits paid and an increase in WorkCover premium paid, offset by vacant positions not being filled (refer note 3.1);
- Materials and services (\$5.3 million increase) – The materials and services category includes contract payments, utilities, major maintenance and other items such as waste disposal fees. The increase results from higher major maintenance (capital works projects not capitalised) and an increase in contract payments (refer note 3.2);
- Depreciation and amortisation (\$0.9 million increase) – The increase in depreciation arises from asset additions during the financial year (refer note 3.3);
- Bad and doubtful debts (\$0.2 million increase) – The increase in bad and doubtful debts reflects increases in debt provision for outstanding parking, local law fines and animal related fines offset by decreases in other debtors (refer note 3.4);
- Other expenses (\$1.25 million increase) – The increase in other expenses reflects increases in contributions and community support funding and the write-off of substation land transferred under agreement to utility companies for nil consideration (refer note 3.5).

The Balance Sheet as at 30 June 2018 shows that net assets increased by \$161.75 million for the year to \$1,520.61 million. The main items contributing to this increase are as follows:

- Cash and cash equivalents and other financial assets (\$10.89 million increase) – Cash balances at year end increased due to a number of factors including delays in completing capital works projects, an increase in the level of rates and contributions received during the year, and an increase in holdings of term deposits with a greater than 90 day maturity (refer note 4.1);
- Trade and other receivables – current (\$0.3 million decrease) – This decrease primarily reflects the decrease in net outstanding parking infringements and June GST refund owed by the Australian Taxation Office (refer note 4.1);
- Property, infrastructure, plant and equipment (\$158.64 million increase) – This increase reflects the net impact of the revaluation of land, building and infrastructure assets (\$149.88 million), contributed assets, asset disposals, additions and depreciation on all fixed asset classes. The revaluation of land, building and infrastructure was undertaken in accordance with Council's asset accounting policy. (refer note 5.1);
- Investment property (\$0.3 million decrease) - This decrease reflects the net decrease from fair value adjustments (refer note 5.2);
- Intangible assets (\$0.1 million decrease) - This decrease reflects the net impact of additions and amortisation of the class. (refer note 4.2);
- Trade and other payables (\$5.8 million increase) – This increase represents higher accrued employee costs unpaid and higher trade creditors held at year end (refer note 4.3);
- Trust funds and deposits (\$0.3 million increase) – This increase is due to higher contract retentions and security deposits held at year end (refer note 4.3);
- Provisions (\$1.1 million increase) – This increase represents higher employee provisions for annual leave and long service leave provided
- Reserves (\$155.02 million increase) – The increase in reserves is due to the net asset revaluation increment of land, building and infrastructure assets and an increase in contributions to the open space reserve (refer note 8.1).

The Cash Flow Statement for the year ended 30 June 2018 shows that total cash and cash equivalents decreased by \$3.55 million to \$43.48 million. The main movements during the year were a cash inflow from operating activities of \$40.66 million, offset by a cash outflow from investing activities of \$44.2 million and no financing cash outflows.

The Statement of Capital Works shows that for the year ended 30 June 2018, Council had achieved total Capital Works expenditure of \$32.81 million, an increase of \$1.4 million from the previous year. The main items of capital works for the year are as follows:

- Property (\$6.52 million) – The main items of expenditure include purchase of portables at Merrilands Community Centre (PRACE), NARC improvements, completion of the infield cycling barrier at DISC and other various building improvements.
- Plant and equipment (\$4.90 million) – The main items of expenditure include information technology (\$0.9 million), fleet replacement (\$2.5 million), Library resources (\$0.6 million) and refuse bin replacements (\$0.3 million).
- Infrastructure (\$21.4 million) – The main items of expenditure include roads and transport (\$6.8 million), footpaths and cycle ways (\$4.0 million), land improvements (\$4.2 million) and parks and open space (\$3.8 million).

Performance Statement – overview of reported results

The performance statement includes the results of the prescribed sustainable capacity, service performance and financial performance indicators and measures together with a description of the municipal district and an explanation of material variations in the results. This statement has been prepared to meet the requirements of the *Local Government Act 1989* and Local Government (Planning and Reporting) Regulations 2014. The performance measures cover the following activities:

Sustainable Capacity Indicators

Indicator	2017/2018	2016/2017	2015/2016
Population (expense per head of population)	\$1,013	\$967	\$930
(Infra. per head of population)	\$4,552	\$3,934	\$4,032
(Population per km of road)	311	305	296
Own-source revenue	\$936	\$940	\$922
Recurrent grants	\$104	\$117	\$94
Disadvantage	7	5	5

Service Performance Indicators

Indicator	2017/2018	2016/2017	2015/2016
Aquatic facilities	5.3	5.4	5.6
Animal management	3	8	3
Food safety	100%	92.1%	100.0%
Governance	66.7	65.0	66.9
Libraries	14.7%	15.0%	16.0%
Maternal and child health services	81.4%	78.5%	75.9%
MCH by Aboriginal children	90.9%	91.5%	60.5%
Roads	69.9%	70.4	70.8
Statutory planning	46.1%	41.3%	60.3%
Waste collection	49.1%	48.0%	47.4%

Financial Performance Indicators

Indicator	2017/2018	2016/2017	2015/2016
Revenue level	\$1,519	\$1,487	\$1,448
Expenditure level	\$2,290	\$2,175	\$2,087
Workforce turnover	12.0%	9.6%	5.0%
Working capital	242.0%	259.6%	226.8%
Unrestricted cash	127.0%	116.8%	91.5%
Asset renewal	101.6%	79.0%	66.1%
Loans & borrowing	0.00%	0.00%	0.16%
Indebtedness	1.3%	1.2%	1.2%
Adjusted underlying result	6.2%	8.6%	8.0%
Rates concentration	71.5%	72.3%	73.9%
Rates effort	0.26%	0.26%	0.25%

Comments are included in the Statement on any significant variances.

IMPLEMENTATION STRATEGY

Communication

A copy of the Council minutes and signed certified financial report and performance statement will then be provided to the Victorian Auditor General's office for consideration for certification.

RELATED DOCUMENTS

- Council Plan 2017-2021
- Budget 2017/2018

Attachments

- Annual Financial Report for the year ended 30 June 2018 (**Appendix A**) [↓](#)
- Performance Statement for the year ended 30 June 2018 (**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 City Council Annual Financial Report

For the Year Ended 30 June 2018



Darebin City Council
Financial Report
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Darebin City Council
2017/2018 Financial Report

Certification of the Financial Statements

In my opinion, the accompanying financial statements have been prepared in accordance with the *Local Government Act 1989*, the *Local Government (Planning and Reporting) Regulations 2014*, Australian Accounting Standards and other mandatory professional reporting requirements.

Allan Cochrane CPA
Principal Accounting Officer

Melbourne
3 September 2018

In our opinion, the accompanying financial statements present fairly the financial transactions of the Darebin City Council for the year ended 30 June 2018 and the financial position of the Council as at that date.

As at the date of signing, we are not aware of any circumstance which would render any particulars in the financial report to be misleading or inaccurate.

We have been authorised by the Council and by the *Local Government (Planning and Reporting) Regulations 2014* to certify the financial statements in their final form.

Kim Le Cerf
Councillor

Susanne Rennie
Councillor

Sue Wilkinson
Chief Executive Officer

Melbourne
3 September 2018

Darebin City Council
2017/2018 Financial Report

Comprehensive Income Statement
For the Year Ended 30 June 2018

	Note	2018 \$'000	2017 \$'000
Income			
Rates and charges	2.1	123,315	119,474
Statutory fees and fines	2.2	9,205	8,650
User fees	2.3	11,574	12,924
Grants - operating	2.4	15,946	18,228
Grants - capital	2.4	2,222	2,103
Contributions	2.5	5,990	5,495
Net gain (or loss) on disposal of property, infrastructure, plant and equipment	2.6	713	682
Fair value adjustments for investment property	5.2	(302)	275
Other income	2.7	3,893	3,762
Total income		172,556	171,593
Expenses			
Employee costs	3.1	80,902	77,854
Materials and services	3.2	50,292	45,008
Bad and doubtful debts	3.4	1,563	1,373
Depreciation and amortisation	3.3	23,003	22,055
Other expenses	3.5	4,927	3,676
Total expenses		160,687	149,966
Surplus/(deficit) for the year		11,869	21,627
Other comprehensive income			
Items that will not be classified to surplus or deficit in future periods			
Net asset revaluation increment/(decrement)	8.1	149,876	69,542
Total comprehensive result		161,745	91,169

The above comprehensive income statement should be read with the accompanying notes.

Darebin City Council
2017/2018 Financial Report

Balance Sheet
As at 30 June 2018

	Note	2018 \$'000	2017 \$'000
Assets			
Current assets			
Cash and cash equivalents	4.1	43,480	47,035
Trade and other receivables	4.1	12,855	13,140
Other financial assets	4.1	42,286	27,846
Inventories	4.2	89	67
Other assets	4.2	3,695	3,596
Total current assets		102,405	91,684
Non-current assets			
Trade and other receivables	4.1	176	185
Other financial assets	4.1	236	236
Property, infrastructure, plant and equipment	5.1	1,458,568	1,299,929
Investment property	5.2	2,840	3,142
Intangible assets	4.2	665	781
Total non-current assets		1,462,485	1,304,273
Total assets		1,564,890	1,395,957
Liabilities			
Current liabilities			
Trade and other payables	4.3	17,419	11,662
Trust funds and deposits	4.3	5,335	5,034
Provisions	4.4	19,568	18,618
Total current liabilities		42,322	35,314
Non-current liabilities			
Provisions	4.4	1,954	1,774
Total non-current liabilities		1,954	1,774
Total liabilities		44,276	37,088
Net assets		1,520,614	1,358,869
Equity			
Accumulated surplus		540,836	534,108
Reserves	8.1	979,778	824,761
Total equity		1,520,614	1,358,869

The above balance sheet should be read with the accompanying notes.

Darebin City Council
2017/2018 Financial Report

Statement of Changes in Equity
For the Year Ended 30 June 2018

	Note	Total \$'000	Accumulated Surplus \$'000	Revaluation Reserve \$'000	Other Reserves \$'000
2018					
Balance at beginning of the financial year		1,358,869	534,108	811,699	13,062
Surplus/(deficit) for the year		11,869	11,869	0	0
Net asset revaluation increment/(decrement)	8.1	149,876	0	149,876	0
Transfers to other reserves	8.1	0	(9,243)	0	9,243
Transfers from other reserves	8.1	0	4,102	0	(4,102)
Balance at end of financial year		1,520,614	540,836	961,575	18,203

		Total \$'000	Accumulated Surplus \$'000	Revaluation Reserve \$'000	Other Reserves \$'000
2017					
Balance at beginning of the financial year		1,267,700	506,524	742,157	19,019
Surplus / (deficit) for the year		21,627	21,627	0	0
Net asset revaluation increment/(decrement)	8.1	69,542	0	69,542	0
Transfers to other reserves	8.1	0	(4,843)	0	4,843
Transfers from other reserves	8.1	0	10,800	0	(10,800)
Balance at end of financial year		1,358,869	534,108	811,699	13,062

The above statement of changes in equity should be read with the accompanying notes.

Darebin City Council
2017/2018 Financial Report

Statement of Cash Flows
For the Year Ended 30 June 2018

	Note	2018 Inflows/ (Outflows) \$'000	2017 Inflows/ (Outflows) \$'000
Cash flows from operating activities			
Rates and charges		122,959	118,384
Statutory fees and fines		7,928	8,014
User fees (inclusive of GST)		13,409	16,131
Grants - operating		16,188	17,996
Grants - capital		2,222	2,103
Contributions - monetary		5,737	5,077
Interest received		2,376	1,284
Net trust funds and deposits		352	311
Other receipts		1,586	1,684
Net GST refund/(payment)		7,550	5,789
Employee costs		(78,498)	(77,678)
Materials and services (inclusive of GST)		(61,097)	(58,734)
Net FSPL receipt/(payment)		(51)	53
Net cash provided by/(used in) from operating activities	8.2	40,661	40,414
Cash flows from investing activities			
Payments for property, infrastructure, plant and equipment	5.1	(30,529)	(30,617)
Proceeds from sale of property, infrastructure, plant and equipment		744	559
Payments for investments		(14,440)	(8,682)
Repayment of loans and advances		9	(80)
Net cash provided by/(used in) investing activities		(44,216)	(38,820)
Net increase (decrease) in cash and cash equivalents		(3,555)	1,594
Cash and cash equivalents at the beginning of the financial year		47,035	45,441
Cash and cash equivalents at the end of the financial year	4.1	43,480	47,035
Financing arrangements	4.5		
Restrictions on cash assets	4.1		

The above statement of cash flows should be read with the accompanying notes.

Darebin City Council
2017/2018 Financial Report

Statement of Capital Works
For the Year Ended 30 June 2018

	2018	2017
Note	\$'000	\$'000
Property		
Land	0	7,683
Buildings	6,521	3,625
Total buildings	<u>6,521</u>	<u>3,625</u>
Total property	<u>6,521</u>	<u>11,308</u>
Plant and equipment		
Plant, machinery and equipment	3,408	2,063
Fixtures, fittings and furniture	138	137
Computers and telecommunications	790	1,389
Library books	562	734
Total plant and equipment	<u>4,898</u>	<u>4,323</u>
Infrastructure		
Roads	6,849	7,127
Bridges	712	134
Footpath and cycleways	3,945	3,420
Drainage	1,812	586
Land improvements	4,194	315
Parks, open space and streetscapes	3,828	4,184
Off street car parks	53	37
Total infrastructure	<u>21,393</u>	<u>15,803</u>
Total capital works expenditure	<u>32,812</u>	<u>31,434</u>
Represented by:		
New asset expenditure	5,764	10,969
Asset renewal expenditure	22,892	17,078
Asset expansion expenditure	544	286
Asset upgrade expenditure	3,612	3,101
Total capital works expenditure	<u>32,812</u>	<u>31,434</u>

The above statement of capital works should be read with the accompanying notes.

Darebin City Council
2017/2018 Financial Report**Notes to the financial report**
For the Year Ended 30 June 2018**OVERVIEW****Introduction**

The Darebin City Council was established by an Order of the Governor in Council on 22 June 1994 and is a body corporate. Council's main office is located at 274 Gower Street, Preston.

Statement of compliance

These financial statements are a general purpose financial report that consists of a Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows, Statement of Capital Works and Notes accompanying these financial statements. The general purpose financial report complies with Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board, the *Local Government Act 1989*, and the *Local Government (Planning and Reporting) Regulations 2014*.

Significant accounting policies**(a) Basis of accounting**

The accrual basis of accounting has been used in the preparation of these financial statements, whereby assets, liabilities, equity, income and expenses are recognised in the reporting period to which they relate, regardless of when cash is received or paid.

Judgements, estimates and assumptions are required to be made about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated judgements are based on professional judgement derived from historical experience and various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates.

Revisions to accounting estimates are recognised in the period in which the estimate is revised and also in future periods that are affected by the revision. Judgements and assumptions made by management in the application of AAS's that have significant effects on the financial statements and estimates relate to:

- the fair value of land, buildings, infrastructure, plant and equipment (refer to Note 5.1)
- the determination of depreciation for buildings, infrastructure, plant and equipment (refer to Note 5.1)
- the determination of employee provisions (refer to Note 4.4)

Unless otherwise stated, all accounting policies are consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation, and disclosure has been made of any material changes to comparatives.

Darebin City Council
2017/2018 Financial Report

Notes to the financial report
For the Year Ended 30 June 2018

Note 1 Performance against budget

The budget comparison notes compare Council's financial plan, expressed through its annual budget, with actual performance. The *Local Government (Planning and Reporting) Regulations 2014* requires explanation of any material variances. Council has adopted a materiality threshold of 10 percent or where further explanation is warranted. Explanations have not been provided for variations below the materiality threshold unless the variance is considered to be material because of its nature.

The budget figures detailed below are those adopted by Council on 22 June 2017. The Budget was based on assumptions that were relevant at the time of adoption of the Budget. Council sets guidelines and parameters for revenue and expense targets in this budget in order to meet Council's planning and financial performance targets for both the short and long-term. The budget did not reflect any changes to equity resulting from asset revaluations, as their impacts were not considered predictable.

These notes are prepared to meet the requirements of the *Local Government Act 1989* and the *Local Government (Planning and Reporting) Regulations 2014*.

1.1 Income and Expenditure

	Budget 2018 \$'000	Actual 2018 \$'000	Variance 2018 \$'000	Variance 2018 % Ref
Income				
Rates and charges	124,187	123,315	(872)	-1%
Statutory fees and fines	8,348	9,205	857	10% I1
User fees	11,229	11,574	345	3%
Grants - operating	14,850	15,946	1,096	7%
Grants - capital	3,163	2,222	(941)	-30% I2
Contributions - monetary	5,000	5,737	737	15% I3
Contributions - non-monetary	0	253	253	+100% I4
Net gain/(loss) on disposal of property, infrastructure, plant and equipment	610	713	103	17% I5
Fair value adjustments for investment property	0	(302)	(302)	+100% I6
Other income	2,794	3,893	1,099	39% I7
Total income	170,181	172,556	2,375	
Expenses				
Employee costs	81,860	80,902	958	1%
Materials and services	48,125	50,292	(2,167)	-5% E1
Bad and doubtful debts	876	1,563	(687)	-78% E2
Depreciation and amortisation	22,784	23,003	(219)	-1%
Other expenses	3,736	4,927	(1,191)	-32% E3
Total expenses	157,381	160,687	(3,306)	
Surplus/(deficit) for the year	12,800	11,869	(931)	
Other comprehensive income				
Items that will not be classified to surplus or deficit in future periods				
Net asset revaluation increment/(decrement)	0	149,876	149,876	+100% O1
Total comprehensive result	12,800	161,745	148,945	

Darebin City Council
2017/2018 Financial Report

Notes to the financial report
For the Year Ended 30 June 2018

Note 1 Performance against budget

(i) Explanation of material variations

Var Ref	Item	Explanation
I1	Statutory fees and fines	Statutory fees and fines were exceeded due to an increase in statutory planning fees (\$0.2 million) and fines for traffic enforcement (\$0.7 million).
I2	Grants - capital	Capital grants and contributions were not achieved due to new funding not being received for the construction of Beavers Road bridge (\$1.25 million) and funding for the Inner city netball program (\$0.7 million) which was received in the previous year. Roads to Recovery funding which was due to be received in the previous year was received in 2017/18 (\$1.05 million).
I3	Contributions - monetary	Contributions - monetary were exceeded due to higher than anticipated open space contributions received from developments undertaken within the municipality (\$0.6 million).
I4	Contributions - non-monetary assets	Contributions - non-monetary assets were exceeded due to contributed infrastructure assets from development received during the year. Contributed assets are not budgeted for during the year.
I5	Net gain/(loss) on disposal of property, infrastructure, plant and equipment	Anticipated net loss on disposal of property, infrastructure, plant and equipment was not achieved as it was more than offset by higher than anticipated sale proceeds received for some large fleet items replaced during the year.
I6	Fair value adjustments for investment property	Fair value adjustment for investment property was not achieved due to a decrease in the fair value of the Sullivan Reserve stadium land (\$0.4 million). Fair value movements in investment property are not budgeted for during the year.
I7	Other income	Budgeted other income was exceeded due to higher interest on investments (\$0.6 million) and larger than anticipated recoup for workcover (\$0.4 million) and paid parental leave (\$0.2 million).
E1	Materials and services	Materials and services was exceeded due to a higher than anticipated major maintenance expenditure which was originally anticipated as capital works expenditure. This includes purchases or projects not recognised as assets in accordance with Council's asset capitalisation policy thresholds (see Note 5). Projects include, Bicycle friendly roads (\$0.4 million), Urban forest strategy (\$0.2 million), NARC feasibility (\$0.4 million) and IT strategy implementation (\$0.4 million).
E2	Bad and doubtful debts	Bad and doubtful debts was exceeded mainly due to a higher provision for doubtful debts required for traffic fines, animal registrations and miscellaneous local law fines (\$0.7 million).
E3	Other expenses	Other expenses was exceeded mainly due to legal fees incurred for development issues and employee relations (\$0.3 million) and the write-off of land beneath electricity substations which was transferred to utility companies for no consideration (\$0.8 million).
O1	Net asset revaluation increment/(decrement)	This item was exceeded due to an increases in Land, Building and infrastructure asset which were all revalued during the year.

Darebin City Council
2017/2018 Financial Report

Notes to the financial report
For the Year Ended 30 June 2018

Note 1 Performance against budget

1.2 Capital Works

	Budget 2018 \$'000	Actual 2018 \$'000	Variance 2018 \$'000	Variance 2018 % Ref
Property				
Buildings	7,358	6,030	(1,328)	-18% CW1
Building improvements	1,154	491	(663)	-57% CW2
Total Buildings	8,512	6,521	(1,991)	
Total Property	8,512	6,521	(1,991)	
Plant and Equipment				
Plant, machinery and equipment	5,458	3,408	(2,050)	-38% CW3
Fixtures, fittings and furniture	177	138	(39)	-22% CW4
Computers and telecommunications	3,034	790	(2,244)	-74% CW5
Library books	789	562	(227)	-29% CW6
Total Plant and Equipment	9,458	4,898	(4,560)	
Infrastructure				
Roads	6,999	5,661	(1,338)	-19% CW7
Bridges	3,417	712	(2,705)	-79% CW8
Footpaths and cycleways	3,690	3,945	255	7%
Drainage	1,621	1,812	191	12% CW9
Land improvements	2,908	2,567	(341)	+100% CW10
Recreational, leisure and community facilities	386	514	128	33% CW11
Parks, open space and streetscapes	9,087	4,940	(4,147)	-46% CW12
Off street car parks	46	53	7	15%
Other infrastructure	1,203	1,189	(14)	-1%
Total Infrastructure	29,357	21,393	(7,964)	
Total Capital Works Expenditure	47,327	32,812	(14,515)	
Represented by:				
New asset expenditure	9,985	5,764	(4,221)	
Asset renewal expenditure	27,766	22,892	(4,874)	
Asset expansion expenditure	1,265	544	(721)	
Asset upgrade expenditure	8,311	3,612	(4,699)	
Total Capital Works Expenditure	47,327	32,812	(14,515)	

Darebin City Council
2017/2018 Financial Report

Notes to the financial report
For the Year Ended 30 June 2018

Note 1 Performance against budget

(i) Explanation of material variations

Var Ref	Item	Explanation
CW1	Buildings	The budget for buildings was not achieved largely due to delays completing works on the Multisport Stadium (\$1.10 million), WH Robinson Reserve pavilion (\$0.7 million), Office accommodation (\$0.4 million) and public convenience works (\$0.2 million).
CW2	Building improvements	The budget for building improvements was not achieved largely due to delays in environmental sustainable building upgrades at Council facilities (\$0.2 million) and neighbourhood houses accessibility works (\$0.2 million).
CW3	Plant, machinery and equipment	The budget for plant, machinery and equipment was not achieved due to delays in the delivery of a number of heavy and light vehicles purchased late in the reporting period (\$1.6 million), Chiller / boiler replacement at Preston Civic Centre (\$0.2 million) and a number of purchases not recognised as assets in accordance with Council's policy (see Note 5 (\$0.4 million).
CW4	Fixtures, fittings and furniture	The budget for fixtures, fittings and furniture was not achieved due to a number of purchases not recognised as assets in accordance with Council's policy (see Note 5).
CW5	Computers and telecommunications	The budget for computers and telecommunications was not achieved due to delays in the implementation of planned IT strategy and ERP replacement upgrade (\$1.0 million), Council's customer service platform (\$0.3 million) and IT integration platform (\$0.2 million).
CW6	Library books	The budget for Library books was not achieved due to a number of purchases not recognised as assets in accordance with Council's policy (see Note 5 (\$0.2 million).
CW7	Roads	The budget for roads was not achieved due to delays in the federally funded Myrtle Grove, Cornwell Street and Simpson Street reconstructions (\$0.5 million), Edwin Street reconstruction (\$0.3 million) and bicycle friendly road works (\$0.5 million).
CW8	Bridges	The budget for bridges was not achieved due to delays in completing the Beavers Road bridge (\$2.4 million).
CW9	Drainage	The budget for drainage was exceeded due to additional works undertaken for the DISC stormwater harvest & flood mitigation works (\$1.1 million). External funding for these works has been sought.
CW11	Land improvements	The budget for land improvements was exceeded largely due to the resurfacing of the DISC synthetic soccer fields (\$2.5 million).
CW12	Parks, open space and streetscapes	The budget for parks, open space and streetscapes was not achieved largely due to delays completing works including play space upgrades (\$0.6 million), sportsfield lighting (\$0.4 million), Streetscape upgrades (\$1.0 million) and the inner city netball program (\$0.9 million).

Darebin City Council
2017/2018 Financial Report

Notes to the financial report
For the Year Ended 30 June 2018

	2018	2017
	\$'000	\$'000

Note 2 Funding for the delivery of our services

2.1 Rates and charges

Council uses Capital Improved Value as the basis of valuation of all properties within the municipal district. Capital Improved Value means the sum which land and all its improvements might be expected to realise at the time of valuation, if offered for sale on any reasonable terms and conditions.

The valuation base used to calculate general rates for 2017/18 was \$46,208,273,361 (2016/17: \$45,637,043,061).

General rates	118,702	115,217
Cultural and recreational properties	32	30
Green waste services	2,418	2,297
Special rates and charges	337	329
Supplementary rates and rate adjustments	1,321	1,113
Interest on rates and charges	505	488
Total rates and charges	123,315	119,474

The date of the latest general revaluation of land for rating purposes within the municipal district was 1 January 2016, and the valuation was first applied in the rating year commencing 1 July 2016.

Annual rates and charges are recognised as revenues when Council issues annual rates notices. Supplementary rates are recognised when a valuation and reassessment is completed and a supplementary rates notice issued.

2.2 Statutory fees and fines

Animal registration	612	626
Building services	979	931
Environmental health	756	662
Statutory planning	1,981	1,815
Traffic enforcement	3,307	3,298
Infringement court recoveries	1,337	1,007
Other statutory fees and fines	233	311
Total statutory fees and fines	9,205	8,650

Statutory fees and fines (including parking fees and fines) are recognised as revenue when the service has been provided, the payment is received, or when the penalty has been applied, whichever first occurs.

2.3 User fees

Aged and health services	1,044	1,223
Arts and culture	2,027	2,314
Family, children and community programs	185	198
Golf course attendance	941	911
Leisure centres and recreation	3,873	3,858
Library	197	210
Recycling	577	795
Registrations and other permits	2,571	2,671
Other fees and charges	159	744
Total user fees	11,574	12,924

User fees are recognised as revenue when the service has been provided or the payment is received, whichever first occurs.

Darebin City Council
2017/2018 Financial Report

Notes to the financial report
For the Year Ended 30 June 2018

	2018 \$'000	2017 \$'000
2.4 Funding from other levels of government		
Grants were received in respect of the following:		
Summary of grants		
Commonwealth funded grants	11,675	12,874
State funded grants	6,493	7,457
Total grants	18,168	20,331
Operating Grants		
Recurrent - Commonwealth Government		
Diesel fuel rebate scheme	88	85
Centre based care	352	441
General home care	5,614	5,364
Financial assistance grant - general purpose	3,215	5,553
Financial assistance grant - local roads	882	1,281
Recurrent - State Government/Other		
Centre based care	13	11
Disability resource	182	179
Family support	450	428
General home care	883	1,540
Health & safety	116	114
Immunisation	150	144
Libraries	956	935
Maternal and child health	1,218	1,273
Metro access	139	132
Playgroup Initiatives	237	131
School crossings	474	313
Youth services	43	40
Other programs	6	15
Total recurrent operating grants	15,018	17,979
Non-recurrent Commonwealth Government		
Other programs	0	5
Non-recurrent State Government / Other		
Immunisation	101	0
Maternal and child health	130	0
Strategic Planning- Northland Urban Renewal	150	0
Recycling Services	146	0
Darebin Speak	60	0
Youth Services	96	0
Other programs	245	244
Total non-recurrent operating grants	928	249
Total operating grants	15,946	18,228
Capital Grants		
Recurrent - Commonwealth Government		
Roads to recovery	1,523	145
Recurrent State Government / Other		
Minor Works	18	18
Total recurrent capital grants	1,541	163

Darebin City Council
2017/2018 Financial Report

Notes to the financial report
For the Year Ended 30 June 2018

	2018 \$'000	2017 \$'000
2.4 Grants (continued)		
<i>Non-recurrent State Government / Other</i>		
Active Transport	0	50
Aged & disability	0	35
Minor works	10	57
Bicycle Friendly Roads	100	0
Pavillion Upgrades	180	0
Public Convenience Works	100	0
Outdoor Sports Facility	0	204
Inner City Netball	291	1,547
Safe travel projects	0	47
Total non-recurrent capital grants	681	1,940
Total capital grants	2,222	2,103
Total grants	18,168	20,331
Unspent grants received on condition that they be spent in a specific manner		
Balance at start of year	4,415	2,022
Received during the financial year and remained unspent at balance date	2,655	3,901
Received in prior years and spent during the financial year	(2,022)	(1,508)
Balance at end of year	5,048	4,415

Grant income is recognised when Council obtains control of the contribution. This is normally obtained upon their receipt (or acquittal) or upon earlier notification that a grant has been secured, and are valued at their fair value at the date of transfer.

2.5 Contributions

(a) Monetary

Drainage and open space	5,386	4,843
Other capital and minor works	351	234
Monetary	5,737	5,077
Non-monetary	253	418
Total contributions	5,990	5,495

Contributions of non-monetary assets were received in relation to the following asset

Land	36	50
Land under roads	10	39
Roads	12	94
Drainage	195	235
Total non-monetary contributions	253	418

Monetary and non-monetary contributions are recognised as revenue when Council obtains control over the contributed asset.

2.6 Net gain/(loss) on disposal of property, infrastructure, plant and equipment

Proceeds of sale - Right of ways	590	656
Proceeds of sale - Other assets	793	570
Write down value of assets disposed	(670)	(544)
Total net gain/(loss) on disposal of property, infrastructure, plant and equipment	713	682

The profit or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer.

Darebin City Council
2017/2018 Financial Report

Notes to the financial report
For the Year Ended 30 June 2018

	2018 \$'000	2017 \$'000
2.7 Other income		
Interest on investments, loans and advances	1,853	1,715
Property rental and leases	454	363
Workers compensation insurance recovery	416	523
Other recovery of costs	1,170	1,161
Total other income	<u>3,893</u>	<u>3,762</u>

Interest is recognised as it is earned.

Other income is measured at the fair value of the consideration received or receivable and is recognised when Council gains control over the right to receive the income.

Note 3 The cost of delivering services

3.1 Employee costs

Wages, salaries and related oncosts	65,873	62,907
Casual staff	6,013	5,875
Superannuation	7,537	7,904
Personal gratuity leave	118	112
WorkCover	1,010	668
Fringe benefits tax	351	388
Total employee costs	<u>80,902</u>	<u>77,854</u>

(b) Superannuation

Council made contributions to the following funds:

Defined benefit fund

Employer contributions to Local Authorities Superannuation Fund (Vision Super)	919	1,020
Employer contributions - other funds	0	0
	<u>919</u>	<u>1,020</u>

Accumulation funds

Employer contributions to Local Authorities Superannuation Fund (Vision Super)	4,572	4,916
Employer contributions - other funds	2,046	1,968
	<u>6,618</u>	<u>6,884</u>

Employer contributions payable at reporting date.	<u>514</u>	<u>540</u>
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Refer to Note 8.3 for further information relating to Council's superannuation obligations.

Darebin City Council
2017/2018 Financial Report

Notes to the financial report
For the Year Ended 30 June 2018

	2018 \$'000	2017 \$'000
3.2 Materials and services		
Advertising, marketing and promotions	668	536
Apprentices and trainees	481	467
Banking fees and charges	400	374
Consultants	2,449	1,494
Contract payments for goods and services	27,588	23,567
Facility rental and hire	368	186
Fleet parts, consumables and registration	817	707
Fuel and oil	939	930
Insurances and excess	1,365	1,475
License fees	114	122
Materials and consumables	2,179	2,448
Memberships and subscriptions	270	294
Minor equipment purchases	495	327
Office administration	3,358	3,283
Repairs and maintenance	4,675	5,242
Other supplies and services	577	82
Utilities	3,549	3,474
Total materials and services	50,292	45,008
3.3 Depreciation and amortisation		
Property	5,838	5,760
Plant and equipment	4,654	4,442
Infrastructure	12,044	11,429
Total depreciation	22,536	21,631
Intangibles	467	424
Total depreciation and amortisation	23,003	22,055
<i>Refer to Note 4.2 (c) & 5.1 for a more detailed breakdown of depreciation and amortisation charges and accounting policy.</i>		
3.4 Bad and doubtful debts		
Parking fine debtors	192	246
Parking related debtors - Fines Victoria	1,202	688
Other debtors	169	439
Total bad and doubtful debts	1,563	1,373
(b) Movement in Provision for Doubtful Debts		
Balance at the beginning of the year	5,147	4,365
New provisions recognised during the year	1,668	1,306
Amounts already provided for and written off as uncollectible	(546)	(524)
Amounts provided for but recovered during the year	0	0
Balance at end of year	6,269	5,147
<i>Provision for doubtful debt is recognised when there is objective evidence that an impairment loss has occurred. Bad debts are written off when identified.</i>		

Darebin City Council
2017/2018 Financial Report

Notes to the financial report
For the Year Ended 30 June 2018

	2018 \$'000	2017 \$'000
3.5 Other expenses		
Auditors' remuneration - VAGO - audit of the financial statements, performance statement and grant acquittals	73	71
Auditors' remuneration - internal audit	136	137
Community grants and other contributions	1,857	1,535
Councillors' emoluments	368	345
Fire services levies	111	113
Lease payments	122	142
Legal expenses	1,047	861
Fines Victoria processing costs	169	119
Special rate payments	302	316
Write off of property, infrastructure and plant and equipment	742	37
Total other expenses	4,927	3,676

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Notes to the financial report
For the Year Ended 30 June 2018

	2018 \$'000	2017 \$'000
Note 4 Our financial position		
4.1 Financial assets		
(a) Cash and cash equivalents		
Cash on hand	20	19
Cash at bank	902	710
Money market call accounts	24,919	24,472
Term deposits	17,639	21,834
	<u>43,480</u>	<u>47,035</u>
Restrictions		
Council's cash and cash equivalents are subject to external restrictions that limit amounts available for discretionary use. These include:		
- Developer contribution scheme	5,630	6,104
- Drainage development reserve	23	23
- Public resort and recreation reserve	10,123	6,708
- Fire Services Property Levy payable	27	77
- Contractor and security deposits (see Note 4.3 (b))	5,309	4,957
Total restricted funds	<u>21,112</u>	<u>17,869</u>
Total unrestricted cash and cash equivalents	<u>22,368</u>	<u>29,166</u>
Intended allocations		
Although not externally restricted the following amounts have been allocated for specific future purposes by Council:		
- Cash held to fund carried forward capital works	5,854	11,335
- Car park development reserve	228	228
- Unspent conditional grants	5,048	4,415
Total funds subject to intended allocations	<u>11,130</u>	<u>15,978</u>
(b) Other financial assets		
Current		
Term deposits	<u>42,286</u>	27,846
Non-current		
Unlisted shares in corporations at cost	<u>236</u>	236
Total other financial assets	<u>42,522</u>	28,082
Total financial assets	<u>86,002</u>	<u>75,117</u>

Cash and cash equivalents include cash on hand, deposits at call, and other highly liquid investments with original maturities of 90 days or less, net of outstanding bank overdrafts.

Other financial assets are valued at fair value, being market value, at balance date. Term deposits are measured at amortised cost. Unlisted shares are valued at the lower of cost and net realisable amount. Any unrealised gains and losses on holdings at balance date are recognised as either a revenue or expense.

The shares in unlisted corporations reflect Council's holdings in Maps Group Limited, Regional Kitchen Pty Ltd, and RFK Pty Ltd.

Darebin City Council
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For the Year Ended 30 June 2018

	2018 \$'000	2017 \$'000
(c) Trade and other receivables		
Current		
<i>Statutory receivables</i>		
Rates debtors	7,144	7,150
Special rate assessment	1,030	1,210
Infringement debtors	6,338	5,061
Less: Provision for doubtful debts - infringements	(5,328)	(3,907)
<i>Non statutory receivables</i>		
Other debtors	2,938	3,067
Less: Provision for doubtful debts - other	(942)	(1,240)
GST receivable	1,666	1,790
Loans and advances	9	9
Total current trade and other receivables	<u>12,855</u>	<u>13,140</u>
Non-current		
<i>Non statutory receivables</i>		
Loans and advances	176	185
Total non-current trade and other receivables	<u>176</u>	<u>185</u>
Total trade and other receivables	<u>13,031</u>	<u>13,325</u>

Short term receivables are carried at invoice amount. A provision for doubtful debts is recognised when there is objective evidence that an impairment has occurred. Long term receivables are carried at amortised cost using the effective interest rate method.

(a) Ageing of Receivables

At balance date other debtors representing financial assets were past due but not impaired. The ageing of the Council's trade & other receivables (excluding statutory receivables) was:

Current (not yet due)	618	796
Past due by up to 30 days	211	288
Past due between 31 and 60 days	508	189
Past due between 61 and 90 days	517	209
Past due above 90 days	1,084	1,585
Total trade and other receivables	<u>2,938</u>	<u>3,067</u>

(c) Ageing of individually impaired Trade and Other Receivables

At balance date, other debtors representing financial assets with a nominal value of \$950,000 (2017: \$1,262,000) were impaired. The amount of the provision raised against these debtors was \$942,000 (2017: \$1,240,000). They individually have been impaired as a result of their doubtful collection. Many of the long outstanding past due amounts have been lodged with Council's debt collectors or are on payment arrangements. The ageing of receivables that have been individually determined as impaired at reporting date was:

Over 3 months	950	1,262
Total trade and other receivables	<u>950</u>	<u>1,262</u>

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Notes to the financial report
For the Year Ended 30 June 2018

	2018 \$'000	2017 \$'000	
4.2 Non-financial assets			
(a) Inventories			
Inventories held for distribution	51	26	
Inventories held for sale	38	41	
Total inventories	<u>89</u>	<u>67</u>	
<p>Inventories held for distribution are measured at cost, adjusted when applicable for any loss of service potential. All other inventories, including land held for sale, are measured at the lower of cost and net realisable value. Where inventories are acquired for no cost or nominal consideration, they are measured at current replacement cost at the date of acquisition.</p>			
(b) Other assets			
Accrued income	1,550	1,337	
Prepayments	2,145	2,259	
Total other assets	<u>3,695</u>	<u>3,596</u>	
(c) Intangible assets			
Software and system development costs	538	654	
Water access rights	127	127	
Total intangible assets	<u>665</u>	<u>781</u>	
	Software \$'000	Water rights \$'000	Total \$'000
Gross carrying amount			
Balance at 1 July 2017	4,834	127	4,961
Other additions	351	0	351
Balance at 30 June 2018	<u>5,185</u>	<u>127</u>	<u>5,312</u>
Accumulated amortisation and impairment			
Balance at 1 July 2017	(4,180)	0	(4,180)
Amortisation expense	(467)	0	(467)
Balance at 30 June 2018	<u>(4,647)</u>	<u>0</u>	<u>(4,647)</u>
Net book value at 30 June 2017	654	127	781
Net book value at 30 June 2018	<u>538</u>	<u>127</u>	<u>665</u>

Intangible assets with finite lives are amortised as an expense on a systematic basis over the asset's useful life. Amortisation is generally calculated on a straight line basis, at a rate that allocates the asset value, less any estimated residual value over its estimated useful life. Estimates of the remaining useful lives and amortisation method are reviewed at least annually, and adjustments made where appropriate.

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Notes to the financial report
For the Year Ended 30 June 2018

	2018 \$'000	2017 \$'000
4.3 Payables		
(a) Trade and other payables		
Trade payables	14,778	10,304
Employee costs	2,577	1,305
Unearned revenue	64	53
Total trade and other payables	17,419	11,662
(b) Trust funds and deposits		
Contractor and security deposits	5,112	4,723
Fire Services Property Levy payable	26	77
Retention amounts	197	234
Total trust funds and deposits	5,335	5,034

Amounts received as deposits and retention amounts controlled by Council are recognised as trust funds until they are returned, transferred in accordance with the purpose of the receipt, or forfeited. Trust funds that are forfeited, resulting in council gaining control of the funds, are to be recognised as revenue at the time of forfeit.

Purpose and nature of items

Contractor and security deposits - Deposits are taken by Council as a form of surety in a number of circumstances, including in relation to building works, tender deposits, contract deposits, and the use of civic facilities and other Council assets.

Fire Services Property Levy - Council is the collection agent for fire services property levy on behalf of the State Government. Council remits amounts received on a quarterly basis. Amounts disclosed here will be remitted to the State Government in line with that process.

Retention amounts - Council has a contractual right to retain certain amounts until a contractor has met certain requirements or a related warrant or defect period has elapsed. Subject to the satisfactory completion of the contractual obligations, or the elapsing of time, these amounts will be paid to the relevant contractor in line with Council's contractual obligations.

4.4 Provisions

	Employee \$'000	Other \$'000	Total \$'000
2018			
Balance at beginning of the financial year	20,347	45	20,392
Additional provisions	7,707	0	7,707
Amounts used	(6,894)	0	(6,894)
Change in the discounted amount arising because of time and the effect of any change in the discount rate	317	0	317
Balance at the end of the financial year	<u>21,477</u>	<u>45</u>	<u>21,522</u>
2017			
Balance at beginning of the financial year	20,390	45	20,435
Additional provisions	7,120	0	7,120
Amounts used	(6,398)	0	(6,398)
Change in the discounted amount arising because of time and the effect of any change in the discount rate	(765)	0	(765)
Balance at the end of the financial year	<u>20,347</u>	<u>45</u>	<u>20,392</u>

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Notes to the financial report
For the Year Ended 30 June 2018

	2018 \$'000	2017 \$'000
4.4 Provisions (continued)		
(a) Employee provisions		
Current employee provisions expected to be wholly settled within 12 months		
Annual leave	4,117	3,803
Long service leave	1,477	1,341
Personal gratuity	268	255
Redundancy	377	182
	<u>6,239</u>	<u>5,581</u>
Current employee provisions expected to be wholly settled after 12 months		
Annual leave	2,300	2,371
Long service leave	9,098	8,660
Personal gratuity	1,886	1,961
Redundancy	0	0
	<u>13,284</u>	<u>12,992</u>
Total current employee provisions	<u>19,523</u>	<u>18,573</u>
Non-current		
Long service leave	1,954	1,774
Total non-current employee provisions	<u>1,954</u>	<u>1,774</u>
Aggregate carrying amount of employee provisions:		
Current	19,568	18,618
Non-current	1,954	1,774
Total aggregate carrying amount of employee provisions	<u>21,522</u>	<u>20,392</u>
The calculation of employee costs and benefits includes all relevant on-costs and are calculated as follows at reporting date.		
<i>Wages and salaries and annual leave</i>		
Liabilities for wages and salaries, including non-monetary benefits, annual leave and accumulated sick leave expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits in respect of employee services up to the reporting date, classified as current liabilities and measured at their nominal values.		
Liabilities that are not expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits as current liabilities, measured at present value of the amounts expected to be paid when the liabilities are settled using the remuneration rate expected to apply at the time of settlement.		
<i>Long service leave</i>		
Liability for long service leave (LSL) is recognised in the provision for employee benefits. LSL is measured at present value. Unconditional LSL is disclosed as a current liability. Conditional LSL that has been accrued, where an employee is yet to reach a qualifying term of employment, is disclosed as a non-current liability.		
<i>Personal gratuity leave</i>		
Liabilities for personal gratuity leave expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits in respect of employee services up to the reporting date, classified as current liabilities and measured at their nominal values.		
Liabilities that are not expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits as current liabilities, measured at present value of the amounts expected to be paid when the liabilities are settled using the remuneration rate expected to apply at the time of settlement.		
The following assumptions were adopted in measuring present values of employee benefits:		
	%	%
Weighted average rates of increase in employee costs	3.9	2.8
Weighted average discount rates	2.3	2.6
	Years	Years
Weighted average settlement period		
Long Service Leave	4.0	3.5
Annual Leave	2.2	3.0
(b) Other provisions		
Current	45	45
Total current provisions	<u>19,568</u>	<u>18,618</u>

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Notes to the financial report
For the Year Ended 30 June 2018

	2018 \$'000	2017 \$'000
4.5 Financing arrangements		
Credit card facility	43	43
Used facilities	15	25
Unused facilities	28	18

The Council had no access to a bank overdraft facility at balance date.

4.6 Commitments

The Council has entered into the following commitments. Commitments are not recognised in the Balance Sheet. Commitments are disclosed at their nominal value and presented inclusive of the GST payable.

	Not later than 1 year \$'000	Later than 1 year and not later than 2 years \$'000	Later than 2 years and not later than 5 years \$'000	Later than 5 years \$'000	Total \$'000
Operating					
Animal welfare services	411	411	1,645	1,509	3,976
Information systems & technology	1,420	0	0	0	1,420
Collection & processing of recyclable waste (i)	298	0	0	0	298
Collection & processing of hard waste (i)	617	0	0	0	617
Cleaning contracts for council buildings	239	0	0	0	239
Golf course management & maintenance	501	501	0	0	1,002
Insurance	1,292	0	0	0	1,292
Valuations	78	0	0	0	78
Waste disposal	262	0	0	0	262
Traffic signal maintenance	52	52	198	0	302
Tree management	631	0	0	0	631
Total	5,801	964	1,843	1,509	10,117
Capital					
Construction works	6,604	0	0	0	6,604
Total	6,604	0	0	0	6,604
2017					
Operating					
Information systems & technology	1,647	0	0	0	1,647
Collection & processing of recyclable waste (i)	1,551	0	0	0	1,551
Collection & processing of hard waste (i)	308	0	0	0	308
Cleaning contracts for council buildings	588	0	0	0	588
Golf course management & maintenance	464	63	63	0	590
Insurance	1,177	0	0	0	1,177
Valuations	67	78	82	0	227
Tree management	735	0	0	0	735
Internal Audit	205	0	0	0	205
Total	6,742	141	145	0	7,028
Capital					
Construction works	2,196	0	0	0	2,196
Total	2,196	0	0	0	2,196

Note (i): All or part of these commitments are calculated based on a contracted rate multiplied by estimated level of service consumption.

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Notes to the financial report
For the Year Ended 30 June 2018

	2018 \$'000	2017 \$'000
<i>Operating lease commitments</i>		
At the reporting date, the Council had the following obligations under non-cancellable operating leases for the lease of equipment and land and buildings for use within Council's activities (these obligations are not recognised as liabilities):		
Not later than one year	236	139
Later than one year and not later than five years	329	261
Later than 5 years	31	33
	596	432

Lease payments for operating leases are required by the accounting standard to be recognised on a straight line basis, rather than expensed in the years in which they are incurred.

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Notes to the financial report
For the Year Ended 30 June 2018

Note 5 Assets we manage
5.1 Property, infrastructure, plant and equipment

Summary of property, infrastructure, plant and equipment

	At Fair Value 30 June 2017	Acquisitions	Contributions	Revaluation	Depreciation	Disposal	Transfer	At Fair Value 30 June 2018
Land	650,043	0	10	47,454	0	(737)	35	736,805
Buildings	190,767	3,679	0	19,114	(5,838)	(5)	606	208,323
Plant and equipment	18,927	4,424	0	0	(4,654)	(670)	0	18,027
Infrastructure	396,857	18,880	207	83,308	(12,044)	0	1,770	488,978
Work in progress	3,335	5,477	0	0	0	0	(2,377)	6,435
	1,299,929	32,460	217	149,876	(22,536)	(1,412)	34	1,458,568

Summary of Work in Progress

	Opening WIP	Additions	Transfers	Write-offs	Closing WIP
Buildings	1,005	2,842	(606)	0	3,241
Plant and equipment	0	122	0	0	122
Infrastructure	2,330	2,513	(1,771)	0	3,072
Total	3,335	5,477	(2,377)	0	6,435

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Notes to the financial report
 For the Year Ended 30 June 2018

Asset recognition thresholds and depreciation periods

	Depreciation Period	Threshold Limit	\$
Property			
land	-		5,000
land improvements	50 years		5,000
Buildings			
heritage buildings	50 - 80 years		5,000
buildings	50 - 80 years		5,000
building improvements	50 - 80 years		5,000
leasehold improvements	Life of lease		5,000
Plant and Equipment			
vehicles	3 to 10 years		1,000
plant, machinery and parks equipment	5 - 20 years		1,000
fixtures, fittings and furniture	10 years		1,000
computers and telecommunications	3 - 5 years		1,000
library books, tapes, videos and DVDs	3 - 8 years		All
Infrastructure			
road pavements and seals	20 - 30 years		All
road substructure	80 - 120 years		All
road formation and earthworks	-		All
road kerb, channel and minor culverts	40 - 60 years		All
bridges deck	50 - 100 years		All
bridges substructure	50 - 100 years		All
footpaths and cycleways	30 - 50 years		All
drainage including pipes, pits and gross pollutant traps	100 - 120 years		5,000
recreational, leisure and community facilities	10 - 50 years		5,000
waste management	50 years		5,000
parks, open space and streetscapes	10 - 50 years		5,000
off street car parks	10 - 50 years		5,000
Intangible assets			
software and system development costs	3 - 5 years		1,000

Notes to the financial report
For the Year Ended 30 June 2018

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(a) Property

	Land - specialised	Land - non specialised	Total Land	Buildings - heritage	Buildings - specialised	Buildings - non specialised	Work in progress	Total Buildings	Total Property
At fair value 1 July 2017	655,501	34,542	690,043	42,600	301,435	11,039	1,005	356,079	1,046,122
Accumulated depreciation at 1 July 2017	0	0	0	(27,334)	(130,887)	(6,086)	0	(164,307)	(164,307)
	655,501	34,542	690,043	15,266	170,548	4,953	1,005	191,772	881,815
Movements in fair value									
Acquisition of assets at fair value	0	0	0	316	3,363	0	2,842	6,521	6,521
Contributed assets	10	0	10	0	0	0	0	0	10
Revaluation increments/decrements	42,352	5,102	47,454	1,389	21,435	751	0	23,585	71,039
Fair value of assets disposed	(737)	0	(737)	0	(1,614)	0	0	(1,614)	(2,351)
Transfers	35	0	35	0	606	0	(606)	0	35
	41,659	5,102	46,762	1,715	23,790	751	2,236	28,492	75,254
Movements in accumulated depreciation									
Depreciation and amortisation	0	0	0	(288)	(5,387)	(183)	0	(5,838)	(5,838)
Accumulated depreciation of disposals	0	0	0	0	1,609	0	0	1,609	1,609
Revaluation increments/decrements	0	0	0	(523)	(3,695)	(253)	0	(4,471)	(4,471)
	0	0	0	(791)	(7,473)	(436)	0	(8,700)	(8,700)
At fair value 30 June 2018	697,161	39,644	736,805	44,315	325,225	11,790	3,241	384,571	1,121,376
Accumulated depreciation at 30 June 2018	0	0	0	(28,125)	(138,360)	(6,522)	0	(173,007)	(173,007)
	697,161	39,644	736,805	16,190	186,865	5,268	3,241	211,564	948,369

Notes to the financial report
For the Year Ended 30 June 2018

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(b) Plant and Equipment

	Plant machinery and equipment	Computers and telecommunications	Fixtures fittings and furniture	Library books	Artwork & historical collections	Other	Work in progress	Total plant and equipment
At fair value 1 July 2017	17,069	21,471	7,636	8,618	1,760	5,844	0	62,398
Accumulated depreciation at 1 July 2017	(8,771)	(17,434)	(6,810)	(6,068)	0	(4,388)	0	(43,471)
	8,298	4,037	826	2,550	1,760	1,456	0	18,927
Movements in fair value								
Acquisition of assets at fair value	2,438	955	138	562	59	272	122	4,546
Fair value of assets disposed	(2,589)	(413)	0	0	0	0	0	(3,002)
	(151)	542	138	562	59	272	122	1,544
Movements in accumulated depreciation								
Depreciation and amortisation	(2,111)	(1,425)	(136)	(738)	0	(244)	0	(4,654)
Accumulated depreciation of disposals	1,919	413	0	0	0	0	0	2,332
	(192)	(1,012)	(136)	(738)	0	(244)	0	(2,323)
At fair value 30 June 2018	16,918	22,013	7,774	9,180	1,819	6,116	122	63,942
Accumulated depreciation at 30 June 2018	(8,963)	(18,446)	(6,946)	(6,806)	0	(4,632)	0	(45,794)
	7,955	3,567	828	2,374	1,819	1,484	122	18,149

Darebin City Council 2017/2018 Financial Report		Notes to the financial report For the Year Ended 30 June 2018							
		(c) Infrastructure							
	Roads	Footpaths and cycleways	Bridges	Drainage	Land impr/mnts	Parks, open spaces and streetscapes	Off street car parks	Work in progress	Total Infrastructure
At fair value 1 July 2017	290,527	106,545	7,960	174,862	48,249	35,698	8,388	2,330	674,579
Accumulated depreciation at 1 July 2017	(108,687)	(53,633)	(3,247)	(73,807)	(15,819)	(15,753)	(4,446)	0	(275,392)
	181,840	52,912	4,733	101,055	32,430	19,945	3,942	2,330	399,187
Movements in fair value									
Acquisition of assets at fair value	6,655	3,945	0	1,728	3,642	2,865	45	2,513	21,393
Contributed assets	12	0	0	195	0	0	0	0	207
Revaluation increments/decrements	4,842	11,317	791	8,309	(787)	0	(160)	0	24,312
Transfers	212	158	0	181	637	582	0	(1,771)	(1)
	11,721	15,420	791	10,413	3,482	3,447	(115)	743	45,911
Movements in accumulated depreciation									
Depreciation and amortisation	(4,793)	(2,203)	(96)	(1,462)	(1,020)	(2,333)	(137)	0	(12,044)
Revaluation increments/decrements	41,740	16,561	2,148	(2,451)	777	0	221	0	58,996
	36,947	14,358	2,052	(3,913)	(243)	(2,333)	84	0	46,952
At fair value 30 June 2018	302,248	121,965	8,771	185,275	51,741	39,145	8,273	3,073	720,491
Accumulated depreciation at 30 June 2018	(71,740)	(39,275)	(1,195)	(77,720)	(16,062)	(18,086)	(4,362)	0	(228,440)
	230,508	82,690	7,576	107,555	35,679	21,059	3,911	3,073	492,051

Acquisition

The purchase method of accounting is used for all acquisitions of assets, being the fair value of assets provided as consideration at the date of acquisition plus any incidental costs attributable to the acquisition. Fair value is the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date.

Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.

In accordance with Council's policy, the threshold limits have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year.

Land under roads

Land under roads acquired on or after 1 July 2008 is recognised at cost.

Depreciation and amortisation

Buildings, land improvements, plant and equipment, infrastructure, and other assets having limited useful lives are systematically depreciated over their useful lives to the Council in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and residual values and a separate depreciation rate is determined for each component.

Road earthworks are not depreciated on the basis that they are assessed as not having a limited useful life.

Straight line depreciation is charged based on the residual useful life as determined each year.

Depreciation periods used are listed below and are consistent with the prior year unless otherwise stated.

Repairs and maintenance

Routine maintenance, repair costs, and minor renewal costs are expensed as incurred. Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

Leasehold improvements

Leasehold improvements are recognised at cost and are amortised over the unexpired period of the lease or the estimated useful life of the improvement, whichever is the shorter. At balance date, leasehold improvements are amortised over a 15 year period.

Valuation of land and buildings

Valuation of land and buildings were undertaken by a qualified valuer Mr D Archer, AAPI, the City Valuer. The last valuation was undertaken as at 30 June 2018. The valuation of land and buildings is at fair value, being market value based on highest and best use permitted by relevant land planning provisions. Where land use is restricted through existing planning provisions the valuation is reduced to reflect this limitation. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Specialised land is valued at fair value using site values adjusted for englobo (undeveloped and/or unserviced) characteristics, access rights and private interests of other parties and entitlements of infrastructure assets and services. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Any significant movements in the unobservable inputs for land and land under roads will have a significant impact on the fair value of these assets.

The date of the current valuation is detailed in the following table. A full revaluation of these assets was conducted in 2017/18.

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Notes to the financial report
For the Year Ended 30 June 2018

Details of the Council's land, land improvements and buildings and information about the fair value hierarchy as at 30 June 2018 are as follows:

	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000	Date of Valuation
2018					
Assets measured at fair value					
Land	0	39,644	697,161	736,805	June 2018
Buildings	0	5,268	203,055	208,323	June 2018
	0	44,912	900,216	945,128	

No transfers between levels occurred during the year

Valuations of infrastructure

Infrastructure includes road surface and substructures, footpaths, kerb and channel, traffic devices parking bays, offstreet car parks, drainage pipes, pits, gross pollutant traps and bridges. The valuations for infrastructure assets were determined by Mr P Wansborough, B Eng (Civil), Co-ordinator Infrastructure Planning. The valuations were performed as at 30 June 2018 on the basis of fair value being the current replacement cost less accumulated depreciation at the date of the valuation.

Road and offstreet car park replacement cost is calculated with reference to a representative range of unit costs received from contractors and other relevant sources. Accumulated depreciation has been assessed with reference to the AUSTRROADS National Pavement Condition Indicators and road condition surveys.

Bridge replacement cost is based on the major components of the structure and sourced from representative bridge construction projects. Accumulated depreciation has been assessed based on knowledge of Council's bridge network and industry standards.

Drainage replacement cost is calculated with reference to a representative range of unit costs received from contractors and other relevant sources. Accumulated depreciation has been assessed based on knowledge of Council's drainage network and industry standards.

Land improvements are valued using the depreciated replacement cost method. This cost represents the replacement cost of the building/component after applying depreciation rates on a useful life basis. Replacement costs relate to costs to produce the property to an "as new" standard. Economic obsolescence has also been factored into the depreciated replacement cost calculation.

Land improvements includes playing surfaces, retarding basins and other land improvements. The valuations for land improvements were determined by Mr D Archer, AAPI, the City Valuer. The valuations were performed as at 30 June 2018 on the basis of fair value being the current replacement cost less accumulated depreciation at the date of the valuation.

The next scheduled full revaluation for this purpose will be conducted in 2020/21.

There were no changes in valuation techniques throughout the period 30 June 2018.

For all assets measured at fair value, the current use is considered the highest and best use.

Details of the Council's infrastructure and information about the fair value hierarchy as at 30 June 2018 are as follows:

	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Total \$'000	Date of Valuation
2018					
Assets measured at fair value					
Roads	0	0	230,508	230,508	June 2018
Footpaths & cycleways	0	0	82,690	82,690	June 2018
Bridges	0	0	7,576	7,576	June 2018
Drainage	0	0	107,555	107,555	June 2018
Land improvements	0	0	35,679	35,679	June 2018
Parks, open spaces and streetscapes	0	0	21,059	21,059	June 2018
Offstreet carparks	0	0	3,911	3,911	June 2018
	0	0	488,978	488,978	

No transfers between levels occurred during the year.

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Description of significant unobservable inputs into level 3 valuations

Specialised land and land under roads

Specialised land and land under roads is valued using a market based direct comparison technique. Significant unobservable inputs include the extent and impact of restriction of use and the market cost of land per square metre. The extent and impact of restrictions on use varies and results in a reduction to surrounding land values between 10% and 90%. The market value of land varies significantly depending on the location of the land and the current market conditions. Currently land values range between \$20 and \$3,732 per square metre.

Specialised buildings

Specialised buildings are valued using a depreciated replacement cost technique. Significant unobservable inputs include the current replacement cost and remaining useful lives of buildings. Current replacement costs is calculated on a square metre basis and ranges from \$500 to \$8,775 per square metre. The remaining useful lives of buildings are determined on the basis of the current condition of buildings and vary from 50 years to 100 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of buildings are sensitive to changes in expectations or requirements that could either shorten or extend the useful lives of buildings.

Infrastructure assets

Infrastructure assets are valued based on the depreciated replacement cost. Significant unobservable inputs include the current replacement cost and remaining useful lives of infrastructure. The remaining useful lives of infrastructure assets are determined on the basis of the current condition of the asset and vary from 30 years to 120 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of infrastructure are sensitive to changes in use, expectations or requirements that could either shorten or extend the useful lives of infrastructure assets. Current replacement cost for infrastructure is calculated as follows;

The condition assessment undertaken of roads and shared paths for the current valuation has resulted in an increase in the estimated remaining useful lives of these assets. The condition assessment detailed an improvement in the network overall condition. Factors contributing to this include; a significant increase in pavement maintenance and resealing and rehabilitation work over the past 5 years. Condition survey roughness calculated on on all roads has shown improved pavement condition.

Roads and offstreet car parks range between \$28 to \$418 per square metre.

Shared paths and cycleways range between \$48 to \$417 per square metre.

Drainage assets range between \$92 to \$1,785 per unit.

Bridge assets range vary depending on construction type.

	2018	2017
	\$'000	\$'000
Reconciliation of specialised land		
Land under roads	1,074	1,029
Community facilities	69,540	54,677
Council administration & depots	28,598	27,888
Offstreet carparks	14,497	12,668
Parks and reserves	583,452	559,239
Total specialised land	697,161	655,501

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5.2 Investment property

Balance at beginning of financial year	3,142	2,867
Fair value adjustments	(302)	275
Balance at end of financial year	<u>2,840</u>	<u>3,142</u>

Investment property is held to generate long-term rental yields. Investment property is measured initially at cost, including transaction costs. Costs incurred subsequent to initial acquisition are capitalised when it is probable that future economic benefit in excess of the originally assessed performance of the asset will flow to the Council. Subsequent to initial recognition at cost, investment property is carried at fair value, determined annually by independent valuers. Changes to fair value are recorded in the comprehensive income statement in the period that they arise. Rental income from the leasing of investment properties is recognised in the comprehensive income statement on a straight line basis over the lease term.

Valuation of investment property

The valuation of investment property has been determined by Mr D Archer, AAPI, the City Valuer, who has recent experience in the location and category of the property being valued. The valuation is at fair value, based on the current market value for the property.

Darebin City Council **Notes to the financial report**
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Note 6 People and relationships

6.1 Council and key management remuneration

(a) Related Parties

Council is the parent entity.

(b) Key Management Personnel

Details of persons holding the position of Councillor or other members of key management personnel at any time during the year are:

Councillors

Stephanie Amir (1/7/2017 - Current)	Gaetano Greco (1/7/2017 - Current)
Tim Laurence (1/7/2017 - Current)	Kim Le Cerf (Mayor 14/11/2017 - Current)
Lina Messina (1/7/2017 - Current)	Trent McCarthy (1/7/2017 - Current)
Susanne Newton (1/7/2017 - Current)	Susan Rennie (1/7/2017 - Current)
Julie Williams (1/7/2017 - Current)	

Chief Executive Officer

Philip Shanahan (2/1/2017 - 15/9/2017)

Sue Wilkinson (18/9/2017 - Current)

Other Key Management Personnel

GM Operations & Capital

Vito Albicini (12/2/2018 - Current)

GM Governance & Engagement

Ingrid Bishop (19/3/2018 - Current)

GM City Sustainability & Strategy

Rachael Ollivier (1/2/2018 - Current)

GM Community

Cathy Henderson (19/3/2018 - Current)

Director Community Development

Katrina Knox (1/7/2017 - 2/2/2018)

Director Corporate Services

Andrew McLeod (1/7/2017 - 26/1/2018)

Director City Futures & Assets

Stephen Hamilton (1/7/2017 - 15/9/2017)

Director Civic Governance & Compliance

Jacinta Stevens (1/7/2017 - 2/2/2018)

Director Operations & Environment

Oliver Vido (1/7/2017 - 9/2/2018)

	2018	2017
	Number	Number
Total Number of Councillors	9	14
Chief Executive Officer and other Key Management Personnel	11	8
Total Key Management Personnel	20	22

(c) Remuneration of Key Management Personnel

	2018	2017
	\$'000	\$'000
Total remuneration of key management personnel was as follows:		
Short-term benefits	1,663	1,738
Post employment benefits	123	117
Long-term benefits	206	170
Termination benefits	301	182
Total	2,293	2,207

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The numbers of key management personnel whose total remuneration from Council and any related entities, fall within the following bands:

	2018	2017
	Number	Number
\$10,000 - \$19,999	0	4
\$20,000 - \$29,999	0	4
\$30,000 - \$39,999	8	5
\$60,000 - \$69,999	0	2
\$70,000 - \$79,999	4	0
\$80,000 - \$89,999	1	0
\$100,000 - \$109,999	1	1
\$140,000 - \$149,999	0	1
\$150,000 - \$159,999	1	1
\$190,000 - \$199,999	1	0
\$230,000 - \$239,999	0	1
\$260,000 - \$269,999	1	1
\$280,000 - \$289,999	0	1
\$290,000 - \$299,999	1	0
\$310,000 - \$319,999	2	0
\$590,000 - \$599,999	0	1
	<u>20</u>	<u>22</u>

(d) Senior Officers Remuneration

A Senior Officer is an officer of Council, other than key management personnel, who:

- a) has management responsibilities and reports directly to the Chief Executive; or
- b) whose total annual remuneration exceeds \$145,000.

The number of Senior Officers are shown below in their relevant income bands:

	2018	2017
	Number	Number
* < \$145,000	0	4
\$145,000 - \$149,999	2	1
\$150,000 - \$159,999	4	3
\$160,000 - \$169,999	2	2
\$170,000 - \$179,999	2	6
\$180,000 - \$189,999	3	1
\$190,000 - \$199,999	1	2
\$200,000 - \$209,999	0	1
\$210,000 - \$219,999	2	0
\$230,000 - \$239,999	1	0
\$240,000 - \$249,999	1	0
\$260,000 - 269,999	1	0
\$290,000 - \$299,999	1	0
	<u>20</u>	<u>20</u>

Note: * Senior Officer departed during the year

	\$'000	\$'000
Total remuneration for the year for Senior Officers included above amounted to:	<u>3,805</u>	<u>3,341</u>

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6.2 Related party disclosure

(a) Transactions with related parties

During the period Council had no reportable transactions with related parties.

(b) Outstanding balances with related parties

There are no balances outstanding at the end of the reporting period in relation to transactions with related parties.

(c) Loans to/from related parties

Council does not make loans to or receive loans from related parties. No guarantees have been provided.

(d) Commitments to/from related parties

Council has no outstanding commitments to/from other related parties.

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Note 7 Managing uncertainties
7.1 Contingent assets and liabilities

Contingent assets and contingent liabilities are not recognised in the Balance Sheet, but are disclosed by way of a note and, if quantifiable, are measured at nominal value. Contingent assets and liabilities are presented inclusive of GST receivable or payable respectively.

(a) Contingent assets

Operating lease receivables

Council has entered into commercial property leases on its investment property, consisting of surplus freehold buildings. These properties held under operating leases have remaining non-cancellable lease terms of between 1 and 75 years. All leases include a CPI based revision of the rental charge annually.

Future minimum rentals receivable under non-cancellable operating leases at the end of the year are as follows :

	2018	2017
	\$'000	\$'000
Not later than one year	205	340
Later than one year and not later than five years	493	575
Later than 5 years	770	842
	<u>1,468</u>	<u>1,756</u>

(b) Contingent liabilities

Superannuation

Council has obligations under a defined benefit superannuation scheme that may result in the need to make additional contributions to the scheme, matters relating to this potential obligation are outlined below. As a result of the volatility in financial markets the likelihood of making such contributions in future periods exists.

Future superannuation contributions

In addition to the disclosed contributions, Council has paid unfunded liability payments to Vision Super totalling \$0 during the year 2017/18 year (2016/17 \$0). There were no contributions outstanding and no loans issued from or to the above schemes as at 30 June 2018. The expected contributions to be paid to the Defined Benefit category of Vision Super for the year ending 30 June 2019 are \$863,000.

Former landfill sites

Council has responsibility for a number of facilities contained on former landfill sites. Council may have to carry out site rehabilitation works in the future. At balance date, Council is unable to accurately assess the financial implications of such works.

Legal matters

The Council is presently involved in several confidential legal matters, which are being conducted through Council's solicitors. As these matters are yet to be finalised, and the financial outcomes are unable to be reliably estimated, no allowance for these contingencies has been made in the financial report.

7.2 Change in accounting standards

The following new Australian Accounting Standards have been issued that are not mandatory for the 30 June 2018 reporting period. Council has assessed these pending standards and has identified the following potential impacts will flow from the application of these standards in future reporting periods.

Financial Instruments - Disclosures (AASB 7) (applies 2018/19)

This Standard requires entities to provide disclosures in their financial statements that enable users to evaluate: (a) the significance of financial instruments for the entity's financial position and performance; and (b) the nature and extent of risks arising from financial instruments to which the entity is exposed.

Financial Instruments (AASB 9) (applies 2018/19)

The key changes include the simplified requirements for the classification and measurement of financial assets, a new hedging accounting model and a revised impairment loss model to recognise impairment losses earlier, as opposed to the current approach that recognises impairment only when incurred.

Revenue from contracts with customers (AASB 15) (applies 2019/20 for LG sector)

The standard shifts the focus from the transaction-level to a contract-based approach. Recognition is determined based on what the customer expects to be entitled to (rights and obligations), while measurement encompasses estimation by the entity of the amount expected to be entitled for performing under the contract. The full impact of this standard is not known however it is most likely to impact where contracts extend over time, where there are rights and obligations that may vary the timing or amount of the consideration, or where there are multiple performance elements. This has the potential to impact on the recognition of certain grant income.

Amendments to Australian Accounting Standards – Deferral of AASB 15 for Not-for-Profit Entities (AASB 2016-7)

This Standard defers the mandatory effective date of AASB 15 for not-for-profit entities from 1 January 2018 to 1 January 2019.

Leases (AASB 16) (applies 2019/20)

The classification of leases as either finance leases or operating leases is eliminated for lessees. Leases will be recognised in the Balance Sheet by capitalising the present value of the minimum lease payments and showing a 'right-of-use' asset, while future lease payments will be recognised as a financial liability. The nature of the expense recognised in the profit or loss will change. Rather than being shown as rent, or as leasing costs, it will be recognised as depreciation on the 'right-of-use' asset, and an interest charge on the lease liability. The interest charge will be calculated using the effective interest method, which will result in a gradual reduction of interest expense over the lease term.

Income of Not-for-Profit Entities (AASB 1058) (applies 2019/20)

This standard replaces AASB 1004 Contributions and establishes revenue recognition principles for transactions where the consideration to acquire an asset is significantly less than fair value to enable to not-for-profit entity to further its objectives.

7.3 Financial instruments**(a) Objectives and policies**

The Council's principal financial instruments comprise cash assets, term deposits, receivables (excluding statutory receivables), payables (excluding statutory payables) and bank borrowings. Details of the significant accounting policies and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument is disclosed in the notes of the financial statements. Risk management is carried out by senior management under policies approved by the Council. These policies include identification and analysis of the risk exposure to Council and appropriate procedures, controls and risk minimisation.

(b) Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. The Council's exposures to market risk are primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk.

Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Our interest rate liability risk arises primarily from long term loans and borrowings at fixed rates which exposes us to fair value interest rate risk. Council does not hold any interest bearing financial instruments that are measured at fair value, and therefore has no exposure to fair value interest rate risk. Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Council has minimal exposure to cash flow interest rate risk through its cash and deposits that are at floating rate.

Investment of surplus funds is made with approved financial institutions under the Local Government Act 1989. We manage interest rate risk by adopting an investment policy that ensures:

- diversification of investment product,
- monitoring of return on investment,
- benchmarking of returns and comparison with budget.

There has been no significant change in the Council's exposure, or its objectives, policies and processes for managing interest rate risk or the methods used to measure this risk from the previous reporting period.

Interest rate movements have not been sufficiently significant during the year to have an impact on the Council's year end result.

(c) Credit risk

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause us to make a financial loss. We have exposure to credit risk on some financial assets included in our balance sheet. To help manage this risk:

- Council has a policy for establishing credit limits for the entities it deals with;
- Council may require collateral where appropriate; and
- Council only invests surplus funds with financial institutions which have a recognised credit rating specified in our investment policy.

Receivables consist of a large number of customers, spread across the ratepayer, business and government sectors. Credit risk associated with the Council's financial assets is minimal because the main debtor is secured by a charge over the rateable property.

There are no material financial assets which are individually determined to be impaired.

Council may also be subject to credit risk for transactions which are not included in the balance sheet, such as when we provide a guarantee for another party. Details of our contingent liabilities are disclosed in Note 7.1.

The maximum exposure to credit risk at the reporting date to recognised financial assets is the carrying amount, net of any provisions for impairment of those assets, as disclosed in the balance sheet and notes to the financial statements. Council does not hold any collateral against these financial assets.

(d) Liquidity risk

Liquidity risk includes the risk that, as a result of our operational liquidity requirements or we will not have sufficient funds to settle a transaction when required, we will be forced to sell a financial asset at below value or may be unable to settle or recover a financial asset.

To help reduce these risks Council:

- have a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained;
- have readily accessible standby facilities and other funding arrangements in place;
- have a liquidity portfolio structure that requires surplus funds to be invested within various bands of liquid instruments;
- monitor budget to actual performance on a regular basis; and
- set limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue.

The Council's maximum exposure to liquidity risk is the carrying amounts of financial liabilities as disclosed in the face of the balance sheet and the amounts related to financial guarantees disclosed in Note 7.1, and is deemed insignificant based on prior periods' data and current assessment of risk.

There has been no significant change in Council's exposure, or its objectives, policies and processes for managing liquidity risk or the methods used to measure this risk from the previous reporting period.

With the exception of borrowings, all financial liabilities are expected to be settled within normal terms of trade.

Unless otherwise stated, the carrying amounts of financial instruments reflect their fair value.

(e) Sensitivity disclosure analysis

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, the Council believes the following movements are 'reasonably possible' over the next 12 months (Base rates are sourced from Reserve Bank of Australia):

- A parallel shift of +0.5% and -0.5% in market interest rates (AUD) from year-end rates of 2.74%.

These movements will not have a material impact on the valuation of Council's financial assets and liabilities, nor will they have a material impact on the results of Council's operations.

7.4 Fair value measurement*Fair value hierarchy*

Council's financial assets and liabilities are not valued in accordance with the fair value hierarchy, Council's financial assets and liabilities are measured at amortised cost.

Council measures certain assets and liabilities at fair value where required or permitted by Australian Accounting Standards. AASB 13 Fair value measurement, aims to improve consistency and reduce complexity by providing a definition of fair value and a single source of fair value measurement and disclosure requirements for use across Australian Accounting Standards.

AASB 13 defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value under AASB 13 is an exit price regardless of whether that price is directly observable or estimated using another valuation technique.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within a fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities

Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and

Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For the purpose of fair value disclosures, Council has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

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In addition, Council determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Revaluation

Subsequent to the initial recognition of assets, non-current physical assets, other than plant and equipment, are measured at their fair value, being the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. At balance date, the Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date, the class of asset was revalued.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use of an asset result in changes to the permissible or practical highest and best use of the asset. In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis ranging from 2 to 3 years. The valuation is performed either by experienced council officers or independent experts.

Where the assets are revalued, the revaluation increments are credited directly to the asset revaluation reserve except to the extent that an increment reverses a prior year decrement for that class of asset that had been recognised as an expense in which case the increment is recognised as revenue up to the amount of the expense. Revaluation decrements are recognised as an expense except where prior increments are included in the asset revaluation reserve for that class of asset in which case the decrement is taken to the reserve to the extent of the remaining increments. Within the same class of assets, revaluation increments and decrements within the year are offset.

Impairment of assets

At each reporting date, the Council reviews the carrying value of its assets to determine whether there is any indication that these assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs of disposal and value in use, is compared to the assets carrying value. Any excess of the assets carrying value over its recoverable amount is expensed to the comprehensive income statement, unless the asset is carried at the revalued amount in which case, the impairment loss is recognised directly against the revaluation surplus in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset.

7.5 Events occurring after balance date

No matters have occurred after balance date that require disclosure in the financial report.

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Note 8 Other matters

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8.1 Reserves

	Balance at beginning of reporting period \$'000	Increment (decrement) on revaluation \$'000	Share of increment (decrement) on revaluation by an associate \$'000	Balance at end of reporting period \$'000
(a) Asset revaluation				
2018				
Property				
Land	564,634	47,444	0	612,078
Buildings	76,369	19,114	0	95,483
	641,003	66,558	0	707,561
Plant and equipment				
Other	6,143	0	0	6,143
Infrastructure				
Roads	94,360	74,521	0	168,881
Drainage	66,756	5,858	0	72,614
Bridges	3,437	2,939	0	6,376
	164,553	83,318	0	247,871
Total asset revaluation reserves	811,699	149,876	0	961,575
2017				
Property				
Land	495,092	69,542	0	564,634
Buildings	76,369	0	0	76,369
	571,461	69,542	0	641,003
Plant and equipment				
Other	6,143	0	0	6,143
Infrastructure				
Roads	94,360	0	0	94,360
Drainage	66,756	0	0	66,756
Bridges	3,437	0	0	3,437
	164,553	0	0	164,553
Total asset revaluation reserves	742,157	69,542	0	811,699
The asset revaluation reserve is used to record the increased (net) value of Council's assets over time.				
	Balance at beginning of reporting period \$'000	Transfer from accumulated surplus \$'000	Transfer to accumulated surplus \$'000	Balance at end of reporting period \$'000
(b) Other reserves				
2018				
Car park development	228	0	0	228
Capital works	0	1,775	0	1,775
Developer contribution scheme	6,104	0	473	5,631
Drainage development	23	0	0	23
Plant replacement	0	2,082	1,658	424
Public open space and recreation	6,707	5,386	1,971	10,122
Total other reserves	13,062	9,243	4,102	18,203
2017				
Car park development	228	0	0	228
Developer contribution scheme	6,310	0	206	6,104
Drainage development	23	0	0	23
Public open space and recreation	12,458	4,843	10,594	6,707
Total other reserves	19,019	4,843	10,800	13,062

Note 8.1 Reserves (continued)**Nature and purpose of reserves****Statutory and discretionary reserves:****Car park development**

The car park development reserve is used to provide funding for future development and ongoing maintenance of car parks within the municipality. Funding is derived from unspent contributions from commercial developers for cash in lieu of constructed car parks. This funding is initially recognised in the comprehensive income statement and then transferred to the reserve from accumulated surplus to facilitate separate tracking of the total funds received but not yet spent.

Capital works

The capital works reserve fund was established with effect from 19 March 2018 by Council resolution for the purpose of financing future capital works projects. Funding is derived from identified capital works project savings. Council may expend funds from the reserve for the purposes of major capital works.

Developer contribution scheme

The developer contribution reserve is used to provide for the future funding of Council's asset base. These assets include community facilities, parkland, and the drainage and road networks. Funding is provided by way of a developer's contribution, whereby the developer funds only the renewal of assets from that location. This funding is initially recognised in the comprehensive income statement and then transferred to the reserve from accumulated surplus to facilitate separate tracking of the total funds received but not yet spent.

Drainage development

The drainage development reserve is used to provide partial funding for the replacement of Council's drainage network. Funding is provided from developer contributions for drainage which is initially recognised in the comprehensive income statement and then transferred to the reserve from accumulated surplus to facilitate separate tracking of the total funds received but not yet spent.

Plant replacement

The plant replacement reserve was established to ensure adequate funds are available to purchase plant at the optimum replacement point. Transfers to and from the reserve are based upon plant depreciation or replacement charges less the net plant purchases as per the approved plant

Public open space and recreation

The public open space and recreation reserve is used to provide funding for future purchases and improvements of open space. Funding is provided from developers' contributions for open space which is initially recognised in the comprehensive income statement and then transferred to the reserve from accumulated surplus to facilitate separate tracking of the total funds received but not yet spent.

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	2018 \$'000	2017 \$'000
8.2 Reconciliation of cash flows from operating activities to surplus		
Surplus / (Deficit) for the year	11,869	21,627
Depreciation and amortisation	23,003	22,055
Net (gain)/loss on disposal of property, infrastructure, plant and equipment	(713)	(26)
Bad and doubtful debts	1,563	1,373
Fair value adjustments for investment property	302	(275)
Contributions - non-monetary assets	(253)	(418)
Write-off of property, plant and equipment	742	37
Finance costs	0	0
	24,644	22,746
Change in operating assets and liabilities		
Decrease (increase) in trade and other receivables	(1,227)	(2,576)
Decrease (increase) in inventories	(22)	(2)
Decrease (increase) in accrued income	375	30
Decrease (increase) in prepayments	114	(1,806)
Increase (decrease) in trade and other payables	3,426	126
Increase (decrease) in trust funds and deposits	352	311
Increase (decrease) in provisions	1,130	(42)
	4,148	(3,959)
Net cash provided by/(used in) operating activities	40,661	40,414

8.3 Superannuation

Council makes the majority of its employer superannuation contributions in respect of its employees to the Local Authorities Superannuation Fund (the Fund). This Fund has two categories of membership, accumulation and defined benefit, each of which is funded differently. Obligations for contributions to the Fund are recognised as an expense in the Comprehensive Income Statement when they are made or due.

Accumulation

The Fund's accumulation categories, Vision MySuper/Vision Super Saver, receive both employer and employee contributions on a progressive basis. Employer contributions are normally based on a fixed percentage of employee earnings (for the year ended 30 June 2018, this was 9.5% as required under Superannuation Guarantee legislation).

Defined Benefit

Council does not use defined benefit accounting for its defined benefit obligations under the Fund's Defined Benefit category. This is because the Fund's Defined Benefit category is a pooled multi-employer sponsored plan.

There is no proportional split of the defined benefit liabilities, assets or costs between the participating employers as the defined benefit obligation is a floating obligation between the participating employers and the only time that the aggregate obligation is allocated to specific employers is when a call is made. As a result, the level of participation of Council in the Fund cannot be measured as a percentage compared with other participating employers. Therefore, the Fund Actuary is unable to allocate benefit liabilities, assets and costs between employers for the purposes of AASB 119.

Funding arrangements

Council makes employer contributions to the defined benefit category of the Fund at rates determined by the Trustee on the advice of the Fund's Actuary.

As at 30 June 2017, a full triennial actuarial investigation was completed. The vested benefit index (VBI) of the Defined Benefit category of which Council is a contributing employer was 106.0%. To determine the VBI, the Fund Actuary used the following long-term assumptions:

Net investment returns 6.5% pa

Darebin City Council
2017/2018 Financial Report

Notes to the financial report
For the Year Ended 30 June 2018

Salary information 3.5% pa
Price inflation (CPI) 2.5% pa

8.3 Superannuation (continued)

Vision Super has advised that the VBI for the LASF Defined Benefit sub-plan is 106.0% as at 30 June 2018. The VBI is to be used as the primary funding indicator. Because the VBI was above 100%, the 2017 interim actuarial investigation determined the Defined Benefit category was in a satisfactory financial position and that no change was necessary to the Defined Benefit category's funding arrangements from prior years.

Employer contributions
Regular contributions

On the basis of the results of the 2017 interim actuarial investigation conducted by the Fund Actuary, Council makes employer contributions to the Fund's Defined Benefit category at rates determined by the Fund's Trustee. For the year ended 30 June 2018, this rate was 9.5% of members' salaries (9.5% in 2016/2017). This rate will increase in line with any increase to the contribution rate. In addition, Council reimburses the Fund to cover the excess of the benefits paid as a consequence of retrenchment above the funded resignation or retirement benefit.

Funding calls

If the defined benefit category is in an unsatisfactory financial position at actuarial investigation or the defined benefit category's VBI is below its shortfall limit at any time other than the date of the actuarial investigation, the defined benefit category has a shortfall for the purposes of SPS 160 and the Fund is required to put a plan in place so that the shortfall is fully funded within three years of the shortfall occurring. The Fund monitors its VBI on a quarterly basis and the Fund has set its shortfall limit at 97%.

In the event that the Fund Actuary determines that there is a shortfall based on the above requirement, the Fund's participating employers (including Council) are required to make an employer contribution to cover the shortfall. Using the agreed methodology, the shortfall amount is apportioned between the participating employers based on the pre-1 July 1993 and post-30 June 1993 service liabilities of the Fund's Defined Benefit category, together with the employer's payroll at 30 June 1993 and at the date the shortfall has been calculated.

Due to the nature of the contractual obligations between the participating employers and the Fund, and that the Fund includes lifetime pensioners and their reversionary beneficiaries, it is unlikely that the Fund will be wound up. If there is a surplus in the Fund, the surplus cannot be returned to the participating employers. In the event that a participating employer is wound up, the defined benefit obligations of that employer will be transferred to that employer's successor.

2017 Full triennial actuarial investigation

The Fund's triennial investigation as at 30 June 2017 identified the following in the defined benefit category of which Council is a contributing employer:

- A VBI surplus of \$69.8 million; and
- A total service liability surplus of \$193.5 million.
- A discounted accrued benefits surplus of \$228.8 million.

The VBI surplus means that the market value of the fund's assets supporting the defined benefit obligations exceed the vested benefits that the defined benefit members would have been entitled to if they had all exited on 30 June 2017. Council was notified of the 30 June 2017 VBI during August 2017.

The total service liability surplus means that the current value of the assets in the Fund's defined benefit category plus expected future contributions exceeds the value of expected future benefits and expenses.

Council was notified of the 30 June 2018 VBI during August 2018.

2018 interim actuarial investigation

An interim actuarial investigation will be conducted for the Fund's position as at 30 June 2018. It is anticipated that this actuarial investigation will be completed in December 2018.

Darebin City Council Performance Statement

For the Year Ended 30 June 2018



Darebin City Council
Sustainable Capacity Indicators
 For the Year Ended 30 June 2018

Indicator/measure	Results					Forecasts			Material Variations
	2015	2016	2017	2018	2019	2020	2021	2022	
Population									
C1 Expenses per head of municipal population [Total expenses / Municipal population]	\$1,024	\$930	\$967	\$1,013					No material variation from the previous year
C2 Infrastructure per head of municipal population [Value of infrastructure / Municipal population]	\$3,827	\$4,032	\$3,934	\$4,552					Infrastructure value has increased by \$111.8M increase is mainly due to the revaluation of property, plant and infrastructure undertaken during the year \$102.4M.
C3 Population density per length of road [Municipal population / Kilometres of local roads]	291	296	305	311					No material variation from the previous year
Own-source revenue									
C4 Own-source revenue per head of municipal population [Own-source revenue / Municipal population]	\$879	\$922	\$940	\$936					No material variation from the previous year
Recurrent grants									
C5 Recurrent grants per head of municipal population [Recurrent grants / Municipal population]	\$123	\$94	\$117	\$104					Recurrent grant funding decreased by \$1.6M from previous year. Previous year was impacted by advance payment of financial assistance grant \$2.3M.
Disadvantage									
C6 Relative socio-economic disadvantage [Index of Relative Socio-Economic Disadvantage by decile]	5.0	5.0	5.0	7.0					The Commonwealth Government calculates an index of relative socio-economic disadvantage which outlines an overall measure of disadvantage across the municipality. Darebin has risen in the relative ranking indicating a general improvement in economic conditions between 2011-2016.

Definitions

"adjusted underlying revenue" means total income other than —

- (a) non-recurrent grants used to fund capital expenditure; and
- (b) non-monetary asset contributions; and
- (c) contributions to fund capital expenditure from sources other than those referred to in paragraphs (a) and (b)

"infrastructure" means non-current property, plant and equipment excluding land

"local road" means a sealed or unsealed road for which the council is the responsible road authority under the Road Management Act 2004

"population" means the resident population estimated by council

"own-source revenue" means adjusted underlying revenue other than revenue that is not under the control of council (including government grants)

"relative socio-economic disadvantage", in relation to a municipality, means the relative socio-economic disadvantage, expressed as a decile for the relevant financial year, of the area in which the municipality is located according to the Index of Relative Socio-Economic Disadvantage (Catalogue Number 2033.0.55.001) of SEIFA

"SEIFA" means the Socio-Economic Indexes for Areas published from time to time by the Australian Bureau of Statistics on its internet website

Darebin City Council
 Service Performance Indicators
 For the Year Ended 30 June 2018

Service/indicator/measure	Results					Forecasts			Material Variations
	2015	2016	2017	2018	2019	2020	2021	2022	
Aquatic Facilities Utilisation									
AF6 Utilisation of aquatic facilities [Number of visits to aquatic facilities / Municipal population]	6.3	5.6	5.4	5.3					Currently two leisure centres operate within the City of Darebin: Northcote Aquatic and Recreation Centre (NARC) which is managed externally by YMCA Victoria, and Reservoir Leisure Centre (RLC) which is managed in-house. Both facilities are considered aging assets with a Feasibility Study for NARC currently being completed to inform Council of the options moving forward for redevelopment. A feasibility study will occur in 2018-19 to identify options for upgrade and renewal at RLC.
Animal Management Health & safety									
AM4 Animal management prosecutions [Number of successful animal management prosecutions]	11	3	8	3					Increased public education with a particular focus on early morning and late evening park patrols has increased compliance. This has resulted in fewer offences being committed and therefore fewer matters proceeding to court.
Food Safety Health & safety									
FS4 Critical and major non-compliance notifications [Number of critical non-compliance notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance notifications and major non-compliance notifications about food premises] x100	98.0%	100.0%	92.1%	100.0%					Council achieved a 100% result for the reporting period which is an 8.5% improvement on the previous year. The improved result is an outcome of the indicator changing from a financial year to a calendar year reporting period that aligns with the requirements of the Department of Health and Human Services.
Governance Satisfaction									
G5 Satisfaction with council decisions [Community satisfaction rating out of 100 with how council has performed in making decisions in the interest of the community]	67.8	66.9	65.0	66.7					

Darebin City Council
 Service Performance Indicators
 For the Year Ended 30 June 2018

Service/indicator/measure	Results					Forecasts			Material Variations
	2015	2016	2017	2018	2019	2020	2021	2022	
Home and Community Care									
Participation in HACC service									
HC6 [Number of CALD people who receive a HACC service / Municipal target population for HACC services] x100	22.4%	19.6%	N/A	N/A					Reporting on HACC ceased on 1 July 2016 due to the introduction of the Commonwealth Government's NDIS and CHSP programs
HC7 [Number of CALD people who receive a HACC service / Municipal target population in relation to CALD people for HACC services] x100	21.1%	18.5%	N/A	N/A					Reporting on HACC ceased on 1 July 2016 due to the introduction of the Commonwealth Government's NDIS and CHSP programs
Libraries									
Participation									
LB4 [Number of active library members / Municipal population] x100	16.2%	16.0%	15.0%	14.7%					The number of active library members has remained steady. Darebin Libraries experienced a significant increase in digital collection loans and access as well as event attendance demonstrating our community's appreciation for the changing and expanding focus of library services.
Maternal & Child Health									
Participation									
MC4 [Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100	75.9%	N/A	78.5%	81.4%					Council has implemented a reminder system so that all families can be followed up and proactively contacted.
MC5 [Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100	60.5%	N/A	91.5%	90.9%					Council has maintained a very high participation rate amongst Indigenous children by fostering relationships with the Victorian Aboriginal Child Care Agency and the Victorian Aboriginal Health Service.
Roads									
Satisfaction									
R5 [Community satisfaction rating out of 100 with how council has performed on the condition of sealed local roads]	69.3	70.8	70.4	69.9					Community satisfaction has decreased very slightly from the previous year's score of 70.4.

Darebin City Council
 Service Performance Indicators
 For the Year Ended 30 June 2018

Service/indicator/measure	Results					Forecasts			Material Variations
	2015	2016	2017	2018	2019	2020	2021	2022	
Statutory Planning									
Decision making									
SP4 Council planning decisions upheld at VCAT (Number of VCAT decisions that did not set aside council's decision in relation to a planning application / Number of VCAT decisions in relation to planning applications) x100	45.3%	60.3%	41.3%	46.1%					This result is attributable to changes made in the Planning Committee Charter which has seen a marked reduction in the amount of decisions made by the Planning Committee being reviewed at VCAT.
Waste Collection									
Waste diversion									
WC 5 Kerbside collection waste diverted from landfill [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100	48.3%	47.4%	48.0%	49.1%					This is a great improvement on last year's diversion from landfill figure of 47.95%. There was a decrease of 1362 tonnes of garbage sent to landfill, a decrease of 800 tonnes of green waste and an increase of 466 tonnes of recyclables collected and processed. Food waste is a significant component of waste sent to landfill and a trial is underway for food waste to be diverted to green waste recycling.
Definitions									
"Aboriginal child" means a child who is an Aboriginal person									
"Aboriginal person" has the same meaning as in the Aboriginal Heritage Act 2006									
"active library member" means a member of a library who has borrowed a book from the library									
"annual report" means an annual report prepared by a council under sections 131, 132 and 133 of the Act									
"CALD" means culturally and linguistically diverse and refers to persons born outside Australia in a country whose national language is not English									
"class 1 food premises" means food premises, within the meaning of the <i>Food Act 1984</i> , that have been declared as class 1 food premises under section 19C of that Act									
"class 2 food premises" means food premises, within the meaning of the <i>Food Act 1984</i> , that have been declared as class 2 food premises under section 19C of that Act									
"Community Care Common Standards" means the Community Care Common Standards for the delivery of HACCC services, published from time to time by the Commonwealth									
"critical non-compliance outcome notification" means a notification received by council under section 19N(3) or (4) of the <i>Food Act 1984</i> , or advice given to council by an authorized officer under that Act, of a deficiency that poses an immediate serious threat to public health									
"food premises" has the same meaning as in the <i>Food Act 1984</i>									
"local road" means a sealed or unsealed road for which the council is the responsible road authority under the <i>Road Management Act 2004</i>									
"major non-compliance outcome notification" means a notification received by a council under section 19N(3) or (4) of the <i>Food Act 1984</i> , or advice given to council by an authorized officer under that Act, of a deficiency that does not pose an immediate serious threat to public health but may do so if no remedial action is taken									
"MCH" means the Maternal and Child Health Service provided by a council to support the health and development of children within the municipality from birth until school age									
"population" means the resident population estimated by council									
"target population" has the same meaning as in the Agreement entered into for the purposes of the Home and Community Care Act 1985 of the Commonwealth									
"WorkSafe reportable aquatic facility safety incident" means an incident relating to a council aquatic facility that is required to be notified to the Victorian WorkCover Authority under Part 5 of the <i>Occupational Health and Safety Act 2004</i> .									

Darebin City Council
Financial Performance Indicators
 For the Year Ended 30 June 2018

Dimension/indicator/measure	Results					Forecasts					Material Variations
	2015	2016	2017	2018	2019	2020	2021	2022			
Efficiency											
Revenue level											
E1 Average residential rate per residential property assessment [(Residential rate revenue / Number of residential property assessments)]	\$1,381	\$1,448	\$1,487	\$1,519	\$1,572	\$1,607	\$1,643	\$1,680	No material variation from the previous year		
Expenditure level											
E2 Expenses per property assessment [(Total expenses / Number of property assessments)]	\$2,290	\$2,087	\$2,175	\$2,290	\$2,360	\$2,423	\$2,466	\$2,551	Total expenditure increased by \$10.7M from previous year.		
Workforce turnover											
E3 Resignations and terminations compared to average staff [(Number of permanent staff resignations and terminations / Average number of permanent staff for the financial year] x100	9.8%	5.0%	9.6%	12.0%	9.3%	9.3%	9.3%	9.3%	Terminations and resignation impacted by organisational review undertaken in early 2018.		
Liquidity											
Working capital											
L1 Current assets compared to current liabilities [(Current assets / Current liabilities] x100	159.5%	226.8%	259.6%	242.0%	193.1%	173.3%	97.5%	98.0%	Current liabilities impacted by holding greater trade payables than previous year. Current assets impacted by increased cash and cash equivalents arising mainly from delays in completing the planned capital works program and receipt of 50% of the 2018/19 Victorian Grants Commission funding.		
Unrestricted cash											
L2 Unrestricted cash compared to current liabilities [(Unrestricted cash / Current liabilities] x100	61.6%	91.5%	116.8%	127.0%	127.1%	100.2%	23.4%	24.1%	Delays in completing the planned capital works program, and receipt of the 2018/19 Victorian Grants Commission funding has impacted on unrestricted cash balances.		

Darebin City Council
 Financial Performance Indicators
 For the Year Ended 30 June 2018

Dimension/indicator/measure	Results					Forecasts					Material Variations
	2015	2016	2017	2018	2019	2020	2021	2022			
Obligations											
Asset renewal											
O1 Asset renewal compared to depreciation [(Asset renewal expenses / Asset depreciation) x100]	60.3%	66.1%	79.0%	101.6%	104.4%	137.2%	156.1%	144.6%	More spending has been incurred on asset renewal projects than in the previous year. The previous year indicator was impacted by delays in completing the 2016/17 capital works program particularly renewal type projects.		
Loans & borrowings											
O2 Loans and borrowings compared to rates [Interest bearing loans and borrowings / Rate revenue] x100	0.16%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	No material variation from the previous year		
O3 Loans and borrowings repayments compared to rates [Interest and principal repayments on interest bearing loans and borrowings / Rate revenue] x100	0.14%	0.16%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	No material variation from the previous year		
Indebtedness											
O4 Non-current liabilities compared to own source revenue [Non-current liabilities / Own source revenue] x100	1.1%	1.2%	1.2%	1.3%	1.1%	1.1%	1.1%	1.0%	No material variation from the previous year		
Operating Position											
Adjusted underlying result											
OP 1 Adjusted underlying surplus (or deficit) [(Adjusted underlying surplus (deficit) / Adjusted underlying revenue) x100]	(1.9%)	8.0%	8.6%	6.2%	4.0%	5.8%	6.6%	7.4%	Adjusted underlying surplus has decreased by \$3.6M from previous year. Result impacted by increase in total expenditure		

Darebin City Council
Financial Performance Indicators
 For the Year Ended 30 June 2018

Dimension/indicator/measure	Results					Forecasts			Material Variations
	2015	2016	2017	2018	2019	2020	2021	2022	
Stability									
Rates concentration									
S1 Rates compared to adjusted underlying revenue [Rate revenue / Adjusted underlying revenue] x100	71.4%	73.9%	72.3%	71.5%	73.8%	72.7%	72.5%	72.2%	No material variation from the previous year
Rates effort									
S2 Rates compared to property values [Rate revenue / Capital improved value of rateable properties in the municipality] x100	0.27%	0.25%	0.26%	0.26%	0.22%	0.22%	0.23%	0.24%	No material variation from the previous year

Definitions

- "adjusted underlying revenue" means total income other than—
- (a) non-recurrent grants used to fund capital expenditure; and
- (b) non-monetary asset contributions; and
- (c) contributions to fund capital expenditure from sources other than those referred to in paragraphs (a) and (b)
- "adjusted underlying surplus (or deficit)" means adjusted underlying revenue less total expenditure
- "asset renewal expenditure" means expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to its original capability
- "current assets" has the same meaning as in the AAS
- "current liabilities" has the same meaning as in the AAS
- "non-current assets" means all assets other than current assets
- "non-current liabilities" means all liabilities other than current liabilities
- "non-recurrent grant" means a grant obtained on the condition that it be expended in a specified manner and is not expected to be received again during the period covered by a council's Strategic Resource Plan
- "own-source revenue" means adjusted underlying revenue other than revenue that is not under the control of council (including government grants)
- "population" means the resident population estimated by council
- "rate revenue" means revenue from general rates, municipal charges, service rates and service charges
- "recurrent grant" means a grant other than a non-recurrent grant
- "residential rates" means revenue from general rates, municipal charges, service rates and service charges levied on residential properties
- "restricted cash" means cash and cash equivalents, within the meaning of the AAS, that are not available for use other than for a purpose for which it is restricted, and includes cash to be used to fund capital works expenditure from the previous financial year
- "unrestricted cash" means all cash and cash equivalents other than restricted cash.

Darebin City Council
Other Information
For the Year Ended 30 June 2018

Note 1 Basis of Preparation

Council is required to prepare and include a performance statement within its annual report. The performance statement includes the results of the prescribed sustainable capacity, service performance and financial performance indicators and measures together with a description of the municipal district and an explanation of material variations in the results. This statement has been prepared to meet the requirements of the Local Government Act 1989 and Local Government (Planning and Reporting) Regulations 2014.

Where applicable the results in the performance statement have been prepared on accounting bases consistent with those reported in the Financial Statements. The other results are based on information drawn from council information systems or from third parties (e.g. Australian Bureau of Statistics).

The performance statement presents the actual results for the current year and for the prescribed financial performance indicators and measures, the results forecast by the council's strategic resource plan. The Local Government (Planning and Reporting) Regulations 2014 requires explanation of any material variations in the results contained in the performance statement. Council has adopted materiality thresholds relevant to each indicator and measure and explanations have not been provided for variations below the materiality thresholds unless the variance is considered to be material because of its nature.

The forecast figures included in the performance statement are those adopted by council in its strategic resource plan on 22 June 2017 and which forms part of the council plan. The strategic resource plan includes estimates based on key assumptions about the future that were relevant at the time of adoption and aimed at achieving sustainability over the long term. Detailed information on the actual financial results is contained in the General Purpose Financial Statements. The strategic resource plan can be obtained by contacting council.

Darebin City Council
Certification of performance statement
For the Year Ended 30 June 2018

In my opinion, the accompanying performance statement has been prepared in accordance with the *Local Government Act 1989* and the *Local Government (Planning and Reporting) Regulations 2014*.

Allan Cochrane CPA
Principal Accounting Officer

Melbourne
3 September 2018

In our opinion, the accompanying performance statement of the Darebin City Council for the year ended 30 June 2018 presents fairly the results of council's performance in accordance with the *Local Government Act 1989* and the *Local Government (Planning and Reporting) Regulations 2014*.

The performance statement contains the relevant performance indicators, measures and results in relation to service performance, financial performance and sustainable capacity.

At the date of signing, we are not aware of any circumstances that would render any particulars in the performance statement to be misleading or inaccurate.

We have been authorised by the council and by the *Local Government (Planning and Reporting) Regulations 2014* to certify this performance statement in its final form.

Kim Le Cerf
Councillor

Susanne Rennie
Councillor

Sue Wilkinson
Chief Executive Officer

Melbourne
3 September 2018

8.2 582 HEIDELBERG ROAD, ALPHINGTON - APPLICATION FOR REVIEW NO. P1558/2018**Author:** Manager Planning and Building**Reviewed By:** General Manager City Sustainability and Strategy

PURPOSE

To seek approval to participate in the VCAT proceedings with respect to a planning permit application to develop land at 582 Heidelberg Road, Alphington within the municipal district of Yarra City Council.

EXECUTIVE SUMMARY

A planning permit has been sought to develop the land for a 13 storey mixed-use building. While the application for a permit was recommended for support by Yarra Council Officers, the application was refused by Yarra City Council on 2 grounds. The permit applicant has sought to appeal this refusal to VCAT.

Council is required to lodge any Statement of Grounds by 12 September 2018.

Recommendation

That Council:

- (1) Requests officers to lodge a Statement of Grounds with the Tribunal, nominating that Council intends to actively participate in the proceedings.
 - (2) Requests officers to attend the Practice Day Hearing and Compulsory Conference on behalf of Council.
 - (3) Delegates officers to negotiate on behalf of Council at the Compulsory Conference, with any position agreed by the parties communicated in accordance with the Planning Committee Charter
 - (4) Requests officers to attend and present submissions at the Hearing (or direct brief external counsel of same).
 - (5) Requests officers to consider calling an expert witness to give evidence at the hearing in the field of planning and/or urban design.
-

BACKGROUND / KEY INFORMATION

Planning Permit Application PLN17/0858 sought approval for a 13 storey mixed-use building, involving dwellings, a gymnasium and a reduction to the statutory car parking requirement.

Council was entitled to notice of the application pursuant to Section 52(1)(b) of the Act on the basis of its abuttal to the municipal boundary. Council officers lodged an objection to the application on the grounds of:

- a. insufficient policy support for a building of the height and scale proposed; and
 - b. the height and scale of the proposed building may create a precedent that undermines and irreversibly impacts future strategic work along the Heidelberg Road Corridor.
-

The application was supported by Yarra City Council Officers, who supported the grant of a permit subject to conditions. When the matter was considered by Yarra City Councillors however, the proposal was refused on the following grounds:

1. *The height, scale and massing of the proposed development is excessive and incompatible with the adjacent low rise residential built form character.*
2. *The proposal fails to respond to Strategy 17.2 of Clause 21.05 of the Yarra Planning Scheme.*

By way of service by the permit applicant, Council was alerted to an appeal pursuant to Section 77 of the Act (appeal against refusal). The matter has been listed on the Major Cases List with the following timetable:

Practice Day Hearing	21 September 2018 at 10.00am (30 mins)
Compulsory Conference	11 December 2018 at 2.00pm (1 day)
Hearing	29 January 2019 at 10.00am (4 days)

Objectors (including Darebin City Council) are required to lodge any Statement of Grounds by 12 September 2018.

Previous Council Resolution

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

COMMUNICATIONS AND ENGAGEMENT

Consultation

Matters of consultation (service and notice) are governed by the requirements of the Act and Practice Note procedures of the Tribunal.

Communications

No applicable

ANALYSIS

Alignment to Council Plan / Council policy

Council has obligations as both Planning Authority and Responsible Authority with respect of the Darebin Planning Scheme.

The application for review may have consequences to Council's responsibilities in terms of assessment of future planning permit applications on the northern side of Heidelberg Road, and any future planning scheme amendment for the Heidelberg Road corridor.

Environmental Sustainability Considerations

No applicable

Equity, Inclusion and Wellbeing Considerations

No applicable

Cultural Considerations

No applicable

Economic Development Considerations

No applicable

Financial and Resource Implications

Pursuant to Section 109(1) of the *Victorian Civil and Administrative Tribunal Act 1998*, parties are to bear their own costs in a proceeding.

For the current proceeding, Council's costs may include (as applicable) engaging external legal counsel and an expert witness for the hearing. Assuming Council is represented by officers of Council an expert witness is expected to cost from \$6,000 - \$10,000.

Legal and Risk Implications

Council is entitled to be joined as a party to the proceedings under Section 83(2) of the Act.

DISCUSSION

The proceedings have potential implications for Council with respect to assessment of future planning permit applications on the northern side of Heidelberg Road, and any future planning scheme amendment for the Heidelberg Road corridor.

Council recently refused Planning Permit Application No. D/453/2017 for the construction of a 9 storey mixed-use building at 779-785 Heidelberg Road. This matter has been to a Compulsory Conference (mediation) which was not successful. Accordingly, this matter is scheduled to proceed to a 4 day hearing on 10 September 2018 with a modified proposal for 8 storeys.

The author also represented Darebin City Council in its capacity as an objector party to a conditions appeal for PLN17/0040 which was an 8 storey mixed use building on the south side of Heidelberg Road, Alphington (700-718 Heidelberg Road). Yarra Councillors determined to grant a permit for this proposal subject to a condition requiring 3 levels to be deleted. The hearing was held from 20 August 2018 until 24 August 2018. The Tribunal's decision is pending.

Clause 21.03 of the Darebin Planning Scheme lists the preparation and implementation of an Urban Design Framework and guidelines for the Heidelberg Road corridor as further strategic work to be undertaken.

Officers believe that there is insufficient policy support to warrant a building of the height and scale sought by the Applicant for Review – rather, it seems to borrow 'built form uplift' from its proximity to the Amcor Site (for instance, there is a proposal for a 17 storey building on the south eastern corner of the Heidelberg Road / Chandler Highway intersection which is going to VCAT for determination on the basis of a section 79 failure to determine appeal – this site however is within the Amcor Development Plan area).

If approved, the building proposed may result in a built form outcome that prejudices future strategic work for the corridor.

Given the foregoing, it is recommended that Council seek to actively participate in the proceedings by lodging a Statement of Grounds. The matters to be relied upon by Council should relate to its position as the adjoining municipality, namely the absence of clear policy support and the impact such an approval may have on future strategic work.

With respect to representation, officers can ably attend and represent Council at both the Practice Day Hearing and Compulsory Conference.

With respect of the hearing, Council can be represented either by officers, or may seek to engage external counsel (via direct brief). To properly support Council's case, consideration should be given to engaging an expert witness in the field of town planning or urban design.

OPTIONS FOR CONSIDERATION

Officers seek instructions from Council with respect to the following:

- Lodgement of a Statement of Grounds;
- Whether Council seeks to actively participate in the proceeding;
- Subject to the above, the authority (or otherwise) for officers to negotiate at the Compulsory Conference and any subsequent reporting procedures;
- Representation for the hearing, and whether Council seeks to engage external counsel (via direct brief); and
- The calling of an expert witness to give evidence at the hearing.

IMPLEMENTATION STRATEGY

Details

Subject to instructions, officers can immediately lodge a Statement of Grounds with the Tribunal nominating active participation in the proceedings. Officers will subsequently attend the Practice Day Hearing and Compulsory Conference in accordance with the Tribunal's initiating orders.

Again subject to instructions, officers will arrange representation for the Hearing, including (if necessary) seeking an expert witness to give evidence.

Communication

Officers can provide regular updates to Councillors on these proceedings.

Timeline

Key dates for updates to Council will be the week following the Practice Day Hearing, Compulsory Conference and Hearing.

RELATED DOCUMENTS

- Plans to the Proposal can be found at the following link:
<https://www.yarracity.vic.gov.au/-/media/files/council-and-committee-meetings/internal-development-approvals-committee/2018-idac-meetings/20180613-idac-agenda.pdf?la=en&hash=41EEE81EE222E05C06042987AA0AEEE692F295D9>

Attachments

- Application for Review (**Appendix A**) [↓](#)
- Site Map (**Appendix B**) [↓](#)
- Council Objection to PLN170858 (**Appendix C**) [↓](#)
- Yarra City Council IDAC Agenda (extracted) (**Appendix D**) [↓](#)
- Yarra City Council IDAC Minutes (extracted) (**Appendix E**) [↓](#)

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.



**Planning and Environment List
(Major Cases)
Administrative Division**

**Application for Review to the Major Cases List by a Permit Applicant
or Permit Holder under section 77, 79 or 80 of the *Planning and
Environment Act 1987***

Information about Applications in the Major Cases List

The Major Cases List is a sub-list of the Planning and Environment List that has been established to expedite the resolution of applications. Fees in the Major Cases List are higher and it operates on a user-pays fee basis so that its operation does not materially disadvantage the finalisation of other applications in the Planning and Environment List.

An application to the Tribunal is eligible for inclusion in the Major Cases List if the proceeding is in respect of a use or development of any kind irrespective of the cost of development.

Once an application has been included in the Major Cases List, the permit applicant or permit holder cannot seek the removal of the proceeding from the Major Cases List or 'opt out' of the List.

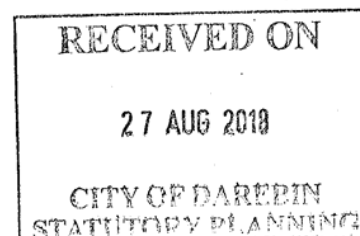
After you lodge your application for review, the Tribunal will issue an initiating order setting out dates for the hearing, compulsory conference and practice day hearing, and giving directions about steps that you and other parties to the proceeding must comply with. The initiating order will set dates by which each step must be completed.

If you fail to comply with the Tribunal's initiating order by the dates specified in the order, your application may be struck out without further notice. If you are unable to comply with any aspect of the initiating order, you must apply to the Tribunal in writing for an extension of time. You cannot change dates without an order by the Tribunal.

If you intend to apply to amend the plans which form part of the permit application, you may only do this in accordance with VCAT's Practice Note PNPE9 – Amendment of Plans and Applications after you have given notice of your application for review as directed by the Tribunal.

The fees for applications in the Major Cases List are prescribed under the *Victorian Civil and Administrative Tribunal (Fees) Regulations 2016* (Fees Regulations). The fees are also set out on the Tribunal's website.

A daily hearing fee is payable under the Fees Regulations for each day or part day of a hearing in the Major Cases List. This includes a preliminary hearing or an accompanied site inspection forming part of a hearing, but does not include a practice day hearing, or compulsory conference.



Victorian Civil and Administrative Tribunal (VCAT)

55 King Street Melbourne VIC 3000 Website www.vcat.vic.gov.au
GPO Box 5408 Melbourne VIC 3001 Email vcat-admin@vcat.vic.gov.au
Ausdoc DX 210576 Melbourne

Telephone 9628 9777
Facsimile 9628 9789

Planning and Environment List (Major Cases)
Administrative Division
Section 77, 79 or 80

VCAT Reference Number (Office Use Only) P /

Cost of the Development

The estimated cost of this development is: \$78,000,000

The cost of development will normally be the cost specified in the permit application.

Details of Applicant(s)

If the name below is not identical to the name on the permit application lodged with the responsible authority, you will require leave of the Tribunal to amend the name of the permit applicant to accord with the name below. Include the complete name if the applicant is a company: e.g. XYZ Co. Pty Ltd.

Full Name The Churches of Christ Vic/Tas

Do you require leave of the Tribunal to amend the name of the permit applicant?

Yes No

Address of Applicant(s)

All correspondence will be sent to the applicant(s) at this address, unless the 'Details of Representative' section is completed, in which case all correspondence will be sent to the representative address or email.

Address for service

Empty text box for address for service

Business phone, After hours phone, Mobile, Fax number, Email fields

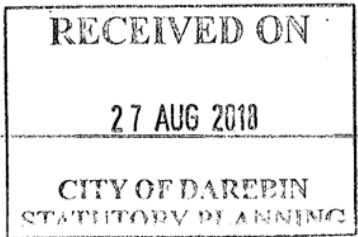
Details of Representative

Name/Firm Hall & Wilcox Lawyers
Reference Number/ Contact person Rory O'Connor - 143200

Address for service

Level 11, 525 Collins Street, Melbourne VIC 3000

Business phone, After hours phone, Mobile, Fax number, Email fields



Statutory basis of the application

You must attach a copy of the responsible authority's decision (except for an application under section 79) No more than one box may be ticked. If your application does not fall under the following sections, do not use this form.

What are you requesting VCAT to review?

- Refusal to grant a planning permit or an amendment to a planning permit under section 77 *Planning and Environment Act 1987*
- Failure to grant a permit within the prescribed time under section 79 *Planning and Environment Act 1987*
- Conditions in a permit under section 80 *Planning and Environment Act 1987*. List disputed conditions below:

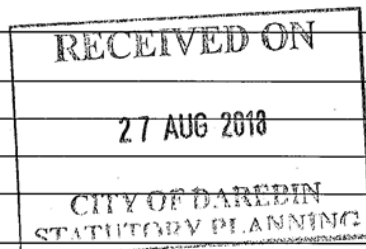
Information about the land to which this application and the permit applies

If there is no conventional address (street number, street and locality) insert a land description:

- *Certificate of Title volume and folio;*
- *Lot and lodged plan number;*
- *Crown allotment; or*
- *Section number /Township/Parish.*

Address or description of the land
 582 Heidelberg Road, Alphington VIC 3078

Responsible Authority
 City of Yarra



Details of the permit application

Permit application number

Proposal

Development of the land for the construction of a multi-storey building, use of the land for dwellings and an indoor recreational facility (gymnasium) and reduction in the statutory car parking requirement.

Is the permit application an application to amend an existing permit? If yes, you need to insert the existing permit number and attach copies of the permit in its current and proposed form.

- Yes
- No

Existing permit number

Please provide the following information and material about the permit application to assist the Tribunal to process your application as expeditiously as possible.

<p>Provide a copy of the permit application, all supporting material submitted to the responsible authority and the latest set of plans which currently form part of the application. Plans must be in not less than A3 size.</p>	<p>Please refer to Attachment C.</p>
<p>What is the name of the relevant planning scheme, the zone and any overlay or other control applying to the subject land?</p>	<p>The subject land is situated within Commercial 1 Zone under the Yarra Planning Scheme. The subject land is not affected by any planning overlays.</p>
<p>Set out each specific provision under the planning scheme pursuant to which a permit is required.</p>	<p>A permit is required pursuant to Clauses 34.01-1 and 34.01-4 of the C1Z. A permit is also required in accordance with Clause 52.06-3 (Car parking).</p>
<p>Is the proposal exempt from the notice requirements or review rights under the <i>Planning and Environment Act 1987</i>? - If so, specify by what provision in the planning scheme.</p>	<p>No.</p>
<p>Was notice of the current application given under relevant provisions of section 52 of the <i>Planning and Environment Act 1987</i> by you or the responsible authority?</p>	<p>The responsible authority issued letters to residents of the surrounding area advising of the proposal. The applicant also posted 3 signs on the site.</p>
<p>In relation to Aboriginal Cultural Heritage and the need for a Cultural Heritage Management Plan (CHMP):</p> <ul style="list-style-type: none"> (a) Is the location of the proposed use and / or development on or partly on an area of Cultural Heritage sensitivity as defined under Divisions 3 or 4 of the <i>Aboriginal Heritage Regulations 2007</i>? (b) Is the proposed use and / or development of the land a high impact activity as defined under Division 5 of the <i>Aboriginal Heritage Regulations 2007</i>? (c) Is the activity exempt from a CHMP under Division 2 of the <i>Aboriginal Heritage Regulations 2007</i>? (d) Is the activity exempt from a CHMP because of significant ground disturbance? (e) If a CHMP is required, has CHMP been provided and approved? If so please provide a copy. 	<p>No.</p> <div data-bbox="900 1384 1257 1617" style="border: 1px solid black; padding: 10px; text-align: center;"> <p>RECEIVED ON</p> <p>27 AUG 2018</p> <p>CITY OF DAREBIN STATUTORY PLANNING</p> </div>
<p>Are there any questions of law likely to arise? If so, provide details.</p>	<p>No.</p>

Reasons for reviewing the decision (Statement of Grounds)

A "statement of grounds"
 • is a short but precise list of issues you wish to raise with VCAT, which contests the decision made by the responsible authority. The Planning and Environment Act 1987 and planning schemes define the issues VCAT can consider. VCAT must have regard to the matters set out in section 84B of the Planning
 • is not required for an (failure to grant a permit within the prescribed time) application under section 79 of the Planning and Environment Act 1987.

Set out a short statement of the grounds you rely on to support your application. Attach a separate sheet if necessary.

Please refer to **Attachment A**.

RECEIVED ON

27 AUG 2018

CITY OF DAREBIN
STATUTORY PLANNING

Attachments

Attach the following documents to this application. Tick and reference the attachments provided. Attach a separate schedule of attachments if necessary.

<input checked="" type="checkbox"/> Statement of Grounds, if a separate sheet is necessary	Ref. No.	Attachment A
<input checked="" type="checkbox"/> Copy of the relevant notice of refusal, permit or notice of decision to grant or amend a permit (sections 77 & 80)	Ref. No.	Attachment B
<input type="checkbox"/> Calculation of elapsed days (section 79 only). See VCAT website Calculating elapsed days in failure applications .	Ref. No.	
<input type="checkbox"/> Copy of the permit to be amended in its current form and in its proposed form (where application is to amend an existing permit)	Ref. No.	
<input checked="" type="checkbox"/> Copy of the permit application, all supporting material submitted to the responsible authority and the latest set of plans which currently form part of the application. Plans must be in not less than A3 size.	Ref. No.	Attachment C
<input checked="" type="checkbox"/> Copy of any council report about the permit application (if available)	Ref. No.	Attachment D
<input type="checkbox"/> Copy of Cultural Heritage management Plan (if relevant)		
Other attachments (if relevant)		
<input type="checkbox"/>	Ref. No.	
<input type="checkbox"/>	Ref. No.	
<input type="checkbox"/>	Ref. No.	

Hearing time and complexity

Estimate the time it will take you to present your complete case at the hearing (submissions plus witnesses) and the number of expert witnesses you intend to call, if any.

Time to make submissions & present evidence: 10 Hours [] Minutes

Number of witnesses: 5 Expertise: Town planning, urban design, traffic and parking, landscape design and architectural merit

See VCAT's Practice Note PNVCAT2 – Expert Evidence for information about the obligations of expert witnesses and what must be included in the report of an expert witness.

Acknowledgement

I acknowledge that:

- To the best of my knowledge, all information provided in this application is true and correct and that no details relevant to the application have been left out.
I approve the information that has been provided.
It is an offence under section 136 of the Victorian Civil and Administrative Tribunal Act 1998 to knowingly give false or misleading information to VCAT.

Category of person completing this application:

- Applicant in person
[] Authorised Representative

Name of person completing this application (print) Rory O'Connor
Date 10 August 2018

Checklist

Before you lodge this application, make sure that:

- You have completed all details and responded to all questions.
All documents regarding fees (e.g. fee waiver documents, credit card form or cheque) are supplied with your application.
You have attached and properly referenced all of the attachments listed in this form.

Fees

You must pay the relevant application fee at the same time you lodge this form. Fees may change each year. To find out about the current fee, visit the VCAT website www.vcat.vic.gov.au or call VCAT on 9628 9777.

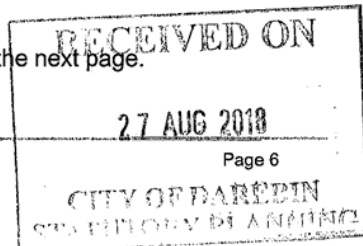
Application Fee \$4,436.20

Fees can be paid via money order, cheque, cash or credit card.

Money orders and cheques are to be made payable to 'VCAT'. Cash payments will only be accepted if you are delivering this application in person to VCAT. Do not send cash in the mail. If faxing the application, you can only pay by credit card.


If you wish to pay the fee by credit card, please fill in the details on the next page.

Victorian Civil and Administrative Tribunal (VCAT)





PLANNING AND ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME

 CITY OF YARRA	OBJECTION TO GRANT OF PLANNING PERMIT
--	--

CITY OF YARRA
P O BOX 168
RICHMOND 3121

Reference Application No. 180320-000161

WHO IS OBJECTING?

I/WE	<u>Darebin City Council Planning and Building Unit</u>		
of	<u>274 Gower Street, Preston</u>		
POSTCODE	<u>3072</u>	☎ NO.	<u>8470 8367 (Office Phone)</u>

WHAT APPLICATION DO YOU OBJECT TO?

WHAT IS THE PERMIT APPLICATION NUMBER?	<u>PLN17/0858</u>
ADDRESS	<u>582 Heidelberg Road Alphington</u>

WHAT ARE THE REASONS FOR YOUR OBJECTION?

<p>The height and scale of the proposed building is not adequately supported by policy.</p> <p>The height and scale of the proposed building may create a precedent that undermines and irreversibly impacts future strategic work for the Heidelberg Road corridor.</p>
--

IMPORTANT NOTES ABOUT OBJECTIONS TO PERMIT APPLICATIONS

1. This form is to help you make an objection to an application in a way which complies with the Planning and Environment Act 1987, and which can be readily understood by the responsible authority. There is no requirement under the Act that you use any particular form.
2. Make sure you clearly understand what is proposed before you make an objection. You should inspect the application at the responsible authority's office.
3. To make an objection you should clearly complete the details on this form and lodge it with the responsible authority as shown on the Public Notice - Application for Planning Permit.
4. An objection must:-
 - State the reasons for your objection; and

-
- 1.1 582 Heidelberg Road, Alphington - PLN17/0858 - Development of the land for the construction of a multi-storey building, use of the land for dwellings and an indoor recreational facility (gym), reduction in the statutory car parking requirement.**
-

Trim Record Number: D18/88208

Responsible Officer: Manager Statutory Planning

Proposal: Development of the land for the construction of a multi-storey building, use of the land for dwellings and an indoor recreational facility (gym), reduction in the statutory car parking requirement.

Existing use: Office

Applicant: Tract Consultants Pty Ltd

Zoning / Overlays: Commercial 1 Zone

Date of Application: 12 October 2017

Application Number: PLN17/0858

Planning History

1. PLN14/0623 – Application under Section 173A of the Planning and Environment Act 1987 (the Act) for the removal of Section 173 Agreement (R085764C) from the subject land and an amendment to Section 173 Agreement (R085763F) that affects the land to the south (35 Coate Avenue). This application was approved on approved 12 December 2014.

Background

2. Prior to advertising, amended plans were submitted on 9 February 2018 responding to Council Officer's preliminary concerns. Specifically, the overall height of the building was reduced by approximately 0.9m, with equivalent reductions occurring at each level. A bronze colour finish was also introduced within the south-eastern wing of the upper levels, replacing the white colour finish maintained for the balance of the building.
3. Sketch plans were provided on 4 June 2018 in response to the Urban Design recommendations from Message Consultants. These plans increase the upper level setbacks from the southern and western boundaries. The amendments would also result in a reduction in the number of dwellings from 172 to 156. The sketch plans are included as an attachment to the report and will be discussed as relevant.

Existing Conditions

Subject Site

4. The subject site is located on the south-west corner of Heidelberg Road and Chandler Highway and extends to Coate Avenue to the west. The site is generally rectangular in shape except for splays at the north-west and north-east of the site.
5. The site has a frontage of 62.51m to Heidelberg Road and 51.77m to Chandler Highway, yielding an overall site area of 3,729sqm. There are no restrictive covenants or agreements registered on the titles provided.
6. The site is developed with a two storey office building above undercroft car parking. The pedestrian entrance to the building is located at the corner of Heidelberg Road and Coate Avenue. Vehicle access is provided via a crossover toward the south of the Coate Avenue boundary.

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7. The building is setback approximately 3.5m from the rear boundary, with this area vegetated with medium-sized shrubs. Garden beds and small to medium-sized trees are scattered along the site's perimeter.

Surrounding Land

8. The site is located on the robust intersection of Heidelberg Road and Chandler Highway, both Road Zone category 1 roads. To the south and east of the site is characterised by low scale residential one and two storey dwellings. On the eastern side of Heidelberg Road is the former Alphington Paper Mills site, which is undergoing significant redevelopment. The northern side of Heidelberg Road is within the City of Darebin and comprises predominately residential uses west of Grange Road/Chandler Highway, with the Alphington Neighbourhood Activity Centre to the east of Grange Road/Chandler Highway.
9. Land immediately surrounding the subject site is described as follows:

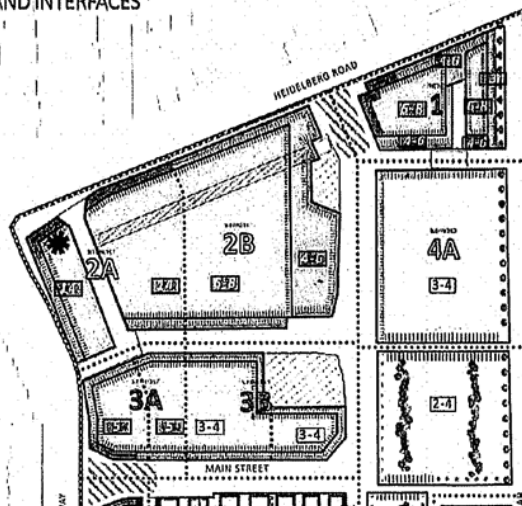
North

10. Heidelberg Road is immediately north of the subject site, it comprises three lanes in either direction in addition to a designated bicycle lane. A concrete medium strip separates the road with a centre turning island located adjacent to Coate Avenue.
11. A bus stop is situated in front of the subject site, with a bus shelter presently positioned within the narrow footpath.
12. Land on the northern side of Heidelberg Road is within the City of Darebin. This contains a recently constructed three storey townhouse development, extending from Grange Road to Perry Street to the west. Limited front setbacks are provided from Heidelberg Road.

East

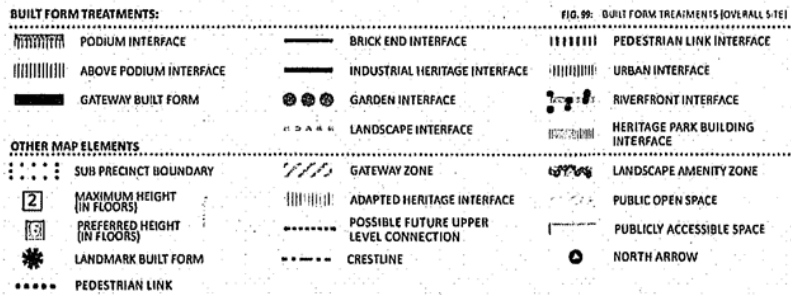
13. Chandler Highway is immediately east of the site. Construction work is currently underway to widen the road. On the eastern side of Chandler Highway is the former Alphington Paper Mill Site (which extends to the Yarra River to the south and Parkview Avenue to the east). A development plan has been approved for the site with building heights illustrated in the Built Form and Interfaces Map below.

BUILT FORM AND INTERFACES



Yarra City Council – Internal Development Approvals Committee Agenda – Wednesday 13 June 2018

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Built Form Treatment Plan (Figure 99) p. 111 of the Development Plan

14. A planning application (PLN17/0978) has been received for development of the site on the opposite corner of Heidelberg Road and Chandler Highway (Precinct 2A). The application proposes a 17 storey apartment building comprising 346 dwellings. The applicant lodged an application for review with the Victorian Civil and Administrative Tribunal (VCAT) on 30 April 2018 against Council's failure to determine the application. The hearing is listed for 3 days commencing 1 October 2018. No decision has been made by Council at this stage.



Image of Planning Application PLN17/0978

15. Further to the east of this proposal, Planning Permit PLN17/703 was issued on 5 June 2018 for use and development of the land for a mixed use development containing dwellings, two supermarkets, shops, food and drink premises, office (including medical centre), restricted recreation facility (gym), childcare centre, education centre (primary school) and place of assembly and a reduction in the car parking requirements and creating access to a Road Zone Category 1 Road generally in accordance with the Development Plan. The approved buildings range in height from 14 storeys at the western end transitioning down to 5 storeys at the corner of Latrobe Avenue. Plans for the proposed development have not yet been endorsed.
16. Further to the east of the Former Paper Mill site and the northern side of Heidelberg Road (within Darebin) is the Alphington Neighbourhood Activity Centre, which contains various retail premises to support the local community.

South

17. Immediately to the south is No. 35 Coate Avenue. This site is developed with 20 two-storey townhouses, four fronting Coate Avenue, six facing Chandler Highway and the remaining 10 facing a centrally located driveway. The four northernmost townhouses have an interface with the subject site and are setback a minimum of 5.83m from the shared boundary.

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The townhouses have previously been used as serviced apartments however it appears that works are currently being undertaken to convert the serviced apartments into dwellings. For example the signage for the serviced apartments has been removed and letterboxes have been installed. While it does not appear that anyone is currently residing in the townhouses, the following report has conservatively assessed the townhouses as dwellings rather than serviced apartments.

West

18. Coate Avenue, a local street, is immediately to the west of the site. On the western side of Coate Avenue are one and two detached brick dwellings orientated toward Coate Avenue.



Aerial Image of the site & surrounds (subject site outlined in red)

The Proposal

19. The applicant seeks approval for development of the land for construction of a multi-storey building, use of the land for dwellings and an indoor recreation facility (gym), reduction in the statutory car parking requirements.
20. The decision plans, being the advertised plans prepared by DKO Architecture dated 20 December 2017 (Revision A) and received 9 February 2018 are summarised as follows:

Basement

21. Two levels of basement are proposed comprising car parking, residential storage cages and bicycle storage. It is noted that the site boundaries are not clearly depicted on these levels, this will be conditioned accordingly.
22. The basement levels extend along the eastern boundary and a section of the northern boundary and are otherwise set back from boundaries.

Yarra City Council – Internal Development Approvals Committee Agenda – Wednesday 13 June 2018

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23. Rain water retention and detention tanks are shown adjacent to the lower basement (Basement 2) with various services shown within the upper level basement (Basement 1) including a fire pump room, water meter room and bin storage.
24. Basement 1 contains individual garages for the townhouses along Coate Avenue, with six of the townhouses also having a secondary living area adjacent to Coate Avenue.
25. Lift and stair access is provided from the basement levels to the levels above, with vehicle ramps connecting the basements to the ground level.

Ground Level

26. The ground level also contains car parking, accessed via Coate Avenue at the southern end of the building.
27. Also within the car parking area is bicycle storage, commercial storage units, bin storage and building services including a substation, main switch room and comms room.
28. The townhouses extend along Coate Avenue, each with individual entrances to the street. This level contains a terrace and the main living, kitchen and dining areas to six of the townhouses. A void is provided between the outdoor terraces and the front boundaries providing natural light access into the secondary living spaces on the Basement 1 Level. 1.2m high fencing extends along the front boundary line.
29. The townhouse on the corner of Heidelberg Road and Coate Avenue contains a bedroom and bathroom on this level.
30. The office tenancy extends along the majority of the Chandler Highway (eastern) interface, with the exception of the substation, which is located at the southern end.
31. The gym is situated immediately north-west of the office, facing the corner of Heidelberg Road and Chandler Highway and extending along Heidelberg Road.
32. Both the gym and the office tenancies extend to the boundary line, comprising glazing and direct entrances from the street.
33. Further to the west along Heidelberg Road, adjacent to the gym, is the residential lobby entrance. The entrance is double height with a width of 4.8m, composed of clear glazing to the street. The lifts are west of the lobby entrance connected by a corridor.

Mezzanine

34. A mezzanine level contains the first level of the townhouses along Coate Avenue, comprising two bedrooms and a bathroom for six of the townhouses and the living space for the townhouse closest to the corner of Coate Avenue and Heidelberg Road.
35. Additional car parking and storage is also provided with the mezzanine level also facilitating double height floor levels to the residential entrance, gym and office tenancies.

Level 1

36. This level contains additional car parking and residential storage.
37. The second level of the townhouses faces Coate avenue, each comprising a bedroom and bathroom, with the northernmost townhouse containing two bedrooms.
38. The second level of the office extends along Chandler Highway, rapping around the Heidelberg Road.

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39. A two bedroom dwelling also faces Heidelberg Road between the lift lobby and the townhouses.

Level 2

40. The top level of the townhouses extend along Coate Avenue, with the three southernmost townhouses containing roof terraces, the remaining townhouses provide an additional bedroom and a further living room.
41. One and two bedroom apartments extend along the northern, eastern and the eastern portion of the southern perimeter.
42. Car parking is provided centrally to this level, extending along the remainder of the southern boundary.

Level 3 and above

43. Level 3 contains the podium communal terrace which is to be landscaped containing a swimming pool and communal facilities.
44. The tower component of the building extends along the Heidelberg Road and Chandler Highway interfaces.
45. The upper levels of the building taper away from the southern and western interfaces, with the uppermost level (Level 12) providing a minimum set back of 17.65m from the southern boundary and 17.1m from the western boundary (excluding terraces).
46. Level 12 also comprises a communal terrace extending to the west (above the Level 11 roof). This is set back a minimum of 8.5m from the western boundary.

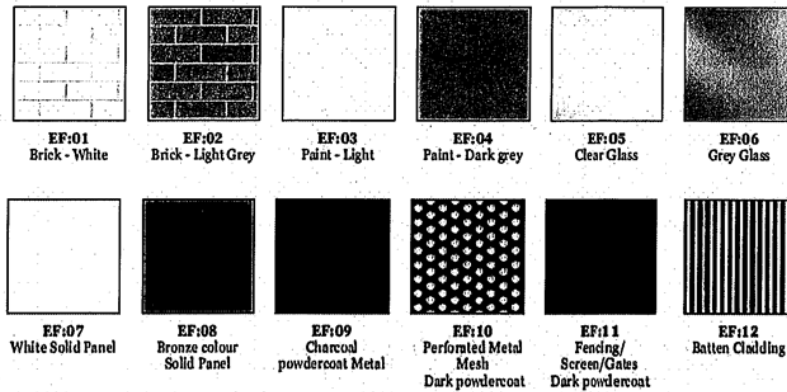
General

47. The building is composed of a podium and tower form, reaching a total of 13 storeys at the corner of Chandler Highway and Heidelberg Road.
48. The overall height of the building is 45.46m.
49. A total of 172 dwellings are proposed consisting of 20 x 1 bedroom apartments, 114 two bedroom apartments and 31 three-bedroom apartments and 7 three-bedroom townhouses.
50. Office is proposed to the ground and first floor levels with a net leasable area (NLA) of 982sqm and a gross floor area (GFA) of 1229sqm (as shown on the plans).
51. Gymnasium with a net floor area of 280sqm on the ground floor
52. A total of 264 car spaces and 148 bicycle spaces

Materials

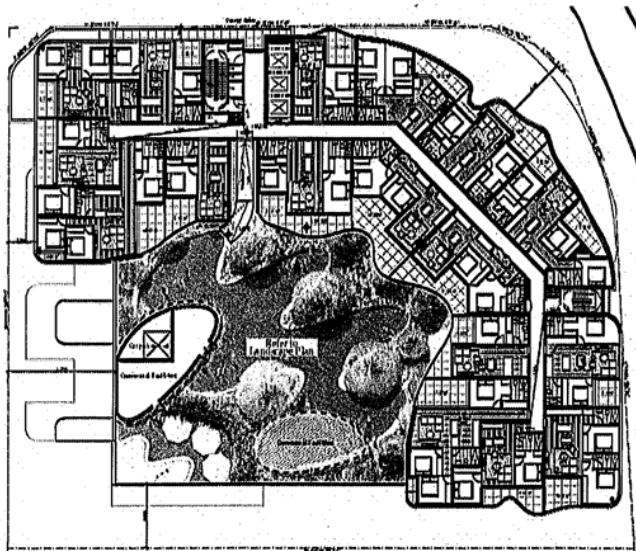
53. A mixed palette is proposed as shown below:

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Use

- 54. The gym is to operate from 6am to 9pm each day and will have a maximum of 4 staff (including gym instructors and trainers) and 15 members/visitors present on the land at any one time.



Level 3 (podium level) showing typical apartment layouts

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Artist impression from the corner of Heidelberg Road & Chandler Highway



Artist impression from Coate Avenue, viewed from the south of the proposal

Yarra City Council – Internal Development Approvals Committee Agenda – Wednesday 13 June 2018

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Planning Scheme ProvisionsZoning*Clause 34.01 – Commercial 1 Zone (C1Z)*

55. Pursuant to Clause 34.01-1 of the Yarra Planning Scheme (the Scheme), a planning permit is required to use land for accommodation (dwellings) if a frontage at ground floor exceeds two metres. Residential lobby entrance to Heidelberg Road and townhouse frontages along Coate Avenue exceeding 2m in width.
56. Pursuant to Clause 34.01-1, a planning permit is required for a leisure and recreation facility (includes gym), however a permit is not required for office.
57. Pursuant to Clause 34.01-4 of the Scheme, a planning permit is required to construct a building or construct or carry out works.
58. Also pursuant to Clause 34.01-4, an apartment development must meet the requirements of Clause 58.

Particular Provisions

59. Pursuant to Clause 52.06-2, before a new use commences, the required car parking spaces must be provided on the land. The following table identifies the car parking requirement under Clause 52.06-5.

Proposed Use	No. Apt/ area	Statutory Parking Rate	No. of Spaces Required
One & Two- bedroom dwelling	134	1 space per dwelling	134
Three or more- bedroom dwelling	38	2 spaces per dwelling	76
Residential visitors	172 dwellings	1 space per 5 dwellings	34
Office	982sqm	3.5 spaces per 100sqm of LFA	34
Gym	350sqm	Nil	N/A
Total Required			278
Allocated			264
Reduction required under Clause 52.06			14

60. Pursuant to Clause 52.06-3, a permit is required to reduce the number of car spaces required under Clause 52.06-5. A gym is not included within Table 1 of clause 52.06-5 of the Yarra Planning Scheme, therefore car parking provision is required to be provided to the satisfaction of the Responsible Authority.

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Clause 52.34 – Bicycle Facilities

61. Pursuant to clause 52.34-1, a new use must not commence until the required bicycle facilities and associated signage has been provided on the land. The following table identifies the bicycle parking requirement under Clause 52.34-3, the provision on site, and the subsequent reduction below the statutory requirement:

Use	Quantity/Size	Statutory Rate	No. Spaces required
Dwellings (four or more storeys)	172 dwellings	1 per 5 dwellings for residents 1 per 10 dwellings for visitors	34 resident spaces 17 visitor spaces
Office	1229sqm	1 employee space per 300sqm of NFA if the NFA exceeds 1000sqm; 1 visitor space per 1000sqm of NFA if the NFA exceeds 1000sqm	Not applicable
Minor Sports and recreation facility (incl. gym)	280sqm (2 staff)	1 space per 4 employees. 1 visitor space to each 200sqm of NFA	1 1 visitor space
		Total:	34 resident spaces, 1 staff spaces and 18 visitor spaces

62. The proposal provides 148 bicycle spaces and as such the requirement of Clause 52.34-3 is exceeded.

Clause 58 – Apartment Developments

63. The purpose of this clause is:
- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
 - To encourage apartment development that provides reasonable standards of amenity for existing and new residents.
 - To encourage apartment development that is responsive to the site and the surrounding area.
64. A development must meet of the objectives of this clause and should meet all of the standards.

General Provisions

65. The decision guidelines outlined at Clause 65 of the Scheme are relevant to all applications. Because a permit can be granted does not imply that a permit should or will be granted. Before deciding on an application, the Responsible Authority must consider a number of matters. Amongst other things, the Responsible Authority must consider the relevant State and Local Planning Policy Frameworks, as well as the purpose of the zone, overlay or any other provision.

State Planning Policy Framework (SPPF)*Clause 11.06-2 - Housing Choice*

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66. The objective of this clause is:
(a) *To provide housing choice close to jobs and services.*
- Clause 11.06-5 – Neighbourhoods*
67. The objective of this clause is:
(a) *To create a city of inclusive, vibrant and healthy neighbourhoods that promote strong communities, healthy lifestyles and good access to local services and jobs.*
- Clause 13.03-1 – Use of contaminated and potentially contaminated land*
68. The objective of this clause is:
(a) *To ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely.*
- Clause 13.04 – Noise and Air*
69. The objective of this clause is:
(a) *To assist the control of noise effects on sensitive land uses.*
- Clause 15.01.1 – Urban Design*
70. The objective of this clause is:
(a) *To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.*
- Clause 15.01-2 – Urban Design Principles*
71. The objective of this clause is:
(a) *To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.*
72. This clause also states that planning must consider as relevant:
- (a) *Urban Design Guidelines for Victoria (Department of Environment, Land, Water and Planning, 2017).*
 - (b) *Apartment Design Guidelines for Victoria (Department of Environment, Land, Water and Planning, 2017).*
 - (c) *Urban Design Charter for Victoria (Department of Planning and Community Development 2009).*
- Clause 15.01-4 – Design for Safety*
73. The objective of this clause is:
(a) *To improve community safety and encourage neighbourhood design that makes people feel safe.*
- Clause 15.01-5 – Cultural Identity and Neighbourhood Character*
74. The objective of this clause is:
(a) *To recognise and protect cultural identity, neighbourhood character and sense of place.*
- Clause 15.02 – Sustainable Development*
75. The objective of this clause is:
(a) *To encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.*

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Clause 16.01-1 – Integrated Housing

76. The objective of this clause is:
(a) *To promote a housing market that meets community needs.*

Clause 16.01-2 – Location of residential development

77. The objective of this clause is:
(a) *To locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport.*

Clause 16.01-3 – Housing opportunity areas

78. The objective of this clause is:
(a) *To identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.*

Clause 16.01-4 – Housing Diversity

79. The objective of this clause is:
(b) *To provide for a range of housing types to meet increasingly diverse needs.*

Clause 16.01-5 – Housing affordability

80. The objective of this clause is:
(a) *To deliver more affordable housing closer to jobs, transport and services.*

Clause 17.01.1 - Business

81. The objective of this clause is:
(a) *To encourage development which meets the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.*

Clause 18.01 – Integrated Transport

82. The objective of this clause is:
(a) *To create a safe and sustainable transport system by integrating land-use and transport.*

Clause 18.02-1 – Sustainable personal transport

83. The objective of this clause is:
(a) *To promote the use of sustainable personal transport*

Clause 18.02-2 - Cycling

84. The objective of this clause is:
(a) *To integrate planning for cycling with land use and development planning and encourage as alternative modes of travel.*

Clause 18.02-3 – Principal Public Transport Network

85. The objective of this clause is:
(a) *To facilitate greater use of public transport and promote increased development close to high-quality public transport routes in Metropolitan Melbourne.*

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Clause 18.02-5 – Car parking

86. The objective of this clause is:
- (a) *To ensure an adequate supply of car parking that is appropriately designed and located.*

Local Planning Policy Framework (LPPF)

Clause 21 – Municipal Strategic Statement (MSS)

Clause 21.04 – Land Use

Clause 21,04-1 – Accommodation and Housing

87. The relevant objectives of this clause are:
- (a) *Objective 1 To accommodate forecast increases in population.*
- (i) *Strategy 1.1 Ensure that new residential development has proper regard for the strategies applicable to the neighbourhood in question identified in clause 21.08;*
- (ii) *Strategy 1.2 Direct higher density residential development to Strategic Redevelopment Sites identified at clause 21.08 and other sites identified through any structure plans or urban design frameworks.*
- (b) *Objective 2 To retain a diverse population and household structure; and*
- (c) *Objective 3 To reduce potential amenity conflicts between residential and other uses.*

Clause 21.04-3 – Industry, office and commercial

88. The objective of this clause is 'to increase the number and diversity of local employment opportunities.'

Clause 21.05-2 – Urban design

89. The relevant objectives and strategies of this clause is:
- (a) *Objective 16 To reinforce the existing urban framework of Yarra.*
- (b) *Objective 17 To retain Yarra's identity as a low-rise urban form with pockets of higher development.*
- (i) *Strategy 17.2 Development on strategic redevelopment sites or within activity centres should generally be no more than 5-6 storeys unless it can be demonstrated that the proposal can achieve specific benefits such as:*
- *Significant upper level setbacks*
 - *Architectural design excellence*
 - *Best practice environmental sustainability objectives in design and construction*
 - *High quality restoration and adaptive re-use of heritage buildings*
 - *Positive contribution to the enhancement of the public domain*
 - *Provision of affordable housing.*
- (c) *Objective 18 To retain, enhance and extend Yarra's fine grain street pattern.*
- (d) *Objective 20 To ensure that new development contributes positively to Yarra's urban fabric.*
- (e) *Objective 21 To enhance the built form character of Yarra's activity centres.*
- (f) *Objective 22 To encourage the provision of universal access in new development.*

Clause 21.05-4 Public environment

90. The relevant objectives and strategies of this clause is:
- (a) *Objective 28: To provide a public environment that encourages community interaction and activity:*

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- (ii) *Strategy 28.1 Encourage universal access to all new public spaces and buildings.*
- (iii) *Strategy 28.2 Ensure that buildings have a human scale at street level.*
- (iv) *Strategy 28.3 Require buildings and public spaces to provide a safe and attractive public environment.*
- (v) *Strategy 28.5 Require new development to make a clear distinction between public and private spaces.*
- (vi) *Strategy 28.8 Encourage public art in new development.*
- (vii) *Strategy 28.9 Apply the Public Open Space Contribution policy at clause 22.12.*

Clause 21.06 - Transport

91. The relevant objectives of this clause is:

- (b) *To provide safe and convenient pedestrian and bicycle environments.*
- (c) *To facilitate public transport usage.*
- (d) *To reduce the reliance on the private motor car.*
- (e) *To reduce the impact of traffic.*

Clause 21.07 – Environmental Sustainability

92. The relevant objectives of this Clause are:

- (f) *To promote environmentally sustainable development*
- (g) *To improve the water quality and flow characteristics of storm water run-off.*

Clause 21.08 – Neighbourhoods

Clause 21.08-6 – Fairfield and Alphington

93. Clause 21.08-6 identifies that *'the Heidelberg Road neighbourhood activity centre is on the boundary between the Cities of Yarra and Darebin. It is a small convenience centre, with limited furniture and home wares outlets and a small amount of office space.'*
94. Implementation of the built form strategies at clause 21.05 includes:
- (a) *Supporting development that maintains and strengthens the preferred character of the relevant Built Form Character type.*
95. Figure 16; the built form character type identifies the subject site within a Main Road precinct, which seeks to:
- (a) *Maintain the hard urban edge of development;*
 - (b) *Reflect the fine grain of the subdivision pattern in building design where this exists along main roads.*

Relevant Local Policies

Clause 22.05 – Interface Uses Policy

96. The objectives of this clause are:

- (a) *To enable the development of new residential uses within and close to activity centres, near industrial areas and in mixed use areas while not impeding the growth and operation of these areas as service, economic and employment nodes.*
- (b) *To ensure that residential uses located within or near commercial centres or near industrial uses enjoy a reasonable level of amenity.*

Clause 22.10 – Built form and design policy

97. The policy applies to all new development not included in a heritage overlay and comprises ten design elements that address the following issues: urban form and character; setbacks and building heights; street and public space quality; environmental sustainability; site

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coverage; on-site amenity; off-site amenity; landscaping and fencing; parking, traffic and access; and service infrastructure.

Clause 22.12 – Public Open Space Contribution

98. The objectives of this clause are:
- (a) *To implement the Yarra Open Space Strategy;*
 - (b) *To identify when and where land contributions for public open space are preferred over cash contributions; and*
 - (c) *To ensure that where appropriate, land suitable for public open space is set aside as part of the design of a development so that it can be transferred to or vested in Council, in satisfaction of the public open space contribution requirement.*
99. The subject site is in an area where cash contribution is the preferred method of public open space contribution (Area 3078B).

Clause 22.16 – Stormwater Management (Water Sensitive Urban Design)

100. The relevant objectives of this clause are:
- (c) *To achieve the best practice water quality performance objectives set out in the Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999 (or as amended). Currently, these water quality performance objectives require:*
 - (i) *Suspended Solids - 80% retention of typical urban annual load*
 - (ii) *Total Nitrogen - 45% retention of typical urban annual load*
 - (iii) *Total Phosphorus - 45% retention of typical urban annual load*
 - (iv) *Litter - 70% reduction of typical urban annual load*
 - (d) *To promote the use of water sensitive urban design, including stormwater re-use.*

Clause 22.17 – Environmentally Sustainable Development

101. This policy applies to residential development with more than one dwelling. The overarching objective is that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Advertising

102. The original application was advertised during August 2017 in accordance with Section 52 of the *Planning and Environment Act 1987* (the Act) by way of 1,396 letters sent to the surrounding property owners/occupiers and by four signs on the site. A total of 127 objections were received. The concerns can be summarised as:
- (a) Excessive height and setbacks;
 - (b) Design incongruous with existing character;
 - (c) Amenity impacts (overshadowing, overlooking, visual bulk and light spill);
 - (d) Dominance of residential use within a commercial zone
 - (e) Poor internal amenity and inconsistencies with clause 58 (Apartment Guidelines);
 - (f) No provision for affordable housing
 - (g) Insufficient ESD standards;
 - (h) Insufficient car parking;
 - (i) Traffic impacts;
 - (j) Insufficient infrastructure capacity to support the development (e.g. public transport schools, medical centres etc); and
 - (k) Insufficient landscaping opportunities

103. The grounds of objections will be considered and addressed where relevant throughout the following assessment.

Referrals

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External Referrals

104. The application was required to be referred to the following referral authorities, with their comments attached to this report:
- (a) Transport for Victoria (formally PTV)

Internal Referrals

105. The application was referred to the following areas, with their full comments attached to this report:
- (a) Urban Design Consultant – Message Consultants
 - (b) Open Space Unit (Landscape Architect and Arborist)
 - (c) Environmentally Sustainable Development (ESD) Advisor
 - (d) Engineering Services Unit
 - (e) City Works branch
 - (f) Strategic Transport
 - (g) Wind Consultant – Vipac Consultants
 - (h) Acoustic Consultant – SLR Consulting Australia

OFFICER ASSESSMENT

106. The relevant considerations for this assessment are as follows:
- (a) Strategic justification
 - (b) Land use
 - (c) Built form and design
 - (d) Off-site amenity impacts
 - (e) Clause 58 (Apartment Developments)
 - (f) Environmentally Sustainable Design
 - (g) Car parking, bicycle facilities and traffic generation
 - (h) Streetscape works
 - (i) Objectors' concerns

Strategic Justification

107. State Policy supports housing at higher densities on this site, being within proximity of a Neighbourhood Activity Centre (NAC), infrastructure and amenities. Notably, Clause 16.01-1 (Integrated housing) seeks to *'Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.'* The subject site, at 3,729sqm in area, within a Commercial 1 Zone and with three street abutments, presents an opportunity for increased housing yield.
108. Additionally, clause 16.01-2 seeks to *'Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.'* The subject site benefits from access to jobs, services and public transport within the Alphington NAC and the future development of the Amcor site.
109. At a local level, there is an expectation stated at Clause 21.04-1 that C1Z will accommodate some of Yarra's housing growth, however potential amenity conflicts between residential and other uses needs to be managed, with Strategy 3.1 requiring that *'new residential development in the Commercial 1 Zones to be designed to minimise potential negative amenity impacts of existing non-residential uses in the vicinity'*. Potential interface issues with non-residential uses will be discussed as relevant through this report.
110. Housing diversity is encouraged at both a State and local level, with State policy at clause 16.01-4 identifying the objective *'To provide for a range of housing types to meet increasingly diverse needs.'* Including the strategy to *'support opportunities for a wide range of income groups to choose housing in well-serviced locations.'* Objectives within the MSS on land use (Clause 21.04) are very similar, advocating for the retention of a diverse population and

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household structure. The proposed development supports these policies by incorporating a mix of one, two and three bedroom dwellings at various sizes and layouts.

111. State and local policies on built form (Clause 15.01 and 21.05) are consistent in their objectives for the delivery of responsive and high quality built form environments. At a local level, Objective 17 of Clause 21.05 seeks '*to retain Yarra's identity as a low-rise urban form with pockets of higher development*', with Strategy 17.1 to '*Ensure that development outside activity centres and not on Strategic Redevelopment Sites reflects the prevailing low-rise urban form*'. As the subject site is not within the activity centre nor a strategic redevelopment site, consideration needs to be given to the specific strategic context of the site, the impacts of a taller built form on the site and the particular design response. In undertaking this assessment, Council's Built Form and Urban Design policy at clause 22.10 needs to be considered.
112. Yarra recognises the importance of environmentally sustainable development within its MSS (Clause 21.07) and through its Environmentally Sustainable Development Policy at clause 22.17 and Stormwater Management (WSUD) Policy at Clause 22.16. The environmental sustainability of the proposed development will be covered in greater detail within this report.
113. Both State and local policy directives seek to promote the use of sustainable personal transport and increased development close to high-quality transport routes (Clauses 18.02-1, 18.02-2, 18.02-3 and 21.06). In regard to car parking, Clause 18.02-5 encourages an adequate supply of car parking to be provided with consideration to '*existing and potential modes of access including public transport, the demand for off-street car parking, road capacity and the potential for demand management of car parking.*'
114. At a local level, clause 21.06 acknowledges that whilst parking availability is important for many people, '*unrestricted car use and parking is neither practical nor achievable.*' Matters relating to transport relevant to the proposed development will be covered later within this report.
115. The site is well-positioned to accommodate more intensive development of the site, with the nearby NAC and future development on the Amcor site offering accessibility to jobs, services and public transport. Having regard to the above discussion, the proposal demonstrates strong policy support at both a State and local level.

Land Use

116. As stated within the planning controls section, a permit is required for the dwellings and the gym use. The office is 'as of right' within the C1Z. In assessing the proposed uses, consideration needs to be given to Council's Interface Uses Policy at Clause 22.05 of the Yarra Planning Scheme.
117. A permit is only triggered to use the land for dwellings within the C1Z as the residential uses exceed a ground floor frontage of 2m in width. The intention of this permit trigger is to ensure that residential uses do not erode active retail frontages within commercial areas. However, given the isolated nature of the commercially-zoned site (surrounding by residential zoning), the inclusion of a wider residential frontage to Heidelberg Road will not impact the integrity of a continuous retail frontage. The proposal appropriately locates the commercial activity (office and gym) to the corner of Chandler Highway and Heidelberg Road, transitioning to the residential uses to the west. The ground level residential frontage to Coate Avenue is also an appropriate response given the residential zoning (and uses) within the remainder of this local street. However, as will be discussed within the built form assessment, improvement is required to the interface with the western portion of Heidelberg Road.
118. Residential use of the land has clear policy support within both State and local policy as outlined within the 'Strategic Justification' section earlier. The residential use is also

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consistent with the purpose of the C1Z, which includes: *'To provide for residential uses at densities complementary to the role and scale of the commercial centre.'*

119. While residential use of the land is supported and will contribute toward a vibrant mixed use commercial centre, consideration needs to be given to potential land use conflicts with non-residential uses. In this case, the only non-residential uses proximate to the site are those proposed within the development, being the office tenancy and gym. Office uses do not typically generate off-site amenity impacts such as noise, odour or light spill. The offices are face Chandler Highway and Heidelberg Road, with no openings onto the residential component of the development. There are no potential overlooking impacts into the proposed dwellings.
120. The gym (restricted recreational facility) will be available to residents and employees of the development as well as the wider community, supporting convenient access to services. The proposed gym is consistent with the purpose of the C1Z *'to create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.'*
121. Having regard to the decision guidelines of the C1Z, the proposed gym is considered appropriate. The gym is complementary to the residential and offices uses also proposed within the development. The gym is proposed to operate between 6am and 9pm daily, with some scheduled classes proposed. As the gym does not directly abut the residential uses, it is unlikely that noise or vibrations emitted from the gym would impact the residential amenity. However there may be impact upon the abutting office tenancy. The acoustic report submitted with the application does not consider the potential impacts on the office; as such a condition of any permit will require this to be considered within the acoustic report. With respect to light spill and overlooking impacts from the gym, this is not expected given that all window and door openings are orientated to Heidelberg Road and Chandler Highway.
122. The decision guidelines within the C1Z for new permit required uses also require consideration of the availability and connection to existing services as well as the impact on traffic generation. As will be discussed in greater detail later within the report, it is considered that these matters are addressed.

Built Form and Design

123. In considering the design and built form of the proposed development, the most relevant aspects of the Scheme are found at Clauses 15, 21.05 and 22.10. As supplementary guidance, the recently released *Urban Design Guidelines for Victoria* prepared by the Department of Environment, Land, Water and Planning are also of relevance.
124. These provisions and guidelines seek a development outcome that responds to the existing or preferred neighbourhood character and provides a contextual urban design response reflective of the aspirations for the area. Particular regard must be given to the acceptability of the design in terms of height and massing, street setbacks and its relationship to adjoining properties.

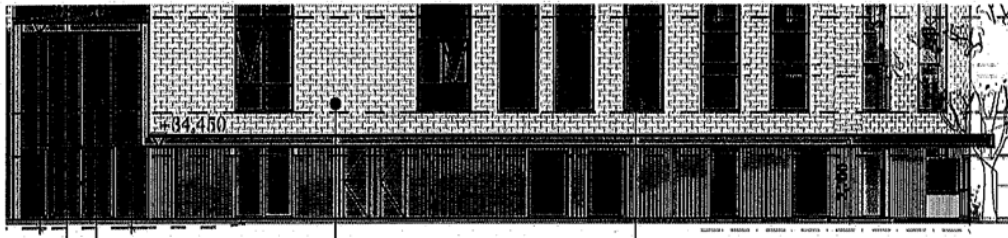
Street Level Interface

125. Clause 22.10.3-4 (Street and Public Space quality) includes the following design guidelines; *The design of the ground level street frontage of new development should provide a high level of pedestrian amenity and visual interest by:*
 - (a) *Providing well-defined entries at ground level on the street frontage.*
 - (b) *Incorporating commercial/display or retail space (where appropriate).*
 - (c) *Installing glazed areas allowing permeability into the interior spaces.*
 - (d) *Matching ground floor level with street level.*
 - (e) *Avoiding sub-basement car parks where the structure of the car park and vents are raised above the footpath level.*

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126. Having regard to the above, the proposed development is considered to generally deliver a successful street level interface, contributing to the public space quality and responding appropriately to the different interfaces. Along Heidelberg Road and Chandler Highway, the building is constructed to the street edge, with double height glazing that responds appropriately to the scale of these streets and the prominence of the corner location. To Coate Avenue, a noticeably different treatment is provided, responding to the local residential character of this interface with a row of individual townhouses. A building canopy is also proposed along Heidelberg Road and Chandler Highway providing weather protection for pedestrians.
127. The majority of the publically visible sides of the building are activated and offer a visually engaging pedestrian experience. However, concern is raised with the treatment of the western section of the Heidelberg Road elevation (excerpt below). Due to the provision of services, the extent of activation is limited. It is considered that this elevation could be improved by providing glazing to the full width of the bicycle storage area and ensuring a high quality material treatment is provided for the emergency exit doors, fire booster cabinet and the remaining portion of the wall. These matters will be conditioned accordingly.



Western portion of the Heidelberg Road facade

128. In contrast to the existing building on the site, the floor level of proposed development is generally consistent with the natural ground level of the Heidelberg Road and Chandler Highway footpaths. While there is a subgrade level to the townhouses facing Coate Avenue, given the dwelling entrances are at street grade, maintaining sufficient integration with the street.
129. The various entrances to the building are clearly defined, including a prominent double height entrance for the residential apartments to Heidelberg Road, the individual entrances into the townhouses along Coate Avenue and the separate entrances for the gym and office space directly into the tenancies. As will be discussed within the section on micro climate, it is recommended that the entrances into the commercial tenancies be located away from the corner of Heidelberg Road and Chandler Highway. This suggestion is expected to shift the entrances so they are more centrally located to the tenancies; this is considered an appropriate alteration and will continue to support the presence of the building entries.
130. While Message consultants were comfortable that the ground level plane was appropriately treated, they advised that its success will depend on close attention to the resolution of elements such as service cupboards and substations. Message subsequently recommend greater detail of the street level treatment, at a more readable scale, be provided as a condition of permit. This will be conditioned accordingly.

Height and setbacks of upper levels

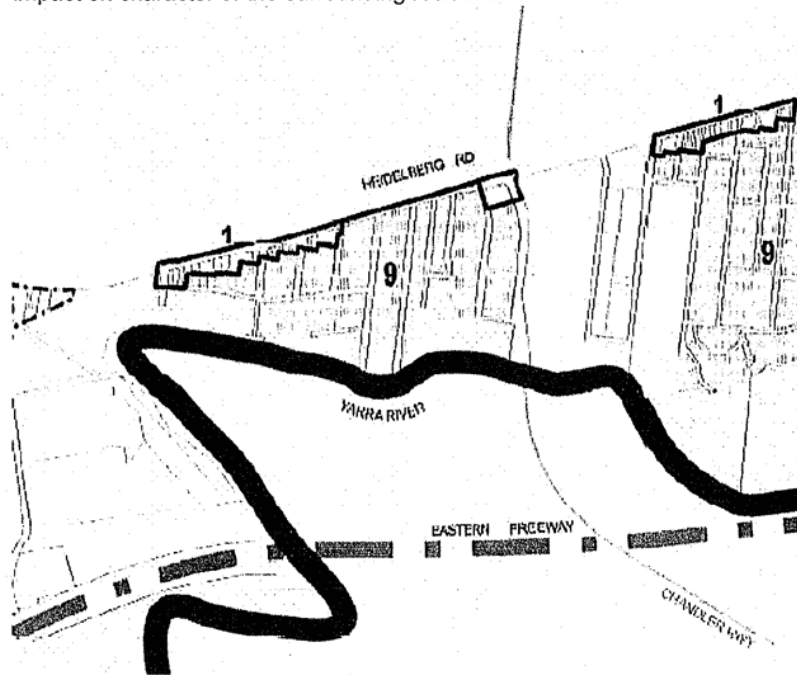
131. As discussed in the strategic justification for the proposal, Council's MSS directs that development outside activity centres and not on strategic redevelopment sites should be maintained at a low scale. This is sought to protect the integrity of Yarra's streetscapes and

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the amenity of surrounding properties. However, as will be discussed below, the particular context of the site can support a taller built form with limited impact to the surrounding area.

132. Council's Built Form and Urban Design Policy guidance for setbacks and building height at clause 22.10-3.3 is as follows:
- (a) *To ensure that the setbacks of new development complement the desired neighbourhood character of the area (as identified in the Site Analysis Plan and Design Response, the Municipal Strategic Statement and any relevant local planning policies).*
 - (b) *To ensure that the height of new development is appropriate to the context of the area (as identified in the Site Analysis Plan and Design Response) and respects the prevailing pattern of heights of the area where this is a positive contribution to neighbourhood character.*
133. Due to its three street frontages, the site presents somewhat of an island site. The existing office building is also visually detached and incongruous with the surrounding residential area to the south and west. This variation in the treatment of this site is also reflected in clause 21.08-6 (Fairfield/Alphington), which includes the site within the Main Roads Precinct, as distinct from the Garden suburban residential precinct that it surrounds. As a consequence of the site's isolation, development of the subject site is expected to have little impact on character of the surrounding residential area.



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Main Roads

- † Maintain the hard urban edge of development.
- † Reflect the fine grain of the subdivision pattern in building design where this exists along main roads.

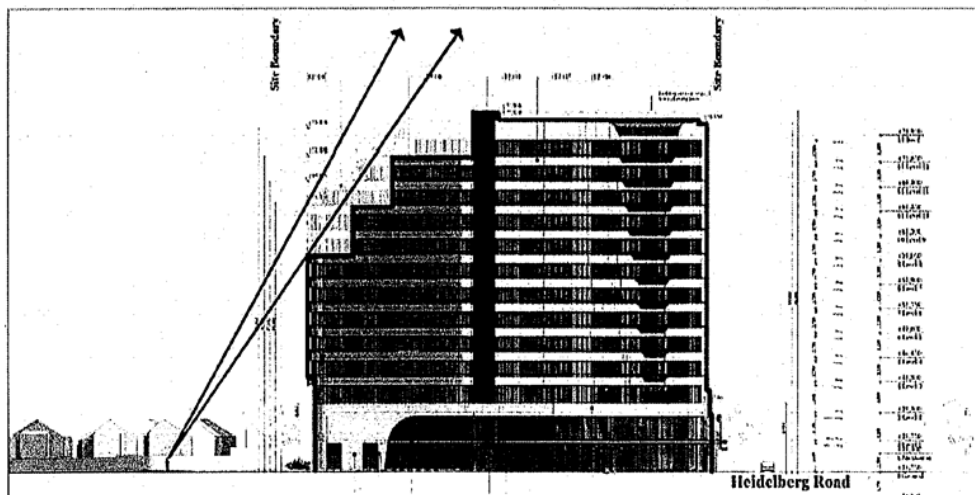
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Garden Suburban Residential

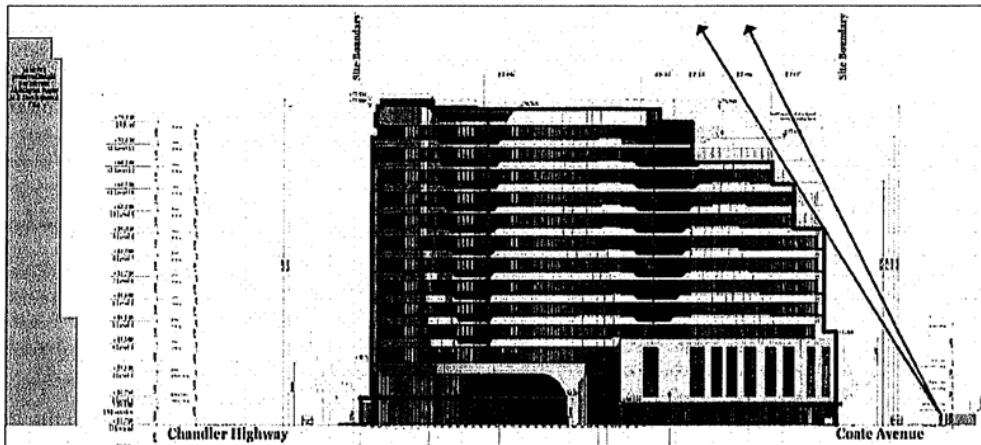
- † Maintain the existing pattern of front setbacks.
- † Reinforce the garden character of the streetscape.
- † Accommodate second storey extensions, or second storeys of new buildings, within an envelope that maintains the low, horizontal form of existing dwellings.

Excerpt from Figure 16: Built form character map

134. The site's location on the intersection of two major roads and its detachment from the lower scale residential areas, lend itself to a more robust built form treatment. Also, whilst the site is not within the Amcor strategic redevelopment site, being located on the opposite corner, the site will be read in the context of the anticipated taller built form on this corner. As outlined in the description of the surrounding area, the development plan for the Amcor site specifies a preferred building height of 14 storeys on the south-east corner of Heidelberg Road and Chandler Highway.
135. Message Consultants have undertaken an urban design review of the proposal on behalf of Council. In regard to the proposed height, they also considered there to be *'a rational and some validity in urban design terms to the concept of a building height at the Chandley [sic] Highway/Heidelberg Road corner that responds to the scale expected on the opposite corner as part of the Amcor development.'*
136. However, while Message was comfortable with the 13 storey form at the major intersection of Heidelberg Road and Chandler Highway, they felt that a more *'purposeful transition'* is required to the residential areas to the south and the west. They have recommended reducing the heights to the western and southern wings as illustrated in the following diagrams contained within their advice. With these changes, the southern and western wings of the building would have a perceive height of eight storeys, which was considered to provide a more comfortable and responsive step down to the surrounding lower built forms.



Eastern (Chandler Hwy) Elevation with Message Consultants suggested amendments



Northern (Heidelberg Rd) Elevation with Message Consultants suggested amendments

- 137. The permit applicant has responded by providing a set of sketch plans incorporating these additional setbacks (refer to artist images below). These sketch plans will be conditioned accordingly. As will be discussed within the assessment of the off-site amenity impacts, it is considered that the proposed development is appropriately massed to reduce unreasonable amenity impacts such as visual bulk and overlooking. On this basis, Council officers are satisfied that the height and massing of the development appropriately responds to the specific context of the site and is overall consistent with clause 22.10-2.

Artist Impression from Coate Avenue, south of the site



Current application

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Sketch plan incorporating Urban Design suggestions

Detailed Design and Materiality

138. The proposed development presents a high quality and well resolved design. Message Consultants opined that *'the proposal demonstrates a sophisticated approach to management of the overall form, with solid brick elements to the lower levels and elegant sculptured balcony banding to the upper levels.'* Message also noting that the *'horizontal banding to the tower is offset by the vertical recesses and the changing profile of balcony upstands across the main facades to achieve a dynamic overall effect and balance of vertical and horizontal proportions.'*
139. As outlined in the background section, in a preliminary review of the application, Council officers raised concern with the extensive use of 'white' to the solid elements to the tower element. The applicant responded at the further information stage by introducing a bronze colour to the south-eastern wing of the building. This was reflected in the advertised plans and considered to provide an appropriate variation in finishes, without compromising the simplicity and elegance of the design.
140. As identified by Message consultants, care needs to be exercised in the final selection of the materials to ensure that the finishes are robust and durable, with elements such as the white coloured balcony undersides treated to avoid build-up of dirt given the high traffic volumes past the site. This will be dealt with by way of condition.

Micro climate

141. A desktop environmental wind assessment prepared by MEL consultants was submitted with the application and has been peer reviewed by Vipac Consultants. Vipac were comfortable with the analysis approach, assessment criteria, wind environment and exposure estimate outlined in the report.
142. The MEL report concludes that wind conditions in the surrounding streetscapes would achieve the criterion for walking comfort for all wind directions, with the residential tower entrance within short term stationary criterion. This was also considered acceptable by Vipac.

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143. The report also suggests that it would be preferable to relocate the commercial entrances away from the corner of Heidelberg Road and Chandler Highway. It was also recommended in report that the assumptions are qualified by a wind tunnel study in the design detailed stage. These matters will be conditioned on permit accordingly.

Offsite Amenity Impacts

144. The policy framework for offsite amenity considerations is contained within Clause 22.05 (Interface Uses Policy) and clause 22.10-3.8 (Off-site Amenity), with additional guidance within the *Urban Design Guidelines* and the Decision guidelines within the C1Z.

Visual bulk

145. The interfaces to the west and south have the greatest potential to be impacted by the proposed development from a visual bulk perspective. It is considered that Heidelberg Road provides a sufficient buffer from the existing dwellings to the north as will Chandler Highway from the future development of the Amcor site.
146. As discussed within the assessment of the height and setbacks, Message Consultants has suggested lowering the western and southern sections of the tower element to better step down to the low scale residential forms. They consider that this will also have the desirable effect of reducing the perceived height of the building to approximately eight storeys as viewed from the west and the south. Message was satisfied that this also sufficiently addressed potential visual bulk impact.
147. While the proposed development will still be clearly visible from the townhouses to the south, the primary orientation of these dwellings to the east and west, rather than toward the subject site, thus reducing the impact on these dwellings. While the development would be visible from dwellings further to the south along Coate Avenue, however the visual impact will be sufficiently mitigated by their distance. On the basis, it is considered that the proposal, subject to the refinements presented in the sketch plans, will not result in unacceptable visual bulk.
148. The most immediate outlook from the dwellings west of Coate Avenue will be to the proposed three storey townhouses that are to extend along Coate Avenue. The scale and grain size of these buildings is considered an appropriate response to the residential street and would not be perceived as excessively bulky. While the upper levels will be visible, the combined setback of Coate Avenue and the additional setbacks described within the Message Advice and the sketch plans would be sufficient to mitigate any unreasonable visual bulk from these properties. Also noting that the principal private open space areas of these properties are orientated to the west and away from the subject site. Therefore, subject to the sketch plan changes, it is not considered that the proposed development will result in unreasonable visual bulk to these properties.

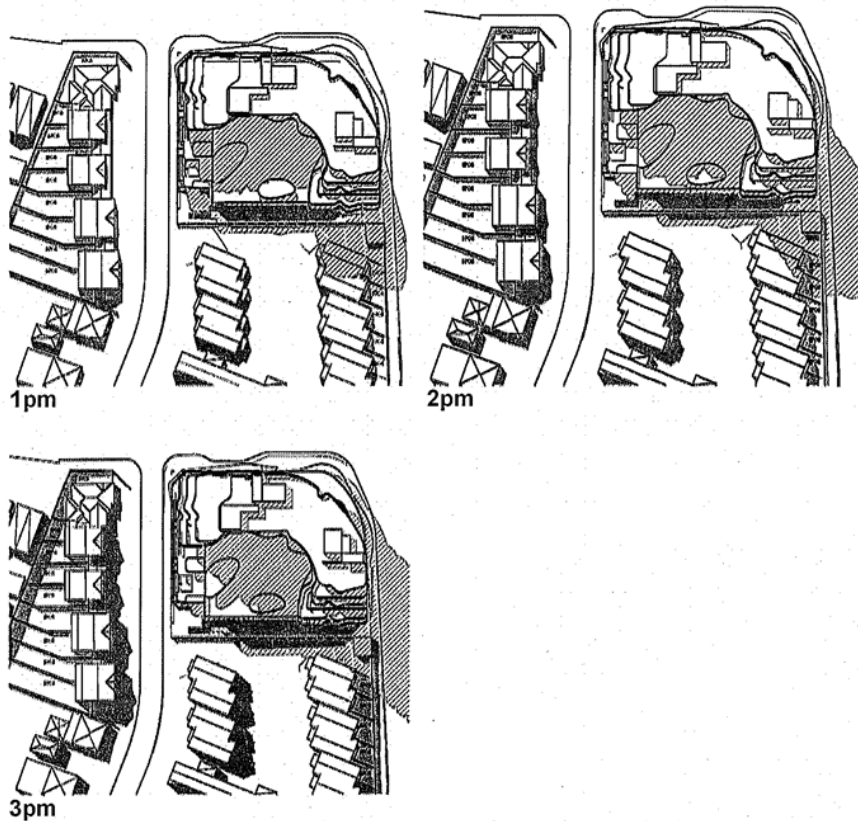
Overshadowing

149. Shadow diagrams have been submitted for each hour from 9am to 3pm at the September Equinox. This is consistent with the time period considered under Standard B22 (Overlooking) of clause 55. The shadow diagrams indicate that at 9am there will be additional overshadowing cast on the properties to the west of Coate Avenue, with Nos. 44, 46 and 48 Coate Avenue most affected and a slight increase to No. 42 Coate Avenue. However from 10am there will be no additional shadows cast on these secluded private open space areas by the proposed development for the remainder of the day. Given that 6 hours between 9am and 3pm will remain unaffected by the proposal, the impacts are not considered unreasonable. Furthermore, at 9am, the secluded private open space areas of the affected dwellings are already largely overshadowed by their own dwellings. It is also noted that the increased upper level setbacks from the west reflected in the sketch plans would further assist in reducing the overshadowing impacts.

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150. The shadow cast by the proposed development will mainly impact the common driveway for the townhouses to the south. From 1pm, there will be additional overshadowing of the secluded private open space of the northernmost townhouse proximate to Chandler Highway. At 2pm, the two northernmost townhouses proximate to Chandler Highway will be affected. At 3pm, the secluded private open space areas will be overshadowed by the townhouses themselves.

Shadow diagrams for September Equinox



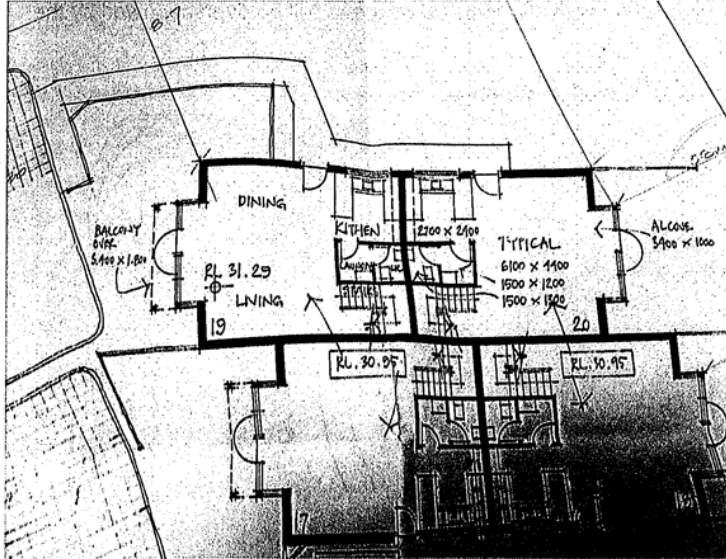
151. The increased level of shadow the northernmost townhouse facing Chandler Highway would have an unreasonable impact on the afternoon solar access to this area. However, given this shadow is predominately caused by the uppermost levels of the proposal, the increased setbacks from the southern boundary suggested by Message Consultants and reflected in the sketch plans will reduce the extent of overshadowing to an acceptable degree.

Daylight/solar access to existing windows

152. The existing daylight levels to dwellings on the western side of Coate Avenue are not expected to be noticeably affected by the proposed development given the separation of Coate Avenue of approximately 15m, combined with the existing setbacks of the dwellings on the west of Coate Avenue and the upper level setbacks of the proposed development (ranging from 3m to 17.1m).
153. The townhouses to the south each contain a ground floor north-facing kitchen window facing the subject site. As illustrated in the plans and site photo below, these windows are secondary to the open kitchen/living area, with one of these composed of glass bricks.

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While there is likely to be some solar access lost to these windows, the level of internal amenity to these dwellings will be maintained by the primary windows to the east and west. It is therefore not considered that the amenity of these dwellings will be unreasonably compromised by the proposed development.



Excerpt from plans on file 8 (Planning Permit 5977 issued circa 1989)



Northern elevation of the townhouse to the south at 35 Coate Avenue

154. With respect to daylight to the adjacent townhouses, it is considered that there is sufficient separation from the proposed development to maintain an adequate level of daylight, with the windows of the serviced apartment setback 8.2m combined with the proposed development, which is setback from 4.5m to 17.63m from the boundary. Furthermore, it appears that the primary outlook and daylight access is provided from the east and west windows, rather than those to the north. On this basis, the proposed development is not considered to unreasonably impact the internal amenity of the townhouses to the south.

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Overlooking

155. In assessing overlooking impacts, Standard B22 (overlooking) of clause 55 has been considered (whilst not applicable). This standard considers views between habitable room windows and/or SPOS within 9m should be minimised to no more than 25%. Coate Avenue is sufficiently wide at approximately 15m to prevent unreasonable overlooking of the dwelling on the western side of the street.
156. In regard to the townhouses to the south, there is only one existing habitable room window within 9m of the shared boundary (noting the private open space for the townhouses is a minimum of 12m away). This window is 8.2m from the boundary and 12.9m from the closest habitable room window of the proposed development. On this basis, it is not considered unreasonable overlooking impacts will occur as a result of the proposed development. There are no other sensitive areas proximate to the subject site that unreasonable overlooking impacts would occur.

Clause 58 (Apartment Developments)*Standard D1 – Urban context*

157. This standard has two purposes;
- (a) To ensure that the design responds to the existing urban context or contributes to a preferred future development of the area; and
 - (b) That development responds to the features of the site and the surrounding area.
158. These matters have been covered earlier within the report.

Standard D2 – Residential Policies

159. As outlined earlier within the Strategic Justification section, here is general policy support for the proposed development under the purpose of the Commercial 1 Zone and local policies of the Yarra Planning Scheme.

Standard D3 – Dwelling diversity

160. The application contains a mix of dwelling types and sizes as encouraged under this Standard, with 20 x 1 bedroom dwellings, 114 x 2 bedroom dwellings and 38 x 1 bedroom dwellings.

Standard D4 - Infrastructure

161. The proposal is located within an established area with existing utility services and infrastructure. A substation is proposed, ensuring that the development will not unreasonably overload the existing capacity of the utilities. There is no evidence to suggest that the proposed development would impact on the operation of the existing services and therefore the purpose of the Standard is considered to have been met.

Standard D5 – Integration with the street

162. Integration with the abutting streetscapes has been discussed previously within the built form and design section.

Standard D6 – Energy efficiency

163. This standard seeks to ensure that buildings are orientated to make appropriate use of solar energy and also sited to ensure that the energy efficiency of existing adjoining dwellings is not unreasonably reduced.

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The proposed development orientates living areas and balconies to the north where practical to do so. While some south-facing balconies are unavoidable within an apartment typology, the L-shape of the upper levels reduces the extent of entirely south-facing apartments and provides greater opportunities for easterly and westerly aspects.

164. The Sustainability Management Plan prepared by Wood & Grieve Engineers states that the NatHERS annual cooling load (21Mj/m²) will not be exceeded. However, given the large areas of exposed glazing to summer sun angles is proposed, Council's ESD advisor has requested additional sample NatHERS ratings for dwelling Types 1E, 3H and 3D. This will be conditioned accordingly.
165. With respect to the impact on the energy efficiency of surrounding properties, the proposal is considered acceptable. As discussed within the offsite amenities section, the additional overshadowing cast by the proposed development at the September Equinox is minimised by Coate Avenue and the generous upper level setbacks.
166. Further consideration of Council's ESD Policy at clause 22.17 is provided later within this report.

Standard D7 – Communal open space

167. This Standard requires developments with greater than 40 dwellings to provide a minimum of 2.5sqm of communal open space per dwelling or 250sqm, whichever the lesser. In the case of the subject site, the lesser is 250sqm. The proposed development comfortably meets this requirement, providing 927sqm of communal open space within the Level 3 podium in addition to 230sqm communal open space area on Level 12.
168. The location and design of these spaces is also consistent with Standard D7, such as:
- (a) Passive surveillance of the podium would be provided from balconies of apartments to the levels above.
 - (b) The Level 12 terrace does not receive any passive surveillance given that it is located on the top level. While there is an apartment abutting this terrace, in order to protect the amenity of this dwelling, there are no openings provided from the dwelling. This is considered an acceptable outcome. However a condition of any permit issued will require the door between the common corridor and the terrace to be clear glazed to facilitate visibility between the two spaces.
 - (c) Garden beds provide a buffer between the podium level apartments and the podium terrace. It is unclear whether fencing is also proposed to the individual apartments. A condition of any permit issued will require details of fencing to be provided, demonstrating that privacy of these apartments will be protected.
 - (d) The acoustic report submitted with the application does not consider noise from the communal areas. A condition of any permit that issues will require an updated acoustic report to be provided assessing the noise impacts from these areas and recommend any necessary mitigation measures.
 - (e) As discussed within the assessment of Standard D10 (landscaping), detailed landscape treatment is proposed within the communal areas.

Standard D8 – Solar access to communal open space

169. The standard encourages communal outdoor open space to be located on the northern side of a building if appropriate. It also seeks to ensure at least 50 per cent, or 125sqm, whichever the lesser, of the primary outdoor open space area receives a minimum two hours of sunlight a day between 9am and 3pm on 21 June.
170. In the case of the subject site, locating the podium terrace on the south-west area is considered more appropriate to maintain the hard-edge presentation to the corner of Heidelberg Road and Chandler Highway, whilst respecting a transition to more sensitive residential uses to the south and west.

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However the provision of a second area of open space on Level 12 of the building ensures that an adequate degree of solar access penetrates the communal open space area.

171. It is noted that as a result of the sketch plan changes discussed earlier, it is proposed to relocate the terrace from Level 12 to Level 11. While this area is likely to experience a slight increase in morning shadowing, it is expected that it will continue to comfortably meet the minimum solar access requirements of Standard D8.

Standard D9 – Safety

172. This standard seeks to ensure that the layout of development provides for the safety and security of residents and property. The proposed development achieves the standard by providing a clear and secure residential entry to Heidelberg Road. Glazing is also provided from the lift lobby and bicycle storage to Heidelberg Road for added passive surveillance. The townhouses along Coate Avenue are to be fenced along the boundary, securing access.
173. There is concern with the safety of the landscaped deep soil planting area along the southern boundary. While this area will be visible from the townhouses to the south (separated by a permeable chain wire mesh fence), the proposed development turns it back on this area. There appear to be windows shown along the southern side of the proposed carpark, however the elevation indicates that there will be a perforated metal mesh screen with greater than or equal to 20% openings. To improve the level of passive surveillance, it is suggested that the openings to the screen to the ground floor be a minimum of 50% to allow clear views from the carpark to the landscaped area to the south. Additionally, to further delineate this area as a private area, it is recommended that the eastern and western ends be fenced. These matters will be conditioned accordingly.
174. No lighting details are provided, however it is considered that there would be sufficient illumination from the street lighting to avoid safety concerns. Ambient light would also be anticipated from the lobby entrances and the commercial frontage along Heidelberg Road.
175. The car parking and bicycle storage facilities are located within secure areas within the development thus not posing any safety or security concerns to the future residents, staff and visitors.

Standard D10 – Landscaping

176. This standard seeks landscape layout and design to:
- (a) Be responsive to the site context.
 - (b) Protect any predominant landscape features of the area.
 - (c) Take into account the soil type and drainage patterns of the site and integrate planting and water management.
 - (d) Allow for intended vegetation growth and structural protection of buildings.
 - (e) In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.
 - (f) Provide a safe, attractive and functional environment for residents.
 - (g) Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site storm water infiltration.
 - (h) Maximise deep soil areas for planting of canopy trees.
177. An arboricultural assessment prepared by Tree Logic (dated 10 August 2017) and landscape concept plan prepared by TCL (dated January 2018) was submitted with the application. The arboricultural assessment identified 11 trees on the site, with only one of these trees of sufficient size to trigger Local Law No. 3 for its removal. The report concludes that none of the existing vegetation is significant and does not warrant retention. It appears that all the existing vegetation is proposed to be removed as it is not shown on the landscape plan. This will need to be confirmed by permit condition. Council's Open Space Unit have also assumed that all vegetation to be removed and is supportive of this.

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178. Standard D10 states that deep soil planting should be provided for 15% of a site that is greater than 2,500sqm, equating to 559.35sqm of the subject site; with a minimum dimension of 6m. Deep soil areas should support one large tree or two medium trees per 90sqm of deep soil (i.e. 6 large or 12 medium trees). The standard also states that where deep soil areas cannot be met; an equivalent canopy cover should be achieved by canopy trees or climbers with planter pits sized appropriate for mature tree soil volumes and vegetated planters green roofs or green facades.
179. The proposed development has a deep planting zone area of 345sqm and between 4.5m and 6.85m wide along the southern boundary. This is proposed to support 10 *Corymbia maculatas* (Spotted Gums). Council's Open Space Unit however recommends that this be replaced with a locally indigenous form of *Eucalyptus Leucoxydon* ssp. *Connata* (Melbourne Yellow Gum) to enhance the urban biodiversity values. This will be conditioned accordingly. Council's Open Space Unit has also suggested that a maintenance feasibility assessment is undertaken to ensure that a row of Eucalypts are capable of growing to heights of 15m and widths of 10m in the southern setback. This will also be conditioned.
180. While the minimum deep planting area is not met, an equivalent canopy cover is achieved across the site including the landscaped podium indicating 17 trees in addition to 6 trees within the Level 12 terrace. The specific trees species have not been nominated, however the landscape plan indicates small to medium deciduous trees such as ornamental pears are proposed to the podium terrace and on the Level 12 podium more hardy wind and sun tolerant species, such as Olive trees.
181. To ensure that the Landscape Objectives are met, greater detail is required on the landscape plan via a condition of permit, including:
- (a) Plants identified by genus and species
 - (b) Number of plants
 - (c) Pot sizes at planting
 - (d) Tree sizes at maturity
 - (e) Planter details; dimensions, proposed planting medium, irrigation and drainage
182. Street trees along Heidelberg Road and Coate Avenue will be discussed in streetscape works later within the report.

Standard D11 – Access

183. Vehicle access for the proposed development will continue to be provided via Coate Avenue, however shifted further south and slightly widened. The vehicle crossover is to be 6.4m in width, comprising approximately 12% of the Coate Avenue frontage. This comfortably achieves Standard D11, which discourages access way widths exceeding 33 per cent of the frontage. The location of vehicle access via Coate Avenue (rather than Heidelberg Road) is also consistent with Standard D11, which seeks to minimise the number of access points to a road in a Road Zone. The proposed vehicle crossover will require the existing speed hump to be removed. Council's Engineering Unit has suggested a raised pavement threshold treatment be installed at the northern end of Coate Avenue. This would be conditioned accordingly.

Standard D12 – Parking location

184. Lift and stair access is provided from within the car parking areas to all levels of the development. This ensures convenient access for residents, staff and visitors in accordance with Standard D12.

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185. While the car parking is provided within the building, it is not clear on the plans whether there is to be a door securing the entrance to the car parking area, there is also no details on how access to the visitor spaces is to be provided e.g. intercom. It may also be appropriate to provide a more secure area for the residential car parking spaces. This detail will be required via condition.
186. The SMP indicates in the BESS assessment that the car park will either be natural ventilated or use Carbon Monoxide monitoring to control the operation and speed of the ventilation. Given that the plans show a carpark exhaust, the latter appear to apply. The carpark exhaust is located within the podium communal terrace. Council's ESD advisor has recommended that it be relocated away from the communal terrace and is filtered to remove carpark pollutants.
187. The acoustic report submitted with the application does not cover potential noise impacts from the car park access areas. As discussed within the noise section, a revised acoustic report is required as a condition of any permit that issues to ensure that unreasonable noise impacts associated with the proposed car park access do not occur.

Standard D13 – Integrated water and stormwater management

188. A MUSIC report has been provided within the submitted SMP demonstrating best practice in stormwater management, achieves through the provision of 30,000L rainwater tank for irrigation, a 25sqm rainwater garden and a 25,000L stormwater detention system. The rainwater garden has not been shown on the plans nor has the capacity of the stormwater detention system. This will be conditioned accordingly.

Standard D14 – Building setbacks

189. The predominately island site minimises the potential impact of building setbacks on adjoining sites. Heidelberg Road, Chandler Highway and Coate Avenue provide sufficient separation to ensure that the existing and future development of these sites is not adversely affected with respect to daylight access, privacy and reasonable outlook.
190. In regard to the residential interface immediately to the south, as discussed within the offsite amenity impacts section, the proposed setbacks (subject to conditions) are adequate to minimise potential amenity impacts in relation to overlooking, overshadowing and daylight access.

Standard D15 – Internal views

191. Where upper levels are setback i.e. southern and western edges, the balconies sufficiently overlap so as not to overlook more than 50% of the level below. In regard to apartments on the same levels, there appear to be dividing screens between abutting balconies, however no details have been provided. This will be conditioned accordingly to ensure privacy between dwellings is achieved. The dwellings are all orientated to face outward. Even with the L-shape form of the building, the apartment and balconies have been designed to avoid direct overlooking opportunities within the 'elbow' of the building. The only internal overlooking opportunities occur on the podium level. As discussed previously, a condition will require fencing to be provided to a maximum 25% openings.

Standard D16 – Noise impacts

192. The proposed development is not located in proximity to noise generating areas as listed under this Standard. Notwithstanding this, an acoustic report was submitted with the application prepared by Acoustic Logic dated 13 October 2017. This identifies that traffic noise on Heidelberg Road and Grange Road (Chandler Highway) are the dominate local noise sources. The report recommends acoustic glazing and acoustic seals in some locations to mitigate road noise.

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193. The analysis and recommendations have been reviewed by SLR. Also reviewed by SLR was the Chandler Highway Upgrade, Noise Mitigation Report prepared by ARUP for the Chandler Highway Upgrade works. SLR note that the predicted post-upgrade noise level increase is less than 1dB and 1.5 dB due to reflections from building proposed within the Amcor Site. SLR was satisfied that the post-upgrade noise levels would not have significant implications for the subject site.
194. While the Acoustic Logic recommends acoustic mitigation measures, the report is not clear what internal targets are being sought. SLR recommends adopting the targets within Standard 16 of 40dBA leq 16h for habitable rooms and 35 dBA leq 8h for bedrooms. Additional information is also required by SLR in order to undertake a full review of the glazing recommendations. From the information provided, SLR are concerned that some areas may exceed the recommended noise targets and suggest that minimum Rw ratings should be provided for lightweight walls exposed to noise from Heidelberg Road. A revised acoustic report will be required to include the additional information with any necessary upgrades to the plans shown accordingly.
195. The acoustic report does not consider mechanical plant, SLR recommend using SEPP N-1 zoning levels and consider only the balcony mounted units on the quiet side of the building is likely to be at risk at exceeding these EPA Standards.
196. As mentioned previously, the acoustic report also does not consider potential noise impacts caused by the communal facilities on apartments facing this area. A condition of permit will require an amended acoustic report to consider these impacts.

Standard D17 – Accessibility objective

197. This standard requires at least 50 percent of dwellings to have:
- (a) Clear opening with of at least 850mm at the entrance to the dwelling and main bedroom
 - (b) Clear path with a minimum with of 1.2m connecting a dwelling entry to the main bedroom, an adaptable bathroom and living area
 - (c) Main bedroom with access to an adaptable bathroom
 - (d) At least one adaptable bathroom meeting Design A and B within Table D4 contained within the Standard.
198. The individual apartment layouts and clause 58 summary table prepared by the architects demonstrates that the above accessible design is achieved for a total of 108 (65%) dwellings, exceeding the Standard of 50%.

Standard D18 – Building entry and circulation

199. As assessed earlier in this report, the main residential lobby entry would be readily visible from Heidelberg Road, providing a clear sense of address accentuated by its double height. A canopy above the entrance also provides weather protected transition space. The ground level entry and lift lobbies to all levels are clear glazed to Heidelberg Road, offering passive surveillance and natural light into these spaces.
200. The commercial uses; the gym and office, have separate entrances directly into these areas, ensures that there is clear demarcation between the residential and commercial access points, consistent with the standard.
201. The ground floor lobby has a minimum width of 2.1m, with lift lobbies 2.21m wide. The balance of the corridor spaces are 1.6m wide and clear of any obstructions. This is considered to provide adequate circulation. While there are bends in the corridors (due to the curvature of the building), clear view lines would be maintained, consistent with the standard.

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Standard D19 – Private open space

202. Relevantly, the standard states that a dwelling should have a balcony with an area and dimensions specified in Table D5 (below), with convenient access from a living room:

Table D5 Balcony size

Dwelling type	Minimum area	Minimum dimension
Studio or 1 bedroom dwelling	8 square metres	1.8 metres
2 bedroom dwelling	8 square metres	2 metres
3 or more bedroom dwelling	12 square metres	2.4 metres

203. The individual apartment layouts and Clause 58 development summary table confirms that all dwellings achieve the minimum areas and dimensions as required pursuant to Table D5. All balconies are also conveniently accessed from the main living areas of each dwelling.

Standard D20 – Storage

204. The standard encourages each dwelling to have convenient access to usable and secure storage space in accordance with Table D6 (below)

Table D6 Storage

Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling
Studio	8 cubic metres	5 cubic metres
1 bedroom dwelling	10 cubic metres	6 cubic metres
2 bedroom dwelling	14 cubic metres	9 cubic metres
3 or more bedroom dwelling	18 cubic metres	12 cubic metres

205. The clause 58 development summary details the internal and external storage allocation, demonstrating compliance with Table D6 above. The internal storage calculations are also confirmed within the individual dwelling layouts. External storage is provided within the car parking areas either adjacent to car spaces or stand-alone storage cages. The standard is considered to be met.

Standard D21 – Common property

206. The common property areas within the development are clearly delineated from private areas via fencing. The communal areas are functional and readily accessible from communal corridors and lift access. The proposed common property areas do not appear to create any spaces that would be difficult to maintain into the future.

Standard D22 – Site services

207. Site services appear to be adequately accommodated within the development. These are mostly located internally within the building, either within the basement or ground floor. Services that are required to be externally accessible such as the fire booster, have been minimised so not to dominate the street frontages.
208. Mail boxes are conveniently located adjacent the residential lobby areas. This is considered an appropriate location for convenient access to future residents and mail delivery services.

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Standard D23 – Waste and recycling

209. A Waste Management Plan (WMP) has been prepared by WasteTech services (dated 21 December 2017) containing details on how waste is to be managed including noise and odour control.
210. Each level has two bin chutes (recycle and general waste) located near the lift core and the second stairwell toward the south-east section of the building. These transfer waste to the ground floor and basement levels. The townhouses will have a separate bin room within the basement, proximate from their garages. An area for hard waste is also provided within the basement level.
211. Waste from the office and gym will be stored within a separate waste area within the ground floor in the south-east corner, transferred from the tenancies by cleaning staff.
212. Collection of all waste and recycling will occur twice a week by a private contractor. Collections will be performed by a small rigid rear lift vehicle from within the development. Swept path diagrams submitted with the application have demonstrated that there is sufficient area for collection vehicles to enter and perform collections.
213. The WMP has been reviewed by Council's City Works Branch and deemed to be acceptable.

*Standard D24 – Functional layout**Bedrooms*

214. Table D7 within Standard D24 states that the main bedroom should have minimum dimensions of 3.4m x 3m with remaining bedrooms of 3m x 3m. The Clause 58 summary table and the sample apartment types demonstrate full compliance with Table D7.

Living areas

215. Table D8 within Standard D24 specifies a minimum area of 10sqm and width of 3.3m be provided for single bedroom dwellings, and for two or more bedrooms; a minimum area of 12sqm and minimum width of 3.6m. The Clause 58 summary table and the sample apartment types demonstrate full compliance with Table D7.

Standard D25 – Room depth

216. This Standard discourages single aspect rooms exceeding a room depth of 2.5m times the ceiling height. As demonstrated on elevations and sections, all levels have floor to ceiling heights of 2.7m, thus room depths should not exceed 6.75m.
217. However, the standard states that this can be increased to 9m for open plan habitable rooms, providing the kitchen is the furthest from the window and the ceiling is at least 2.7. This is met within the development, with the deepest single aspect apartments on Levels 1 and 2 meeting the aforementioned criteria.

Standard D26 – Windows

218. This standard requires all habitable room windows to have a window to an external wall of a building. This is the case for all bedrooms and main living spaces.

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219. Initial concern was raised with the planning officer with respect to the daylight access to the habitable rooms within the basement levels of the townhouses. This concern was reviewed by Council's ESD advisor and Message Consulting; however both were comfortable with the arrangement given that these were secondary areas to the principal living/dining/kitchen areas at ground level. On this basis, the layout and arrangement is considered acceptable.

Standard D27 – Natural ventilation

220. This standard encourages that at least 40 per cent of dwelling provide effective cross ventilation that has:
- (a) A maximum breeze path through the dwelling of 18m
 - (b) Minimum breeze path through the dwelling of 5m
 - (c) Ventilation openings with approximately the same area.
221. The clause 58 development summary table suggests that 74 dwellings (43%) receive cross ventilation, which would meet the standard. However a number of individual apartment layouts appear to rely upon skylights to achieve cross ventilation. Given that skylights would only be feasible for the uppermost level, and as much of the roof space is occupied by roof top services, opportunities for skylights appear restrictive. The plans also do not show any skylights. A condition of permit is required for the proposal to clearly demonstrate that at least 40 per cent of dwellings within the development provide cross ventilation opportunities in accordance with Standard D27.

Environmentally Sustainable Design

222. In addition to previously discussed energy efficiency and integrated water and stormwater management objectives and standards of Clause 58 (Apartment Developments), Council's local policies at Clause 22.16 and Clause 22.17 also call for best practice water quality performance objectives and best practice in environmentally sustainable development from the design stage through to construction and operation.
223. The applicant submitted a Sustainable Management Plan (SMP) prepared by Wood and Grieve Engineers (dated 7 February 2018). The SMP proposes to implement the following initiatives into the development:
- (a) Average 6 Star NatHERS thermal energy ratings for dwellings.
 - (b) Gym and retail areas to be 20% improvement on NCC energy efficiency standards
 - (c) A 10 kW solar PV array to contribute to onsite electricity consumption.
 - (d) A MUSIC model demonstrating best practice
 - (e) 30,000 litres of rainwater storage for landscape irrigation
 - (f) 25m² raingarden
 - (g) 25,000 litres of stormwater detention
 - (h) Energy efficient hot water, heating/cooling and lighting
 - (i) Water efficient fixtures and taps.
224. Council ESD advisor has reviewed the SMP and was satisfied that it largely meets Council's Environmentally Sustainable Design standards, however further amendments are requested to address the following
- (a) Relocation of the carpark exhaust away from the common area garden and filtered to remove carpark pollutants.
 - (b) Ensure that all habitable rooms have an operable window to facilitate natural ventilation.
 - (c) Increase bicycle provision (as will be discussed in the bicycle provision)
 - (d) Demonstrate that cooling loads are achieved (as discussed within the Clause 58 assessment)
 - (e) Location of the raingarden and size of the detention tank (as discussed within the Clause 58 assessment).

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225. Wood & Grieve Engineers have advised on behalf of the applicant that the car park exhaust cannot be feasibly and safely relocated within the development. Wood & Grieve have confirmed that the current location would comply with the BCA and Australian Standards AS 1668.2 in regard to the distance from dwelling openings and adjoining properties. Wood & Grieve have also advised that the exhaust is discharged vertically at a high velocity so it is not expected to impact upon the common areas. On this basis, the carpark exhaust will not be required to be relocated. The remaining matters can be addressed via condition on any permit that issues.
226. Council's ESD advisor also suggested filtering of the car park exhaust, Wood & Grieve also do not recommend this as a filtration system would be spatially intensive, costly and energy intensive. Filtration systems also require regular maintenance to be effective, which would be burdensome on the future owners corporation and if not properly maintained would reduce airflow performance in the car park ventilation system. Given that the current unfiltered system is compliant with the BCA and Australian Standards, it is not considered necessary to require a filtration system to be introduced.
227. Additionally, a number of ESD improvement opportunities have been suggested by Council's ESD advisor to be considered. Of these, the permit applicant has agreed to include preparation of an Environmental Management Plan by the building contractor to monitor and control activities undertaken during construction. The remaining suggestions were not considered feasible for the project. A condition will include the Environmental Management Plan commitment, however given that the proposal would meet Council's Environmental Sustainable Design Standards (subject to the aforementioned conditions), the above suggestions are not considered necessary.

Car & Bicycle parking and Traffic Generation

Car Parking provision

228. As outlined in the Particular Provisions section earlier in this report, the proposal is seeking a statutory car parking reduction of 14 car spaces. The Transport Impact Assessment submitted with application prepared by GTA (dated 31 January 2018) proposes to provide all of the statutory residential car spaces, 22 of the statutory 34 car spaces for office employees (shortfall of 12 spaces) and one employee space for the gym. The remaining 36 spaces are to be shared between all visitors to the site.
229. As identified in the summary of clause 52.06 in the particular provisions section, there is no rate for a gym, with this to be to Council's satisfaction. GTA have adopted the NSW Road & Maritime Services' Guide to Traffic Generating Developments, which specified a parking rate of 4.5 spaces per 100sqm of GFA. Applying this rate would equate to 12 spaces. Council's Engineers considered this rate to be slightly high given some of the patronage for the gym is likely to be drawn from the offices and residence within the development.
230. In regard to residential visitors, while the statutory requirement is for 34 spaces, a lower rate of 0.12 spaces per dwelling is typically observed for apartment dwellings in the evening and weekends and 0.07 spaces per dwelling during the weekdays. This would result in a demand for 21 spaces in the evening and on weekends and 12 during the weekdays.
231. The visitor demand for office is estimated at 10% of the total office parking demand i.e. 3 spaces.

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232. Council's Engineering Services Unit has reviewed the anticipated car parking demand and has raised no objection to the car parking reduction. While there may be some overflow visitor parking generated during peak weekday evenings, regular turnover would be supported by the existing 2P within the Coate Avenue. Given that the majority of dwellings have off-street parking, it is not anticipated that the potential overflow will unreasonably impact the current parking needs of the residents. It further noted that future owners, occupiers and staff will not be eligible for staff, resident or visitor parking permits.
233. To ensure that the allocation of parking is provided as described, a Car Parking Management Plan will be requested as a condition of permit. This will also require visitor parking to be provided free of charge and appropriately time restricted.

Car Parking Design

234. The car park layout and design has been reviewed by Council's Engineering Services Unit who is generally comfortable subject to the following additional plan details included as permit conditions:
- Dimension of the head room clearance at the entrance and critical points along the internal ramps, to achieve a minimum 2.1m throughout car parks and 2.5m above accessible spaces
 - Column depths and setbacks to be dimensioned on the drawings and satisfy Diagram 1 Clearance to car parking spaces at clause 52.06-9
 - Each ramp grade length and transition to be dimensioned
 - Ensure that the proposed building canopy along Chandler Highway does not obstruct a driver's sight lines of the traffic signal lanterns at the Heidelberg Rd/Chandler Highway intersection.

Bicycle parking provision and design

235. As outlined in the planning controls section earlier in this report, pursuant to Clause 52.34-3, the proposed application requires a minimum of 40 resident/ bicycle spaces to be provided. The proposal exceeds the requirements, providing 146 spaces across the basements and ground floor. Council's Strategic Transport Unit in their referral have overestimated the bicycle requirements based upon an over calculation of the office area, basing this on the GFA rather than NLA. Notwithstanding this, the overall recommendations from the Strategic Transport Unit are still considered appropriate.
236. Council's Strategic Transport Unit has suggested that a minimum of two shower/change room should be provided. Given that it is likely that office or gym employees will be commuting by bike, it is considered reasonable to provide end of trip facilities that can be used by both tenancies. This will be conditioned accordingly.
237. Council's ESD advisor has recommended that this be increased to 175 resident spaces, 13 staff spaces plus visitor bike parking spaces. Council's Strategic Transport Department recommend a similar increase; however only suggest one space per dwelling (i.e. 172 spaces). Given that the latter reflects best practice, it is considered acceptable for the development to provide one space per dwelling.
238. Council's Strategic Transport Unit has reviewed the location and design of the bicycle spaces and is not satisfied that the bicycle parking provision is suiting the needs for either visitors or employees. The spaces were not considered acceptable for visitors given that the spaces are not quick and easy to access and they are scattered in various places with steep ramps (1:4) in between making it difficult for some cyclists to navigate safely. Visitor spaces should also be designed as horizontal bike rails.
239. Given the above concerns, Council's Strategic Transport Unit recommends allocating three spaces along the Heidelberg Road frontage with the remaining visitor spaces in a single location on the ground floor.

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240. In regard to employee/resident spaces, Council's Strategic Transport Unit considers that these should be located separately to visitor spaces within a secure facility. It has been recommended that employee resident bicycle parking be contained in a maximum of two secure facilities, within close proximity to the lift-shaft. It is also required that a minimum with a minimum of 20% horizontal spaces, with all walkways and bicycle parking spaces must comply with Australian Standard AS2890.3.

241. These matters will be addressed via conditions accordingly.

Traffic Generation

242. GTA in their traffic report anticipates the following traffic generation rates:

Proposed Use	Adopted Traffic Generation Rate	Peak Hour	
		AM	PM
Residential (172 dwellings)	0.35 trips per dwelling in each peak hour Based on approved Development Plan for AMCOR	60	60
Office 982 m ²	2.0 trips per 100 m ² in each peak hour. Based on approved Development Plan for AMCOR	20	20
Gymnasium 280 m ²	3.0 trips per 100 m ² in each peak hour. Based on NSW RMS Guidelines	8	8
Total		88	88

243. The distribution of traffic is expected as follows:

Direction	Proportion	Arterial Route
North	10%	Grange Road
South	10%	Chandler Highway
East	30%	Heidelberg Road
West	50%	Heidelberg Road

244. Council's Engineering Services Unit considered the GTA assumptions to be reasonable.

245. A SIDRA modelling analysis has also been undertaken by GTA to assess the capacity of the intersection of Heidelberg Road/Coate Avenue. The results of the modelling identified the right hand turn movement from Coate Avenue into Heidelberg Road in the PM peak hour. GTA attributes this exceedance to the inability of the SIDRA modelling to detect gaps in stationary traffic. GTA's on-site observations of traffic conditions observed a capacity of two cars to be stored within the right turn slot in the Heidelberg Road median. In light of these observations, Council's Engineering Services Unit was satisfied that traffic should be able to exit Coate Avenue satisfactorily without long delays.

Green Travel Plan

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246. Council's Strategic Transport Unit has identified that a Green Travel Plan should be provided given the scale of the development pursuant to Council's ESD Policy at Clause 22.17-4. The Green Travel Plan would assist in reducing the demand for car parking and traffic generation by encouraging other modes of transport. Council's Strategic Transport Unit have suggested incorporating the following information:
- (a) a description of the location in the context of alternative modes of transport;
 - (b) employee welcome packs (e.g. provision of Myki/transport ticketing);
 - (c) sustainable transport goals linked to measurable targets, performance indicators and monitoring timeframes;
 - (d) a designated 'manager' or 'champion' responsible for coordination and implementation;
 - (e) details of bicycle parking and bicycle routes;
 - (f) details of GTP funding and management responsibilities;
 - (g) the types of bicycle storage devices proposed to be used for employee, resident and visitor spaces (i.e. hanging or floor mounted spaces);
 - (h) security arrangements to access the employee bicycle storage spaces; and
 - (i) signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3;
 - (j) Provisions for the Green Travel Plan to be updated not less than every 5 years.
247. The requirement for a green travel plan in accordance with the above will be included as a condition of any permit that issues, with the exception for the report to be updated every 5 years. Given that this document would be endorsed and form part of the planning permit, it is considered unreasonably burdensome to require the report to be updated periodically.

Streetscape works

248. The landscape plans submitted depict three new street trees along Coate Avenue adjacent to the subject site. While it is not clear on the plans whether the two existing street trees are to be removed, Council's Open Space Unit suggest that they are replaced given they are small and do not offer much shade. It is requested that a *Melia azedarach* (White Cedar low fruiting variety) is planted, which would also allow maximum sunlight penetration in cooler months. Council's Open space Unit have also requested whether the applicant would be willing to concurrently replace the four street trees on the western side as well. The permit applicant have agreed to contribute of \$4,090 (excl. GST) as quoted by Council's Open Space team for the cost of the supply, installation and establish maintenance for the tree planting along both sides of Coate Avenue. This will be reflected in a condition if a permit is to issue.
249. It is unclear on the landscape plan whether works are proposed along the Heidelberg Road streetscape, other than for a note that 'verge and pavements to City of Darebin standards. This needs to be amended to reference City of Yarra's Standards. Council's Open Space Unit has advised that the two street trees along Heidelberg Road would need to be retained and protected during construction works. A condition will be included on any permit issued requiring a Tree Management Plan outlining tree protection measures during and post construction.
250. Council's Strategic Transport Unit has identified that the existing bus shelter along Heidelberg Road adjacent the front boundary is obstructing the footpath and has resulted in a 'goat track' across the nature strip as illustrated in the image below.

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251. It has been suggested by the Strategic Transport Unit that it would be preferable if the bus shelter be removed given that the proposed building canopy would provide weather protection. This has been discussed with Transport for Victoria (formally PTV) who has advised that they would be willing to entertain the relocation of the bus shelter (at the permit holder's cost), subject to an approved redesign demonstrating DDA compliant seating and bus stop infrastructure. A condition will be included to further investigate redesign of the bus stop in consultation with and approval of Transport for Victoria and the Responsible Authority.
252. As mentioned previously, the location of the vehicle access requires the existing speed hump to be removed. A raised pavement threshold at the northern end of Coate Avenue is suggested as an alternative traffic calming measure. This will be included as works at the cost of the permit holder as a condition of permit.
253. Reconstruction of the footpath, kerb and channel along the site's street frontages has been requested by Council's Engineering Services Unit, in addition to profiling and re-sheeting half the width road pavement of Coate Avenue outside the site's frontage. This is to address damage that occurs during the course of the development. This will be managed via Council's Standard conditions relating to the repair of Council's assets.
254. Council's Engineering Services Unit has suggested that the existing electrical pole and street light on the west side of Coate Avenue would need to be replaced to eliminate light spill into the new dwellings at the cost of the permit holder. To address this concern, a condition will be added to any permit issued that existing street lights must be baffled to prevent unreasonable light spill to the future dwellings.

Objector Concerns

255. The following objector issues have been addressed in the report within the paragraphs described:
- (a) Excessive height and setbacks (Paragraphs 131 to 137);
 - (b) Design incongruous with existing character (Paragraphs 123 to 140);
 - (c) Amenity impacts (overshadowing, overlooking and visual bulk) (Paragraphs 144 to 156);
 - (d) Dominance of residential use within a commercial zone (Paragraphs 116 to 122);
 - (e) Poor internal amenity and inconsistencies with clause 58 (Apartment Guidelines) (Paragraphs 157 to 221);
 - (f) Insufficient ESD standards (Paragraphs 222 to 227);
 - (g) Insufficient car parking (Paragraphs 228 to 237)
 - (h) Traffic impacts (Paragraphs x to x); and
 - (i) Insufficient landscaping opportunities (Paragraphs x to x)

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256. Matters not dealt with in the report are discussed below:

No provision for affordable housing

- (a) There is no requirement in the Yarra Planning Scheme to provide affordable housing within proposed developments. However, the proposed development includes a mix of one, two and three bedroom dwellings in a range of sizes. The increased supply of apartments would be expected to assist in the affordability and availability of housing within Alphington.

Insufficient infrastructure capacity to support the development (e.g. public transport schools, medical centres etc.

- (b) As outlined in paragraphs 107 to 115, it is encouraged at both State and local levels to provide increased housing around existing infrastructure. Furthermore, the delivery of the future Amcor site will increase the facilities available to the local community. As such, this is not considered a ground for limiting or refusing the proposed development

Conclusion

257. The proposed development is considered to demonstrate a high level of compliance with policy objectives contained within the State and Local Planning Policy Framework. Notably, the proposal achieves the State policies' urban consolidation objectives and Council's preference to direct housing within commercial areas.
258. The proposal, subject to conditions outlined in the recommendation below, is an acceptable planning outcome that demonstrates compliance with the relevant Council policies. Based on the above report, the proposal complies with the relevant Planning Scheme provisions and planning policy and is therefore supported.

RECOMMENDATION

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN17/0858 for Development of the land for the construction of a multi-storey building, use of the land for dwellings and an indoor recreational facility (gym), reduction in the statutory car parking requirement at 582 Heidelberg Road, Alphington, generally in accordance with the plans noted previously as the "decision plans" and subject to the following conditions:

1. Before the use and development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions, and three copies must be provided. The plans must be generally in accordance with the decision plans but modified to show:

Design

- (a) The following amendments as reflected within the sketch plans dated 4 June 2018:
- (i) Increased setbacks at Level 8 and 9 to 11.75m from the southern boundary and 6.16m from the western boundary (excluding balconies);
 - (ii) Increased setback at Level 10 to 17.63m from the southern boundary and 9.32m from the western boundary(excluding balconies);
 - (iii) Increased setback at Level 11 and 12 to 17.63m from the southern boundary and 17.1m to 20.31m from the western boundary(excluding balconies);
 - (iv) Relocated on the communal terrace from Level 12 to Level 11 within the western setback with a minimum area of 230.23sqm
- (b) Title boundaries clearly depicted on the basement floor plans

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- (c) Detailed street level elevations at a scale of 1:50 depicting ground level treatment to Heidelberg Road and Chandler Highway, including:
 - (i) Glazing to the full width of the bicycle storage area to Heidelberg Road;
 - (ii) High quality material treatment to the emergency exit doors, fire booster cabinet and the remaining portion of the ground floor elevation to Heidelberg Road between the residential lobby entrance and Coate Avenue;
- (d) Updated material schedule to include greater detail of the material and treatment of the balcony undersides to avoid a build-up of dirt;
- (e) Openings to the south facing screen adjacent to the carpark to a minimum of 50% at ground level to allow clear views of the deep soil planting area from the carpark;
- (f) Provision of boundary fencing to the east and west ends of the deep soil planting area;

General

- (g) Door between the common corridor and the Level 11 terrace to be clear glazed
- (h) Provision and details of privacy fencing to the dwellings within the Level 3 podium;
- (i) Details of privacy screens to abutting balconies within the development;

ESD

- (j) Demonstrate through individual apartment layouts that a minimum 40% of dwellings will achieve cross ventilation in accordance with Standard D27
- (k) Any skylights proposed for cross ventilation to be shown on the roof plan and indicated as operable;
- (l) Notation confirming all habitable room windows are fitted with an operable window;

Bike and car parking

- (m) Dimension of the head room clearance at the entrance and critical points along the internal ramps, to achieve a minimum 2.1m throughout car parks and 2.5m above accessible spaces.
- (n) Location and detail of vehicle access door (if proposed) to the car park and associated intercom for visitor access and/or details to secure residential/staff parking areas;
- (o) Column depths and setbacks to be dimensioned on the drawings in accordance with Diagram 1 Clearance to car parking spaces at clause 52.06-9;
- (p) Each ramp grade length and transition to be dimensioned;
- (q) Demonstrate that the proposed building canopy along Chandler Highway will not obstruct a driver's sight lines of the traffic signal lanterns at the Heidelberg Rd/Chandler Highway intersection.
- (r) Visitor bicycle parking:
 - (i) Provided within a single easily accessible location within the ground floor
 - (ii) Appropriately sign posted with details of directional signage to be shown
 - (iii) Comprising horizontal rails
- (s) Resident/employee bicycle facilities resigned to:
 - (i) Within a secure location, within close proximity to the lift shaft
 - (ii) Minimum of 20% horizontal spaces
 - (iii) All walkways and bicycle parking spaces to comply with Australian Standard AS2890.3
- (t) End of trip facilities comprising a minimum two showers and two change rooms, readily accessible for the gym and office tenancies.

Reports

- (u) Any amendments as required by the endorsed Landscaping Plan pursuant to Condition 14;
- (v) Any amendments as required by the endorsed Sustainable Management Plan pursuant to Condition 16 including:
 - (i) Location and size of the rainwater garden

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- (ii) Capacity of the stormwater detention tank;
- (w) Any amendments as required by the endorsed Acoustic Report pursuant to condition 18;
- (x) Any amendments as required by the Wind Tunnel Study pursuant to Condition 21; including the relocation of the entrances to the commercial tenancies away from the intersection of Heidelberg Road and Chandler Highway

Ongoing architect involvement

2. As part of the ongoing consultant team, DKO Architecture or an architectural firm to the satisfaction of the Responsible Authority must be engaged to:
 - (a) oversee design and construction of the development; and
 - (b) Ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.

General

3. The development and uses as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
4. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
5. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
6. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
7. Before the buildings are occupied, any wall located on a boundary facing public property must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.

Use Conditions

8. Except with the prior written consent of the Responsible Authority, the gym authorised by this permit may only operate between the hours of 6am and 9pm.
9. Except with the prior written consent of the Responsible Authority, no more than four (4) staff are permitted on the land at any one time.
10. Except with the prior written consent of the Responsible Authority, no more than 15 patrons are permitted within the gym at any one time.
11. The use and development must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
12. The use and development must comply at all times with the State Environment Protection Policy – Control of Music Noise from Public Premises (SEPP N-2).

General Amenity

13. The amenity of the area must not be detrimentally affected by the use or development, including through:
 - (a) the transport of materials, goods or commodities to or from land;
 - (b) the appearance of any buildings, works or materials;
 - (c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or
 - (d) The presence of vermin.

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To the satisfaction of the Responsible Authority.

Landscaping Plan

14. Before the development commences, an amended Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Landscape Plan will be endorsed and will form part of this permit. The amended Landscape Plan must be generally in accordance with the Landscape Plan prepared by Urbis and dated 11 October 2017, but modified to include (or show):
- (a) Clearly show any existing vegetation to be removed and/or retained;
 - (b) Trees proposed within the southern setback to be *Eucalyptus Leucoxydon* ssp. *Connata* (Melbourne Yellow Gum) or similar to the satisfaction of the responsible authority
 - (c) A maintenance feasibility assessment of the trees within the southern setback to demonstrate their capacity to grow to heights of a minimum of 15m and spread of 10m;
 - (d) A plant schedule including the following:
 - (i) Plants identified by genus and species
 - (ii) Number of plants
 - (iii) Pot sizes at planting
 - (iv) Tree sizes at maturity
 - (e) Planter details dimensions, proposed planting medium, irrigation and drainage
 - (f) Notation referencing to 'City of Darebin' standards replaced with a reference to 'City of Yarra' standards.
 - (g) Two existing street trees along the eastern side of Coate Avenue adjacent to the site frontage removed and replaced with three *Melia Azedarach* (white Cedar low fruiting variety);
 - (h) Retention of the existing street trees along the Heidelberg Road frontage.
15. Before the new building is occupied, or by such later date as approved in writing by the Responsible Authority, the landscaping works shown on the endorsed Landscape Plan must be carried out and completed at the cost of the permit holder and to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed Landscape Plan must be maintained by:
- (a) implementing and complying with the provisions, recommendations and requirements of the endorsed Landscape Plan;
 - (b) not using the areas set aside on the endorsed Landscape Plan for landscaping for any other purpose; and
 - (c) replacing any dead, diseased, dying or damaged plants,

To the satisfaction of the Responsible Authority.

Sustainable Management Plan

16. Before the development commences, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by Wood & Grieve Engineers and dated 12 October 2017, but modified to include or show:
- (a) Additional sample NatHERS cooling load ratings for dwelling types 1E, 3H and 3D
 - (b) Demonstrate a maximum cooling load of 21 Mj/m² for all apartments
 - (c) Requirement for an Environmental management Plan to be developed by the building contractor to monitor and control activities during construction.
17. The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.

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Acoustic Report

18. Before the development commences, an amendment Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit. The Acoustic Report must be generally in accordance with the Acoustic Report prepared by Acoustic Logic dated 13 October 2017, but modified to include:
- (a) Consideration of potential noise impacts from the vehicle entrance door (if proposed);
 - (b) Consideration of potential noise and reverberation impacts from the gym to the office;
 - (c) Consideration of the potential noise impacts generated by the Level 3 podium and Level 11 roof terrace on the adjacent residential dwellings;
 - (d) Daytime targets of 40dBA Leq to be met for habitable rooms and 35dBA Leq in bedrooms at night.
 - (e) Minimum Rw rating for lightweight external walls exposed to high levels of road traffic;
 - (f) Consideration of mechanical plant equipment and the ability to meet SEPP N-1 requirements
19. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Waste Management Plan

20. The provisions, recommendations and requirements of the endorsed Waste Management Plan generally in accordance with the Waste Management Report prepared by WasteTech Services dated 10 October 2017 must be implemented and complied with to the satisfaction of the Responsible Authority.

Wind Tunnel Study

21. Before the development commences, a Wind Tunnel Study to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Wind Tunnel Study will be endorsed and will form part of this permit. The Wind Tunnel Study is to test the assumptions for the wind climate conditions as covered within the desk top Environmental Wind assessment prepared by MEL Consultants dated 13 October 2017.
22. The provisions, recommendations and requirements of the endorsed Wind Tunnel Study must be implemented and complied with to the satisfaction of the Responsible Authority.

Lighting Plan Design

23. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating pedestrian walkways and dwelling entrances must be provided. Lighting must be:
- (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,
- to the satisfaction of the Responsible Authority.

Car parking

24. Before the buildings are occupied, a Car Park Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Car Park Management Plan will be endorsed and will form part of this permit. The Car Park Management Plan must address, but not be limited to, the following:
- (a) the number and location of car parking spaces allocated to each use including:

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- (i) Residential car parking provided in accordance with clause 52.06 (i.e. one space per 1 & 2 bedroom dwellings and two spaces for 3 or more bedroom dwellings)
 - (ii) A minimum of 22 spaces allocated to office employees
 - (iii) A minimum of 1 space allocated to the gym;
 - (iv) Provision for 36 visitor spaces
 - (b) any tandem parking spaces allocated to a single tenancy;
 - (c) details of any car share spaces (if proposed)
 - (d) the management of visitor car parking spaces and security arrangements for occupants of the development, including details on how visitors are to access car parking;
 - (e) Visitor parking to be provided free of charge to visitors;
 - (f) details of way-finding, cleaning and security of end of trip bicycle facilities;
 - (g) the number and allocation of storage spaces;
 - (h) policing arrangements and formal agreements;
 - (i) a schedule of all proposed signage including directional arrows and signage, informative signs indicating location of disabled bays and bicycle parking, exits, restrictions, pay parking system etc;
 - (j) the collection of waste and garbage including the separate collection of organic waste and recyclables, which must be in accordance with the Waste Management Plan required by Condition 20; and
 - (k) details regarding the management of loading and unloading of goods and materials.
25. The provisions, recommendations and requirements of the endorsed Car Park Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
26. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the area set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
- (a) constructed and available for use in accordance with the endorsed plans;
 - (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;
 - (c) treated with an all-weather seal or some other durable surface; and
 - (d) line-marked or provided with some adequate means of showing the car parking spaces; to the satisfaction of the Responsible Authority.
27. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, a notice showing the location of car parking must be placed in a clearly visible position near the entry to the land. The notice must be maintained thereafter to the satisfaction of the Responsible Authority.

Green Travel Plan

28. Before the use commences, an amended Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Green Travel Plan will be endorsed and will form part of this permit. The amended Green Travel Plan must be generally in accordance with the Green Travel Plan prepared by GTA Consultants and dated 25 September 2017, but modified to include or show:
- (a) a description of the location in the context of alternative modes of transport;
 - (b) employee welcome packs (e.g. provision of Myki/transport ticketing);

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- (c) sustainable transport goals linked to measurable targets, performance indicators and monitoring timeframes;
 - (d) a designated 'manager' or 'champion' responsible for coordination and implementation;
 - (e) details of bicycle parking and bicycle routes;
 - (f) details of GTP funding and management responsibilities;
 - (g) the types of bicycle storage devices proposed to be used for employee, resident and visitor spaces (i.e. hanging or floor mounted spaces);
 - (h) security arrangements to access the employee bicycle storage spaces; and
 - (i) signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3;
29. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Bicycle rails

30. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, three bike rails must be installed along the Heidelberg Road frontage:
- (a) at the permit holder's cost; and
 - (b) in a location and manner,
- to the satisfaction of the Responsible Authority.

Street Trees

31. Before the development commences, a Tree Management Plan to the satisfaction of the Responsible Authority must be prepared by a suitably qualified Arborist and must be submitted to and approved by the Responsible Authority. When approved the Tree Management Plan will be endorsed and will form part of this permit. The Tree Management Plan must make recommendations for:
- (a) the protection of the two existing street trees adjacent Heidelberg Road frontage:
 - (i) pre-construction;
 - (ii) during construction; and
 - (iii) post construction
 - (b) the provision of any barriers;
 - (c) any pruning necessary; and
 - (d) watering and maintenance regimes,
- to the satisfaction of the Responsible Authority.
32. The provisions, recommendations and requirements of the endorsed Tree Management Plan must be complied with and implemented to the satisfaction of the Responsible Authority.
33. Before the development commences, the permit holder must make a one off contribution of \$4,090 to the Responsible Authority to be used for replacement/new street tree plantings within Coate Avenue that are required as a result of the development.

Public realm and Infrastructure

34. Within three months of commencement of the development, the owner of the site must submit detailed engineering documentation to the satisfaction of the Responsible Authority and approved by the Responsible Authority and at the full cost of the owner showing the following:
- (a) Removal of the existing speed hump;
 - (b) Proposed raised pavement threshold treatment at the northern end of Coate Avenue

Timing of works

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35. Before the building is occupied, all works required by condition 34 must be fully constructed and completed at the full cost of the owner to the satisfaction of the Responsible Authority.
- Damage to Council Infrastructure**
36. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
- Road and Footpath Damage**
37. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated (including by the re-sheeting of the entire abutting street footpath for the width of the property frontage if required by the Responsible Authority):
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
- Vehicle Crossovers**
38. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any new vehicle crossing must be constructed:
- (a) in accordance with any requirements or conditions imposed by Council;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.
39. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as standard footpath and kerb and channel:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
- Bus Stop redesign**
40. Before the commencement of the development, or by such later date as approved in writing by the Responsible Authority, detailed design of the Heidelberg Road bus stop adjacent to the site's frontage must be submitted to and approved by Transport for Victoria (PTV) and the Responsible Authority. The redesigned bus stop must include the following (as relevant):
- (a) Removal/relocation of the existing shelter
 - (b) Seating
 - (c) Bus stop signage
 - (d) Provision for a continuous footpath along Heidelberg Road
 - (e) Compliant with requirements of the Disability Discrimination Act 1992 (DDA)
41. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the redesigned bus stop as approved by Condition 40 must be completed at the full cost of the permit holder to the satisfaction of the Responsible Authority and Transport for Victoria (PTV).
- PTV Conditions (42 and 43)**
42. The permit holder must take all reasonable steps to ensure that disruption to bus operations along Heidelberg Road and Chandler Highway are kept to a minimum during the construction of the development. Foreseen disruptions to bus operations and mitigation measures must be communicated to Public Transport Victoria eight (8) weeks prior by telephoning 1800 800 007 or emailing customerservice@ptv.gov.au

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43. The existing bus stop and associated infrastructure on Heidelberg Road, must not be altered without the prior consent of Public Transport Victoria. Any alterations including temporary works or damage during construction must be rectified to the satisfaction of Public Transport Victoria and at the cost of the permit holder.

Lighting

44. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating accesses to the car park, dwelling entrances and the residential lobby must be provided within the property boundary. Lighting must be:
- (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,
- to the satisfaction of the Responsible Authority.
45. Before the building is occupied, existing street lights must be baffled to the satisfaction of the Responsible Authority to prevent light spill into the proposed dwellings

Graffiti Proof

46. Before the building is occupied, any wall located on a boundary facing public property must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.

Construction Management Plan

47. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
- (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
 - (b) works necessary to protect road and other infrastructure;
 - (c) remediation of any damage to road and other infrastructure;
 - (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land;
 - (e) facilities for vehicle washing, which must be located on the land;
 - (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
 - (g) site security;
 - (h) management of any environmental hazards including, but not limited to,:
 - (i) contaminated soil;
 - (ii) materials and waste;
 - (iii) dust;
 - (iv) stormwater contamination from run-off and wash-waters;
 - (v) sediment from the land on roads;
 - (vi) washing of concrete trucks and other vehicles and machinery; and
 - (vii) spillage from refuelling cranes and other vehicles and machinery;
 - (i) the construction program;
 - (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
 - (k) parking facilities for construction workers;
 - (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;

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- (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
- (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;
- (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads.
- (p) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the Responsible Authority. In preparing the Noise and Vibration Management Plan, consideration must be given to:
 - (i) using lower noise work practice and equipment;
 - (ii) the suitability of the land for the use of an electric crane;
 - (iii) silencing all mechanical plant by the best practical means using current technology;
 - (iv) fitting pneumatic tools with an effective silencer;
 - (v) other relevant considerations; and
 - (vi) any site-specific requirements.

During the construction:

- (q) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
 - (r) stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system;
 - (s) vehicle borne material must not accumulate on the roads abutting the land;
 - (t) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and
 - (u) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.
48. The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
49. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
- (a) Monday-Friday (excluding public holidays) before 7 am or after 6 pm;
 - (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
 - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

Time Expiry

50. This permit will expire if:
- (a) the development is not commenced within two years of the date of this permit;
 - (b) the development is not completed within four years of the date of this permit; or
 - (c) the use is not commenced within five years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards for commencement or within twelve months afterwards for completion.

Notes:

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A building permit maybe required before development is commenced. Please contact Council's Building Services on 9205 5585 to confirm.

Provision must be made for drainage of the site to a legal point of discharge. Please contact Council's Building Services on 9205 5585 for further information.

All future property owners, residents, employees and occupiers residing within the development approved under this permit will not be permitted to obtain resident, employee or visitor parking permits.

In accordance with the Yarra Planning Scheme, a 4.5 per cent public open space contribution will apply in the event of the subdivision of the land.

A local law permit (e.g. Asset Protection Permit, Road Occupation Permit) may be required before development is commenced. Please contact Council's Construction Management Branch on Ph. 9205 5585 to confirm.

CONTACT OFFICER: Amy Hodgen
TITLE: Coordinator Statutory Planning
TEL: 9205 5330

Attachments

- 1 Decision Plans
- 2 Sketch plans
- 3 Landscape Plans
- 4 Transport for Victoria (formally PTV) Referral Comments
- 5 Urban Design Peer Review (Message Consultants)
- 6 Open Space Unit Referral Comments
- 7 Environmental Sustainable Development Officer Referral Comments
- 8 Engineering Services Unit Referral Comments
- 9 Strategic Transport Referral Comments
- 10 City Works Unit Referral Comments
- 11 Wind Consultant peer review (Vipac)
- 12 Acoustic Consultant Peer Review (SLR Consulting)

1.1 582 Heidelberg Road, Alphington - PLN17/0858 - Development of the land for the construction of a multi-storey building, use of the land for dwellings and an indoor recreational facility (gym), reduction in the statutory car parking requirement.

Trim Record Number: D18/88208

Responsible Officer: Manager Statutory Planning

RECOMMENDATION

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN17/0858 for Development of the land for the construction of a multi-storey building, use of the land for dwellings and an indoor recreational facility (gym), reduction in the statutory car parking requirement at 582 Heidelberg Road, Alphington, generally in accordance with the plans noted previously as the "decision plans" and subject to the following conditions:

1. Before the use and development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions, and three copies must be provided. The plans must be generally in accordance with the decision plans but modified to show:

Design

- (a) The following amendments as reflected within the sketch plans dated 4 June 2018:
 - (i) Increased setbacks at Level 8 and 9 to 11.75m from the southern boundary and 6.16m from the western boundary (excluding balconies);
 - (ii) Increased setback at Level 10 to 17.63m from the southern boundary and 9.32m from the western boundary (excluding balconies);
 - (iii) Increased setback at Level 11 and 12 to 17.63m from the southern boundary and 17.1m to 20.31m from the western boundary (excluding balconies);
 - (iv) Relocated on the communal terrace from Level 12 to Level 11 within the western setback with a minimum area of 230.23sqm
- (b) Title boundaries clearly depicted on the basement floor plans
- (c) Detailed street level elevations at a scale of 1:50 depicting ground level treatment to Heidelberg Road and Chandler Highway, including:
 - (i) Glazing to the full width of the bicycle storage area to Heidelberg Road;
 - (ii) High quality material treatment to the emergency exit doors, fire booster cabinet and the remaining portion of the ground floor elevation to Heidelberg Road between the residential lobby entrance and Coate Avenue;
- (d) Updated material schedule to include greater detail of the material and treatment of the balcony undersides to avoid a build-up of dirt;
- (e) Openings to the south facing screen adjacent to the carpark to a minimum of 50% at ground level to allow clear views of the deep soil planting area from the carpark;
- (f) Provision of boundary fencing to the east and west ends of the deep soil planting area;

General

- (g) Door between the common corridor and the Level 11 terrace to be clear glazed
- (h) Provision and details of privacy fencing to the dwellings within the Level 3 podium;
- (i) Details of privacy screens to abutting balconies within the development;

ESD

- (j) Demonstrate through individual apartment layouts that a minimum 40% of dwellings will achieve cross ventilation in accordance with Standard D27

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- (k) Any skylights proposed for cross ventilation to be shown on the roof plan and indicated as operable;
- (l) Notation confirming all habitable room windows are fitted with an operable window;

Bike and car parking

- (m) Dimension of the head room clearance at the entrance and critical points along the internal ramps, to achieve a minimum 2.1m throughout car parks and 2.5m above accessible spaces.
- (n) Location and detail of vehicle access door (if proposed) to the car park and associated intercom for visitor access and/or details to secure residential/staff parking areas;
- (o) Column depths and setbacks to be dimensioned on the drawings in accordance with Diagram 1 Clearance to car parking spaces at clause 52.06-9;
- (p) Each ramp grade length and transition to be dimensioned;
- (q) Demonstrate that the proposed building canopy along Chandler Highway will not obstruct a driver's sight lines of the traffic signal lanterns at the Heidelberg Rd/Chandler Highway intersection.
- (r) Visitor bicycle parking:
 - (i) Provided within a single easily accessible location within the ground floor
 - (ii) Appropriately sign posted with details of directional signage to be shown
 - (iii) Comprising horizontal rails
- (s) Resident/employee bicycle facilities resigned to:
 - (i) Within a secure location, within close proximity to the lift shaft
 - (ii) Minimum of 20% horizontal spaces
 - (iii) All walkways and bicycle parking spaces to comply with Australian Standard AS2890.3
- (t) End of trip facilities comprising a minimum two showers and two change rooms, readily accessible for the gym and office tenancies.

Reports

- (u) Any amendments as required by the endorsed Landscaping Plan pursuant to Condition 14;
- (v) Any amendments as required by the endorsed Sustainable Management Plan pursuant to Condition 16 including:
 - (i) Location and size of the rainwater garden
 - (ii) Capacity of the stormwater detention tank;
- (w) Any amendments as required by the endorsed Acoustic Report pursuant to condition 18;
- (x) Any amendments as required by the Wind Tunnel Study pursuant to Condition 21; including the relocation of the entrances to the commercial tenancies away from the intersection of Heidelberg Road and Chandler Highway

Ongoing architect involvement

2. As part of the ongoing consultant team, DKO Architecture or an architectural firm to the satisfaction of the Responsible Authority must be engaged to:

- (a) oversee design and construction of the development; and
- (b) Ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.

General

3. The development and uses as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

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4. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
5. All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.
6. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
7. Before the buildings are occupied, any wall located on a boundary facing public property must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.

Use Conditions

8. Except with the prior written consent of the Responsible Authority, the gym authorised by this permit may only operate between the hours of 6am and 9pm.
9. Except with the prior written consent of the Responsible Authority, no more than four (4) staff are permitted on the land at any one time.
10. Except with the prior written consent of the Responsible Authority, no more than 15 patrons are permitted within the gym at any one time.
11. The use and development must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
12. The use and development must comply at all times with the State Environment Protection Policy – Control of Music Noise from Public Premises (SEPP N-2).

General Amenity

13. The amenity of the area must not be detrimentally affected by the use or development, including through:
 - (a) the transport of materials, goods or commodities to or from land;
 - (b) the appearance of any buildings, works or materials;
 - (c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or
 - (d) The presence of vermin.

To the satisfaction of the Responsible Authority.

Landscaping Plan

14. Before the development commences, an amended Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Landscape Plan will be endorsed and will form part of this permit. The amended Landscape Plan must be generally in accordance with the Landscape Plan prepared by Urbis and dated 11 October 2017, but modified to include (or show):
 - (a) Clearly show any existing vegetation to be removed and/or retained;
 - (b) Trees proposed within the southern setback to be Eucalyptus Leucoxydon ssp. Connata (Melbourne Yellow Gum) or similar to the satisfaction of the responsible authority
 - (c) A maintenance feasibility assessment of the trees within the southern setback to demonstrate their capacity to grow to heights of a minimum of 15m and spread o 10m;
 - (d) A plant schedule including the following:
 - (i) Plants identified by genus and species
 - (ii) Number of plants
 - (iii) Pot sizes at planting
 - (iv) Tree sizes at maturity
 - (e) Planter details dimensions, proposed planting medium, Irrigation and drainage

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- (f) Notation referencing to 'City of Darebin' standards replaced with a reference to 'City of Yarra' standards.
 - (g) Two existing street trees along the eastern side of Coate Avenue adjacent to the site frontage removed and replaced with three Melia Azedarach (white Cedar low fruiting variety);
 - (h) Retention of the existing street trees along the Heidelberg Road frontage.
15. Before the new building is occupied, or by such later date as approved in writing by the Responsible Authority, the landscaping works shown on the endorsed Landscape Plan must be carried out and completed at the cost of the permit holder and to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed Landscape Plan must be maintained by:
- (a) implementing and complying with the provisions, recommendations and requirements of the endorsed Landscape Plan;
 - (b) not using the areas set aside on the endorsed Landscape Plan for landscaping for any other purpose; and
 - (c) replacing any dead, diseased, dying or damaged plants,

To the satisfaction of the Responsible Authority.

Sustainable Management Plan

16. Before the development commences, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by Wood & Grieve Engineers and dated 12 October 2017, but modified to include or show:
- (a) Additional sample NatHERS cooling load ratings for dwelling types 1E, 3H and 3D
 - (b) Demonstrate a maximum cooling load of 21 Mj/m² for all apartments
 - (c) Requirement for an Environmental management Plan to be developed by the building contractor to monitor and control activities during construction.
17. The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.

Acoustic Report

18. Before the development commences, an amendment Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit. The Acoustic Report must be generally in accordance with the Acoustic Report prepared by Acoustic Logic dated 13 October 2017, but modified to include:
- (a) Consideration of potential noise impacts from the vehicle entrance door (if proposed);
 - (b) Consideration of potential noise and reverberation impacts from the gym to the office;
 - (c) Consideration of the potential noise impacts generated by the Level 3 podium and Level 11 roof terrace on the adjacent residential dwellings;
 - (d) Daytime targets of 40dBA Leq to be met for habitable rooms and 35dBA Leq in bedrooms at night.
 - (e) Minimum Rw rating for lightweight external walls exposed to high levels of road traffic;
 - (f) Consideration of mechanical plant equipment and the ability to meet SEPP N-1 requirements
19. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Waste Management Plan

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20. The provisions, recommendations and requirements of the endorsed Waste Management Plan generally in accordance with the Waste Management Report prepared by WasteTech Services dated 10 October 2017 must be implemented and complied with to the satisfaction of the Responsible Authority.

Wind Tunnel Study

21. Before the development commences, a Wind Tunnel Study to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Wind Tunnel Study will be endorsed and will form part of this permit. The Wind Tunnel Study is to test the assumptions for the wind climate conditions as covered within the desk top Environmental Wind assessment prepared by MEL Consultants dated 13 October 2017.
22. The provisions, recommendations and requirements of the endorsed Wind Tunnel Study must be implemented and complied with to the satisfaction of the Responsible Authority.

Lighting Plan Design

23. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating pedestrian walkways and dwelling entrances must be provided. Lighting must be:
- (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,
- to the satisfaction of the Responsible Authority.

Car parking

24. Before the buildings are occupied, a Car Park Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Car Park Management Plan will be endorsed and will form part of this permit. The Car Park Management Plan must address, but not be limited to, the following:
- (a) the number and location of car parking spaces allocated to each use including:
 - (i) Residential car parking provided in accordance with clause 52.06 (i.e. one space per 1 & 2 bedroom dwellings and two spaces for 3 or more bedroom dwellings)
 - (ii) A minimum of 22 spaces allocated to office employees
 - (iii) A minimum of 1 space allocated to the gym;
 - (iv) Provision for 36 visitor spaces
 - (b) any tandem parking spaces allocated to a single tenancy;
 - (c) details of any car share spaces (if proposed)
 - (d) the management of visitor car parking spaces and security arrangements for occupants of the development, including details on how visitors are to access car parking;
 - (e) Visitor parking to be provided free of charge to visitors;
 - (f) details of way-finding, cleaning and security of end of trip bicycle facilities;
 - (g) the number and allocation of storage spaces;
 - (h) policing arrangements and formal agreements;
 - (i) a schedule of all proposed signage including directional arrows and signage, informative signs indicating location of disabled bays and bicycle parking, exits, restrictions, pay parking system etc;

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- (j) the collection of waste and garbage including the separate collection of organic waste and recyclables, which must be in accordance with the Waste Management Plan required by Condition 20; and
 - (k) details regarding the management of loading and unloading of goods and materials.
25. The provisions, recommendations and requirements of the endorsed Car Park Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
26. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the area set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
- (a) constructed and available for use in accordance with the endorsed plans;
 - (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;
 - (c) treated with an all-weather seal or some other durable surface; and
 - (d) line-marked or provided with some adequate means of showing the car parking spaces;
- to the satisfaction of the Responsible Authority.
27. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, a notice showing the location of car parking must be placed in a clearly visible position near the entry to the land. The notice must be maintained thereafter to the satisfaction of the Responsible Authority.

Green Travel Plan

28. Before the use commences, an amended Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Green Travel Plan will be endorsed and will form part of this permit. The amended Green Travel Plan must be generally in accordance with the Green Travel Plan prepared by GTA Consultants and dated 25 September 2017, but modified to include or show:
- (a) a description of the location in the context of alternative modes of transport;
 - (b) employee welcome packs (e.g. provision of Myki/transport ticketing);
 - (c) sustainable transport goals linked to measurable targets, performance indicators and monitoring timeframes;
 - (d) a designated 'manager' or 'champion' responsible for coordination and implementation;
 - (e) details of bicycle parking and bicycle routes;
 - (f) details of GTP funding and management responsibilities;
 - (g) the types of bicycle storage devices proposed to be used for employee, resident and visitor spaces (i.e. hanging or floor mounted spaces);
 - (h) security arrangements to access the employee bicycle storage spaces; and
 - (i) signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3;
29. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Bicycle rails

30. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, three bike rails must be installed along the Heidelberg Road frontage:

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- (a) at the permit holder's cost; and
- (b) in a location and manner,

to the satisfaction of the Responsible Authority.

Street Trees

31. Before the development commences, a Tree Management Plan to the satisfaction of the Responsible Authority must be prepared by a suitably qualified Arborist and must be submitted to and approved by the Responsible Authority. When approved the Tree Management Plan will be endorsed and will form part of this permit. The Tree Management Plan must make recommendations for:

- (a) the protection of the two existing street trees adjacent Heidelberg Road frontage:
 - (i) pre-construction;
 - (ii) during construction; and
 - (iii) post construction
- (b) the provision of any barriers;
- (c) any pruning necessary; and
- (d) watering and maintenance regimes,

to the satisfaction of the Responsible Authority.

32. The provisions, recommendations and requirements of the endorsed Tree Management Plan must be complied with and implemented to the satisfaction of the Responsible Authority.
33. Before the development commences, the permit holder must make a one off contribution of \$4,090 to the Responsible Authority to be used for replacement/new street tree plantings within Coate Avenue that are required as a result of the development.

Public realm and Infrastructure

34. Within three months of commencement of the development, the owner of the site must submit detailed engineering documentation to the satisfaction of the Responsible Authority and approved by the Responsible Authority and at the full cost of the owner showing the following:
- (a) Removal of the existing speed hump;
 - (b) Proposed raised pavement threshold treatment at the northern end of Coate Avenue

Timing of works

35. Before the building is occupied, all works required by condition 34 must be fully constructed and completed at the full cost of the owner to the satisfaction of the Responsible Authority.

Damage to Council Infrastructure

36. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.

Road and Footpath Damage

37. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated (including by the re-sheeting of the entire abutting street footpath for the width of the property frontage if required by the Responsible Authority):
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.

Vehicle Crossovers

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38. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any new vehicle crossing must be constructed:
- (a) in accordance with any requirements or conditions imposed by Council;
 - (b) at the permit holder's cost; and
 - (c) to the satisfaction of the Responsible Authority.
39. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as standard footpath and kerb and channel:
- (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.

Bus Stop redesign

40. Before the commencement of the development, or by such later date as approved in writing by the Responsible Authority, detailed design of the Heidelberg Road bus stop adjacent to the site's frontage must be submitted to and approved by Transport for Victoria (PTV) and the Responsible Authority. The redesigned bus stop must include the following (as relevant):
- (a) Removal/relocation of the existing shelter
 - (b) Seating
 - (c) Bus stop signage
 - (d) Provision for a continuous footpath along Heidelberg Road
 - (e) Compliant with requirements of the Disability Discrimination Act 1992 (DDA)
41. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the redesigned bus stop as approved by Condition 40 must be completed at the full cost of the permit holder to the satisfaction of the Responsible Authority and Transport for Victoria (PTV).

PTV Conditions (42 and 43)

42. The permit holder must take all reasonable steps to ensure that disruption to bus operations along Heidelberg Road and Chandler Highway are kept to a minimum during the construction of the development. Foreseen disruptions to bus operations and mitigation measures must be communicated to Public Transport Victoria eight (8) weeks prior by telephoning 1800 800 007 or emailing customerservice@ptv.gov.au
43. The existing bus stop and associated infrastructure on Heidelberg Road, must not be altered without the prior consent of Public Transport Victoria. Any alterations including temporary works or damage during construction must be rectified to the satisfaction of Public Transport Victoria and at the cost of the permit holder.

Lighting

44. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating accesses to the car park, dwelling entrances and the residential lobby must be provided within the property boundary. Lighting must be:
- (a) located;
 - (b) directed;
 - (c) shielded; and
 - (d) of limited intensity,
- to the satisfaction of the Responsible Authority.

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45. Before the building is occupied, existing street lights must be baffled to the satisfaction of the Responsible Authority to prevent light spill into the proposed dwellings

Graffiti Proof

46. Before the building is occupied, any wall located on a boundary facing public property must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.

Construction Management Plan

47. Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:

- (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
- (b) works necessary to protect road and other infrastructure;
- (c) remediation of any damage to road and other infrastructure;
- (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land;
- (e) facilities for vehicle washing, which must be located on the land;
- (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
- (g) site security;
- (h) management of any environmental hazards including, but not limited to,;
 - (i) contaminated soil;
 - (ii) materials and waste;
 - (iii) dust;
 - (iv) stormwater contamination from run-off and wash-waters;
 - (v) sediment from the land on roads;
 - (vi) washing of concrete trucks and other vehicles and machinery; and
 - (vii) spillage from refuelling cranes and other vehicles and machinery;
- (i) the construction program;
- (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
- (k) parking facilities for construction workers;
- (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
- (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
- (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;
- (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads.
- (p) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the Responsible Authority. In preparing the Noise and Vibration Management Plan, consideration must be given to:
 - (i) using lower noise work practice and equipment;
 - (ii) the suitability of the land for the use of an electric crane;
 - (iii) silencing all mechanical plant by the best practical means using current technology;
 - (iv) fitting pneumatic tools with an effective silencer;
 - (v) other relevant considerations; and

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- (vi) any site-specific requirements.

During the construction:

- (q) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
 - (r) stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system;
 - (s) vehicle borne material must not accumulate on the roads abutting the land;
 - (t) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and
 - (u) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.
48. The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
49. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
- (a) Monday-Friday (excluding public holidays) before 7 am or after 6 pm;
 - (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
 - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

Time Expiry

50. This permit will expire if:
- (a) the development is not commenced within two years of the date of this permit;
 - (b) the development is not completed within four years of the date of this permit; or
 - (c) the use is not commenced within five years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards for commencement or within twelve months afterwards for completion.

Notes:

A building permit maybe required before development is commenced. Please contact Council's Building Services on 9205 5585 to confirm.

Provision must be made for drainage of the site to a legal point of discharge. Please contact Council's Building Services on 9205 5585 for further information.

All future property owners, residents, employees and occupiers residing within the development approved under this permit will not be permitted to obtain resident, employee or visitor parking permits.

In accordance with the Yarra Planning Scheme, a 4.5 per cent public open space contribution will apply in the event of the subdivision of the land.

A local law permit (e.g. Asset Protection Permit, Road Occupation Permit) may be required before development is commenced. Please contact Council's Construction Management Branch on Ph. 9205 5585 to confirm.

Submissions

Mr Luke Chamberlain and Mr Kai Chua addressed the Committee on behalf of the Applicant.

The following people also addressed the Committee:

Mr Richard Everingham;
Mr Todd Perry;
Mr Michael Long;
Mr Anthony Lucca;
Ms Eve Williamson;
Ms Jenny Livingston;
Mr Warren Gisbus;
Mr Graeme Thornton; and
Mr Bruce Hartnett.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RECOMMENDATION

Moved: Councillor Jolly

Seconded: Councillor Fristacky

That the Internal Development Approvals Committee resolves to issue a Notice of Refusal to Grant a Planning Permit PLN17/0858 for Development of the land for the construction of a multi-storey building, use of the land for dwellings and an indoor recreational facility (gym), reduction in the statutory car parking requirement at 582 Heidelberg Road, Alphington, subject to the following grounds:

1. The height, scale and massing of the proposed development is excessive and incompatible with the adjacent low rise residential built form character.
2. The proposal fails to respond to Strategy 17.2 of Clause 21.05 of the Yarra Planning Scheme.

CARRIED UNANIMOUSLY

8.3 LOCAL GOVERNMENT MAYORAL TASKFORCE SUPPORTING ASYLUM SEEKERS

Author: Coordinator Equity and Diversity

Reviewed By: Chief Executive Officer

PURPOSE

The purpose of this report is to update Council on the newly established Local Government Mayoral Task Force Supporting People Seeking Asylum and allied activities.

EXECUTIVE SUMMARY

Government cuts to SRSS program imposes eligibility restrictions on a significant number of asylum seekers. This has seen a direct impact at the local level on asylum seeker communities and local support services, with peak organisations such as the Asylum Seekers Resource Centre, Amnesty International and the Refugee Council of Australia coordinating a national advocacy campaign in a bid to reverse the cuts.

In response, local Councils, headed by the City of Dandenong, have established a new taskforce named the Local Government Mayoral Task Force Supporting People Seeking Asylum (the Taskforce) with the purpose of coordinating a Victorian local government approach around advocacy efforts and local area response.

Recommendation

That Council:

- (1) Notes the establishment of the *Local Government Mayoral Taskforce Supporting People Seeking Asylum* to strengthen advocacy efforts to reverse the cuts to the SRSS program and coordinate local support.
 - (2) Endorses the Joint Statement against changes to the Status Resolution Support Service attached as **Appendix A** to this report.
 - (3) Endorses Darebin City Council membership on the Executive body as aligned to our commitment as a Refugee Welcome Zone and as a Welcoming City Network member.
 - (4) Supports a financial co-contribution to the Taskforce for development of a local government advocacy campaign.
-

BACKGROUND / KEY INFORMATION

In response to federal cuts, a national advocacy campaign calling on the Federal Government has been initiated. The local Government sector in Victoria has responded by setting up a Snew taskforce following the SRSS Mayoral Roundtable hosted by the City of Dandenong on 31 July 2018.

Through the Mayoral Roundtable it was established that there is a need for a more collaborative approach across all Councils in Victoria. At this roundtable, the Cities of Yarra, Moreland, Darebin, Brimbank and Greater Dandenong agreed to launch a 'Mayoral Taskforce' to lead advocacy against SRSS cuts at a State and Federal level, with the support of other councils and agencies. The Taskforce aims to also support social cohesion and address negative community attitudes.

A joint statement has now been prepared for endorsement (**Appendix A**).

Previous Council Resolution

At its meeting held on 31 May 2018, Council resolved:

That Council:

- (1) *Acknowledges the letter sent this month to the Federal Minister of Home Affairs, Mr Peter Dutton from the Darebin City Council Mayor, expressing Council's deep concern over the negative impact of the proposed cuts to the Status Resolution Support Services on asylum seekers in the community;*
- (2) *Urgently writes to the Prime Minister asking the Federal Government to reverse these cuts and highlights the likely social impacts on the Darebin community;*
- (3) *Urgently writes to Local State and Federal lower house members of Parliament, the Victorian Senators and State Upper House MPs to inform them of Council's position;*
- (4) *Informs the agencies and community groups assisting people seeking asylum in Darebin, the Refugee Council of Australia and the Australian Council of Social Service of Council's position and its support of the alliance of community organisations;*
- (5) *Releases a media statement outlining Darebin Council's position and that the Darebin Council advocacy document be updated with this Council resolution and any associated actions;*
- (6) *Contacts other Victorian Councils seeking their support for joint advocacy on this issue;*
- (7) *Considers reinvigorating its previous [Darebin Asylum Seeker Support Project](#), in partnership with the Darebin Ethnic Communities Council (DECC), which had the aim of ensuring the social inclusion of asylum seekers into the wider Darebin Community through the creation of the Darebin Community Passport;*
- (8) *Considers supporting relevant agencies in the provision of employment programs given the greater demand for employment opportunities across the Darebin community.*

COMMUNICATIONS AND ENGAGEMENT

Consultation

- Local Government Mayoral Taskforce
- Northern Alliance Local Committee – People Seeking Asylum and SRSS
- Manager, Equity and Wellbeing
- Multicultural Affairs Officer, Equity and Diversity
- Community Development Officer, Health and Wellbeing

Communications

A communications and engagement plan will be developed by the Taskforce to inform advocacy efforts. This will focus on a diversity of audiences and geographic contexts. Target groups will include front line support agencies, asylum seekers communities, peak bodies, interfaith communities and broader communities with provision of information, awareness raising and campaign messaging.

The responses acknowledges existing local partnerships, agencies, networks and services who are the front line in supporting asylum seekers and their families and will undertake mapping with these services and communities to inform this work.

ANALYSIS

Alignment to Council Plan / Council policy

This activity aligns to Goal 2 and Goal 5 of the Council Plan.

Environmental Sustainability Considerations

Global migration and displacement caused by environmental factors such as drought, famine and war and civil unrest is considered. The link between environmental and human rights is well established with receiving cities having a moral duty to uphold the human rights of asylum seekers seeking sanctuary as a result of environmental factors beyond their control.

Equity, Inclusion and Wellbeing Considerations

Asylum seekers and their families, in particular children, represent the most vulnerable people in our community. This activity is in line with local government obligations under the Victorian Charter for Human Rights and Responsibilities – supporting the human rights of all people to live in freedom, with equality, respect and dignity. The health and wellbeing of asylum seekers is impacted by factors such as uncertain legal status, settlement issues, including social isolation, mental health, poor access to secure housing, food and material aid.

Cultural Considerations

The initiative recognises the diverse cultural needs of asylum seeker communities and the benefits of having access to culturally safe places for gathering within the local community.

Economic Development Considerations

This initiative seeks to redress the impact that cuts to the SRSS program have on access to employment programs pathways for asylum seekers.

Financial and Resource Implications

Proposed financial contribution of \$5,000 is within budget.

Legal and Risk Implications

There are no identified risks.

DISCUSSION

How has the local government sector and community sector responded?

Participation on the Taskforce aligns to Council commitments as a Refugee Welcome Zone, Anti-Racism commitment and as a Welcoming Cities Network member. It is noted that Darebin Council as per Council resolution on 31 of June, has already commenced a range of advocacy actions in relation to SRSS program cuts.

Local area coordination – regional alliances

The initiative has also seen establishment of locally based regional alliances including the *Northern Alliance Local Committee*. Membership of this officer based working group includes Whittlesea, Darebin, Moreland and Yarra with Hume and Banyule to be confirmed.

The role for this group is threefold. To support regional advocacy efforts and assist in coordination of material aid and supports across the region in consultation with front line agencies and networks such as the Darebin Emergency Relief Network and the North East Migrant Settlement Network. The Alliance will also assist in delivery of actions agreed on by the Taskforce at the local level and investigate potential models and regional opportunities supporting the wellbeing of asylum seekers in the community above and beyond current services provision support.

OPTIONS FOR CONSIDERATION

Not applicable.

IMPLEMENTATION STRATEGY

Details

The Taskforce Executive have met and mapped out strategic direction, advocacy actions, secretariat model and membership structure.

Timeline

Implementation timelines will be confirmed at the next meeting of the Taskforce scheduled for 19 September hosted by the City of Yarra.

The next meeting of the Northern Alliance officers working group is to be held on 29th of August hosted by Darebin City Council.

RELATED DOCUMENTS

- Special Council meeting minutes – 31 May 2018

Attachments

- Joint Statement against changes to the Status Resolution Support Service (**Appendix A**) [↓](#)
- Background document - Status Resolution Support Services (SRSS) for People Seeking Asylum (**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.

Joint Statement against changes to the Status Resolution Support Services (SRSS) for People Seeking Asylum

We the undersigned representatives of local governments in Victoria issue the following statement:

We want the Australian Government to provide adequate resources to meet the needs of people seeking asylum who live in the community.

Over 4,000 children nationally could be affected by the changes and we call upon the Australian Government to adhere to its national and international obligations in accordance with the Charter of Human Rights.

We strongly believe more effective collaboration and coordination is essential between Commonwealth, State and Local Governments and we seek the following commitments from the Australian Government:

Commitment One: We want the Australian Government to reverse the recent assessment changes to the Status Resolution Support Services (SRSS) program and provide adequate income and case management support for people seeking asylum while they seek sustainable employment.

Commitment Two: We strongly call on the Australian Government to provide funding to enable accurate initial job readiness assessment by trained employment consultants who understand the unique and significant barriers that people seeking asylum face.

Commitment Three: We want the Australian Government to provide additional funding to enable asylum seekers to be registered as Stream B and C job seekers within the jobactive network of agencies to facilitate ongoing job readiness assessment and skilled employment consultant support.

Commitment Four: The Australian Government needs to improve local area coordination in cooperation with local government areas. We call on the Australian Government to work with local municipalities in exploring the feasibility of local coordination points to better respond to local area need.

Commitment Five: We strongly call on the Australian Government to provide greater resourcing to reinforce the capacity of community service and voluntary organisations to assist people seeking asylum to live safely in local communities and receive emergency relief and material aid support until such time as they receive a substantive visa or are deported.

Accountability

Additional resourcing will bring with it an obligation to ensure that Local Government allocates resources appropriately and resource areas of identified need.

We commit to ensure efficiency and effectiveness.

We commit to evaluate the application of resources in people seeking asylum support programs by measuring service delivery against agreed objectives and targets. The evaluation process will include annual program reports and Inter-Governmental consultations to review program effectiveness and refine objectives and activities.

BACKGROUND STATEMENT DOCUMENT**Changes to the Status Resolution Support Services (SRSS) for People Seeking Asylum*****Preamble***

Local Government is an essential tier of government working in partnership with the State and Commonwealth Governments to improve the overall quality of life and achieve the best outcomes for people in local communities. Local government's strength is in activities and services that are place based and responsive to the community.

Local Governments support a wide range of services that help both people seeking asylum and refugees, through direct service provision and through collaborative partnerships with community groups.

From the recognition of various local government areas as Refugee Welcome Zones, the establishment of Interfaith Networks, free access to maternal and child health services, local government seeks to create a community that is welcoming and inclusive.

This Statement represents the agreed views of local government bodies across Victoria that carry the greatest burden of real, every-day support for asylum seekers.

Joint Statement

We the undersigned representatives of local governments in Victoria note that providing adequate resources for support for people seeking asylum based in the community is a duty of the Australian nation and primarily a responsibility of the Commonwealth Government of Australia.

We want the Australian Government to support local government with adequate resources to meet the needs of people seeking asylum who live in the community.

Over 4,000 children nationally could be affected by the changes and we call upon the Australian Government to adhere to its national and international obligations in accordance with the Charter of Human Rights.

We strongly believe more effective collaboration and coordination is essential between Commonwealth, State and Local Governments and we seek the following commitments from the Australian Government:

Reversal of the job readiness changes for SRSS eligibility

Changes to the Federal Government's SRSS program will cut income and case management support of many people seeking asylum and dramatically increase the demand for material aid resources at the local municipality level. This action will leave many people destitute and requests for places to live, money for clothes, food and medicine, will only escalate.

People seeking asylum are already seeking emergency assistance in increasing numbers from agencies and other charities throughout Australia. Many of these organisations receive no money from the government. There is a genuine risk that people seeking asylum will increasingly fail to integrate as healthy and productive community members and the changes to the SRSS program will erode the social cohesion that Australia has invested so much in achieving.

Commitment One: We want the Australian Government to reverse the recent assessment changes to the Status Resolution Support Services (SRSS) program and provide adequate income and case management support for people seeking asylum while they seek sustainable employment.

Additional funding to enable accurate assessment and support for job readiness

Accurate job readiness assessment for sustainable employment is difficult to assess and providers of SRSS case management are not trained employment consultants. There is a strong concern in the sector that the majority of people seeking asylum affected by the SRSS changes will be even more disadvantaged than other job seekers in the marketplace.

Federal government funded jobactive providers only provide extremely limited Stream A level job seeking support for people seeking asylum who register voluntarily with their service. People seeking asylum face significant challenges in finding employment, accentuated by the uncertainty of their status in Australia, language and cultural barriers, and a lack of work place understanding. People seeking asylum come from unbelievably traumatic situations, often suffering from physical and mental abuse, homelessness and periods of starvation. The effects of these deprivations are often ongoing and a far higher level of support will be required to prepare for job readiness. Current funding levels for Stream A employment outcomes do not incentivise jobactive providers to provide any job assessment or employment consultant support for people seeking asylum.

Commitment Two: We strongly call on the Australian Government to provide funding to enable accurate initial job readiness assessment by trained employment consultants who understand the unique and significant barriers that people seeking asylum face.

Commitment Three: We want the Australian Government to provide additional funding to enable asylum seekers to be registered as Stream B and C job seekers within the jobactive network of agencies to facilitate ongoing job readiness assessment and skilled employment consultant support.

Local level coordination

Local Government takes account of the needs of all groups in the community when allocating its limited resources. Informed local area planning is essential for Local Government to provide adequate and timely support for asylum seekers and support groups in the community, while ensuring that support is well targeted and equitably distributed.

Community organisations are often among the first responders in providing support to vulnerable community members and provide a service that is distinct to that of funded service providers. Operating in isolation and with limited funds, these organisations do not currently have the resources available to enable a coordinated response which at times results in the unnecessary duplication of effort and a less efficient use of already scant resources.

Commitment Four: We strongly call on the Australian Government to provide greater resourcing to reinforce the capacity of community service and voluntary organisations to assist people seeking asylum to live safely in local communities and receive emergency relief and material aid support until such time as they receive a substantive visa or are deported.

Emergency relief and material aid resources

The Australian Government must recognise that local government and the community work together as key partners when addressing the complex needs of people seeking asylum in Australia. A wide range of community service and voluntary organisations offer essential assistance to people seeking asylum and many rely on philanthropic, voluntary or charitable contributions to enable them to deliver these services. Voluntary agencies do not have the capacity to service this growing need and stretched volunteer agencies cannot be expected to provide the level of service required for the growing demand that changes to the SRSS policy will bring.

Commitment Five: We strongly call on the Australian Government to provide greater resourcing to reinforce the capacity of community service and voluntary organisations to assist people seeking asylum to live safely in local communities and receive emergency relief and material aid support until such time as they receive a substantive visa or are deported.

Accountability

Additional resourcing will bring with it an obligation to ensure that Local Government allocates resources appropriately and resource areas of identified need.

We commit to ensure efficiency and effectiveness.

We commit to evaluate the application of resources in people seeking asylum support programs by measuring service delivery against agreed objectives and targets. The evaluation process will include annual program reports and Inter-Governmental consultations to review program effectiveness and refine objectives and activities.

8.4 DAREBIN ARTS PRECINCTS REVIEW**Author:** Manager Creative Culture and Events**Reviewed By:** General Manager Community

PURPOSE

This report informs Council of the in-house review of Darebin's Arts Precincts, namely Northcote Town Hall Arts Centre and Darebin Arts Centre precincts, and seeks Council's endorsement for the resultant recommendation.

EXECUTIVE SUMMARY

The report details four future state options for Council's consideration and adoption.

- 1) Status Quo: Community Facilities
- 2) Renewal: Community Arts Hubs
- 3) Curated: Dedicated Arts Centres (**Recommended**)
- 4) Outsourced: Third Party Operations

The review scopes various operating models that refocus and renew two of Darebin's signature cultural venues. The intention of the review was to assess how Council could invest sustainably and long term within these precincts to strengthen the creation, production and enjoyment of arts and cultural goods and services at the local level. As well, the review looked at assessing access to and participation in cultural life to promote creativity and creative expression, especially among vulnerable and under-represented groups. To achieve these imperatives, the review outlines new strategic directions and operating models, including two potential future options that are underpinned by a contemporary curatorial framework that supports continued growth and establishes the precincts as vibrant, viable and sustainable creative arts centres in Darebin.

In pursuit of a sustainable and long-term strategic approach to Council's signature arts precincts, four future state options are detailed in the report and a recommended option is proposed by officers. The report details information regarding the financial implications aligned to each option, as well as the community and cultural outcomes anticipated.

Recommendation

That Council:

- (1) Notes and endorses the Arts Precincts in-house Review and the recommendations detailed within this Report.
- (2) Adopts in principle, Option Three: Curated – Dedicated Arts Centres.
- (3) Notes that Option Three includes increased operating expenditure of \$37,500 in 2018/2019 financial year and that this will be considered as part of the mid-year budget review.
- (4) Notes that Option Three includes an increased expenditure by a further \$247,500 per annum from 2019/2020, and that these increases will be subject to approval in the 2019/2020 budget process.

BACKGROUND / KEY INFORMATION

Council has a strong policy commitment to the arts, which is highlighted in the Council Plan 2017-2021; Creative Darebin Arts Strategy 2014-2020; and the Creative and Cultural Infrastructure Framework 2018.

Council owns and operates three signature arts venues in Darebin:

- Northcote Town Hall Arts Centre
- Darebin Arts Centre
- Bundoora Homestead Arts Centre

In order to ensure sustainable operating models across these three distinct cultural venues, an in-house review program was executed by management in late 2015, commencing with a service review the Bundoora Homestead Art Centre, the subsequent report was delivered to Council in 2016.

This report presents the review findings and recommendations of the second stage of the in-house review program, and focusses on the Northcote Town Hall Arts Centre and Darebin Arts Centre operations, services and programs.

The review is informed by the Council-adopted Creative and Cultural Infrastructure Framework (2018) that provides the necessary policy platform for future investment and is designed to guide decisions and future priorities in Darebin's cultural infrastructure portfolio. The framework provides a municipal-wide perspective of investment and details ten strategic directions to support local creativity and a thriving local creative economy.

Of particular importance and focus to this report is the alignment to the strategic objective to maximise the capacity of existing Council assets:

- Northcote Town Hall – capitalise on existing investment into Northcote Town Hall by repositioning its role from a 'community venue for hire' to a premier dedicated arts hub;
- Darebin Arts Centre – retain the potential for large-scale performance spaces, however, significantly enhance the use of Darebin Arts Centre to support the making of new work.
- Consider redevelopment of the (Darebin Arts Centre) car park. This could incorporate live-work spaces to maximise the opportunity to make this a 24 hour creative hub and provide affordable housing for artists.
- Bundoora Homestead Art Centre – continue the role of Bundoora Homestead Art Centre as a dedicated contemporary arts space.

Council's adequate and equitable investment in community and cultural infrastructure is paramount, as is maintaining high standards and meeting future needs. The review proposes a planned and strategic approach in the ongoing development and delivery of cultural infrastructure and services. To ensure the ongoing sustainability of Darebin's signature arts venues and precincts, this timely review presents future state options that provide greater value to the community as well as improved delivery models for Council's investment.

Previous Council Resolution

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

COMMUNICATIONS AND ENGAGEMENT

Consultation

The review has been informed through the following consultation channels:

- Council’s Arts Hack held on 15 August 2017 which involved over 35 hacker ‘experts’
- Development of the Creative and Cultural Infrastructure Framework including an Artists Forum September 2017
- Darebin Arts Strategy mid-strategy Review, including artist interviews and consultation July 2018
- Darebin Arts Ambassadors (ongoing)
- Creative Culture and Events Department (all staff)
- Departments of Economic Development, Equity and Diversity, Valuations and Strategic Planning
- Business Improvement surveys

Arts Hack August 2017

The direction of the strategic and curatorial vision has been informed by a number of platforms, research and sector engagement; however, the Arts Hack in late August 2017 provided a critical set of agendas, direction and considerations for the reviewers.

Council’s Arts Hack held on 15 August 2017 involved bringing together external and local experts, entrepreneurs and innovators to generate ideas for the future of the Darebin Arts Centre. The experts were asked to consider a vision for a Centre that:

- Is future focused, thinking about a site that will provide improved community outcomes for a growing population undergoing significant economic change;
- Is a collaborative place that supports local artists and enterprises, but where the benefit is innovation greater than just the co-location of individual groups ;
- Will increase a range of community outcomes and multiple forms of engagement;
- Can be delivered within existing resources, or in fact, could diversify and increase revenue streams.

The resulting ideas were pitched to Councillors and staff and are summarised below.

<p>Arts Precinct: integration of the building, garden and car park</p>	<ul style="list-style-type: none"> • A vision drives a strong arts and cultural focus: arts drivers and community drivers. • DAC as a cultural hub – destination precinct for arts making, arts administration and presentation. • Proactive space provision for the arts and creative sector, making full use of the venue in the day and night. • Enable and design in place making strategies that connect to Bell Street, St Georges Road, Bell Station and Ray Branham Gardens.
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<p>New and meaningful ways of engagement and participation</p>	<ul style="list-style-type: none"> • DAC as a nexus for artists, audiences and community: Indoor/Outdoor – Local/National/International – Participatory/Inclusive. • DAC reflects the aspirations and ambitions of a fast growing and culturally rich creative community. • Kitchen as a programmable space, driven by cultural and social agendas. A focus on social enterprise and new models of entrepreneurship. • Audience development and community engagement through innovative arts programming and through a dedicated strategic marketing agenda. • Diversify and increase programming: multi-art form, experimental, contemporary blended with cultural maintenance, intercultural facilitation, cultural literacy and engagement, community participation beyond audience engagement.
<p>Generator for a local thriving creative sector</p>	<ul style="list-style-type: none"> • Focus on First Nations. • Proactive space provision that prioritises cultural and creative sectors: arts tenancies, residencies, developments, arts administration home base. • Council drives and enables cross-sectorial partnerships between artists and other industries. Unique collaborations are enabled and focus on finding real solutions to current and critical emerging agendas. I.e. Artists and Climate Change Scientist Collaborations.

Although the Arts Hack was specific to the Darebin Arts Centre, the rich community response to the value of space and how it could be re-imagined to support the Creative Sector shaped and influenced the reviewers who embraced and extrapolated the concepts to also inform their approach to the Northcote Town Hall Arts Centre.

Further Consultation and the Darebin Arts Strategy 2014-2020

In July 2018 officers commenced a community engagement process to review the current Darebin Arts Strategy. Along with an online survey, one – one interviews were conducted with ten creative sector professionals who live and work locally in Darebin. The interviews touch on a number of themes and further inform and affirm the recommendation outlined in this report.

A key feature of most of the interviewees experience as artists, was the risks associated with being isolated and the value of seeking the advice and support of other artists, finding places in which they felt a sense of community with other artists, and being collectively active in support of the rights of artists, and in terms of their creative production. *Artists are inspired by other artists in all art-forms.* Most of the interviewees noted that Darebin is the home of many, many artists, that this is recognised by artists, and evidenced by the fact that key arts organisations, such as Gertrude Contemporary, have moved here. The community of artists was considered by many to be the key element in how artists can develop a career, learn skills, make, present and perform and sustain themselves, and continue their practice.

A community of artists could be anything from a collective, a studio community, a community based around a particular art-form, such as dance, an online community set up to provide support, information or referral, or an organic community formed around a site, a place, a share house or a venue. The Northside was also noteworthy in the minds of some of our interviewees as a distinct community and a place with a creative identity, and the community of artists was seen as an asset, that could be harnessed by Council.

Activating Arts Precincts in this way, as dedicated arts centres, provides a place where artists can work together as (co) members of the creative community of Darebin. The interaction between artists and Council Officers is also a consideration and has multiple benefits for the creative sector and for Council and reflects ideas about the community of artists that are critical to how artists sustain themselves and their careers.

Further to this was the visibility and engagement with Council's current infrastructure and programs.

"THERE ARE SO MANY ARTISTS IN DAREBIN BUT THE ARTS INFRASTRUCTURE SEEMS TO BE INVISIBLE."

Overall, there was a lack of understanding about what services and opportunities the City of Darebin provided to artists and the arts, and a lack of understanding about how to find out more. By comparison to other Councils, including those adjacent, Darebin's arts and cultural services were considered to be less visible and less accessible. *I feel like there are so many artists in the City of Darebin, but when I look at other Councils, like the City of Moreland or the City of Yarra, their arts infrastructure and Strategy seem so much more visible.* Individual artists had experiences with Darebin, many of which were positive. These included visiting the Bundoora Homestead, participating in or knowing about the Darebin Art Prize, participating in or knowing about the Speakeasy, and one artist had worked on the Kite Festival. The Darebin Arts Centre was seen as lacking a sense of community, being remote, fairly invisible, having no clear identity, and being under-utilised. This kind of critique extended to commentary about red tape, the difficulties of working out who to approach at Darebin and how, a lack of visibility around roles and titles, including confusing email signatures, difficulties working out who to ask and how to get through to them.

Darebin has three distinct assets that set it apart from other municipalities; a major art gallery, and two dedicated theatre and performing precincts. Unique. Special. Significant assets and investment that can be maximised through improved and sustainable operational models and a renewed focus on support for the arts and creative sector that will enable increased access and participation to the arts for all.

Communications

- A communications plan will be developed as will a transition plan that, in collaboration with Leisure and Community Facilities, will accommodate any community groups that may sit outside the future state option and curatorial framework.
- A community engagement and marketing plan will be designed as part of the Five-Year Strategic Plan that will focus on communicating the new era of the Arts Precincts and the commitment to drive artists, audiences and community to develop and engage with a rich cultural offer locally. Our venues will be magnets for arts consumption as well as making, delivering a new brand for Darebin as the epicentre of arts and creativity in Melbourne.
- Current limitations:
 - The digital platform from which Darebin Arts and the arts venues currently operate is outdated and ineffective.
 - Effective branding and promotion of the recommended Curated option will be reliant on additional staff with the necessary business development and marketing expertise.

ANALYSIS

Alignment to Council Plan / Council policy

Goal 3 - A liveable city

Council Plan 2017-2021 includes six goals that will drive overall Council activity for the next four years. Five of these have a direct relationship to the cultivation of a vibrant and prosperous creative and cultural industries sector:

Goal 1 - A sustainable city

- Goal 2 – Opportunities to live well
- Goal 3 – A liveable City of Darebin
- Goal 4 – A strong economy
- Goal 5 – Involving our diverse community

Other Council Strategies that this Review works towards are:

- Creative Darebin Arts Strategy 2014-20
- Creative and Cultural Infrastructure Framework 2018
- Alignment to Council Plan
- Darebin Tourism Strategy 2016-2021
- Darebin ESD Policy

Environmental Sustainability Considerations

The staffing restructure noted in the discussion below will build capacity within arts venues' positions, which will facilitate strategic long-term planning and asset management. This will allow the arts venues to achieve the goal of becoming one of the greenest arts venues in Australia.

Equity, Inclusion and Wellbeing Considerations

At the heart of the strategic vision and its objective of greater activation is the growth and diversification of participants and audiences so that they are more representative of Darebin's diverse community.

Cultural Considerations

The focus of the review and the strategic vision is Darebin's creative culture. The proposed recommendation aligns with the Creative and Cultural Infrastructure Framework 2018, adopted by Council in March 2018 and its strategic imperatives to maximise capacity of existing Council assets, investment and resources.

It also coincides with the generation of the Cultural Development Plan (to be presented to Council in mid-2019), which provides a platform and structure for the measurement of cultural outcomes within the City of Darebin. These measurements will be trialled at the arts venues prior to being rolled out more widely across Council.

Economic Development Considerations

In May 2016, Geografia was commissioned to conduct an impact study of the Economic Value and Social Benefit of the Arts and Creative Sector in Darebin. It is specifically noted that “anchor venues” and institutions can provide a strong draw factor attracting new residents and business investors who are seeking complementary activities.

Financial and Resource Implications

Future State Option One: Status Quo - Community Facilities

- Council’s investment, as forecast in the 2018/2019 budget, would be \$1,397,335.
- This investment has been noted as unsustainable based on the reviewers’ identification of downward trends for revenue, participation, facility hire and activation.
- With no built-in triggers for stimulating and reversing these trends, they are expected to continue.
- In a rate-capped environment, Council will need to curtail growth in this investment and management would adjust the level of service to community by reducing the programming offer over time.

Future State Option Two: Renewal - Community Arts Hubs

- Council’s investment of \$1,397,335 as forecast in the current 2018/2019 Arts Precincts budget would increase by 3.45 percent to \$1,445,234 as the required recurrent operational budget.
- Additional resources and investment with a focus on growing the reach and profile of Darebin’s cultural precincts through a dedicated strategic marketing and community engagement approach that supports the entire service and operations.
- This additional revenue would be phased in over two years and would be required on a recurrent basis from 2019/2020.

Additional Revenue Sought	Amount	Description
2018/2019	0	No additional funds sought in 2018/2019 as anticipated market licence fees provide greater revenue than facility hire.
2019/2020	\$57,899 per annum ongoing	Increased investment to support strategic marketing strategies.

- Although greater revenue can be achieved via licence agreements in the short term, we believe this model is not as adaptive to community needs and that business development opportunities will not be realised for community and creative sector partnerships or for potential external funding.

Future State Option Three: Curated - Dedicated Arts Centres (recommended):

- Council’s investment of \$1,397,335 as forecast in the current 2018/2019 Arts Precincts budget would increase by 17 percent to \$1,634,835 as the required recurrent operational budget following removal of space for hire and increase in staffing resources. This increase in financial resources does not currently form part of Council’s proposed budget for 2018-2019 and would be phased in over the next two financial years.

- Additional resources and investment with a focus on growing the reach and profile of Darebin's cultural precincts through a dedicated strategic marketing and community engagement approach that supports the entire service and operations.
- Additional resources and investment with a focus on a long term sustainable growth agenda through a planned business development approach that supports the entire service and operations.

Additional Revenue Sought	Amount	Description
2018/2019	\$37,500	Reduction in Hire revenue as a result of rooms being removed as hire facilities and instead being utilised for projects and partnerships.
2019/2020	\$247,500 per annum ongoing	Increased investment to support strategic marketing and business development strategies.

- Should Council consider this option as the preferred future state model, additional resources will be required in 2018/2019 outside of regular budget processes.
- The increase in Council investment of 17 percent is less than the anticipated 22 percent in 2019/2020 as shown in the financial trends in the discussion below, however, the change in strategic operations and increased activation would have a follow on effect of increased revenue through equipment hire, bar sales and ticket sales.
- The Business Development and Marketing roles are critical to growing partnerships, securing external funding and raising the profile of the Arts Precincts as means to achieving the ambition and full potential of the Venues.
- Improved financial forecasting as a result of fixed revenue generated by medium-term licence agreements.

Future State Option Four: Outsourced - Third Party Operations

- Subject to Council's discretion, it is possible for one of two streams within this future state option insofar as engaging a not-for-profit organisation to manage the Arts Venues with defined Council objectives relating to creative culture or engaging a commercial operator to generate revenue via a lease agreement for an Events and Functions Venue.
- We do not feel that outsourcing the Arts Venues to a not-for-profit is viable given the value to the community and the quality services already established in the Arts Venues that is not easily transferrable.
- We similarly do not feel that outsourcing the Arts Venues to a commercial operator will meet the creative culture objectives of Council and may not meet the financial objectives of Council given the highly competitive market.

Legal and Risk Implications

The recommended option and the next steps proposed below are considered low risk from a financial, reputational and operational perspective. Detailed financial modelling undertaken by an external and expert consultancy firm will provide surety of this.

DISCUSSION

Preamble

Darebin is a significant and valued home of choice for artists and the creative industries contribute to Darebin's reputation as a magnet for thriving and creative culture.

While Darebin prides itself on its active creative culture, it also acknowledges that this sector is vulnerable to changes including pressures related to shrinking public funds across all levels of government, housing affordability, gentrification and a fast changing environment.

At the national level, divestment in the arts by the Australian Government has resulted in \$300 million being withdrawn over the last five years, impacting significantly on the small to medium arts sector and independent artists. At the state level, the Victorian Government released Creative State 2016-2020, Victoria's first Creative Industries strategy that delivers significant opportunities for local government with a predominance of support and investment in regional Victoria. Darebin has been a leader in cultural goods and services and in this period has grown its support, investment and advocacy in the sector.

Darebin recognises that affordable space is critical to the maintenance, continued development and cultivation of an innovative and engaged creative sector, which is a key element to Darebin's identity and an anchor to its economic position. Darebin offers a number of facilities for creative and cultural use ranging from Northcote Town Hall Arts Centre, Darebin Arts Centre, Bundoora Homestead Art Centre, Reservoir Community Learning Centre, Darebin North East Community Hub and the Darebin Intercultural Centre.

There is a predominance of 'facility for hire' across each of these facilities. The review focussed on two of the venues noted above, and investigated the value of the current 'facility for hire' model at both the Northcote Town Hall Arts Centre and Darebin Arts Centre. The review reimagined the Darebin Arts Centre and Northcote Town Hall Arts Centre away from facilities for hire, scoping models that could establish them as sustainable and thriving arts, creative and innovation centres.

The future state options focussed on cultural and community outcomes and applied the Creative and Cultural Infrastructure Framework adopted by Council in March 2018, and its strategic priority of maximising the capacity of existing Council assets by establishing dedicated arts venues. Specific focus was on models that bridge meaningful community connections, enable platforms for exchanging knowledge and innovation; and facilitate cross-sector collaborations. Artists, creatives, designers, producers; curators; makers, innovators, and start-ups are based in these precincts because of the provision of accessible, affordable and fit-for-purpose creative and cultural infrastructure. The community benefits greatly from the partnerships and collaborations with the sector both as audiences and as significant cultural contributors and participants in the local cultural life of Darebin.

Underpinning the review, and in alignment with the recently adopted Creative and Cultural Infrastructure Framework 2018, a critical emerging theme is the need for affordable housing and affordable live-work spaces for artists and creatives. Artists are being priced out of desirable areas that they themselves have been integral in establishing, and Darebin is at risk of losing its key residents and workers who generate this local creative and knowledge economy if it does not intervene at a number of levels including policy, planning and delivery. At jeopardy are ideas, activation and animation of spaces as well as the existence of brand value that the creative sector enables within our precincts.

It is anticipated that the contribution of the creative economy in Darebin will double over the next ten years, increasing from 7.5% to more than 14% of GRP, and, to ensure this, Darebin can continue to enable and provide the necessary support structures and services that contribute to a healthy local creative and knowledge economy.

With an adaptive and responsive approach to the growing needs of the sector for secure and fit-for-purpose space provision, Darebin can attract new creatives, makers and innovators to enable a dynamic and high-profile local scene of making, producing and presenting.

Furthermore, the loss of ideas and innovation coupled with a decrease in activation of places with creative culture would have an adverse knock-on effect on a diverse range of associated local industries.

Trends, identified gaps and unmet needs in the creative sector

Darebin has a long-standing history as an active leader in the production of cultural goods and services locally and our reputation has been well established over time. Darebin's support and investment in the arts and creative sector has planned, developed and delivered a high standard of programs that are on offer at Northcote Town Hall Arts Centre and Darebin Arts Centre, which is award-winning and celebrated by arts peers and audiences alike.

Darebin's signature key brands include the Speakeasy Program, a highly successful presentation program that in four consecutive years has been nominated in the highly prestigious Green Room Awards, Australia's premier performing arts industry awards. Combined with arts development initiatives and innovative community arts projects, Darebin is able to support vulnerable and vital sections of the creative sector. Key beneficiaries of these creative interventions and collaborations are communities and audiences seeking interesting and unique arts experiences locally that by their very diverse nature resonate across the various Darebin communities as well as deliver high brand value to Darebin as a leader in arts and cultural programming nationally.

Emerging trends and identified gaps occurring in Darebin are summarised below:

- Higher levels of affordable and fit-for-purpose, production and presentation space for small- to medium-sized arts companies
- More micro-level clustering via shared work spaces that facilitate innovation, best practice, collaboration and opportunities
- Greater accessibility and inclusivity for people of all abilities as makers, producers and consumers
- A continued drive to ensure sustainable work practices in terms of industry award pay, safe working hours and environmentally friendly resources
- National recognition of the paucity of Indigenous led and operated spaces and programs
- Long-standing concern over the lack of female leadership in the arts that has seen little improvement over the past eight years.

Currently, the support provided by Darebin focuses on consumption of creative work by the community, however, this approach is limited in what it offers the creative sector. A more holistic approach to the sector is required to achieve a balance between the sector's need to conceive, develop and rehearse that then enables it to present to audiences. Providing affordable and accessible space fosters collaboration, innovation and partnerships through the creation of creative hubs that are curated to house administrative offices, rehearsal, development and presentation spaces, will facilitate the cross pollination of ideas, partnerships and collaborations that would not be possible in and of themselves outside of a creative hub.

Darebin is also leading in access and inclusive initiatives with Auslan interpretations, audio descriptions or relaxed performances being included in every performance season in the Speakeasy Program 2017-18. With the support of an on-going reference group of patrons with a disability, the learnings have been used to develop further tools and to train staff in making the venues best practice models in inclusive and accessible arts experiences for artists, audiences and community.

Delivered within the precincts and complementary to the presentations, collaborations and festival partnerships, are a range of support and capacity building programs that provide mentorships, internships and work experience for Aboriginal and Torres Strait Islander people, people with disability and young people. The engagement and participation of Darebin's vulnerable and hard to reach communities is also enabled through highly designed community arts initiatives that seek to facilitate creative collaborations between artists and communities as well as activate the precincts.

The review confirmed that Darebin, having identified these emerging trends within the sector and establishing a range of responsive services and programs designed to address these unmet needs, is in an advantageous position to leverage more and deliver better outcomes within the community. Darebin's responsiveness to the needs of the sector as well as its establishment of generative models and cultural services is critical if Darebin is to maintain a vibrant creative economy locally.

Strategic framework

Council has a strong policy commitment to the arts, which is highlighted in the Council Plan 2017-2021; Creative Darebin Arts Strategy 2014-20; Creative and Cultural Infrastructure Framework 2018; and a draft Cultural Development Plan (to be presented to Council in mid-2019).

In response to this policy and planning context, the Creative Culture and Events department has over the past 18 months undertaken an in-house review of Darebin's Arts Precincts (Northcote Town Hall Arts Centre and Darebin Arts Centre).

The review took place via a working group lead by the Arts Precincts Coordinator and consisting of the Manager, Creative Culture and Events, the Head of Programming, the Northcote Town Hall Arts Centre Head of Operations, Darebin Arts Centre Head of Operations and the Ticketing Supervisor. During the review, new initiatives were also tested to work towards delivering Council Action Plan Goal:

4.2 "Transform the Darebin Arts Centre from a 'place to hire' to an innovation centre providing access to affordable, fit-for-purpose spaces for rehearsal, administration and co-working to suit a range of sectors".

The review has been developed alongside the creation of Darebin's inaugural Creative and Cultural Infrastructure Framework 2018-2018 that identified ten priorities regarding Council's future investment in cultural infrastructure. The framework sets out an investment policy to create the ideal environmental conditions for creativity to thrive in Darebin. The framework adopted by Council at its meeting on 19 March 2018, establishes a clear mission and set of priorities to cultivate benefits for the local community and prosperity of the local economy.

The Northcote Town Hall Arts Centre and the Darebin Arts Centre are noted in the Framework as critical to the idea of establishing dedicated arts hubs, capitalising on the existing investment, retaining the potential for large scale performance spaces, and creating mechanisms for the development and presentation of new artistic works. As well, it forecasts the redevelopment of the car park in front of the Darebin Arts Centre to expand available floor space for cultural production and services and opportunities for live-work spaces for artists.

Current status of the two venues

The two Arts Venues are currently activated with community hire as well as performing arts programming that elicits considerable engagement across the community and the creative sector.

The statistics for 2016-17 are as follows:

Ticketed Events	426
Tickets Sold	57,673
Gross Ticketing Revenue	\$1,036,607
Total Number of Events (ticketed and non-ticketed)	891
Total attendance	126,543

The programming is highly successful. For four consecutive years Darebin has been recognised with nominations in the Green Room Awards, Australia's premier performing arts industry awards. Darebin Arts Speakeasy productions were nominated for 8 awards across 4 shows in 2018. The profile and calibre of the Speakeasy co-presentations has made it a highly contested and sought after program for emerging and mid-career artists and arts organisations with new and boundary-pushing productions. Combined with the Development and Arts Partnership Initiative programs, Darebin Arts is able to support vulnerable, yet vital, sections of the Creative Sector. These programs play a key role in facilitating the vibrancy of the arts in Melbourne.

The community hire stream of the Arts Venues also supports community groups who require space for meetings, conferences and workshops as can be seen from the number of total events across Northcote Town Hall Arts Centre and the Darebin Arts Centre.

However, the full potential of the Arts Venues is not being realised. Revenue streams, attendance levels, and activation rates of the venues over the past five years are all trending downwards, while Council investment and operational costs are trending upwards. This presents considerable risk in terms of financial sustainability and community value for Council in a rate-capped environment.

As a result, staff have taken action to reinvigorate the Arts Venues through testing and trialling. These tests and trials have included:

- Working to activate the underutilised commercial kitchen at Darebin Arts Centre with a social enterprise and community focussed entrepreneurial activity;
- Implementing 'risk residencies', which provide free facility access to artists to experiment in their respective arts practices;
- Undertaking an Expressions of Interest for Event Partnerships to collaborate with local creatives in developing a diversified program;
- Realigning the staffing structure to include a newly formatted Programming Unit within the Arts Precincts Unit with a directive to activate the arts venues; and
- Assisting in an organisational cultural shift to emphasise and prioritise creative culture within the arts venues.

Other projects that facilitate an effective strategic vision have included:

- Undertaking research to enable benchmarking of fees and charges to ensure pricing is on par with industry standards; and
- Working with Digital and Information Services to implement the Council-wide booking system as a more effective venue management system.

These interventions have activated the Arts Venues with more engagement with artists, presented opportunities for a number of partnerships that are coming to fruition, activated the spaces with more programming and established an organisational culture within the Venues with reinvigorated staff who are client-focused and collaborative as opposed to the siloed, process-driven culture of the recent past.

This review

The review proposes a new strategic and curatorial vision for Darebin Council in relation to the future sustainability of Northcote Town Hall Arts Centre and the Darebin Arts Centre. A significant outcome of the review is the need for the development and implementation of a five year Strategic Plan for the Arts Precincts ensuring viable and sustainable operating models aligned to an equally strong identity and cultural offer for artists, the creative sector, audiences and the community.

The review considered the following drivers for change:

- To meet the goals outlined in the Council Plan 2017-2021, in particular to reinvigorate the Darebin Arts Centre — transforming it from a ‘place for hire’ to an innovation centre for the Arts;
- Ensuring high levels of efficiency and resource maximisation;
- Activation through program diversification, accessibility and affordability to facilitate greater visitation and participation by Darebin’s diverse community;
- Darebin’s commitment to a declaration of a Climate Emergency which requires environmental audits and strategic asset management;
- Providing value-add to the community for Council’s investment in to the facilities;
- Maximising and supporting the local creative economy to be based in Darebin, driving Darebin’s fourth largest industry: the Creative Industry; and
- Rate-capping pressures requiring greater return on investment, increased participation and optimising services to the benefit of the community.

OPTIONS FOR CONSIDERATION

The reviewers have undertaken 18 months of in-house operational review of the Arts Precincts, namely Northcote Town Hall Arts Centre and Darebin Arts Centre. The Review presents four business options for consideration:

- 1) Status Quo: Community Facilities
- 2) Renewal: Community Arts Hubs
- 3) Curated: Dedicated Arts Centres (**Recommended**)
- 4) Outsourced: Third Party Operations

The four future state options

The four future state proposed options are summarised in the table below and expanded upon in **Appendix A**. At **Appendix B** is the high level strategic overview of the review process and intended outcomes that details the reviewer’s approach.

Options	Services	Outputs	Outcomes
<p>Option One: Status Quo - Community Facilities</p>	<ul style="list-style-type: none"> • Programming • Arts Partnerships • Cultural Development Projects • Creative Development program • Mentorships • Facility Hire 	<ul style="list-style-type: none"> • Performing arts presentations • Performing arts rehearsals • Creative developments • Meetings (arts & non-arts) • Classes (arts & non-arts) • Conferences (non-arts) • Weddings/funerals (non-arts) • Festivals and events 	<ul style="list-style-type: none"> • People have access to facilities for hire for a range of uses all year round. • A home for independent contemporary arts and co-presentations through a season of curated programming across both venues.
<p>Option Two: Renewal – Community Arts Hubs</p>	<ul style="list-style-type: none"> • Programming • Arts Partnerships • Cultural Development Projects • Creative Development program • Mentorships • Facility Hire (limited) <p>New:</p> <ul style="list-style-type: none"> • Collaborative Partnerships • Rehearsal space • Licences • Residencies • Administrative space • Collaborations <p>Creative clustering</p>	<ul style="list-style-type: none"> • Multi-artform presentations • Performing arts rehearsals • Creative developments • Meetings • Classes (arts) • Festivals and events (partnerships) • Facility Management <p>New:</p> <ul style="list-style-type: none"> • Workshops (arts) <p>*Significant reduction in non-arts outputs</p>	<ul style="list-style-type: none"> • Fit-for-purpose arts and community hubs. • People have access to facilities for hire for a range of uses all year round. • Lively, accessible, interactive precincts in the day and evening attracting artists, audiences, community and visitors from all backgrounds across Melbourne through a season of curated community arts programming across both Venues. • Diversified and secure revenue streams including long-term licence fees, point of sale Box Office, Bar and leveraging partnerships and external funding.
<p>Option Three: Curated - Dedicated Arts Centres</p>	<ul style="list-style-type: none"> • Arts Programming • Creative sector and Community Partnerships • Creative Development program • Mentorships • Rehearsal space • Licences • Residencies • Administrative space • Collaborations • Creative clustering 	<ul style="list-style-type: none"> • Multi-artform presentations /Developments/Residencies/Partnerships • Creative collaborations between the creative sector and Community • Festivals and events • Multi-sectorial and Innovation Partnership between artists, community and other sectors i.e. emerging social agendas such as Climate Change Emergency • Space provision for arts making, administration and presentation • Workshops (arts) • Facility Management <p>*Significant reduction in non-arts outputs</p>	<ul style="list-style-type: none"> • Fit-for-purpose dedicated arts centres. High Street as well as the high profile intersection of St Georges Road and Bell St become focal points for all that is new and exciting in Melbourne’s performance and cultural offer. • A critical mass of creators across a diverse field attracts communities and visitors who want to collaborate and experience new and interesting programs, projects and events for both Arts Venues. • Lively, accessible, interactive precincts in the day and evening attracting artists, audiences, community and visitors from all backgrounds across Melbourne. • Places where people can experience, participate in, consume, purchase and engage with artists and arts initiatives and experiences in meaningful and collaborative ways all year round. • Diversified revenue streams including long-term licence fees, point of sale Box Office, Bar and leveraging partnerships and external funding.

Options	Services	Outputs	Outcomes
Option Four: Outsourced - Third Party Operations	Events and Function Hire and Service <ul style="list-style-type: none"> • Facility Management • Hospitality Service 	<ul style="list-style-type: none"> • All outcomes are dependent on Council's objectives in outsourcing the arts venues. 	<ul style="list-style-type: none"> • Contractual relationship based on lease agreement. • Set income revenue stream through contractual arrangements.
	Not-for-Profit Arts Organisation <ul style="list-style-type: none"> • Council-subsidised arts programming, creative space and events 		<ul style="list-style-type: none"> • Contractual relationship based on lease agreement and Council-set objectives.

Forecast Financial Statements and Service Outputs (Estimates)

2019/2020 (Forecast)	Option 1: Status Quo	Option 2: Community Arts Hub	Nett Difference on Option One	Option 3: Dedicated Arts Centre	Nett Difference on Option One	Option 4: Third Party Operations – Events and Functions Service	
						F&E Service	N-F-P Arts Org
Expenditure (Cost to Council)	\$3,225,986	\$3,416,834		\$3,577,399		\$	\$3,215,986*
Income (Gross Revenue to Council)	-\$1,828,651	-\$1,971,600		-\$1,942,564		-\$ Licence Fee and Profit Sharing	-\$1,828,651
Nett Profit/Loss	\$1,397,335	\$ 1,445,234	↑ 3.45%	\$1,634,835	↑ 17 %	\$	\$1,387,335
Activations /Services							
Presentations (performance seasons)	27	35	8	41	14	-	27
Festival Partnerships (ie Melbourne Festival/Fringe Festival/Next Wave Festival)	4	5	1	6	2	-	4
Arts Development Programs	10	10	0	25	15	-	10
Projects (community arts collaborations)	10	13	3	15	5	-	10
Events (large scale community events)	4	6	2	8	4	2	4
Hires (by session)	891	400	-491	200	-691	2000	891

2019/2020 (Forecast)	Option 1: Status Quo		Option 2: Community Arts Hub	Nett Difference on Option One	Option 3: Dedicated Arts Centre	Nett Difference on Option One	Option 4: Third Party Operations – Events and Functions Service	
							F&E Service	N-F-P Arts Org
Public Programs (workshops/m asterclasses)	6		8	2	9	3	-	6
Residencies (companies/art ist collectives)	-		3	3	6	6	-	-
Artists (engaged/emp loyed)	257		334	77	386	129	-	257
Audiences (Box Office/Direct Engagement)	57,673		# 74,975	17,302	86,510	28,837	90,000	57,673
Visitation	126,543		164,506	37,963	189,815	63,272	115,000	126,543
# Space Activation	17%		43%	26%	62%	45%	62%	17%

*contract management is required and not reflected in expenditure

Space activation is based on full capacity usage being:

Theatre: Mon – Sun, 9am – 10pm for 11 months of the year = 4,004 hours per theatre / studio

Function Rooms: Mon – Sun, 9am – 10pm for 11 months of the year = 4,004 hours per room

Licensed Spaces: Mon – Sun, 9am – 5pm for 11 months of the year = 2,464 hours per room

The review recommends the adoption of Option Three based on maximising the potential and use of Council's existing cultural infrastructure, providing critical support structures and interventions for the creative sector and ensuring Darebin retains a thriving local creative economy.

Option Three – Curated: Dedicated Arts Centres would be measured against the following Vision, Mission, Goals and Outcomes:

Northcote Town Hall and Darebin Arts Centre – Dedicated Arts Centres Value Proposition

Northcote Town Hall Art Centre and Darebin Art Centre celebrate Darebin as a city that attracts artists and audiences who contribute to so much of its distinctive and diverse culture, building a reputation as a great place to live, work and play.

Vision

We will be the place of choice for artists, creators and innovators

Mission

To use the City of Darebin's cultural infrastructure and resources to facilitate artistic collaboration, partnerships, creativity, production and culture.

Goals

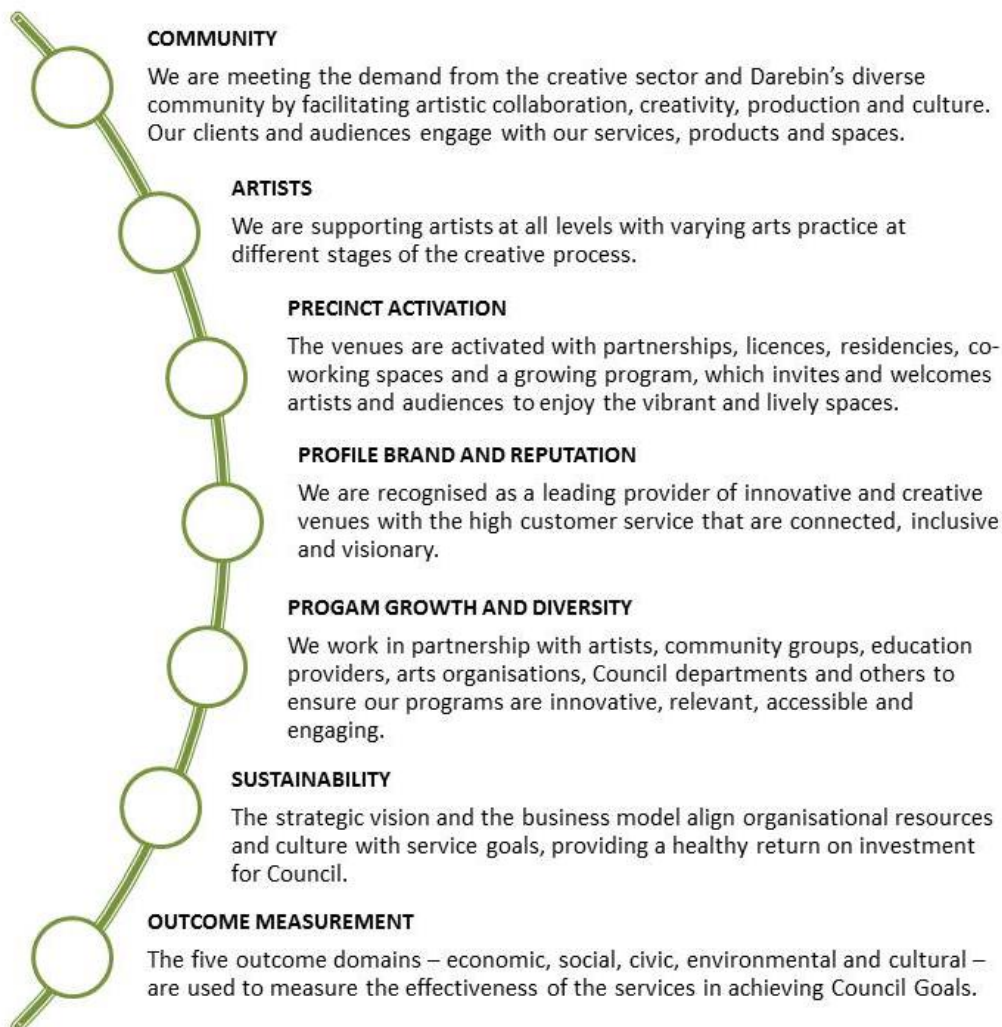
- Activate Darebin as a creative city and a cultural leader
- Build the capacity of the cultural and creative sector locally
- Develop industry pathways locally, nationally and internationally
- Connect to new audiences and facilitate creativity and creative community collaborations within these precincts.

How?

Darebin will achieve this vision in ways that are:

- Environmentally sustainable
- Equitable, inclusive and diverse
- Welcoming and accessible
- Connected locally, regionally and nationally

Intended Outcomes are illustrated in the diagram below:



The review findings inform Council that it cannot continue to operate at current service levels and without clear purpose, brand identity and end-user identification.

The findings clearly show that the current operational models are unsustainable, the workforce misaligned and, as a result, the Arts Precincts will continue to struggle to meet the expectations of the Council Plan goals and strategies as well as struggle to meet the expectations of the community.

The pains associated with the current model are clear and reflected in the current state analysis: declining number of hirers, declining participation, increased costs, and increasingly less affordable to many.

The review findings provide a business case to implement a new strategic future state option and realign the resources.

The review has informed the development of a draft Five-Year Strategic Plan. A decision is now required to change the future state model and to proceed and deliver the Strategic Plan, which redefines our Arts Precincts as destinations for creative industries, as places to make and present new and cutting edge work and where communities can engage with a vibrant and diverse cultural offer locally.

To ensure a plan is in place to evidence and monitor success, a measures and evaluation framework will be developed and integrated into the Five-Year Strategic Plan. Budget resources have been allocated within the financial models of future state models proposed in this report. The measures and evaluation component of the plan will be designed to ensure the key performance indicators deliver an evidenced-based and data-driven impact story that will be shared broadly with stakeholders. The key performance indicators and strategies will be both quantitative and qualitative, and detail the impact of renewed and sustainable operations at these signature precincts in Darebin.

Five Year Strategic Plan

Our Arts Precincts will act as the perfect north side counterpoint to Melbourne Southbank arts precincts of the 'majors'. Our vision is one underpinned by an ambition to affirm and facilitate equity and diversity in the arts; to increase participation for those who experience barriers and are too often excluded or simply invisible; and to position Darebin as a place to create, make and present world-class cultural offerings in the greenest and most inclusive ways possible.

The purpose of the Strategic Plan is to strengthen Council's commitment and ensure the needs of the creative industry as well as Darebin's creative aspirations continue to be key focuses as the City changes over time. The Strategic Plan will take into consideration the significant demographic and development growth and future investment in Preston and Darebin as a whole including the Level Crossing removals. The Strategic Plan will consider and complement the development of a Preston Precinct Master Plan and a Master Plan for Ray Branham Gardens as well as the implementation of the Darebin Creative and Cultural Infrastructure Framework.

The Strategic Plan will ensure the creative sector thrives and attracts new creatives, makers and innovators with Council providing support structures and services such as the Darebin Arts Centre and Northcote Town Hall Arts Centre. These spaces are important as gentrification is reducing affordability, creating a risk that the creative community will move elsewhere. This would in turn impact on the diversity of associated local industries and undermine the liveliness that facilitates gentrification in the first place.

A strategic approach will ensure the ongoing sustainability of the Arts Precincts to provide value to the community for Council's investment in to the arts venues and in to creative culture as a whole.

The Five-Year Strategic Plan's goals will be to:

- Increase and diversify the audiences engaged with creativity, production and culture within our Arts Venues with a key focus being on Darebin's priority groups such as CALD, Aboriginal and Torres Strait Islander people, people living with disability, youth and women;
- Establish the precincts as the home of the greenest arts venues in Australia;
- Increase economic and diversified creative presentations, rehearsals, developments, partnerships and programs;
- Increase and diversify the number of artists, at varying stages of their careers, supported and engaged in creative arts practices, programs and partnerships with a focus on Darebin's priority groups;
- Provide proactive space allocation through licences, residencies and administration spaces that activates the precincts with artists and creative sector organisations, collectives and creative industries;
- Design and deliver programs and partnerships that engage and inspire Darebin's diverse community interests, diversifies audiences and increases innovation;
- Increase local creative employment opportunities both indirect and direct through investment in local, national and international cultural services and markets;
- Develop and foster new and cross-sectorial collaborations that address emerging environmental, social, economic and cultural agendas; and
- Continue to build Darebin as a leader in cultural planning, policy, infrastructure and programming.
- Deliver a measures and evaluation framework that monitors success, and tells an evidenced-based impact story about Darebin's signature arts precincts.

Future State Options

The four future state options presented in the Review for consideration are:

- 1) Status Quo: Community Facilities
- 2) Renewal: Community Arts Hubs
- 3) Curated: Dedicated Arts Centres
- 4) Outsourced: Third Party Operations

Option One: Status Quo: Community Facilities

Council would continue to financially invest in the Northcote Town Hall Arts Centre and the Darebin Arts Centre at current levels. The arts venues will continue with the current offering of programming and hire to both arts organisations and community with a focus on aligning input resources with outputs. This will result in a reduction in the volume of hires, and consequently revenue, as declining trends continue for facility hire. Costs will continue to rise, however, and Council's investment would, as a result, increase as would Council's per capita investment. With an average increase in the Council investment of 22% per annum, this is an untenable situation.

This option offers no benefit to Council other than community groups having continued access to the arts centres if it remains affordable.

	Meet the Vision & Mission	Artists Engaged	Creative Activity	Council Plan Action 4.2	Council Investment per annum
Status Quo: Community Facilities	X	Remain the same	Remain the same	X	\$1.40M

Option Two: Renewal - Community Arts Hub

Northcote Town Hall Arts Centre and the Darebin Arts Centre will continue to offer programming and hire facilities but within a curatorial framework that prioritises the creative sector as its primary market and the cultural sector as its secondary market. In addition to this, proactive space allocation through licences, residencies and administrative spaces activates the centre with artists at all career stages and ameliorates the resource pressures. Programs and partnerships address community interests, diversify audiences and increase innovation.

Darebin Council resources the Northcote Town Hall Arts Centre and the Darebin Arts Centre with an increased investment in order to diversify service delivery and provide capacity for some growth over the next five years.

The Strategic Plan outlines negotiating Licence Agreements with arts organisations – based on market rental – that focuses on Darebin’s priority groups. The Agreements would include reciprocal arrangements to provide rehearsal and meeting space in return for the first right of refusal for presentations, workshops, classes and mentorships to diversify the arts venues’ offering and provide participation for Darebin’s priority groups. It is anticipated that this model would increase revenue streams associated with ticketing, bar and theatre hire.

Intercultural Centre in the context of a Community Arts Hub

The reviewers considered the Intercultural Centre in this future state option, particularly in the context of evolving discussions with the Victorian Government and Multicultural Arts Victoria regarding the concept proposal to locate a House of World Cultures in Darebin. The concept of a House of World Cultures is a fitting addition within the Darebin Arts Centre precinct, and will provide a range of cultural goods and services specifically designed to create intercultural and cross cultural experiences and exchange. However, the concept proposal requires a comprehensive feasibility study to be undertaken and will need to precede an equally extensive advocacy campaign to secure significant investment to realise the project in Darebin.

Currently officers are in early stage conversations with the Victoria Government and Multicultural Arts Victoria regarding in-principle support for the project. The discussions have so far considered two redevelopment ideas;

- A multistorey redevelopment of the Darebin Arts Centre car park on the Corner of Bell Street and St Georges Road Preston, including the potential for an integrated offer of affordable social housing with live-work spaces for artists;
- A redeveloped site and new build at the rear of the existing Darebin Arts Centre that frames the entrance to the Ray Branham Gardens.

In concert with the concept proposal to locate a House of World Cultures in Darebin, Council has supported a formal feasibility report this financial year regarding its own Darebin Intercultural Centre. This feasibility report will include inviting views from stakeholders and Councillors about the future requirements of the Intercultural Centre.

In addition, officers are currently beginning development of a Community Infrastructure framework.

These two key policy documents will inform and assess the functional capacity of, and scope a range of locations for a renewed Darebin Intercultural Centre. Importantly, the feasibility report will consider a municipal approach to community hubs, planning for an equitable, efficient and effective range of services and infrastructure that adequately responds to the municipality’s growth areas. Sites to be scoped as part of the feasibility study for Darebin’s Intercultural Centre may include but is not limited to:

- Darebin Arts Centre Precinct – redevelopment of the car park and integration with the House of World Cultures concept plan
- Preston Library
- Bell Station – level crossing removal
- Preston Market Precinct
- Preston Civic Centre Redevelopment
- Reservoir Station – level crossing removal
- Preston East Urban Renewal Project
- Department of Justice site at Roseberry Avenue Preston

Any proposal to relocate the Darebin Intercultural Centre to existing Council buildings where a range of services operate from, such as the Preston Library or the Darebin Arts Centre, will need to fully take into account, assess and plan for community and service continuity impacts. The feasibility study will detail a transition plan of each feasible option scoped in report.

Any proposed relocation of the Darebin Intercultural Centre will need to ensure current levels of service are at a minimum maintained, and able to grow in response to emerging social agendas and needs, factor in and cater for a full spectrum of cultural considerations and changing demographics.

A key consideration for the reviewers in light of the House of World Cultures concept proposal and the Darebin Intercultural Feasibility Report, is clarity concerning the complementary and distinct needs of an ‘Arts Centre’ model and a ‘Community Hub’ model. Some attempts to make informed judgements about future needs have been considered by the reviewers. The influence is reflected in both Option Two: Community Arts Hubs and Option Three: Dedicated Arts Centres.

Council’s adequate and equitable investment in community and cultural infrastructure is paramount, as is maintaining high standards and meeting future needs. Officers therefore strongly recommend that no decisions are made concerning the function and location of the Darebin Intercultural Centre or the House of World Cultures until full analysis of the reports are tabled for Council’s consideration in 2019.

The Five-Year Strategic Plan and the associated Curatorial Framework that prioritises the creative sector and the cultural sector would facilitate collaboration on program development to ensure representation of Darebin’s cultural diversity within the arts venues.

	Meet the Vision & Mission	Artists Engaged	Creative Activity	Council Plan Action 4.2	Council Investment per annum
Renewal Option: Community Arts Hubs	√	↑	↑	√	\$1.45M (3.45% ↑ Status Quo)

Option Three: Curated: Dedicated Arts Centre

Option Three removes any *ad hoc* room hire from the future state option positing Northcote Town Hall Arts Centre and Darebin Arts Centre as dedicated performing Arts Venues within Darebin. The venues proactively engage with the creative and cultural sectors in partnerships, programs, licences and residencies that activate the centres to capacity, increasing the arts venues' profiles and engagement.

This option will provide Council with a capacity to realistically and accurately forecast expenditure and revenue given that (excepting theatre hire) the unpredictable, *ad hoc* hire requirements have been removed. Although the level of revenue generation would not be as high as through hire, the partnering undertaken with the creative sector and community would significantly increase activation of the arts venues through flexible, programmable, accessible and welcoming cultural services for all of the community to engage and participate.

Communities and visitors who want to collaborate and experience new and interesting programs, projects and events would be attracted to the Arts Precincts, which would become lively, accessible, interactive precincts in the day and evening attracting artists, audiences, community and visitors from all backgrounds across Melbourne. The Precincts would be known as places where people can experience, participate in, consume, purchase and engage with artists and art initiatives and experiences in meaningful and collaborative ways all year round.

As hubs for creativity and collaborative partnerships the Arts Precincts would become anchors for further economic stimulation and growth within the Precincts' surrounds.

As a result of collaborative partnerships between the creative sector and community that will require space and resultant reduced facility revenue, it is anticipated that Council investment would be greater than Option Two. As in Option Two, however, the follow on effect of greater activation and consequential increased revenue through equipment hire, bar sales and tickets sales would likely increase other revenue streams.

Option Three expands both Precincts to activate their entire footprint. In respect to Northcote Town Hall Arts Centre, this would include Carnegie Library, Civic Square and the Hall itself. For Darebin Arts Centre this would relate to the Centre, its adjacent car park and Ray Branham Gardens. The reviewers will work collaboratively and inform the feasibility study of the Intercultural Centre in 2018/2019 and advocate for the redevelopment of the car park site at the Darebin Arts Centre to house auxiliary and complementary facilities such as a House of World Cultures and Intercultural Centre.

Full financial modelling relating to income and expenditure will be incorporated in to the draft Five-Year Strategic Plan.

There are some risks financially, reputationally and operationally, due to the untested nature of Option Three and the sudden removal of hire facilities would require a transition plan and communication plan to facilitate community understanding and manage expectations.

	Meet the Vision & Mission	Artists Engaged	Creative Activity	Council Plan Action 4.2	Council Investment per annum
Curated Option: Dedicated Arts Centres	√	↑↑	↑↑	√	\$1.63M (17% ↑ Status Quo)

Option Four: Outsourced: Third Party Operations

This option would be the result of Council deciding that the Arts Venues under internal management could not achieve the desired outcomes pursuant to the Council Plan and, therefore, not provide value to the City of Darebin commensurate with the financial investment made.

The decision for Council, in line with Council Action Plan 4.2, would be to outsource Darebin’s current arts venues to be managed by a third party with an objective to resituate the financial risk and Council policy imperatives with a third party via contractual agreement.

The potential streams for outsourcing are twofold:

- Arts venue management by a not-for-profit arts organisation that is contracted to meet Council’s creative culture objectives through subsidised funding.
- Commercial Events and Functions venue management by a commercial operator contracted to meet Council’s financial objectives.

There are examples of other Local Governments adopting such models with KPIs set in support of creative culture objectives.

	Meet the Vision & Mission	Artists Engaged	Creative Activity	Council Plan Action 4.2	Council Investment per annum
Outsourcing Option: Third Party Operations	X	↓	↓	X	To be determined based on contractual considerations

Option Three: Curated – Dedicated Arts Centres (Recommended)

With the adoption of the recommended Option Three: Curated – Dedicated Arts Centres, the two Arts Venues would be well placed with a flexible and adaptive strategic vision leading to the long-term development of these precincts that would ultimately have the following outcomes guided and supported by a Master Plan.

- Development of nationally and internationally significant arts precincts that offer best practice facilities, services, programs and outcomes.
- Economic benefits of creating highly visible arts precincts that reinforce and perpetuate Darebin’s reputation for being the creative centre and city of choice for artists and arts lovers.
- Clustering that attracts further business investment in the City of Darebin.
- Flourishing use of Northcote Town Hall Arts Centre and Darebin Arts Centre with artists in residence at all times, facility open seven days a week and retail (hospitality) offerings that make it a destination for community.

IMPLEMENTATION STRATEGY

Details

With the approval of the recommended Curated: Dedicated Arts Centres (Option Three), Creative Culture and Events would subsequently embark on the following steps to ensure holistic, strategic and competitive operations were on-going for the Arts Precincts.

- Present the Five-Year Strategic Plan for the venues to Council for endorsement.

- Commence implementation of the Five-Year Strategic Plan
- Develop a measures and evaluation framework to monitor performance-based outputs and outcomes and assess the impact of new operations and services. Report on these annually through a regular reports and briefings to Council as well as through Council's regular reporting systems. Share the performance and impact story more broadly to key stakeholders.
- Develop a Transition Plan and Communications Plan to facilitate and commence transitioning any community groups that sit outside of the new framework of the Arts Venues.
- Undertake benchmarking the fees and charges for both venues to inform the 2019/2020 Council budget.
- Investigate developing Master Plans that leverage profile and, in the long term, expands the venues in to precincts continuing with the agenda of growth and innovation taking into consideration, for the Darebin Arts Centre, the Level Crossing Removal at Bell Street, Council's Preston Precinct and Ray Branham Master Plans; and for Northcote Town Hall Arts Centre, Carnegie Library, Civic Square and the James St Incubator.
- Review the Curated Option and Operational Plan in 12 months to determine the need for adaptation of the model and any further staffing adjustments.

Communication

- The Creative Culture and Events Department has been briefed with updates at each quarterly department meeting.
- Executive Management Team has been briefed on the review and the future state options.
- A transition plan will be developed and implemented and be proactively managed by officers and ensure support hirers and/or community groups directly impacted by any proposed changes of use of the venues.

Timeline

Next Steps	Timeline
Strategy Build: Draft Five-Year Strategic Plan for the arts precincts and integrate measure and evaluation framework.	Mid to late 2018
Transition Plan developed and implemented including support framework for transitioning any community groups that sit outside of the new model at the arts venues. Transition plan will be accompanied by a comprehensive communications and engagement plan.	January - July 2019
Plan implementation: of the Five-Year Strategic Plan	July 2019

RELATED DOCUMENTS

- Creative Darebin – Arts Strategy 2014-2020
- Creative and Cultural Infrastructure Framework 2018

Attachments

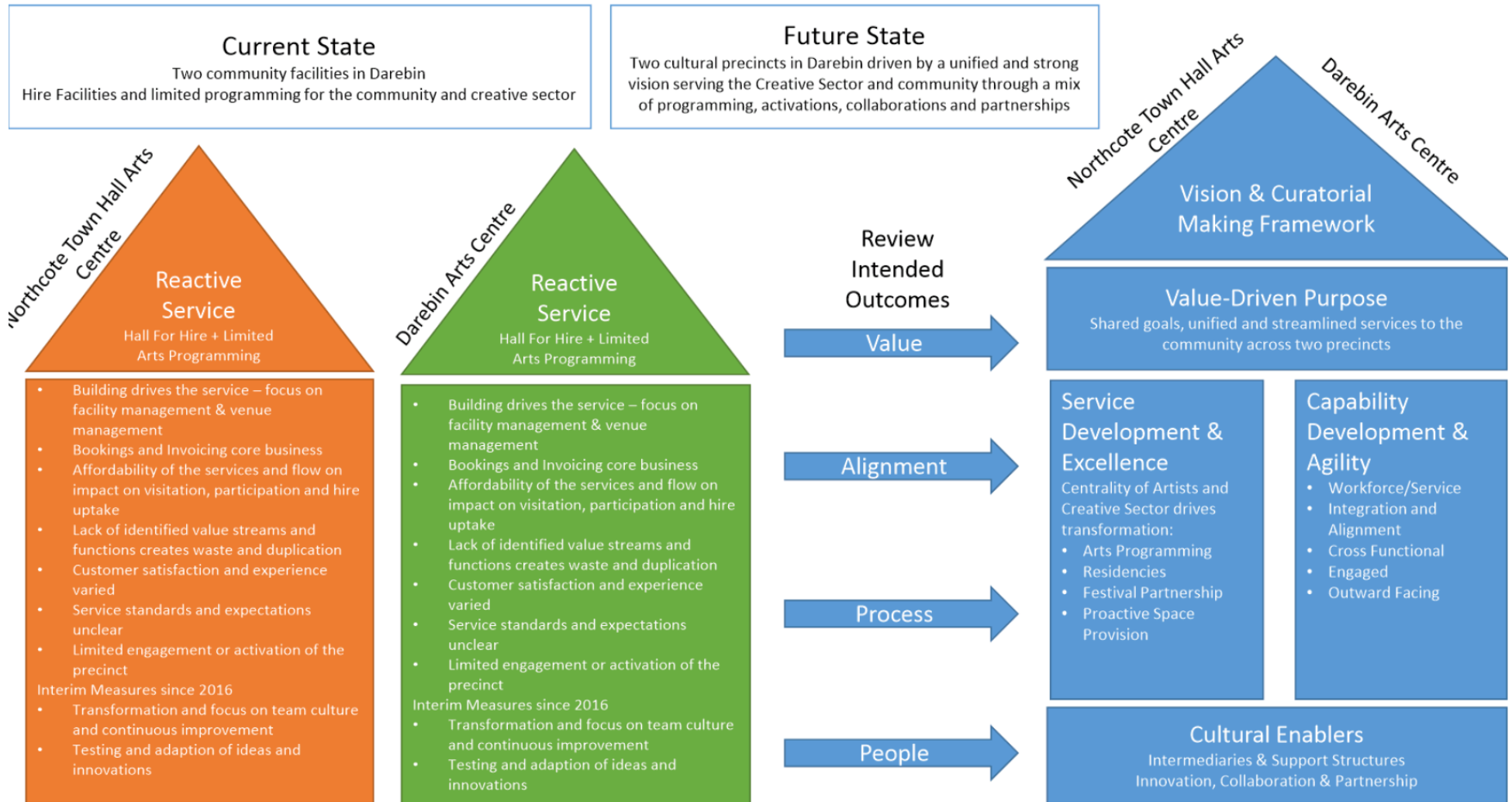
- Arts Precincts Future State Options Dashboard (**Appendix A**) [↓](#)
- Arts Precincts Review High Level Summary (**Appendix B**) [↓](#)

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.

Arts Precincts Future State Options	1 Community Facilities	2 Community Arts Hubs	3 Dedicated Arts Centres	4 Third Party Operations
Value Proposition	Darebin provides state-of-the-art facilities and services to the broad needs of its diverse community. Cost to Council: \$1.39 Million per annum	Strategic Vision: We will be the place of choice for artists, creators and innovators. Two distinct business streams deliver services that meet the needs of the creative sector in response to identified and emerging gaps as well as the community seeking to hire facilities. Cost to Council: \$1.44 Million per annum	Strategic Vision: We will be the place of choice for artists, creators and innovators. Curatorial Framework: Guides the entire precinct and operations. A creative team takes a holistic and strategic approach enabling Darebin to be the home for independent and emerging contemporary artists across all practices and art forms facilitating broad engagement and participation for Darebin's diverse community. Cost to Council: \$1.62 Million per annum	State-of-the-art facilities are outsourced to commercial operators to develop profitable businesses within Darebin. Cost to Council: TBC – Contractual Matter
Core Business	Response to community need for meeting and events spaces. Provision of soft and hard infrastructure for the creative sector to development and present new art works.	Provision of soft and hard infrastructure for the creative sector to development and present new art works. Reactive to community for affordable meeting and events spaces.	Provision of soft and hard infrastructure for the creative sector to develop and present new art works. Partnering with the creative sector and community to provide flexible, programmable, accessible and welcoming cultural services for all of the community to engage and participate.	Reactive Facility Hire Commercial Events and Functions Conference Centres Catering Service
Operations	Facility Management Reactive Facility Hire drives the major part of the Arts Venue's businesses Limited Arts Programming 1-2 Independent Event Partnerships Per Year	<ul style="list-style-type: none"> Arts Programming/Developments Licensed spaces and residencies Arts Partnerships and Community drive the major part of the Arts Venue's businesses Limited reactive Facility Hire 3-4 Independent Event Partnerships Per Year Facility Management 	<ul style="list-style-type: none"> Arts Programming/Developments/Residencies/Partnerships Creative collaborations between the creative sector and Community Multi-sectorial and Innovation Partnership between artists, community and other sectors i.e. emerging social agendas such as Climate Change Emergency Space provision for arts making, administration and presentation Facility Management 	Events and Function Hire and Services Facility Management Hospitality Service
Who will benefit	Primary: Community hirers Secondary: Artists, Audiences and community End User: Everyone and anyone who can afford the venue and facilities	Primary: Creative Sector Secondary: Audiences, Community participants End User: Artists, Arts Organisations, Audiences, Community Participants	Primary: Creative Sector Secondary: Audiences, Community participants End User: Artists, Arts Organisations, Audiences, Community Participants	Primary: Community & Commercial hirers Secondary: Visitors and Participants End User: Everyone and anyone who can afford the venue and facilities
Intended Outcomes	People have access to facilities for hire for a range of uses all year round. Homes for independent contemporary arts and co-presentations through a season curated programming. Considerations: <ul style="list-style-type: none"> Venues are increasingly unaffordable Limited season of works Inherent tension between hire and programming of spaces 	Fit-for-purpose arts and community hubs. People have access to facilities for hire for a range of uses all year round. Lively, accessible, interactive precincts in the day and evening attracting artists, audiences, community and visitors from all backgrounds across Melbourne through a season of curated community arts programming. Diversified and secure revenue streams including long-term licence fees, point of sale Box Office, Bar and leveraging partnerships and external funding. Considerations: <ul style="list-style-type: none"> Dual identity of the businesses Resource maximisation Clearer decision making framework 	Fit-for-purpose dedicated arts centres. High Street as well as the high profile intersection of St Georges Rd and Bell St become focal points for all that is new and exciting in Melbourne's performance and cultural offer. A critical mass of creators across a diverse field attracts communities and visitors who want to collaborate and experience new and interesting programs, projects and events. Lively, accessible, interactive precincts in the day and evening attracting artists, audiences, community and visitors from all backgrounds across Melbourne. Places where people can experience, participate in, consume, purchase and engage with artists and art initiatives and experiences in meaningful and collaborative ways all year round. Diversified revenue streams including point of sale Box Office, Bar and leveraging partnerships and external funding. Considerations: <ul style="list-style-type: none"> Clarity of purpose and brand for the Precincts. Curatorial framework drives the offer and underpins planning and delivery. 	Contractual relationship based on lease agreement. Set income revenue stream through contractual arrangements. Considerations: <ul style="list-style-type: none"> Council transfers responsibility of venue operation to third party Affordability of the venue may compromise community access Loss of dedicated Council produced cultural services for the benefit of the community driven by economic imperatives.
Activation	NTH Town Hall Indoor Spaces/ Civic Square (Limited)/ DAC Indoor Spaces/ Foyer (Limited)	NTH Town Hall Indoor Spaces / Civic Square (Limited Hire/ Partly Programmed)/ DAC Indoor Spaces and Foyer/ Ray Branham Gardens and Car park	NTH Town Hall Indoor Spaces / Civic Square (Fully Programmed)/ DAC Indoor Spaces and Foyer/ Ray Branham Gardens and Car park	NTH Town Hall Indoor Spaces/ Civic Square (Limited)/ DAC Indoor Spaces/ Foyer (Limited)



8.5 OCTOPUS SCHOOL PANEL SELECTION

Author: Safe Travel Officer

Reviewed By: General Manager City Sustainability and Strategy

PURPOSE

To update Councillors on the status of projects for the Octopus School Pilot Program at Reservoir West Primary School, and appoint a Councillor to the selection panel for the next Octopus School.

EXECUTIVE SUMMARY

The first Octopus School Pilot run during 2018 has included the development of a range of behaviour change programs at Reservoir West Primary School. Council has invested in materials and infrastructure to make walking and cycling to school easier, more fun and an attractive option for families. This is helping deliver goals and objectives in the Council Plan, the Climate Emergency Plan, and the Safe Travel Strategy.

The next stage of this program is to run the program with a second school during the remainder of 2018 and 2019.

Applications will be invited from all Darebin primary schools in August 2018, with the panel to select a school by late September 2018. The panel will be comprised of two officers (Coordinator Transport Strategy and Safe Travel Officer), and one Councillor. The panel will make their selection against eight criteria, seven that the schools respond to, and one that considers a City-wide view including the context of the school in relation to other capital works being delivered.

Council has budgeted \$297,000 for this program in 2018/19, which includes funds for the construction of infrastructure at Reservoir West Primary School, and the remainder for design of treatments at the Round 2 School, and providing materials and implementing programs.

Recommendation

That Council appointsto be on the panel for the selection of a school to participate in Round 2 of the Octopus School Program.

BACKGROUND / KEY INFORMATION

To update Councillors on the status of projects for the Octopus School Pilot Program at Reservoir West Primary School, and appoint a Councillor to the selection panel for the next Octopus School.

The Octopus School Program is being piloted in Reservoir West Primary School in 2018. The Program aims to increase the number of students engaged in active travel to and from school, and to decrease congestion and barriers to active travel around the school. Council has worked closely with the school since the end of 2017, and will continue to work with the school for the remainder of 2018/19 to continue to implement projects and programs.

To date the following projects and programs have been undertaken:

- An MOU and project plan agreed with the school with a teacher champion engaged to lead the process internally.
- Workshops with the student council, and with parents, and a number of active travel classroom activities undertaken.
- The school ran Ride2School Day workshops and event.
- Council supplied a bike fleet and bike shed to support the school in running Bike Ed, and increase children to ride to school.
- An artist has run workshops and planning for a school art project to be completed in the spring.
- A map has been created and footpath way-finding decals put down to mark safe routes to school.
- Large road painting decals designed by students have been installed outside the school to highlight to drivers that they are entering a space where they need to behave differently and take care.

Two wombat crossings, precinct wide speed reduction, completion of a school art project, and a change in traffic flow conditions for two streets abutting the school are being developed for delivery in 2018/19.

Previous Council Resolution

At its meeting held on 18 September 2017, Council resolved:

'That Council appoint Cr. Steph Amir to be on the panel for the selection of a school to participate in the pilot program for Octopus Schools.'

COMMUNICATIONS AND ENGAGEMENT

Consultation

Consultation will occur extensively with the selected school for Round 2 of the Octopus School Program to decide the best treatments and programs to implement in the school precinct and with the school community. If the selected school has participated previously in a Safe to School Audit, the outcomes of that audit will also be considered.

Any treatments in the school precinct that will impact on local residents will be communicated and consulted on with the affected residents.

Communications

A detailed communications plan has been written and signed off by the Communications team. This year we see an opportunity to engage more schools through the Expression of Interest process by utilising school networks, parent networks and Councillor networks. The key messages are:

- Schools are invited to submit an expression of interest to be the Round 2 school for the Octopus School program.
- The selected school will receive support for programs within the school and investigation and design of appropriate future infrastructure projects of up to \$120,000 value to improve travel safety (dependant on future Council budget allocations).

ANALYSIS

Alignment to Council Plan / Council policy

The Octopus School Program aligns with the Council Plan Goal 1 and 3, and with the previous and draft Safe Travel Strategies.

Goal 1 - A sustainable city

Council Plan Action 1.2:

- We will increase sustainable transport through safer streets for walking and cycling, and advocacy for public transport, including Reduce private vehicle use by an average of 13km per day per person by 2020
- Dramatically increase opportunities for walking and cycling

Action 3.3

- We will manage local roads, buildings and public spaces to make our city safer, cleaner and more attractive.

The Octopus School Pilot program aligns with the Safe Travel Strategy 2010-2015 and the draft Safe Travel Strategy 2018-2028, in particular:

- Goal 1 Prioritise the safety of vulnerable road users, and
- Goal 4 Engage key stakeholders through effective communication, and identify and address emerging safe travel issues

Environmental Sustainability Considerations

The Octopus School Program increases the number of participants in active travel, while minimising the use and impact of vehicles. This program therefore works towards Key direction 4 of the *Climate Emergency Plan 2017-2022*, in particular Objective 1 "Reduce the number of private vehicle kilometres travelled in Darebin by increasing the share of public transport use, walking and cycling".

Equity, Inclusion and Wellbeing Considerations

Sustainable transport supports equity, as many low-income earners rely on more sustainable modes of transport due to cost. Therefore safety for sustainable transport is an equity issue.

For the Expression of Interest process, school will be requested to identify any issues impacting the number of students actively travelling to school. Schools are able to highlight issues such as cultural approaches to active travel, socio-economic barriers, and geographical barriers. Examples of how projects in the pilot addressed equity, inclusion and wellbeing include:

- Accessibility compliance through design (DDA)
- Designing of facilities for all ages and abilities.
- Outcomes that encourage more physical activity, general wellbeing & health through walking and cycling.
- Streets becoming safer and less intimidating for local communities to use.

- One of the programs in the pilot is Bike Ed, and to address the issue of some families not owning bikes for their children, Council provided a fleet of new bicycles to be used by those students during the delivery of the program.

Cultural Considerations

The selection criteria will consider cultural barriers to sustainable transport use by providing an opportunity to describe these barriers. This process has been clarified further on the Expression of Interest form since last year.

Economic Development Considerations

There are increasing demands on our public space, and in particular roads and parking. By improving the quality of walking and cycling routes to access our schools we are improving choice for our community and making the most efficient use of our constrained public space.

Financial and Resource Implications

A range of programs and treatments in the Reservoir West Primary School Octopus School precinct were completed within the 2017/18 Octopus School budget. \$297,000 has been allocated for Octopus School projects for 2018/19, this will fund the completion of road safety treatments and partnership projects with Reservoir West Primary School, along with early works, including design, with the second Octopus School.

Publicity for this project will refer to investigation and design of appropriate future infrastructure projects of up to \$120,000 value to improve travel safety, but acknowledge that this is dependent on future Council budget allocations.

Legal and Risk Implications

The selection criteria and panel will be designed to manage low level risks around reputation and relationships, that is, risks associated with the selection of the school that may result in dissatisfaction from the unsuccessful schools. The selection criteria and panel will be transparent through the selection process.

DISCUSSION

Role of the Councillor appointed to the selection panel:

The panel will be made up of two Council officers from the Transport Team, and one Councillor. The Councillor's role is to assess the school applications against the selection criteria. Each panel member will individually complete this task, then the combined scores from the panel members will be averaged and weighted to give the final result.

The selection process will require approximately two hours of the selected Councillor's time to perform the following duties:

- 1 hour to review applications and short-list the preferred schools.
- 1 hour to participate in a panel discussion of the short-listed schools and to select the school for the pilot program.

Update on progress of Octopus Schools Program at Reservoir West Primary School

The following projects and programs have been undertaken, or are in development: (see **Appendix A** for images)

2017/18	Update
Design 2 Wombat Crossings <ul style="list-style-type: none"> • Carrington Road and Bonview Street • Bonview Street and Kingsley Street • Design bicycle cut-throughs on Carrington Road 	Designed in 2017/18 and ready for construction in 2018/19
<ul style="list-style-type: none"> • Directional footpath decals installed and way finding map created 	Completed in 2017/18.
<ul style="list-style-type: none"> • Road painting decals designed by students and installed 	Completed in 2017/18
<ul style="list-style-type: none"> • Bike Shed, bike fleet, helmets and mini street signs provided to school 	Completed in 2017/18
<ul style="list-style-type: none"> • School Art project workshop and mural design 	Mural designed in 2017/18 and to be installed in 2018/19
<ul style="list-style-type: none"> • Parent engagement project 	Completed.
<ul style="list-style-type: none"> • Ride2School Day workshops and event 	Ran in 2017/18
<ul style="list-style-type: none"> • Weekly school competition for Hands Up counts 	Ran in 2017/18.
<ul style="list-style-type: none"> • Install precinct wide speed reduction to 40 km/hr (this may be limited to streets adjacent to the school – further investigation required) 	Planned for 2018/19
<ul style="list-style-type: none"> • Install one way entry to Alamo Road and Arbor Avenue during school times 	Planned for 2018/19
<ul style="list-style-type: none"> • Walk to School month 	Planned for 2018/19
<ul style="list-style-type: none"> • Metro Trains Rail Safety Incursion for Grade 5/6 	Planned for 2018/19
<ul style="list-style-type: none"> • Bike Ed intensive program during Term 3 and 4 for Grade 4 to 6 students 	Planned for 2018/19

OPTIONS FOR CONSIDERATION

- A Councillor is appointed to be on the selection panel for the Octopus School pilot program. **Preferred option.**
- An officer panel to be used for selection of the school for the Octopus School pilot program.

IMPLEMENTATION STRATEGY

Details

Communication

Promotion of the Round 2 expression of interest process:

- Promotion of Expression of Interest emailed directly to schools, through social media and news media to maximise the likelihood of strong school participation.
- Expression of Interest period advertised on social media.
- Expression of Interest in Mayor's Column of the Leader.

- Information on how to apply updated on Darebin website.

Promotion of the selected school:

- After a school has been selected, the details of the successful school will be publicised via a range of Council, school and media channels.

Engagement with the school:

- Meet with successful school to identify projects. Finalise partnership agreement with school.

Promotion of projects:

- As the program runs, good news stories will be shared through the community via council, school and media channels.

Timeline

Implementation and promotion of Reservoir West Primary School

- August 2018 - Cover story in Darebin Community News August/September edition
- August 2018 – Send notification to Alamo Road and Arbor Avenue residents regarding traffic changes, and depot to complete changes
- September 2018 – Finalise art project at school
- January 2019 - Construction of wombats crossings and bicycle cut-throughs.
- February - March 2019 - Evaluation of effectiveness of changes to precinct and school travel data

Selection of Round 2 School

- 1st August to 31st August - Expression of interest open to all schools
- 24th to 28th September – Panel selection of Round 2 school
- October 2018 – School signs partnership agreement, announcement to community of selected school, investigation of audits and approach.

RELATED DOCUMENTS

- Council Minutes - 18 September 2017

Attachments

- Octopus School Update Reservoir West Primary School (**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.



the place
to live

OCTOPUS SCHOOL PILOT Reservoir West Primary School

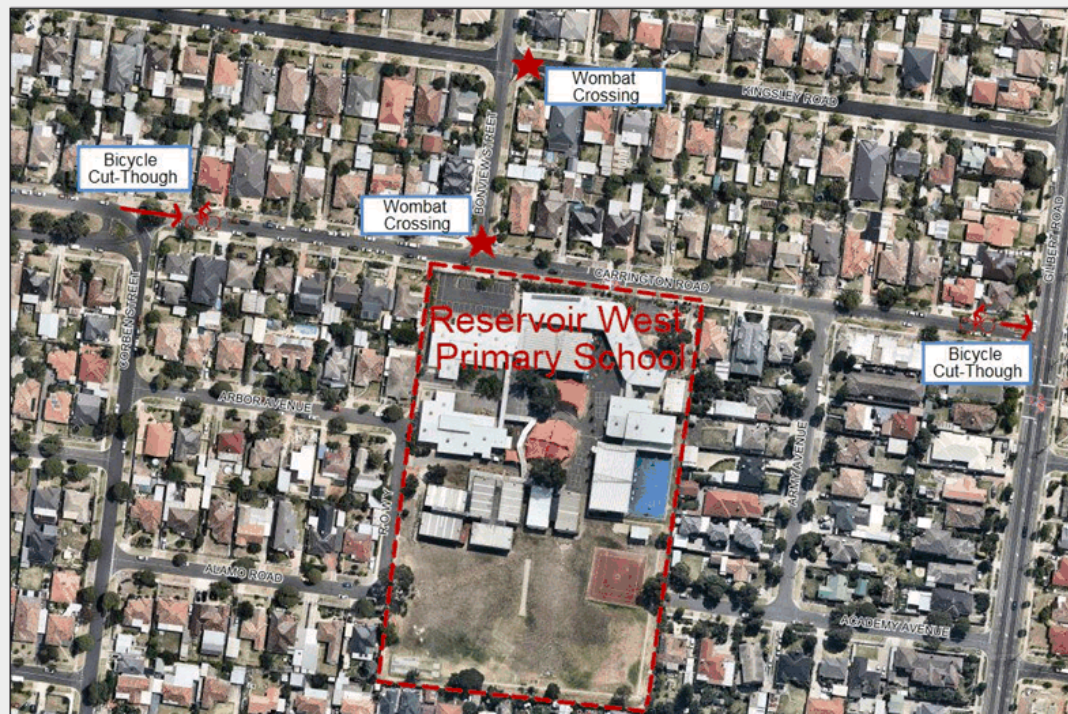
Jennifer McIntyre, Safe Travel Officer

Date 27.08.18

INFRASTRUCTURE

School audit conducted in 2017.

- Wombat crossings designed for delivery in 18/19 at Carrington Road and Bonview street, and Bonview Street and Kingsley Road.
- Bicycle cut throughs designed for delivery in 18/19 at eastern and western ends of Carrington Road.



ROAD DECALS



- Students entered competition to design decals for Carrington Road
- Artwork used to produce decals to raise awareness of the school precinct, and calm and slow traffic
- Decals applied with heat and will last 5 years, with 3 year warrantee on wear and tear



ACTIVE TRAVEL ROUTES

Using the audits, student address mapping, and parent feedback, we identified 3 active travel routes and made a brochure for the school website and families, highlighting the best routes for walking and cycling, as well as spots to ‘park and stride.’



ACTIVE TRAVEL ROUTES DECALS

To encourage use of the active travel routes, we installed decals at intervals along each of the 3 identified routes, showing both the distance and the time needed to walk or cycle from each point.



BIKE SHED AND BIKE FLEET

Many students don't have a bike of their own, so last year the school arranged for students with bikes to leave them at school during the Bike Ed program so those without could borrow them.

As part of the pilot we provided the school with 18 brand new bikes and helmets to use in Bike Ed.

We also built them a shed to store the bikes, along with student bikes and scooters.

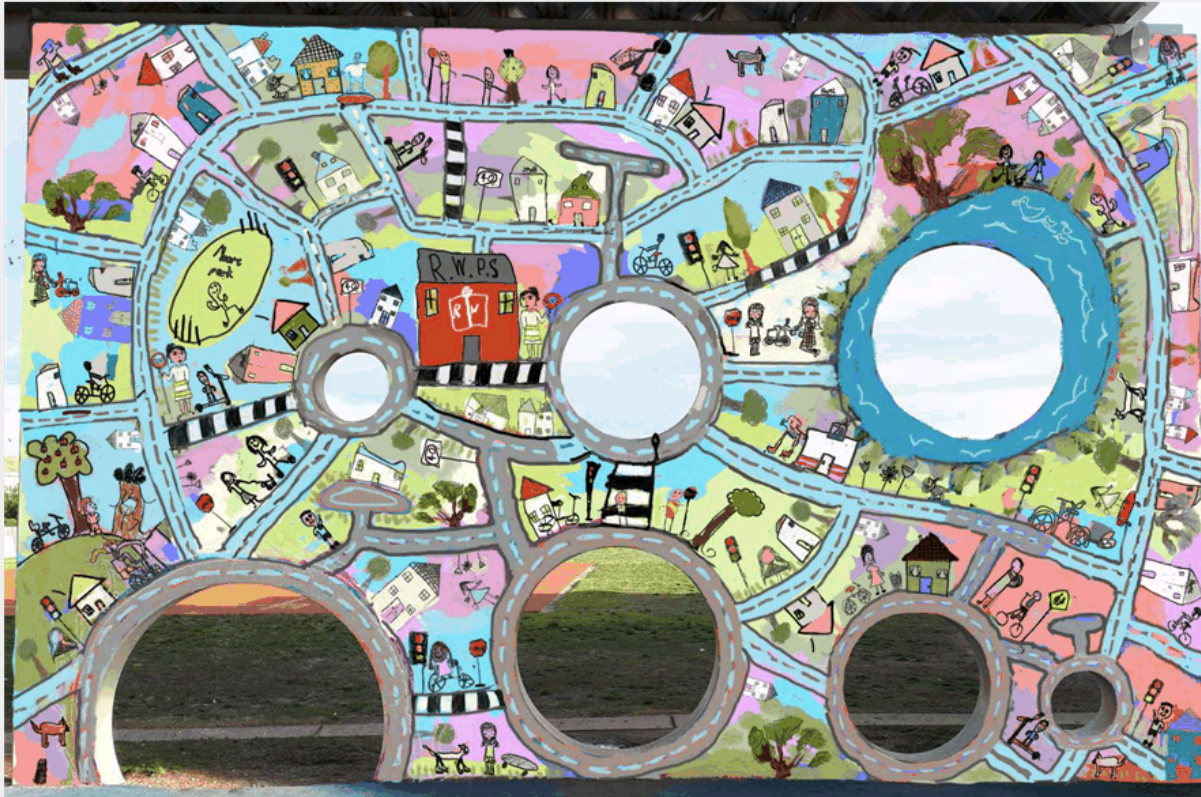
Before



After



ART PROJECT



We engaged local parent Ju-Yuen to workshop ideas with students for an art piece to be applied a wall in the school grounds. This will be completed during the Term 3 school holidays.

8.6 PROPOSED LEASE TO TELSTRA AT JOHN HALL RESERVE, BUNDOORA

Author: Senior Property Officer
Property Manager

Reviewed By: General Manager Governance and Engagement

PURPOSE

This report informs Council of the outcome of the statutory process relating to the proposed lease to Telstra for the establishment of a mobile base station (Base Station), together with the provision of sports field lighting, and seeks approval to enter into a lease with Telstra at John Hall Reserve shown on site plan in **Appendix A**.

EXECUTIVE SUMMARY

In 2014, Council received an expression of interest from Telstra proposing the establishment of a Base Station, together with the provision of sports field lighting, at John Hall Reserve, which is located at 188 Dunne Street, Bundoorra, as shown on the attached plan in **Appendix A** (Reserve).

Consultation determined that the proposed Base Station installation would be incorporated into Council's sports field lighting plan and form part of one of the light poles for the Reserve.

Following a Planning Committee Hearing, where it addressed all objections received, Council issued a planning permit for the installation of a Base Station/sports field light pole on 18 January 2016.

In August 2017, Council resolved to commence the statutory process and give public notice of its intention to enter into a lease with Telstra Corporation Ltd for the installation of a telecommunications facility at John Hall Reserve. The process provided the community and all abutting property owners with the opportunity to make comment on the proposal.

Public notice of the proposal was given in the *Preston Leader* and *Northcote Leader* newspapers on 30 and 31 January 2018 respectively. The notice period ended on 5 March 2018, with one submission having been received (**Appendix B**).

Recommendation

That Council:

- (1) Having complied with Section 190 and Section 223 of the *Local Government Act 1989*, and with one (1) submission having been received, resolves to enter into a lease agreement with Telstra Corporation Ltd for the installation of a telecommunications facility at John Hall Reserve.
 - (2) Authorises the General Manager Governance and Engagement to execute the new lease with Telstra Corporation Ltd.
-

BACKGROUND / KEY INFORMATION

In 2014, Council received an expression of interest from Telstra proposing the establishment of a Base Station, together with the provision of sports field lighting, at the Reserve.

Consultation between the relevant internal stakeholders and Telstra representatives confirmed that the proposed Base Station installation would be incorporated into the Council's sports field lighting plan for the Reserve, forming part of one of the light poles. The sports field lighting pole would be in accordance with a plan approved by Council and at Telstra's expense.

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

- **Term of Lease**
10 Years with 3 options of 5 years each (for a total period of 25 years)
- **Rent**
\$24,000 per annum (excluding GST), payable annually in advance. The rent would be increased annually by 3% on each anniversary of the commencement date during the Term with market reviews every five years.
- **Permitted Use**
Provision of a telecommunication facility including installation, inspection, maintenance, construction, excavation, replacement, repair, renewal, alteration, upgrade, cleaning, operation, access to and from, and removal of facility on the land at the end of the Term (excluding the sportsfield lighting pole which would revert to Council).
- **Installation Costs**
Telstra to pay all costs associated with the planning, construction and installation of the telecommunication facility and all costs associated with the installation of one sportsfield lighting pole including all reasonably agreed costs for Council's consultant fees and any necessary permit requirements.

At its ordinary meeting of 17 March 2014, Council authorised the Manager Assets and Properties to provide a letter on behalf of Council consenting to Urbis acting on behalf of Telstra to submit a planning permit application.

The application for a planning permit was considered at a Planning Committee Hearing on 30 November 2015, where it addressed six (6) objections received against the application, including a petition of 157 signatures. After considering all objections, the Hearing recommended that the application for a planning permit still be supported.

A planning permit for the installation of a Base Station/sports field light pole was issued on 18 January 2016. It included a condition that requires "the operator undertake electromagnetic energy testing and provide a report by a qualified professional demonstrating compliance with the *Radiocommunications (Electromagnetic Radiation – Human Exposure) Standard 2003*, in response to the six (6) objections, including the petition that were received against the application".

Previous Council Resolution

Council, at its ordinary meeting held on 21 August 2017, resolved as follows:

That Council:

- (1) *Commence the statutory process, under section 190 and section 223 of the Local Government Act 1989, to give effect of its intention to enter into a lease with Telstra Corporation Ltd for the installation of a telecommunications facility at John Hall Reserve.*

- (2) Give public notice under section 190 and section 223 of the *Local Government Act 1989* seeking public submissions in relation to Council's intention to enter into a lease with Telstra Corporation Ltd in the appropriate newspaper.
- (3) Note any public submission that requests to be heard in relation to their submission will be presented at a Hearing of Submissions Committee meeting prior to a further report being presented to Council for a final decision.

COMMUNICATIONS AND ENGAGEMENT

Consultation

In accordance with Section 190 and 223 of the *Local Government Act 1989*, Council must undertake the statutory process to give effect of its intention to enter into a lease with Telstra Corporation Ltd for the installation of a telecommunications facility at the Reserve.

The statutory process requires Council to publish a public notice of the proposed lease and invite submissions from any person/s.

The notification advised the community that submissions received in writing would be considered by Council pursuant to the provisions of Section 223 of the *Local Government Act 1989*.

Submissions and personal information in the submission are handled by Council in accordance with the provisions of the *Privacy and Data Protection Act 2014*.

Communications

Public notice of the proposal was given in the *Preston Leader* and *Northcote Leader* newspapers on 30 and 31 January 2018 respectively. The notice period ended on 5 March 2018.

One written submission was received and did not elect to be heard. A redacted copy of the submission is included at **Appendix B** and a full copy of the submission has been circulated separately to Councillors for their information.

Council is required under section 223 of the *Local Government Act 1989* to take into consideration all submissions received. After a decision is made, Council must notify each of the submitters of the decision and the reasons for the decision.

ANALYSIS

Alignment to Council Plan / Council policy

Goal 2 - Opportunities to live well

Strategy 2.2: We will expand opportunities for participation and social connection through sport, physical activity, arts, culture and other leisure activities.

Environmental Sustainability Considerations

Telstra has indicated that the proposal has been designed to ensure that maximum human exposure levels to radio frequency emissions comply with the relevant controls. Accordingly, it is intended that the proposed development will not cause any significant environmental damage and relevant standards of engineering and construction safety will be adhered to.

The planning permit further provides for Telstra to undertake electromagnetic energy testing and to provide a report by a qualified professional demonstrating compliance with the *Radiocommunications (Electromagnetic Radiation – Human Exposure) Standard 2003* within three months after the commencement of the operations of the telecommunication facility.

Equity, Inclusion and Wellbeing Considerations

There are no additional factors in this report which impact upon equity, inclusion and wellbeing.

Cultural Considerations

There are no factors in this report which impact upon cultural considerations.

Economic Development Considerations

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

Financial and Resource Implications

Initially, Council will receive an annual leasing income of \$24,000 (excluding GST), with 3% annual increases and market reviews every five years. All maintenance costs associated with the asset will be borne by Telstra for the duration of the lease. The cost to Council if it were to install the sports light asset is estimated at \$50,000. At the end of the lease, the asset will revert to Council ownership.

Telstra agrees to pay Council's legal costs for the negotiation and execution of the lease and reasonable disbursements to an amount not exceeding \$3,000.

Should Council decide not to proceed with the proposed lease, then any additional costs associated with the the process would be funded from existing budget allocations.

Legal and Risk Implications

Legal and risk implications associated with each option are covered under the analysis of each option.

DISCUSSION

- Conclusion of the statutory process for the proposed lease to Telstra Corporation Ltd for the installation of a telecommunications facility at John Hall Reserve.
- One submission received (**Appendix B**)

OPTIONS FOR CONSIDERATION

Option 1- Abandon the Proposal

Council could abandon the proposal and take no action. If the proposal is abandoned and the status quo remains, it would be contrary to the planning permit D/44/2015 issued by Council on 18 January 2016 and would result in the planned lighting of the sports field not being undertaken at this time. This may result in Council having to fund the whole of the sports field lighting plan at a later stage.

Option 2 – Enter into a lease with Telstra Corporation Pty Ltd (Recommended)

Council could enter into a lease with Telstra Corporation Pty Ltd. The lease would enable the installation of a Base Station that would include provision for sports field lighting at John Hall Reserve. This option provides Council with the ability to secure sports field lighting for one pole at no cost.

IMPLEMENTATION STRATEGY**Details**

- Arrange for Council's standard telecommunication lease to be prepared for execution by Council and Telstra Corporation Pty Ltd in accordance with the public notice.

Communication

- Council departments
- Community
- Maddocks Lawyers
- Telstra Corporation and Telstra Consultants

Timeline

- Commence preparation of Council's standard telecommunication lease.

RELATED DOCUMENTS

- Council Minutes – 21 August 2017

Attachments

- Site Plan (**Appendix A**) [↓](#)
- Submission (**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.



 Proposed Telstra Site

4434074



[Redacted]

19th February, 2018

Ms Sue Wilkinson,
Chief Executive Officer,
Darebin City Council, P.O. Box 91,
Preston 3072.



Dear Ms Wilkinson,

Re --Reference Number A73327

Notice of intention to Lease to Telstra Corporation at John Hall Reserve, 188 Dunne Street, Kingsbury 3083.

John Hall Reserve is in continuous use by young men for Recreation----regular practice sessions & matches of Cricket in Summer & Soccer in Winter .

In 2015 ----150 Ratepayer Residents signed a Petition objecting strongly against the erection of a Telecommunication Tower at the John Hall Reserve & suggested for multiple reasons, a more suitable location should be considered.

Ex Comm on behalf of Telstra eventually wrote to say " They would only be prepared to make (EMR) Electro Magnetic readings for a small number of locations ---but only for the first Panel! They would not be prepared to do any further Testing--if at any time they added additional Panels. It seems logical that Radiation levels would increase-- possibly exponentially & to what point.??? This gives no reassurance whatsoever.

Radiation is 24 hours /7days a week & has the ability to cause Cancer. There are those that it has no effect- & the jury is out/--- so once, Experts said Asbestos was safe --now many die painful deaths from Mesothelioma Cancer

4434074

through exposure. Radiation is a very sensitive Health issue to Residents in this Community.

I am asking Darebin Council to put the future health & wellbeing of Residents & all the young sportsmen ahead of all else. If the decision is to go ahead & Lease to Telstra ---then at least give some protection & confidence & make a condition in the Lease that EMR readings on first panels & any subsequent Panels be independantly assessed & Residents & Sporting Clubs notified in writing.

Thanking you,

A large black rectangular redaction box covering the signature and name of the sender.

Attachment.

4404074



13th November 2015

To:

Signatories of petition/letter dated 3rd November 2015 in relation to further suggestions for EME Testing.

Dear Sir/ Madam,

Response to petition/ letter requesting further EME Testing in relation to planning permit application D44/2015 at John Hall Reserve, 188 Dunne Street, Kingsbury.

Thank you for your letter dated 3rd November 2015 in which you requested pre and post EME testing in relation to the proposed construction of a telecommunications facility at John Hall reserve, 188 Dunne Street, Kingsbury.

Telstra is pleased to undertake a commitment to conduct pre and post testing of the EME levels for the proposed facility. Telstra will undertake the pre testing, should a planning permit be issued by Council. Telstra will also inform Council of their commitment to pre and post testing and suggest this be formalised by way of a permit condition.

5-7.

Telstra have commissioned a number of audits on many of their sites, and will use an independent assessor to carry out the testing at John Hall Reserve. In our experience, the independent assessor will usually identify 5-7 locations that will provide a fair representation of the environment including residential areas.

A report will be provided back to Council and will be available on request.

17.

Telstra is confident that the levels measured by the audit will comply with the ARPANSA standard by a large margin, and predicts that levels will be well under 1% of the allowable limit, as per the Environmental EME Report published for this site.

In demonstrating compliance with the ARPANSA standard once the site is in operation, and confirmation that predicted levels in the Environmental EME Report are accurate, Telstra trusts that the community will be confident in its future EME predictions should the site need to be upgraded as technology evolves.

X

Telstra does not consider that future EME testing is therefore warranted.

Yours sincerely

Emily Wardlaw
Director Planning Services
Acquirecomm for
Excomm Integrated Services



Excomm Integrated Services, PO Box 205, Moorabbin, 3189

4434074

Leading doctor says mobile phone radiation a hotline to brain cancer | HeraldSun

Page 1 of 7

Herald Sun

Melbourne 12-17 °C

JOIN TODAY

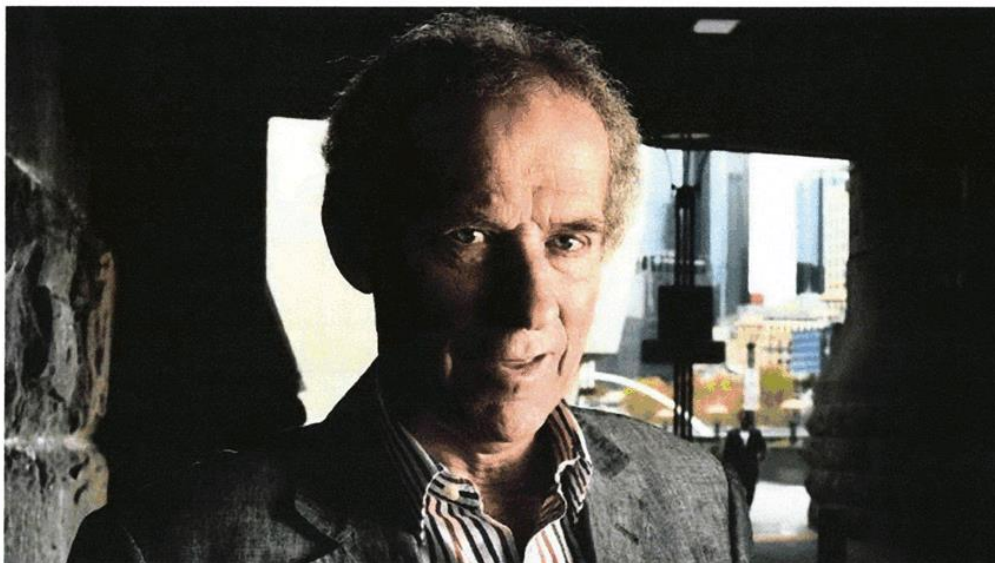
LOGIN

News

Leading doctor says mobile phone radiation a hotline to brain cancer

May 10, 2015 10:33pm

Rita Panahi Herald Sun



Dr John Tickell, who has fought his own brain cancer battle, believes radiation is a significant contributing factor to the increasing rate of malignant brain tumours. Picture: Jay Town

X RADIATION from mobile phones and towers is contributing to a rise in brain cancer in Australia, according to a leading physician.

Dr John Tickell, who has fought his own brain cancer battle, believes that radiation is a significant contributing factor to the increasing rate of malignant brain tumours.

OPINION: ONLY CASH CAN TAKE THE FIGHT TO THIS KILLER

"There is a million times more radiation today than there was 50 years ago," he said. "The World Health Organisation has upgraded cell phone radiation to B2 category, which means possibly carcinogenic.

"The telco-funded studies say they're safe but the FCC (US Federal Communications Commission) has not done any tests on radiation from phones in 20 years."

<http://m.heraldsun.com.au/news/leading-doctor-says-mobile-phone-radiation-a-hotline...> 11/10/2015

8.7 PROPOSED SALE OF LAND FROM A COUNCIL-OWNED DRAINAGE AND SEWERAGE RESERVE ADJOINING THE REAR OF 18 LIVINGSTONE STREET AND 15A NOCTON STREET, RESERVOIR

Author: Property Officer
Property Manager

Reviewed By: General Manager Governance and Engagement

PURPOSE

This report provides Council with information relating to the outcome of preliminary investigations into the proposed sale of a Council-owned parcel of land from a drainage and sewerage reserve adjoining the rear of 18 Livingstone Street and 15A Nocton Street, Reservoir, shown hatched on the site plan in **Appendix A** and orange in the aerial view in **Appendix B** (Land), and to seek approval from Council to commence statutory procedures for the proposed sale.

EXECUTIVE SUMMARY

In 2016, Council received an enquiry from an adjoining property owner at 18 Livingstone Street, Reservoir, looking to purchase the land from the drainage and sewerage reserve at the rear of their property. Investigations revealed that the former City of Coburg resolved to vest in itself and to sell the 1.83-metre-wide drainage and sewerage reserve in 1986 to adjoining property owners. Not all of the parcels of land were sold at that time.

As a result of the change in municipal boundaries and the delisting of the registered company, the then proprietor, the Australian Securities and Investments Commission (ASIC), transferred the remaining titled land to Darebin City Council. The Land appears to have been enclosed by the adjoining property at 18 Livingstone Street, Reservoir for many years.

Consultation with abutting property owners confirmed the feasibility of the proposed sale, with the property owners of 18 Livingstone Street, Reservoir indicating their interest by signing an in-principle agreement to purchase the Land from the discontinued road at market value, as well as meeting all reasonable costs associated with the statutory process.

Investigations also revealed that while the former City of Coburg had vested the land from the reserve in Council in 1986, they had not taken the added step to remove the reserve status. As such, a Plan of Subdivision has been prepared, creating Lots 1 and 2 on the Plan of Subdivision shown in **Appendix C**.

Recommendation

That Council:

- (1) Gives public notice under sections 189, 82A and 223 of the *Local Government Act 1989* of the proposed sale of the land shown hatched on the site plan in **Appendix A**, and as Lot 1 in Plan of Subdivision PS814100J provided in **Appendix C**, in the appropriate newspapers and on Council's website, and in such notice state that Council proposes to sell the land to the owner of 18 Livingstone Street, Reservoir, by private treaty.

- (2) Undertakes procedures under Part 4 of the *Planning and Environment Act 1987* and section 24A of the *Subdivision Act 1988* to remove reserve status and subdivide the land shown hatched on **Appendix A**.
-

BACKGROUND / KEY INFORMATION

In 1986, the former City of Coburg resolved to vest in itself and sell the 1.83m-wide drainage and sewerage reserve bound by Livingstone Street, Nocton Street, Corben Street and Elizabeth Street, Reservoir, shown hatched on the site plan in **Appendix A**. Not all of the parcels of land were sold at the time. Furthermore, the remaining land was transferred to the City of Darebin in 2016 as a result of a transfer from ASIC.

In 2016, Council received an enquiry from an adjoining property owner at 18 Livingstone Street, Reservoir looking to purchase the land from drainage and sewerage reserve at the rear of their property, as shown hatched on the site plan in **Appendix A** and coloured orange on the aerial photo in **Appendix B** (Land).

Negotiations commenced with the owners of 18 Livingstone Street and 15A Nocton Street with a view to sell the Land. While both properties initially expressed interest in the Land, the owners of the adjoining property at 15A Nocton Street withdrew their interest at a later date. The owners of 18 Livingstone Street have expressed interest in acquiring Lot 1 in the Plan of Subdivision PS814100J in **Appendix C**, which is consistent with its current use/occupation.

Once initial investigations confirmed the feasibility of the proposal, Macquarie Lawyers were commissioned to undertake further consultation, with a view to Council commencing the statutory procedures to facilitate the possible sale of the 1.83m-wide reserve to the property owners of 18 Livingstone Street, Reservoir.

Investigations also revealed that while the former City of Coburg had vested the Land from the reserve in Council in 1986, they had not taken the added step to remove the reserve status. As such, a Plan of Subdivision has been prepared, creating Lots 1 and 2 on the Plan of Subdivision shown in **Appendix C**.

Previous Council Resolution

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

COMMUNICATIONS AND ENGAGEMENT

Consultation with adjoining property owners

All of the immediate adjoining owners were consulted regarding the proposed removal of the reserve status and sale of the Land shown as Lots 1 and 2 in Plan of Subdivision PS814100J, provided in **Appendix C**, and no objections were received.

The property owner of 18 Livingstone Street, Reservoir, has confirmed an interest in acquiring the land, shown as Lot 1 in the Plan of Subdivision PS814100J in **Appendix C**, at current market value, as well as meeting all of the reasonable costs associated with Council removing reserve status and selling the Land in accordance with current policy.

Lot 2 in the Plan of Subdivision PS814100J in **Appendix C** is currently enclosed within the adjoining property at 20 Livingstone Street. The property owner of 20 Livingstone Street had previously acquired the majority of the land at the rear of their property at the time of the initial vesting and sale; however, they have indicated that they have no interest in acquiring Lot 2 at this time. Council will retain ownership of Lot 2 for potential sale in the future.

Consultation with Service Authorities and Council Departments

Internal departments and service authorities were consulted about the proposal and no objections were received. Yarra Valley Water has a sewer in the Land and accordingly a drainage and sewerage easement will be created over the Land.

Consultation with the Community

The statutory procedures require Council to give public notice of its intention to remove the reserve status and sell the Land and invite submissions from affected parties and the community. All abutting property owners will be advised of the proposal in writing and informed of their right to make a submission. Submitters may request to be heard by Council prior to a decision being made to proceed or otherwise with the proposal. Following this, a report will be presented to Council for a decision on whether to sell the Land, part of the Land or not to sell the Land.

Communications

- All immediate adjoining owners were consulted as part of our initial investigations in considering the proposal and no objections were received. The dimensions and proposed allocation of the Land is shown in the Plan of Subdivision provided in Appendix C.
- The property owners of 18 Livingstone Street, Reservoir have agreed to purchase the Land at the rear of their property at current market value on an in-principle basis (as well as meeting all of the reasonable costs associated with statutory procedures).

ANALYSIS

Alignment to Council Plan / Council policy

Goal 6 - A well governed Council

Property Assets Management Strategy 2014

Sale of Minor Council Property Assets Policy 2015

Environmental Sustainability Considerations

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

Equity, Inclusion and Wellbeing Considerations

There are no factors in this report which impact upon equity, inclusion and wellbeing.

Cultural Considerations

There are no factors in this report which impact upon cultural considerations.

Economic Development Considerations

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

Financial and Resource Implications

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

Council's City Valuer has placed a market value of \$407.00 per square metre (including GST) on the Land. The sale of Lot 1, with an area of 27m², is intended to be sold to the property owner of 18 Livingstone Street, Reservoir for the amount of \$10,989.00 (including GST). The Land will also attract Council rates once transferred.

Costs associated with undertaking the statutory process would be recoverable from the purchasers should Council decide to sell the Land. Should Council decide not to proceed with the sale, then the costs associated with conducting the statutory process will be funded from existing budget allocations.

Legal and Risk Implications

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

DISCUSSION

Commence statutory procedures for the proposed removal of the drainage and sewerage reserve status and sale of a Council owned parcel of land adjoining the rear of 18 Livingstone Street and 15A Nocton Street, Reservoir.

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 status quo would remain, with the adjoining property owner continuing to occupy the Land.

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).

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

Option 2 – Commence the Statutory Procedures (Recommended)

Council could resolve to commence the statutory procedures to potentially remove the reserve status and sell the Land. This would extend the consultation to the wider community and provide 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 Land. It would also enable Council to make an informed assessment on the proposed sale of the Land.

Benefits of commencing the statutory process, depending on Council's decision on the proposed sale, could result in receipt of revenue from the sale of the Land which is no longer required for its original purpose.

It is proposed to sell the Land to the present occupiers. As none of the other surrounding property owners have expressed an interest in the Land, it is anticipated that it will be unlikely that an objection would be received to the proposed sale.

IMPLEMENTATION STRATEGY

Details

- Commence statutory process
- Report back to Council on outcome of statutory process

Communication

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

RELATED DOCUMENTS

- *Local Government Act 1989*
- *Planning and Environment Act 1987*
- *Road Management Act 2004*
- Sale of Minor Council Property Assets Policy, Darebin City Council, 2015

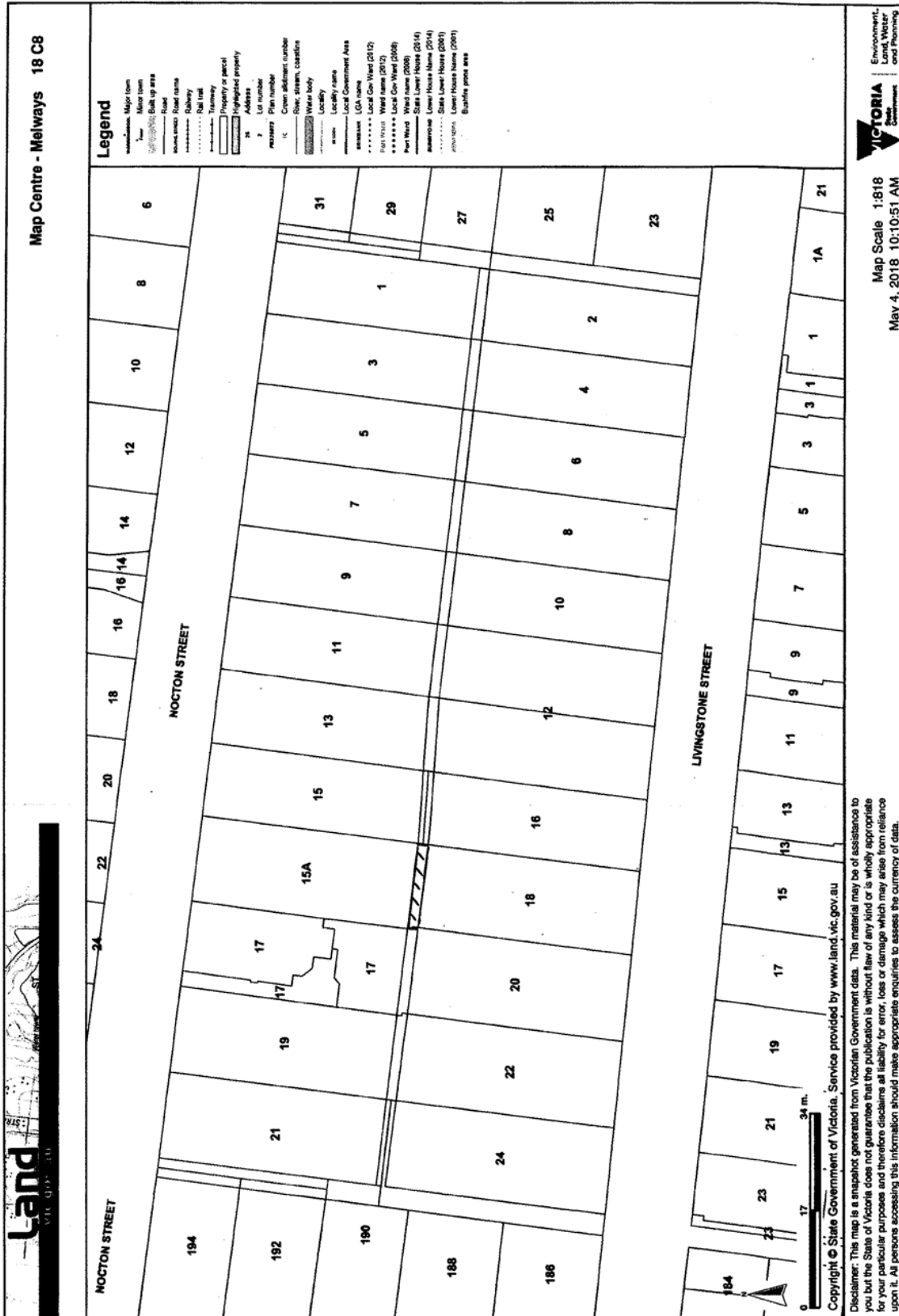
Attachments

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

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.





PLAN UNDER SECTION 24A OF THE SUBDIVISION ACT 1988		EDITION 1	PS814100J	
LOCATION OF LAND PARISH JIKA JIKA TOWNSHIP - SECTION - CROWN ALLOTMENT - CROWN PORTION 148 (PART) TITLE REFERENCES VOL.5318 FOL.488 LAST PLAN REFERENCE DRAINAGE & SEWERAGE RESERVE ON LP8472 POSTAL ADDRESS REAR OF 18 & 20 LIVINGSTONE STREET (AT TIME OF SUBDIVISION) RESERVOIR 3073 MGA CO-ORDINATES E 322 505 ZONE 55 (APPROX. CENTROID) N 5 822 828 GOA 94		COUNCIL NAME: DAREBIN CITY COUNCIL		
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL			
PURPOSE OF PLAN REMOVAL OF THE RESERVE STATUS FROM THAT PART OF THE DRAINAGE & SEWERAGE RESERVE ON LP8472 SHOWN AS LOTS 1 & 2 ON THIS PLAN. SUBDIVIDE INTO TWO LOTS		NOTATIONS		
GROUNDS FOR REMOVAL AS DIRECTED IN DAREBIN CITY COUNCIL PLANNING PERMIT No.		DEPTH LIMITATION DOES NOT APPLY SURVEY: THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS NOT BEEN CONNECTED TO PERMANENT MARKS AND IS NOT IN A PROCLAIMED SURVEY AREA		
EASEMENT INFORMATION				
LEGEND E- ENCUMBERING EASEMENT OR CONDITION IN CROWN GRANT IN THE NATURE OF AN EASEMENT OR OTHER ENCUMBRANCE A- APPURTENANT EASEMENT R- ENCUMBERING EASEMENT (ROAD)				
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
LOTS 1 & 2 E-1	DRAINAGE & SEWERAGE SEWERAGE	SEE DIAGRAM 3m	LP8472 THIS PLAN	LOTS ON LP8472 YARRA VALLEY WATER
REF. 13840 VERSION 02 COMPUTER FILE: 38495MLDWG DATE: 15/01/2018		SCALE 1:100 0 1 2 3 4 5 LENGTHS ARE IN METRES		
BARKER MONAHAN A.C.N. 005 394 885 SURVEYORS, DEVELOPMENT AND LOCAL GOVERNMENT CONSULTANTS 581 GILBERT ROAD, PRESTON 3072 P.O. BOX 2546 REGENT WEST 3072 TELEPHONE 9478 6133 FAX 9478 5189 EMAIL: survey@barkermonahan.com.au		ORIGINAL SHEET SIZE A3 SHEET 1 OF 1 SHEET DAVID JOHN MONAHAN, VERSION 02		

8.8 PROPOSED SALE OF A PARCEL OF LAND FROM A PREVIOUSLY DISCONTINUED ROAD AT THE REAR OF 28K HUGHES PARADE, RESERVOIR

Author: Property Manager
Property Officer

Reviewed By: Manager Governance and Performance

PURPOSE

This report provides Council with information relating to the outcome of preliminary investigations relating to the proposed sale of a parcel of land from a discontinued road at the rear of 28K Hughes Parade and 3K Morris Street, Reservoir, shown cross-hatched on the site plan in **Appendix A** and in orange in the aerial view in **Appendix B** (Land), and seeks approval from Council to commence statutory procedures for the proposed sale.

EXECUTIVE SUMMARY

In 2017, Council received an enquiry from an adjoining property owner at 28K Hughes Parade, Reservoir looking to purchase the land at the rear of the property, being part of the unsold land from the discontinued road. The Land is known as Lot 5 on Title Plan 015228X shown in **Appendix C**.

Although the Land appears to have been incorporated within the vacant allotment at 3K Morris Street, Reservoir for many years, it has never been built on, nor has the Land been restricted from public access (**Appendix B**). Furthermore, the property owner at 3K Morris Street, Reservoir has not expressed any interest in the Land.

Consultation with abutting property owners confirmed the feasibility of the proposed sale, with the property owner of 28K Hughes Parade, Reservoir indicating their interest by signing an in-principle agreement to purchase the Land from the discontinued road at market value, as well as meeting all reasonable costs associated with the statutory process.

Recommendation

That Council:

- (1) Commences the statutory procedures under Section 189 of the *Local Government Act 1989* ('the Act') to sell the land from the discontinued road adjoining the rear of 28K Hughes Parade and 3K Morris Street, Reservoir, shown as Lot 5 on Title Plan 015228X in **Appendix C**, to the owners of 28K Hughes Parade, Reservoir in accordance with Council Policy.
 - (2) Gives public notice under Sections 189, 82A and 223 of the Act of the proposed sale in the appropriate newspapers and on Council's website, and in such notice state that Council proposes to sell the land from the former road to the owner of 28K Hughes Parade, Reservoir by private treaty.
-

BACKGROUND / KEY INFORMATION

On 6 December 1999, Council resolved to discontinue the road bound by Hughes Parade, Morris Street, Asquith Street and Carson Street, Reservoir and sell the land by private treaty in accordance with Council Policy. However, not all parcels of land were sold at that time, with the unsold parcels of land continuing to vest with Council. The discontinuance was published in the Victorian Government Gazette on 8 June 2000, shown in **Appendix D**.

In 2017, Council received an enquiry from the adjoining property owner at 28K Hughes Parade, Reservoir requesting to purchase the land from the discontinued road at the rear of the property shown hatched on the site plan in **Appendix A** and coloured orange on the aerial photo in **Appendix B** (Land). The Land is known as Lot on 5 on Title Plan 015228X shown in **Appendix C**.

Investigations revealed that the Land appears to have been incorporated within the property at 3K Morris Street, Reservoir for many years. However, this property is a vacant plot of land which has never been built on, nor has the Land been restricted from public access as shown in the Aerial view in **Appendix B**. The owners of the adjoining property at 3K Morris Street, Reservoir have not objected nor expressed any interest in the Land.

Once the initial investigations confirmed the feasibility of the proposed sale, Macquarie Lawyers were commissioned to undertake further consultation, with a view to Council commencing the statutory procedures to facilitate the possible sale of the Land from the discontinued road to the owners of 28K Hughes Parade, Reservoir.

Previous Council Resolution

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

COMMUNICATIONS AND ENGAGEMENT

Consultation with adjoining property owners

All immediate adjoining property owners were consulted regarding the proposal and no objections were received.

The owners of 28K Hughes Parade, Reservoir, have confirmed an interest in acquiring the land, shown as Lot 5 in the Title Plan 015228X provided in **Appendix C**, at current market value, as well as meeting all costs associated with the transfer of land.

Consultation with Service Authorities and Council Departments

Internal departments and the service authorities were consulted when the road was discontinued in 1999 and easements in favour of both Council and Yarra Valley Water were saved over the Land at that time.

Consultation with the community

The statutory procedures require Council to give public notice of its intention to sell the land known as Lot 5 on Title Plan 015228X and invite submissions from affected parties and the community. All abutting property owners will be advised of the proposal in writing and informed of their right to make a submission. Submitters may request to be heard by Council prior to a decision being made to proceed or otherwise with the proposal. Following this, a report will be presented to Council for a decision on whether to sell the Land, part of the Land or not to sell the Land.

Communications

- All immediate adjoining property owners were consulted as part of our initial investigations in considering the proposal and no objections were received. The dimensions and proposed allocation of the Land is shown in the Title Plan provided in **Appendix C**.
- The property owners of 28K Hughes Parade, Reservoir have agreed to purchase the Land at the rear of their property at current market value on an in-principle basis, as well as meeting all reasonable costs associated with the transfer of land.

ANALYSIS**Alignment to Council Plan / Council policy**

Goal 6 - A well governed Council

Property Assets Management Strategy 2014

Sale of Minor Council Property Assets Policy 2015

Environmental Sustainability Considerations

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

Equity, Inclusion and Wellbeing Considerations

There are no factors in this report which impact upon equity, inclusion and wellbeing.

Cultural Considerations

There are no factors in this report which impact upon cultural considerations.

Economic Development Considerations

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

Financial and Resource Implications

The costs associated with conducting the statutory process will be funded from existing budget allocations.

Council's City Valuer has placed a market value of \$308.00 per square metre (including GST) on the Land. The sale of Lot 5, with an area of 56m², is intended to be sold to the property owner of 28K Hughes Parade, Reservoir for the amount of \$17,248.00 (including GST). The Land will also attract Council rates once transferred.

Legal and Risk Implications

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

DISCUSSION

Commence statutory procedures for the proposed sale of a parcel of land from a discontinued road at the rear of 28K Hughes Parade and 3K Morris Street, Reservoir (**Appendix C**).

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 status quo would remain with the adjoining property owner continuing to occupy the Land.

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).

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

Option 2 – Commence the Statutory Procedures (Recommended)

Council could resolve to commence the statutory procedures to potentially sell the Land. This would extend the consultation to the wider community and enable all affected property owners with 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 sale. It would also enable Council to make an informed assessment of the proposed sale of the Land.

Benefits of commencing the statutory process, depend on Council's decision on the proposed sale, could result in receipt of revenue from the sale of the Land which is no longer required for its original purpose.

IMPLEMENTATION STRATEGY

Details

- Commence statutory process
- Report back to Council on outcome of statutory process

Communication

- Council departments
- Community
- 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 View (**Appendix B**) [↓](#)
- Title Plan TP015228X (**Appendix C**) [↓](#)
- Victorian Government Gazette 8 June 2000 (**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.

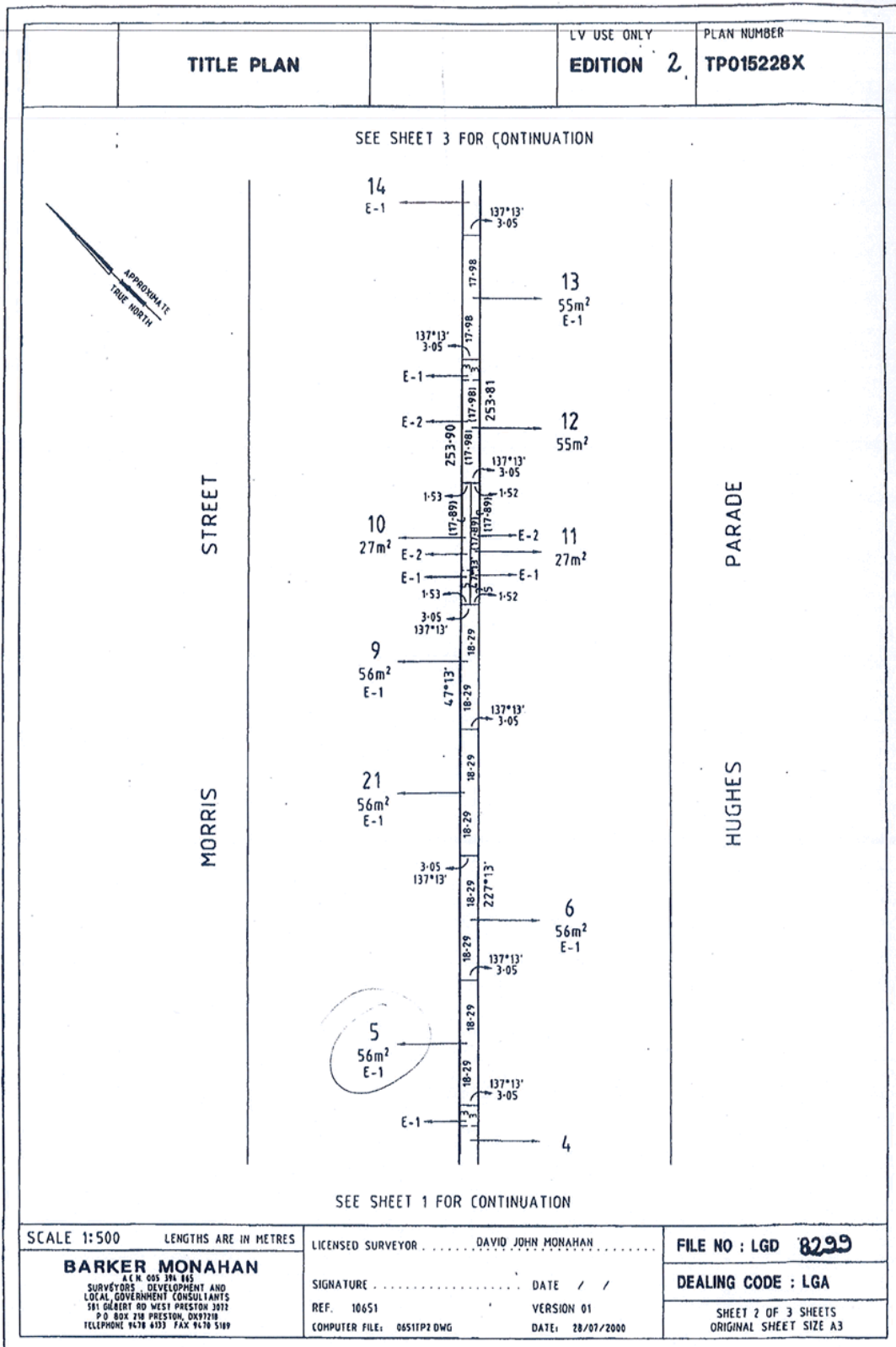




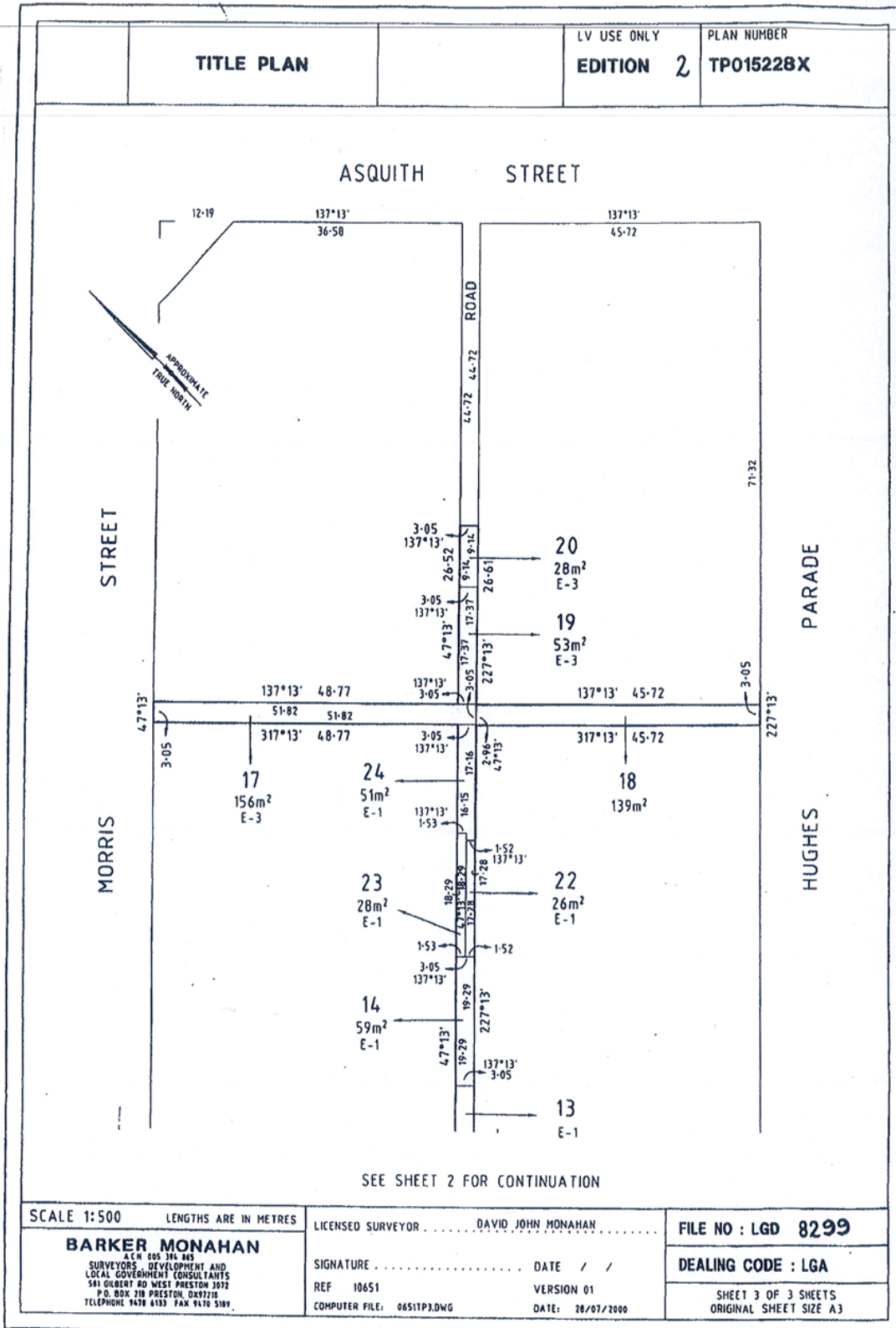
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TITLE PLAN		LV USE ONLY EDITION 2	PLAN NUMBER TP015228X
LOCATION OF LAND PARISH: KEELBUNDORA TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 13 (PART) LV BASE RECORD: CHART 66 (2856) LAST PLAN REFERENCE: LP8481 DEPTH LIMITATION: DOES NOT APPLY PARENT TITLE REFERENCE: VOL 4984 FOL.723 AMG CO-ORDINATES: E: 324 140 (APPROX. CENTRE OF LAND IN PLAN) N: 5 825 625 ZONE: 55		WARNING: THIS PLAN REPRESENTS AN EXPECTED DIVISION OF LAND. ANY ONE LOT MAY NOT HAVE BEEN CREATED. CHECK THE LOT/PLAN INDEX FOR CURRENT INFORMATION. NOTATIONS: LOTS 7, 8, 15 AND 16 HAVE BEEN OMITTED FROM THIS PLAN. THIS PLAN IS NOT BASED ON SURVEY	
EASEMENT INFORMATION			
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)			THIS PLAN HAS BEEN PREPARED FOR LAND VICTORIA FOR TITLE DIAGRAM PURPOSES. CHECKED BY: DATE: / / ASSISTANT REGISTRAR OF TITLES
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN
E-1 & E-3	AS PROVIDED FOR IN SEC.207C LGA 1989	SEE DIAGRAM	SEC.207C LGA 1989
E-1 & E-2	AS PROVIDED FOR IN SEC.207C LGA 1989	SEE DIAGRAM	SEC.207C LGA 1989
		LAND BENEFITED/IN FAVOUR OF	
		YARRA VALLEY WATER LTD.	
		CITY OF DAREBIN	
SEE SHEET 2 FOR CONTINUATION			
SCALE 1:500 LENGTHS ARE IN METRES BARKER MONAHAN A.C.N. 005 396 845 SURVEYORS DEVELOPMENT AND LOCAL GOVERNMENT CONSULTANTS 581 GILBERT RD WEST PRESTON 3072 P.O. BOX 218 PRESTON, VIC 3072 TELEPHONE 9478 4133 FAX 9478 5189		LICENSED SURVEYOR DAVID JOHN MONAHAN SIGNATURE DATE / / REF 10651 VERSION 01 COMPUTER FILE: 0651TP.DWG DATE: 28/07/2000	
		FILE NO : LGD 8299	
		DEALING CODE : LGA	
		SHEET 1 OF 3 SHEETS ORIGINAL SHEET SIZE A3	

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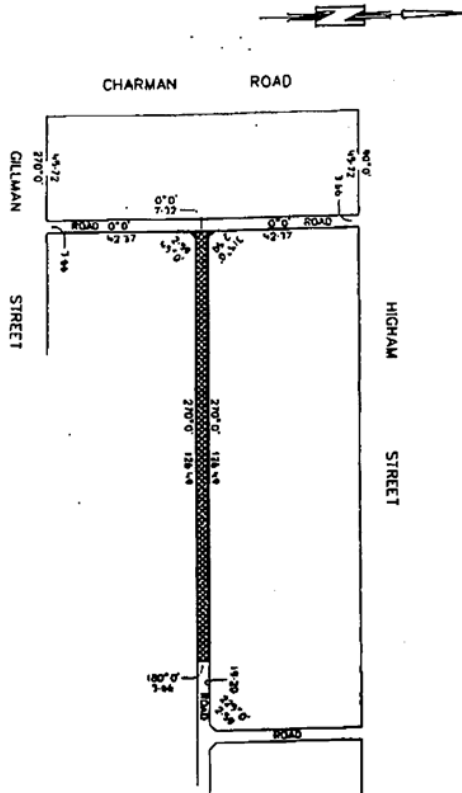


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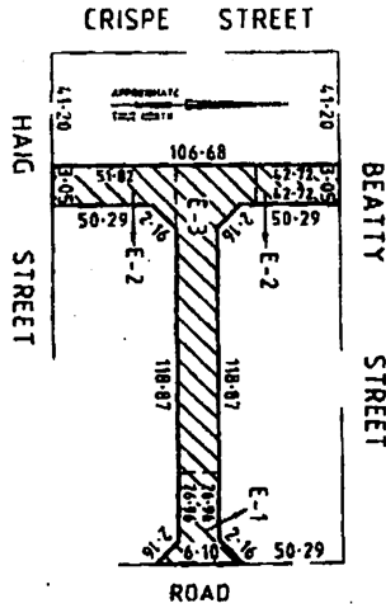


ROB SKINNER
Chief Executive Officer

DAREBIN CITY COUNCIL
Road Discontinuance

Under Section 206 and Schedule 10 Clause 3 of the **Local Government Act 1989**, the Darebin City Council at its Ordinary meeting held on 3 November 1999, formed the opinion that the road shown hatched on the plan below is not reasonably required as a road for public use and has resolved to discontinue the road and to sell the land from the road by private treaty subject to any right, power or interest in the road held by the Darebin City Council in respect to the land marked E-1 & E-3 on the plan, and the

Melbourne Water Corporation (Yarra Valley Water Ltd) in respect to the land marked E-2 & E-3 on the plan, in connection with any sewers, drains or pipes under the control of those authorities in or near the road.



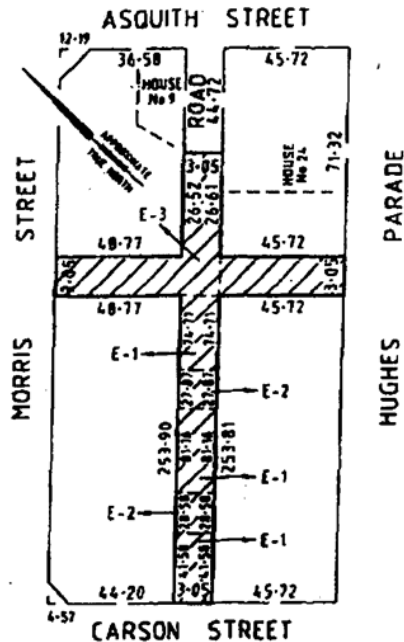
PHILIP SHANAHAN
Chief Executive Officer

*** DAREBIN CITY COUNCIL**
Road Discontinuance

Under Section 206 and Schedule 10 Clause 3 of the **Local Government Act 1989**, the Darebin City Council at its Ordinary meeting held on 6 December 1999, formed the opinion that the road shown hatched on the plan below is not reasonably required as a road for public use and has resolved to discontinue the road and to sell the land from the road by private treaty subject to any right, power or interest in the road held by the Darebin City Council in respect to the land marked E-1 & E-2 on the plan, and the Melbourne Water Corporation (Yarra Valley Water Ltd) in respect to the land marked E-1 & E-3 on the plan, in connection with any sewers, drains or pipes under the control of those authorities in or near the road.

1192 G 23 8 June 2000

Victoria Government Gazette



PHILIP SHANAHAN
Chief Executive Officer



Proposed Lease
728 Main Road, Eltham

Notice is hereby given that the Nillumbik Shire Council has applied for a lease pursuant to section 134 of the Land Act 1958 for a term of 21 years in respect of Crown Allotment 1, Section 4, Parish of Nillumbik, which is situated at 728 Main Road, Eltham for Municipal and Community Purposes.

CATHERINE DALE
Chief Executive Officer

**Planning and Environment Act 1987
CAMPASPE PLANNING SCHEME
Notice of Amendment
Amendment C10**

The Campaspe Shire Council has prepared Amendment C10 to the Campaspe Planning Scheme.

The Amendment seeks to alter the schedule of the Rural Zone in: 1. Replace Campaspe Irrigation District with Rochester Irrigation District; 2. Add statement to read: "That part of the Goulburn Murray Irrigation and the Rochester Irrigation District which is located within the shire or on land where a water licence for irrigation from the Campaspe, Goulburn and Murray Rivers for agricultural purposes has been issued by the appropriate water authority."

The Amendment can be inspected at Shire of Campaspe, corner Hare & Heygarth Streets, Echuca 3564; Department of Infrastructure, 57 Lansell Street, Bendigo 3550 and Department of Infrastructure, Planning and Local Government portfolio, Level 20, Nauru House, 80 Collins Street, Melbourne 3000.

Submissions about this Amendment must be sent to David Merret, Planning & Development Manager, Shire of Campaspe, P.O. Box 35, Echuca, Vic. 3564 by Friday 30 June 2000.

Dated 26 May 2000.

PHIL PEARCE
Chief Executive Officer



**Planning and Environment Act 1987
YARRIAMBIACK PLANNING SCHEME
Notice of Amendment
Amendment C1**

The land affected by the Amendment is located at: Corner of Gardiner and Thomas Streets, Warracknabeal.

The Amendment proposes to: Rezone Crown Allotments 5 & 6, Section 39 and Lots 1-4 LP 316898J from Residential to Business 4.

The person who requested the Amendment is: Garry Brunt.

You may inspect the Amendment, any documents that support the amendment and the explanatory report about the amendment at the office of the Planning Authority, Yarriambiack Shire Council Shire Offices, 34 Lyle Street, Warracknabeal 3393 or the Department of Infrastructure, Western Region Office, 1315 Sturt Street, Ballarat, Victoria 3350 or the Department of Infrastructure, Nauru House, 80 Collins Street, Melbourne 3000.

8.9 CT2017213 - LEASING OF LAPTOP COMPUTERS**Author:** Infrastructure Project Manager**Reviewed By:** General Manager Governance and Engagement

PURPOSE

This report is being presented for Council to award contract number CT2017213 – Provision of Leasing Desktop and Laptop Equipment.

EXECUTIVE SUMMARY

A significant proportion of the Council's fleet of desktop and laptop computers are currently, or about to become, end of life and out of vendor support with 447 of 696 items registering end of life. By January 2019 a further 50 devices will be added to this total with another 58 registering end of life by December 2019.

As a consequence, Council is required to enter into contractual arrangements to facilitate the replacement of the majority of current devices as part of a 4 year lifecycle management schedule. This includes laptops that have been imaged with Council's standard operating environment and associated peripherals that are suitable for an agile workforce; support of the laptops and peripherals during the warranty period (4 years); and completion of the laptop and peripheral disposal process at the end of the warranty period.

A Request for Tender (RFT) was advertised from Saturday 17 March 2018 to Thursday 12 April 2018 for the provision of leasing desktop and laptop equipment. A total of eight submissions were received.

The Tender Evaluation details and scoring for the evaluation is contained in **Appendix A – CT2017213 – Provision of Leasing Desktop and Laptop Equipment - Confidential Report**, attached under separate cover.

The proposed contractual arrangement is to enter into a contract for the leasing of the laptops and peripherals (docking station, bag) for the period commencing 1 October 2018 to 30 June 2023; the provision of professional services for the management of the laptops and peripherals; and the inclusion of professional services for the disposal of laptop and peripherals at the end of the lease term.

Recommendation

That Council:

- (1) Awards the contract CT2017213 for the leasing of the laptops and peripherals for the period commencing 1 October 2018 to 30 June 2023, the provision of professional services for the management of the laptops and peripherals, and professional services for the disposal of laptop and peripherals at the end of the lease term to _____ up to a total contract value of \$_____.
- (2) Notes that a budget contingency amount of \$_____ GST inclusive, for Contract CT2017213 (being 3% of the procurement cost and within Council's budget allowing for international currency fluctuations due to the extended timeframe from quoting to ordering).
- (3) Authorises the Chief Executive to finalise and execute the contract on behalf of Darebin City Council.

BACKGROUND / KEY INFORMATION

Council's commitment to bring the organisation up to a standard level was demonstrated in July 2017 by adopting the Digital Transformation Strategy. A key component of the Digital Transformation Strategy is to replace ageing and obsolete information and communications technology components, including laptops and desktops.

A significant proportion of the Council's fleet of desktop and laptop computers are currently, or about to become, end of life and out of vendor support with 447 of 696 items registering end of life. By January 2019 a further 50 devices will be added to this total with another 58 registering end of life by December 2019.

Previous Council Resolution

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

COMMUNICATIONS AND ENGAGEMENT

Consultation

The approach and recommendation to lease Council's devices was made in conjunction with the Chief Information Officer and Director of Corporate Services, analysis of hardware failure, increased demand for more mobile workplace options, operating system support and improved security.

Communications

The Request for Tender was publically advertised on Saturday 17 March 2018 in the Age Newspaper.

ANALYSIS

Alignment to Council Plan / Council policy

Goal 6 - A well governed Council

6.1 We will implement the best delivery models to optimise efficiency and value.

Environmental Sustainability Considerations

Consideration to environmental sustainability were specified in the RFT including the need to secure environmentally friendly disposal, and the recycling of redundant hardware and packaging in accordance with Darebin's policies.

All eWaste will be recycled in accordance with [AS/NZ 5377](#) as required under the Nationally Approved Recycling Scheme.

This will be completed in conjunction with the vendor providing secure wipe and disposal via a buyback program. This will allow a fair market value cash payment to Darebin, for eligible devices.

Equity, Inclusion and Wellbeing Considerations

There are no factors in this report which impact upon equity, inclusion and wellbeing.

Cultural Considerations

There are no factors in this report which impact upon cultural considerations.

Economic Development Considerations

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

Financial and Resource Implications

The proposed contract amount is within the approved operational IT hardware replacement budget for 2018/19 and in the forecast budgets for 2019/20, 2020/21 and 2021/22.

Year	2018/19	2019/20	2020/21	2021/22	Total (inc GST)
Funding Per Year	\$350,000	\$350,000	\$350,000	\$350,000	\$1,400,000

The distribution over a 4 year period, as detailed in the above budget table, will allow for the implementation of a lifecycle management strategy over 4 years. This will allow for a staggered approach to the retirement of assets, resulting in Council being transitioned into a rolling quarterly replacement program, mitigating the need for bulk replacement at the end of the 4 year period.

Legal and Risk Implications

A risk assessment and probity plan has been established for the tender purposes to identify and address key program risks.

DISCUSSION

Council is currently running personal computers, the majority of which are Windows 7 and Windows 8.

As part of this project, Windows 10 will be rolled out utilising the existing MS Enterprise licensing agreement.

There are a number of risks that will affect Council's day to day business if the continuous improvement strategy is not implemented. These risks include, but are not limited to:

- Increased reliability issues and cost to support.
- Loss of productivity due to aging hardware.
- No mobility or flexibility working options for the majority of users.
- Inconsistent Operating Systems (Windows 7, Windows 8, Windows 10 and Office365) and application environment.
- Extended timeframes for support and provisioning.

A Request for Tender (RFT) was advertised from Saturday 17 March 2018 to Thursday 12 April 2018 for the provision of leasing desktop and laptop equipment. A total of eight submissions were received.

The Tender Evaluation details and scoring for the evaluation is contained in **Appendix A – CT2017213 – Provision of Leasing Desktop and Laptop Equipment - Confidential Report**, attached under separate cover.

The proposed contractual arrangement is to enter into a contract for the leasing of the laptops and peripherals (docking station, bag) for the period commencing 1 October 2018 to 30 June 2023.

A Tender Evaluation Panel was formed to assess the RFT responses and to recommend the preferred contractor for provision of leasing desktop and laptop equipment.

The RFT submissions were evaluated by the panel against the evaluation criteria detailed in the table below. All submissions were reviewed by members of the evaluation panel and assessed accordingly.

Evaluation criteria:
Cost / Price
Availability – Delivery/Lead Times
Compliance to Specification
Vendor Capability
Conformance to RFT

The members of the panel, evaluation details, pricing and scoring for the evaluation is provided in **Appendix A – Confidential Report**, attached under separate cover.

Proceeding with this contract will have the benefit of:

- Reducing operational support costs
- Reducing the risk of incurring unrecoverable lost time due to aging hardware
- Reducing staff frustration with computer hardware failures
- Reducing Darebin's carbon footprint and paper consumption by lessening need to print
- Allow efficiency gains associated with mobility to be realised.

Mobility is transforming the workplace and is recognised as a strategic tool to recruit top talent, automate processes and improve operational efficiency. The required workspace today is collaborative, flexible, project-oriented and unbounded by time or geography.

The services component of the contract will provide the following benefits:

- Imaging of laptops with Council's current Windows 10 standard operating environment before delivery, reducing time to deploy to Council staff and the internal administrative overhead associated with laptop builds.
- Asset tagging and improved reporting on:
 - Asset allocation
 - Lifecycle management
- Hardware warranty support and management
 - Vendor will act as single point of contact for all warranty issues providing enhanced service level agreements compared to manufacturers offering.

OPTIONS FOR CONSIDERATION

Option 1 Award the contract (recommended).

The proposed contract will facilitate the replacement of the majority of current devices within the approved budget, as part of a 4 year lifecycle management schedule.

Option 2 Not award the contract and maintain the status quo.

Darebin's ageing computer fleet will continue to experience increasing failures, impact staff productivity and deliver poor maintenance regimes. Additional costs would be associated with the ever increasing support load of these out of warranty devices, which is currently not budgeted for.

IMPLEMENTATION STRATEGY

Details

- Contractor to be inducted for Council sites, system access and OHS.
- Detailed planning will be undertaken for business unit engagement to define the business requirements for applications and then deployment schedules will be designed and implemented.
- Legacy computers will be disposed in an environmentally and secure process in line with Council's policy.

Communication

A communications plan will be implemented to advise Council of the upcoming deployment. Business units have already been engaged through requirements gathering and a prioritisation working group will be formed to define the deployment schedule.

Timeline

It is expected that the deployment of these devices will be undertaken from October 2018 to June 2019.

RELATED DOCUMENTS

- Digital Transformation Strategy 2017-2021

Attachments

- CT2017213 - User Compute Laptop and Desktop Equipment (**Appendix A**)
Confidential - enclosed under separate cover

DISCLOSURE OF INTEREST

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

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

8.10 CT201431 - PROVISION OF BLOCK TREE MAINTENANCE SERVICES**Author:** Coordinator Arboriculture Planning**Reviewed By:** General Manager Operations and Capital

PURPOSE

The purpose of this report is to seek Council approval for the optional two year extension of Contract CT201431 – Provision of Block Tree Maintenance Services and for a variation of the contract expenditure to cover the anticipated spend over the next two years of the contract term.

EXECUTIVE SUMMARY

Darebin City Council has a current contract with a service provider engaged for the cyclic maintenance and electrical line clearance of trees in Darebin streetscapes.

This agreement was put in place in 2014 for an initial 4 year term, with the option to extend the term by a further two years. The decision to exercise the optional 2 year extension was to be reviewed by Council after the initial 4 year term.

The intention is to obtain an extension to operate from 1 October 2018, in order to perform the Electrical Line Clearance, Whole Street Pruning and Urban Forest Data Collection components of the contract for a further two years.

The services provided by the contractor has been satisfactory and there is no operational reason to tender for a new service provider at this stage of the contract.

All expenditure is covered within the current approved budget.

Council Officers are requesting to exercise the optional 2 year extension and a variation of the contract expenditure to cover the anticipated spend for the next two years of the contract term.

Recommendation

That Council:

- (1) Approves the optional extension to the current contract CT201431 – Provision of Block Tree Maintenance Services with Active Tree Services for two years to 30 September 2020;
 - (2) Approves the estimated extension cost amount of \$2,243,363.70 including GST. Totalling the full six year term of the contract at \$4,821,450.00 including GST.
 - (3) Authorises the Chief Executive Officer to advise the contractor of the contract extension.
-

BACKGROUND / KEY INFORMATION

As a result of the Royal Commission into the catastrophic 'Black Saturday' bush fires of February 2009, in which non-clearance of vegetation away from power lines was attributed as a major contributing cause, the Electricity Safety (Electric Line Clearance) Regulations 2015 were made more stringent, increasing clearance distance of trees from power lines.

The City of Darebin has a street tree population of approximately 45,000 street trees; approximately 27,000 of these trees are under power lines. Council are required to maintain the clearance space around these power lines, which predominantly involves the pruning of the street trees.

In 2014 a Request for Tender (RFT) was conducted to identify and engage an Arboricultural service provider to provide cyclic maintenance and electrical line clearance of trees in streetscapes, within the Darebin municipality. The tender was priced as a four year term with an optional 2 year extension.

The resulting contract, Contract CT201431 – Provision of Block Tree Maintenance Services, was set up to provide cyclic maintenance and electrical line clearance of trees with an estimated spend of \$2,578,086.01 including GST over the initial 4 year term of the contract.

In November 2017 Energy Safe Victoria (ESV) undertook an audit of electric line clearance compliance issues throughout Darebin and recommended a number of high risk streets be pruned on an annual basis to prevent breaches of the regulations. This recommendation has been included in the proposed variation to the existing contract.

Previous Council Resolution

Refer to the attached confidential report "**Appendix A**"

COMMUNICATIONS AND ENGAGEMENT

Consultation

The following stakeholders have been consulted

- Manager Parks and Open Space
- Manager Finance
- Senior Procurement Officer
- Energy Safe Victoria

Communications

In the event of Council approval of the recommendation the contractor will be advised by letter.

ANALYSIS

Alignment to Council Plan / Council policy

This contract aligns with Councils' Goal 1.3 to "...expand and improve our network of open and green spaces..." by ensuring the ongoing maintenance and sustainability of trees in streetscapes.

Environmental Sustainability Considerations

All trees within Darebin streetscapes will be maintained as part of this contract. The level of maintenance provided will improve the quality and longevity of the Urban Forest.

All vegetation that is cut from trees will be recycled in the form of mulch. This mulch will be used in and around the City, predominantly in reserves and parks.

Equity, Inclusion and Wellbeing Considerations

Works undertaken within Darebin's Open Space environments compliment Council's vision to "...lead on equity..." such as;

- Considering access for all members of the community during works;
- Including access for all abilities work such as clearance pruning over footpaths, shared trails and roadways; and
- Providing a beautiful and safe environment for the communities' wellbeing.
- The electric line clearance regulations as mandated by the State government are in place to ensure the safety of all Darebin residents.

Cultural Considerations

There are no cultural considerations connected to this extension for this service.

Economic Development Considerations

Darebin City Council recognises it has a role in the economic development of the community and is committed to assisting local industry to do business with Darebin Council. Council is committed to developing an inclusive and diverse city by buying locally and supporting the business community and encouraging its involvement in procurement processes.

The evaluation of tender submissions included an assessment of the local business contribution, youth employment, indigenous employment and social contribution through business activities

Financial and Resource Implications

The value of the variation is \$2,243,363.70 including GST, with an estimated expenditure of the contract of \$4,821,450.00 including GST.

Expenditure was approved for whole street pruning in the 2017/18 budget, in addition to the line clearance component.

The contract expenditure has increased as the whole street pruning and data collection components are now included with the line clearance component.

All expenditure is covered by the current approved budget.

Legal and Risk Implications

The legal and risk profile of the proposed contract extension is managed by compliance with the Darebin City Council Procurement Policy dated August 2017 and the contractual terms and conditions of the current agreement.

DISCUSSION

A procurement process to obtain a competitive, value for money and suitable Contractor for the provision of services as specified by Contract CT201431 – was conducted in 2014. Through this process, a Contractor was awarded a contract for a term of 4 years.

Council requested that the 2 year extension be considered by Council after the initial 4 year term.

Contract spend

The contract commenced in October 2014, with 4 years of Electrical Line Clearance Works performed to date.

The current spend of Contract CT201431 is \$2,394,523.00 including GST which is \$183,563.38 including GST less than the original approved spend.

With the approval of the variation to the contract length and expenditure, the estimated total expenditure for the life of the contract CT201431 is \$4,821,450.00 including GST. This is a variation of \$2,243,363.70 including GST.

Additional budget was approved in order to take up the block tree maintenance component of the contract, commencing last financial year 2017/2018. This component ensures essential maintenance of all street trees, extending the life expectancy and reducing the amount of reactive requests for tree services.

The data collection component of the contract is now required to ensure Councils' street tree data is up to date, to inform strategic maintenance and planting programs. The data will be collected in conjunction with block pruning and electrical line clearance works on a two year cycle.

In November 2017 Energy Safe Victoria (ESV) undertook an audit of electric line clearance compliance issues throughout Darebin and recommended a number of high risk streets be pruned on an annual basis to prevent breaches of the regulations. The proposed contract value includes allowance for an annual program for selected streets. This mitigates the risk of faults and further expenditure to rectify faults created by vegetation contacting high voltage assets.

The contract expenditure has increased as the whole street pruning and data collection components are now included with the line clearance component.

All expenditure is within the current approved budget allocation.

Contract length

The current contract specification was priced with one 'two year' option to extend.

It is proposed to take advantage of this pricing and vary the term of the contract for a further two years to 30 September 2020.

Contract performance

Service provision has been of a high standard, with work completed as per program and minor defects resolved in a timely manner. All works are audited on completion of a block. Monthly audits are carried out for quality and safety.

Using suitably qualified contractors and good pruning techniques around electrical lines will minimise risk and increase health and longevity of trees in streetscapes. Satisfaction of works in the community has been high, with minimal complaints received regarding pruning around wires. Satisfaction with pruning and maintenance of street trees has increased from 76% to 80% according to the Darebin Annual Community Survey. This coincides with the introduction of the formative pruning program.

An annual pruning component has been introduced in order to prune less from selected trees on an annual basis, ensuring the tree retains structural integrity.

The above works enhances the amenity of trees in public spaces and complements Councils' proposed protection of significant trees in private property by improving structure and longevity of the Urban Forest.

The intention is to continue with this provider, in order to provide continuity of service and value for money.

OPTIONS FOR CONSIDERATION

The objective of providing an 'extension of contract for two years' is to ensure the continuity of service from the provider.

There are no other timely options available that achieve the required service continuity.

Group purchasing with other Councils for this service has been discussed, but is not viable at this stage due to timing of other Council contracts. At the proposed conclusion of the contract 30th September 2020, group purchasing can be considered for provision of block pruning and electrical line clearance services.

IMPLEMENTATION STRATEGY

Details

Upon Council approval for extension of contract, a letter will be sent to the service provider advising of the intention to exercise the two year extension.

Communication

Procurement and Contracts will prepare and send a letter to the service provider advising of Council's intention to exercise a two year extension and will invite their response.

Timeline

The letter will be sent within one week of Council approval of the proposal to extend.

RELATED DOCUMENTS

- Darebin City Council Plan 2017- 2021
- Greenstreets Streetscape Strategy 2012-2020
- Urban Forest Strategy 2013-2028
- Draft Darebin Electrical Line Clearance Management Plan 2018-2019
- City of Darebin Procurement Policy August 2017

Attachments

- CT201431 Provision of Block Tree Maintenance Services (**Appendix A**) Confidential - enclosed under separate cover

DISCLOSURE OF INTEREST

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

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

8.11 PRESTON MARKET UPDATE**Author:** Place Development Lead-Economic Development**Reviewed By:** General Manager City Sustainability and Strategy

PURPOSE

To report on the outcomes of the Phase Two community engagement process for the Preston Market site which was recently completed and to seek Council's endorsement of proposed next steps for engagement with the community, traders, the land owners and the VPA on the future opportunities for the development of the site and the preparation of the planning controls.

EXECUTIVE SUMMARY

Council is currently working in partnership with the Victorian Planning Authority (VPA) who have been charged with responsibility of reviewing the planning controls and future opportunities for the Preston Market site.

Community engagement is an important part of informing the VPA Review. The second phase of the community engagement recently concluded. The results are being compiled by an independent consultant and are planned for public release by the VPA in the near future. An important outcome from the Phase Two process has been the development of a community vision for the site which was created by the Community Reference Group. The Community vision is:

"The market is a vibrant and diverse place for community to gather around food and celebrate culture."

The Phase Two engagement process has also been particularly valuable in further building a common understanding of the community's views about key elements for any future development of the site. These take the form of high level recommendations and relate to matters such as the built form, public realm and open space, market operations, and transport and access. As is usual in complex planning matters, consensus has not been reached on all of the recommendations, but it very pleasing that strong support has been reached for many of the important matters affecting the site.

With the conclusion of the second phase, it is timely for Council to determine its preferred next steps. The process of working with the VPA to date has been an iterative one, and the VPA have demonstrated a strong commitment to designing each successive phase of this process in collaboration with Council, building on the knowledge and learnings gained from each phase of the work and feedback from our community. The VPA has indicated their strong commitment to this approach continuing.

Three community engagement approaches are outlined in this report for Councils consideration to the approach to community engagement going forward:

- Option 1. An in-depth community engagement process including collaborative workshops to develop foundational elements for planning controls and to build strong understanding of opportunities issues and trade-offs amongst a large, diverse segment of the community, involving all key stakeholders (recommended).

- Option 2 “Lighter touch” consultation and information provision. This includes promoting key milestones and seeking feedback from the community including during development of foundational elements for planning controls.
- Option 3 Develop detailed recommendations on the preferred planning controls for the site and development outcomes based on the community feedback received to date and the information Council has available now, and then test this with the community to ensure it hears any feedback and has the opportunity to refine its position and then seek support for its preferred outcomes.

This report recommends an in-depth engagement approach (Option 1) for the next (and final) stage of the Review.

Officers consider that whilst the community vision and community recommendations developed to date provide a strong foundation for understanding of the issues and opportunities and for setting a strategic direction for the site, further, detailed work is required to resolve the recognised complex and sometimes competing aspirations/demands that are relevant in developing the foundational elements for a Planning Scheme Amendment.

This report also recommends that Council adopt further guiding principles to support and inform Council's approach to the next phase of the VPA review and that Council request the VPA consider these as they form their Recommendations Report for the Minister for Planning and due at the end of October.

Importantly, the recommended guiding principles align with themes and recommendations developed by the Community Reference Group and tested in phase two of community engagement. They cover issues such as traffic flow, parking and loading, ecologically sustainable design (ESD), affordable housing, development contributions and pedestrian access. Officers note that as the review progresses and each stage develops new findings, it will continue to ensure that its views are informed by community feedback

Recommendation

That Council:

- (1) Notes the rich social heritage and importance of the market to the community, and reiterates Council's commitment to working to preserve the long term viability of the market.
- (2) Reiterates its commitment to working in partnership with the VPA to review the planning controls and future opportunities for the site and to engagement with the community, key stakeholders and the owners of the Preston Market as an important part of this review.
- (3) Thanks community members for their feedback and participation in Phase Two community engagement.
- (4) Endorses community engagement proposed in Option One of this report and works with the VPA to progress this.
- (5) Endorses the community vision as a guide for the future of the market at the site.
- (6) Reaffirms Council's endorsement of the following principles adopted by Council on 21 May, 2108 to guide Council's participation in the current the Review:
 - Council loves the market and is committed to seeing the market thrive into the future.

- It's important to Council that the community engagement process undertaken is extensive, inclusive and open to ideas.
 - The market needs to remain accessible to all traders and the community during and post construction and the new development.
 - The built form of the site needs to continue to support and encourage the market as a desirable community meeting place.
 - The site will consistently provide a hub of vibrant activity, with varied uses for residents, businesses and visitors.
 - Any future development of the site should incorporate environmental sustainability design and include affordable housing.
 - The location of the site is a good location for meeting Darebin's growing population's needs, as it is strategically located near transport, services and jobs.
 - Any future development must integrate well with the wider neighbourhood and contribute to connectivity and accessibility for pedestrians and active transport users with Central Preston as a whole.
 - Parking needs must be sufficiently addressed.
- (7) Endorses the following further guiding principles to support and inform Council's participation in the next stage of the Review noting that Council may refine or update these in future when it considers further technical advice and future community engagement.

Guiding principles

Recognising that the site is a designated strategic development site of state significance being well located close to transport, services and jobs, that any development of the site:

Design Outcomes

- a) Gives priority to pedestrians and high pedestrian amenity to Cramer Street, Mary Street and Station Avenue.
- b) Delivers strong levels of activation through the site.
- c) Delivers a sustainable, liveable future neighbourhood both for the site itself but in its contribution to the wider Precinct.
- d) Prioritises community safety including 24/7 safety by design on all pedestrian links.
- e) Incorporates improved and safe walking links connecting High Street, Preston Railway Station, Preston Library, Preston High School and Melbourne Polytechnic (to and from the Market).
- f) Ensures access to daylight and sunlight of open space.
- g) Achieves best practice environmentally sustainable design as standard.
- h) Aspires to have a net zero energy requirement from the grid
- i) Has a complementary and positive economic and place based impact on High Street.
- j) Includes well-located, high quality, attractive public and community spaces.
- k) Recognises and plans for the future significance of the public realm interface and linkages between a redeveloped Market site and Preston railway station.

- l) Ensure spaces are accessible for all ages and abilities.
- m) Provides good solar access and wind protection throughout the year
- n) Ensures sunlight reaches the open space to the south of Cramer Street including at the winter solstice.
- o) Provides for the inclusion of floor space for creative studios.
- p) Provides for the inclusion or provision of high quality, public art integrated into the design of public spaces and buildings.
- q) Adopts a planned/curated approach to cultural infrastructure across the site.
- r) Incorporates additional dedicated commercial buildings to deliver non-retail employment outcomes.
- s) Incorporates exemplary design and architectural quality and include the use of quality durable materials.
- t) Incorporates a diverse range of housing options on site, including the provision of affordable housing.
- u) Ensures developers contribute to community and recreation infrastructure to meet needs of future community.
- v) Ensures that intensity and height of any future development is such that the guiding principles in this list are achieved.

Vehicles and Parking

- w) The impact of heavy vehicles is minimised and encouraged via Murray Road.
- x) Parking and loading areas are located at basement level.
- y) Ensures there is no net loss of car parking attributable to the market use in any future development and parking numbers are maintained during construction activities
- z) Ensures parking requirements do not impinge on good/safe design outcomes for redevelopment on High Street.

Preston Market

- aa) Ensures Preston Market thrives into the future as the heart of this site and of Preston.
- bb) Ensures that Preston Market complies with regulatory requirements including safety standards.
- cc) Ensures that Preston Market is not detrimentally affected by overshadowing.
- dd) Ensures social heritage considerations are assessed as part of the VPA review process.
- ee) Ensures relevant social and cultural considerations are captured and used to identify and inform recommendations in regards to the overall site and the built form.
- ff) Incorporates the valued internal characteristics that are readily associated with the Preston Market through the built form, access to light, openness and composition of individual tenancies.
- gg) Ensures the market footprint has a number of pedestrian thoroughfares.
- hh) Ensures that street and pedestrian edges are activated with uses.
- ii) Plans to minimise and mitigate against the risk of construction disruption to continuous trade of the market.

- (8) Notes that there is a currently an application with Heritage Victoria relating to the Preston market site and requests that a further report come to Council during any future submission period to consider a submission from Council.
- (9) Requests that Council officers engage with stakeholders to advocate for Council's principles and to explore options for achieving these to inform future Council decisions including engaging with market traders, community, site owners, developers and the VPA.
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BACKGROUND / KEY INFORMATION

Preston Market Site Current controls and review of planning controls and future opportunities

In July 2017, following advocacy from Council and community, the Minister for Planning tasked the Victorian Planning Authority (VPA) with reviewing the current planning controls for the Preston Market site, designating it as a strategic development site of state significance.

Council and the VPA have agreed to work in partnership to undertake the review of the planning controls and future opportunities (the Review).

The Minister also designated the VPA as the Planning Authority for the site, meaning that the VPA is responsible for preparing any planning scheme amendments that would alter the planning controls that apply to the site. Council remains the Responsible Authority for the site, meaning that it has the authority to consider land use and development planning permit applications under existing controls.

In August 2017, the Minister also introduced interim height controls which apply a maximum mandatory height control of 9 metres to the existing footprint of the Preston Market site on an interim basis until 30 June 2019. This means that whilst the Review is being undertaken, the interim height controls remain in place.

Guiding Principles

On 21 May, 2108, Council endorsed the following principles which have guided Council's work to date in the current the Review:

- Council loves the market and is committed to seeing the market thrive into the future.
- It's important to Council that the community engagement process undertaken is extensive, inclusive and open to ideas.
- The market needs to remain accessible to all traders and the community during and post construction and the new development.
- The built form of the site needs to continue to support and encourage the market as a desirable community meeting place.
- The site will consistently provide a hub of vibrant activity, with varied uses for residents, businesses and visitors.
- Any future development of the site should incorporate environmental sustainability design and include affordable housing.
- The location of the site is a good location for meeting Darebin's growing population's needs, as it is strategically located near transport, services and jobs.

- Any future development must integrate well with the wider neighbourhood and contribute to connectivity and accessibility for pedestrians and active transport users with Central Preston as a whole.
- Parking needs must be sufficiently addressed.

Previous Council Resolution

At its meeting held on 21 May, 2018, Council resolved:

That Council:

- (1) *Council reiterates Council's commitment to working in partnership with the VPA to review the planning controls and future opportunities and to engage with the community, key stakeholders and the owners of the Preston Market as an important part of this review.*
- (2) *Council notes the community feedback received to date received through the Community Engagement Findings Report – Phase One. (Appendix A).*
- (3) *Council notes the community engagement planned in Phase Two of the review of planning controls and future opportunities.*
- (4) *Council notes the rich social heritage and importance of the market to the community, and reiterates Council's commitment to working to preserve the long term viability of the market.*
- (5) *Council resolves not to seek approval from the Minister of Planning to apply heritage controls (whether interim or permanent) to the market site at this time.*
- (6) *Council request that the CEO write to the VPA to request that the Heritage Study and associated technical reports be considered in an integrated way as part of the current review of planning controls.*
- (7) *Council release heritage reports in full including the research report (Heritage Study Volume 1: history and community connections, Appendix B), and the technical reports (Heritage Study Volume 2: significance Appendix C) and the Peer Review (Appendix D) to the community on 22 May 2018.*
- (8) *Council request that Council Officers meet with site owner's representatives to discuss the heritage reports and highlight Council's view of the importance of the market to the municipality and Melbourne more generally.*
- (9) *Council resolves that this Council report becomes public and that it releases all Appendix A, B, C and D*
- (10) *Council immediately releases the Council resolution; and*
- (11) *The timing of the release of Appendix A to be done in consultation with the VPA.'*

The resolution has been actioned and, the CEO wrote to the VPA and subsequently received a response on 8 June 2018, confirming that the VPA review of the planning controls and future opportunities will:

- *"take into consideration the material Council have provided regarding social and cultural heritage."*
- *"commission a review of the local heritage significance of the site and the options available to protect the local heritage values of the site as part of the overall review of planning controls."*
- *"not consider assessing the site for state significance as the VPA remit only covers the review of the current local planning controls for the site."*

- *“consider the independent heritage advice along with other technical information, including community engagement, traffic, drainage and urban design reports to allow for a holistic review of the planning controls.”*

At its meeting held on 13 August 2018, Council resolved:

'That Council:

- (1) Notes that the Planning Minister has designated the VPA as the Planning Authority for the Preston market site and charged them with the responsibility for preparing a planning scheme amendment that would alter the planning controls that apply to the site.*
- (2) Notes that phase 2 of community engagement for the Review of Planning Controls is nearing completion and that a summary of the engagement findings will be reported formally to Council for consideration on 3 September 2018.*
- (3) Receives a report outlining options on how to best continue to engage the community, traders, the land owners and the VPA on the development of planning controls for the Preston Market Site on 3 September 2018 with the view of ultimately forming a Council position on the future of the Preston Market (at a time informed by the process).*

And

'That Council:

- 1. Notes that while the Planning Minister has introduced interim height controls over the footprint of the market, there are NO demolition controls over the existing market building structures which reputed heritage experts have identified that certain structures could have having grounds for future heritage protection.*
- 2. Notes that there is currently in course a community sponsored heritage listing application being considered by Heritage Victoria.*
- 3. Accordingly, notes that under the above circumstances Preston Market potentially remains exposed to demolition by the owner/developers before Heritage Victoria makes its final determination.*
- 4. Write to the Minister for Planning requesting a demolition control be added by amending the Priority Development Zone.'*

In line with the resolution, the Mayor has written to the Minister for Planning.

Heritage and buildings

As Council is aware, some residents have requested that Council seek to apply heritage controls to the Market buildings on site, in part due to some concern that the market could close at short notice. Officers are not aware of any proposal by the owners of the Preston Market site to stop operating the market or demolish it. Nor do officers regard it as likely to be in the interests of the owner to do anything that would undermine the community goodwill associated with the market.

Council considered heritage matters in May informed by extensive expert advice. It was noted that heritage controls are reasonably limited in that they cannot require a use (market) to remain. Council determined that the best approach to ensure that the elements of the market that contribute to the social and cultural significance of the site are respected was to ask the VPA to explore how to do this in an integrated way as part of the Review of planning controls.

The VPA review provides opportunity to seek to ensure that any new planning controls for the site recognise the most highly valued elements of the Market identified in the heritage review work including the social significance, the light and airy feel, the shared public spaces and the diverse retail offer. .

It is relevant that the phase two consultation has demonstrated that while there are some parts of the community that desire the retention of the current market buildings others are open to other outcomes including new buildings.

It must be recognised that any Market operation is subject to a multitude of regulatory requirements including occupational health and safety, food standards, waste management requirements and vehicle management and loading. Therefore another relevant matter for the consideration of the current market building is the need to ensure a market on site can meet compliance standards.

COMMUNICATIONS AND ENGAGEMENT

Consultation

Recent community engagement – overview

The purpose of the Phase two engagement was develop, with a Community Reference Group (CRG), a vision and draft recommendations for the site and to test these with the broader community. The full results of the community feedback are currently being compiled into a report and will be publically released by the VPA in shortly. Council will promote and link to this report when it is available.

The community reference group (CRG) that was established included individual community members and future residents, representatives of interest groups, and Preston Market and High Street business representatives. An important outcome from the Phase Two process has been the development of a community vision for the site which was created by the Community Reference Group. The Community vision is:

"The market is a vibrant and diverse place for community to gather around food and celebrate culture."

The CRG met four times and over the course of these meetings, received several technical presentations highlighting issues and opportunities for the site from an urban design, planning, and traffic management and parking perspectives. The CRG worked together to develop a vision for the site and a series of draft high level principles and recommendations. These draft recommendations were then tested through consultation with the wider community.

Feedback from the broader community in this phase of engagement supported the CRG draft recommendations for the Preston Market site. The key messages from the community engagement participants were:

- The Preston Market is highly valued by the community that should be retained.
- The community would like to retain the essence of the market, particularly the market community, the fresh food, diversity of stalls and small traders.
- The market should retain its open and airy feel, with potential to incorporate more open spaces and meeting spaces on the site.
- The Preston Market site to retain at its core the fresh food market with opportunity for more market events and activities as well as the arts, such as live music performances.
- The participants value the market as an inclusive and welcoming place where they can connect to their community.

The following are the draft recommendations that received strong support from participants.

- To ensure the Preston Market remains the centrepiece of the site.

- To provide a market which has fresh food and community spaces at its core.
- To provide a market that has a diverse range of stalls and a broad range of food offerings.
- To support a broad range of small traders to have fair opportunity to sustain their business before, during and after any development process.
- To create safe and accessible connections to, through and beyond the site.

The following are the draft recommendations that received varied responses from participants.

- To allow a variety building heights within the site.
- To provide affordable housing on the site.

The developer and major land owner at the site participated in the CRG including providing a written response to the CRG about the recommendations. Part of their response in relation to the Market Built form stated:

“The Market building will remain as the centrepiece in an architectural and use sense. The site has historically been known as the home of the market, and the future development recognises this going forward. It will be designed to ensure the existing qualities of openness, scale and grit are maintained.”

At the final CRG meeting and based on feedback from the public engagement the CRG refined some of their initial recommendations. CRG members submitted individual responses for each recommendation. All recommendations received support from 75% or more of CRG members.

In some cases, some members still had reservations about specific recommendations. In addition to the Phase Two community engagement report, a full report on the CRG findings is being compiled. After it is completed and has been shared with the CRG members, it will also be shared publically and with the Minister and Council.

Broader Community Engagement Activities

The broader community were invited to provide their feedback on the draft recommendations prepared by the CRG via an online survey and face-to-face engagement opportunities which included two community drop-in sessions, four pop-ups on site, two trader meetings and trader surveys on site. These sessions were delivered by a community engagement specialist consultancy firm Capire.

Approximately 580 community members and stakeholders participated in the engagement activities, below illustrates the breakdown of participant numbers for each activity:

- Online survey, 327 participants
- Four pop-ups on site, approximately 200 participants
- Two drop-in sessions, 40 participants
- Two trader meetings, four participants
- Trader surveys on site, nine participants

Table 1: Draft Community Reference Group Recommendations that were the basis of broader community engagement

Theme	Draft Recommendation 1	Draft Recommendation 2	Draft Recommendation 3
Built Form	Market building is the centrepiece	Transition the height of building away from market with a variety of height	Ensure the integration with a train station and market is carefully considered and consulted with the community
Market Building	Review the location to better align with Principles	Keep it as a standalone building with good solar access	Fresh food and community space is key function of market
Market Operations	We want a diverse range of traders which focus on a broad range of food offerings	Support a broad range of small traders so that they have fair opportunity to sustain their business and thrive	Increase flexibility of access to market (trade hours / after hours) to encourage vibrant and unique uses. This may be achieved by precincts of activities.
Community	Provide affordable housing	Activate the site by providing community facilities and green space that encourage movement and use by everyone, not just market users	A strong sense of community through support of social enterprise and not for profit. Create links between community
Public Spaces & Places	The market building is a drawcard that is visible but retains a sense of mystery and intrigue through place making	Having a network of adaptable and diverse community spaces for all ages that make people want to come and stay all year around	The site is comfortable which means natural light
Transport & Access	Connections to - through - beyond the site and not limited to site boundaries	Reset the transport hierarchy - promote alternative forms of transport re. active transport (cycling and walking)	Underground loading and servicing to make more space for the community at ground level

Internal Consultation

Consultation to write this report was undertaken with:

- Manager of City Development
- Strategic Planning Coordinator
- Manager City Futures
- Victorian Planning Authority representatives
- Capire Consultancy

Communications

Phase Two community engagement opportunities were promoted widely through the VPA and Council communication channels. This included an advertisement and Mayor's message in the Leader; a direct mail out to all residents and landowners within close proximity; and a proactive social media campaign via Linked In, Facebook, Instagram and Twitter.

Posters were distributed around the market in six community languages and an offer extended to undertake consultation with translators. Interviews with traders were also conducted during phase two, focussing on speaking with traders of Mandarin and Vietnamese backgrounds. The interviews provided the opportunity for traders to give their feedback on the CRG draft recommendations.

ANALYSIS

Alignment to Council Plan / Council policy

Goal 3 - A liveable city

Environmental Sustainability Considerations

Council has established in its principles that guide this work that “any future development of the site should incorporate environmental sustainability design”. Any future development must integrate well with the wider neighbourhood and contribute to connectivity and accessibility for pedestrians and active transport users with Central Preston.

Equity, Inclusion and Wellbeing Considerations

Council recognises the cultural importance of the Preston Market to Darebin and at the heart of the principles Council has established to guide this work are equity, inclusion and wellbeing considerations.

The options outlined in this report for community engagement include options to ensure that CALD communities, young people, older people and those with mobility issues get a voices in the developing and understanding issues about the Market site.

Cultural Considerations

Council recognises the cultural importance of the Preston Market to Darebin. The options outlined in this report for community engagement include options to ensure that CALD communities, young people, older people and those with mobility issues get a voices in the developing and understanding issues about the Market site.

Economic Development Considerations

Central Preston is a strategic location for economic development in Darebin. The Preston Market plays an important role in this and this area is a strategic priority for stimulating future economic development and employment opportunities. The Preston Market is an anchor and key economic generator in the Preston and more broadly in Darebin. The market brings considerable economic benefit to Darebin in terms of employment and its flow on benefits to Preston Central through things such as multi-purpose trips. This report confirms that the Market and commercial opportunities be sought as preferred outcomes from any future development at this site

Financial and Resource Implications

Implementing any of the options is achievable within operating budgets.

Legal and Risk Implications

Risks have been discussed in the options and discussion

DISCUSSION

Current Status and timeline

The Review of Planning Controls and future opportunities has several stages until it will ultimately result in changes (amendment) to the current Planning Scheme controls applying to the site.

VPA are required to submit a Recommendations Report to the Minister for Planning by 30 October which they have advised will include principles and priorities and be accompanied by the Phase Two community engagement Report as well as a further detailed CRG report (expected by end September).

It is noted that the Recommendations Report to the Minister will be confidential and release of it is a decision the Minister will consider in due course. A draft Recommendations Report will be shared with Council on a confidential basis to allow council to also provide comment to the Minister.

Based on the Recommendations Report, the Minister will make a decision about whether to proceed to the Planning Scheme amendment stage of the review.

Part of this next stage would be the development of the foundational elements, which would take around 6 months and is indicatively expected in the first half of 2019.

It is during the foundational elements stage of the work that development of new planning controls, including zoning, mix of uses, yields, affordable housing, sustainability, built form, and community infrastructure requirements would be developed. Community engagement is an important part of this stage. A range of technical work is also needed to inform this stage and the community engagement during this stage in order for discussions to be informed by evidence and key data.

After that, the formal Planning Scheme Amendment process would start and would usually take around 12 months. Indicatively, this could finish mid to late 2020.

Level Crossing Removal

Separate to this project, Council is advocating to the State Government for the level crossings at Cramer and Murray to be removed. This would open up the land underneath a future elevated railway line for cycling and walking connections, open space or car parking. It would also create an opportunity to significantly improve the connection to Preston station with the market site and with high street and the wider neighbourhood as well as the safety in the area. If the state government does decide to remove the crossings, the Review would need to make sure it accounts for this during its work.

Heritage Victoria consideration of application

During the Review, the Heritage Council of Victoria is expected to make a determination on whether or not the Preston Market has state heritage significance. This determination may be in around March 2019 and this timing would allow the outcome to be factored into the work to develop foundational elements for a Planning Scheme Amendment as discussed above.

The Executive Director of Heritage Victoria is currently assessing the Preston Market site to form a view whether or not the site has state level cultural significance after an application was received from the Darebin Appropriate Development Association (DADA). Next, possibly as early as September 2018, the Executive Director of Heritage Victoria will make a recommendation to the Heritage Council of Victoria to include, or not include, a place on the Register. The Heritage Council of Victoria (HCV) is an independent statutory body which recognises, protects and celebrates Victoria's cultural heritage.

Then, HCV will call out for public submissions on the Heritage Victoria recommendation and would be advertised for 60 days. Council can consider making a submission, and officers would prepare a report to Council for this purpose during the submissions period.

The Heritage Council considers the recommendation and all submissions, and will make a determination, likely in around March 2019. The soonest a determination could be made would be in late 2018, but this would only be possible in the unlikely event that no submissions were received.

If HCV determined that Preston Market has state level cultural significance, it would be placed on the Victorian Heritage Register. It is worth understanding that a decision to place the Preston Market on the Register would not necessarily prevent any alterations or future developments on the site. It is common for heritage controls to allow development as long as any identified heritage elements can be satisfactorily managed. Any works would be subject to an additional permit process and would need to be approved by Heritage Victoria. Registration would not prevent the market being used for a different purpose or closed.

Community Engagement

The proposed development of Preston market site has a long history and the community engagement processes used in the past have not been successful in reaching a satisfactory resolution.

The most recent work by the VPA to engage with the community to understand their diverse and often contradictory views has been positive and constructive and has provided an evidence base not previously available.

It is important that Council and the community's feedback is used to directly inform any future development of this site. However, although highly valuable, there is a risk that the community feedback gathered to date is not yet sufficiently detailed to be able to be successfully translated into new draft planning controls for this site.

To resolve this, Officers consider that there is significant benefit in continuing the strategic work in consultation with the community, traders, the site owners and the VPA to resolve the required detail. This would include exploring using a collaborative workshop process understanding priorities in relation to competing demands and resolving complex issues, which is the basis for recommending community engagement as outlined in Option One in this report.

Feedback from the Community Reference Group also identified the need for and value in further community engagement. At the final CRG meeting, members were asked whether there was a role for broader community engagement moving forward, and if so, what this should include. Suggestions included:

- Complete the same process but with more translators to reach a larger proportion of the community and to ensure that the diverse cultural groups in the community are represented.

- Provide the community with options for how to achieve recommendations (visual) so that they can give their feedback.
- Set the expectations of what the outcomes can and will be for the site.
- Visit and engage migrant communities where they are located and reach out to community leaders.
- Involve the developer in the conversation, whatever the outcome, they need to participate (as it is their land).

These suggestions have informed the options for community engagement activities outlined in this report.

Additional guiding principles proposed

As outlined in the report to Council on 21 May 2018, part of the Review is seeking advice on a range of technical issues such as drainage, transport, planning, safety, waste management, to help develop recommendations for planning controls and other opportunities to support the market to thrive into the future.

Technical experts on urban design and transport presented to the CRG as part of phase two community engagement. Council officers have also considered this advice and these issues.

To achieve Council's principles established at its meeting on 21 May 2018 and to support the community recommendations, officers recommend that Council now establish further guiding principles.

These principles would be shared with the VPA to consider as part of developing their Recommendations Report for the Minister at end October and it is noted that Council may choose to refine or update them in future after it receives further technical advice and community engagement.

The following guiding principles are proposed to support and inform Council's participation in the next stage of the Review noting that Council may refine or update these in future when it considers further technical advice and future community engagement. .

Guiding principles

Recognising that the site is a designated strategic development site of state significance being well located close to transport, services and jobs, that any development of the site:

Design Outcomes

- a. Gives priority to pedestrians and high pedestrian amenity to Cramer Street, Mary Street and Station Avenue.
- b. Delivers strong levels of activation through the site.
- c. Delivers a sustainable, liveable future neighbourhood both for the site itself but in its contribution to the wider Precinct.
- d. Prioritises community safety including 24/7 safety by design on all pedestrian links.
- e. Incorporates improved and safe walking links connecting High Street, Preston Railway Station, Preston Library, Preston High School and Melbourne Polytechnic (to and from the Market).
- f. Ensures access to daylight and sunlight of open space.
- g. Achieves best practice environmentally sustainable design as standard.

- h. Aspires to have a net zero energy requirement from the grid.
- i. Has a complementary and positive economic and place based impact on High Street.
- j. Includes well-located, high quality, attractive public and community spaces.
- k. Recognises and plans for the future significance of the public realm interface and linkages between a redeveloped Market site and Preston railway station.
- l. Ensure spaces are accessible for all ages and abilities.
- m. Provides good solar access and wind protection throughout the year.
- n. Ensures sunlight reaches the open space to the south of Cramer Street including at the winter solstice.
- o. Provides for the inclusion of floor space for creative studios.
- p. Provides for the inclusion or provision of high quality, public art integrated into the design of public spaces and buildings.
- q. Adopts a planned/curated approach to cultural infrastructure across the site.
- r. Incorporates additional dedicated commercial buildings to deliver non-retail employment outcomes.
- s. Incorporates exemplary design and architectural quality and include the use of quality durable materials.
- t. Incorporates a diverse range of housing options on site, including the provision of affordable housing.
- u. Ensures developers contribute to community and recreation infrastructure to meet needs of future community.
- v. Ensures that intensity and height of any future development is such that the guiding principles in this list are achieved.

Vehicles and Parking

- w. The impact of heavy vehicles is minimised and encouraged via Murray Road.
- x. Parking and loading areas are located at basement level.
- y. Ensures there is no net loss of car parking attributable to the market use in any future development and parking numbers are maintained during construction activities.
- z. Ensures parking requirements do not impinge on good/safe design outcomes for redevelopment on High Street.

Preston Market

- aa. Ensures Preston Market thrives into the future as the heart of this site and of Preston.
- bb. Ensures that Preston Market complies with regulatory requirements including safety standards.
- cc. Ensures that Preston Market is not detrimentally affected by overshadowing.
- dd. Ensures social heritage considerations are assessed as part of the VPA review process.
- ee. Ensures relevant social and cultural considerations are captured and used to identify and inform recommendations in regards to the overall site and the built form.
- ff. Incorporates the valued internal characteristics that are readily associated with the Preston Market through the built form, access to light, openness and composition of individual tenancies.
- gg. Ensures the market footprint has a number of pedestrian thoroughfares.

- hh. Ensures that street and pedestrian edges are activated with uses.
- ii. Plans to minimise and mitigate against the risk of construction disruption to continuous trade of the market.

OPTIONS FOR CONSIDERATION

Next steps

Three options are detailed below for consideration and set out in table indicating activities, benefits and considerations each. Officers have discussed the proposed options for next steps outlined in this Council report with the VPA and would work with the VPA to progress Council’s preferred approach.

Through to the end of 2018, the findings from phase 2 community engagement will be shared with the community and Council will work with its stakeholders and continue to engagement with the community in regards to the wider Preston Precinct structure plan. Council will Council officers would provide an update report to Council at end of 2018.

In regards to future stages, it is important to note that ahead of each stage, the approach and detailed planning will be done to make sure it continues to meet the needs of both the State Government and Council. The timelines are indicative and may vary.

Option 1 (recommended) - in depth engagement to reach more diverse groups.

Approach: An in-depth community engagement process including collaborative workshops to develop foundational elements for planning controls and to build strong understanding of opportunities issues and trade-offs amongst a large, diverse segment of the community, involving all key stakeholders (recommended).

Activities	Benefits	Considerations
<p>Next stage – to December 2018</p> <ul style="list-style-type: none"> • Council would reach out to community groups and meet with stakeholders including, CALD communities to build their understanding of the opportunities and issues identified in phase two community engagement. • During Council’s community engagement that is currently underway as part of reviewing the Preston Precinct structure plan, discussion and feedback would be captured about the Market’s role within the broader precinct. The community engagement underway includes pop-ups at the market, promotional activities and online engagement. • Findings from phase two of community engagement are expected to be shared publically during this period. <p>Planning Scheme Amendment Stage 1: Foundational elements (approx. 6 months)</p>	<p>Build a broad base of community views to inform future Council decisions</p> <p>Build deep knowledge in the broader community about the opportunities, issues and potential trade-offs for the site.</p> <p>Opportunity to look at the market in its wider context by integrating with the broader Central Preston engagement</p> <p>Opportunity to engage around non-planning opportunities related to affordable housing, community facilities, retail mix and open space design.</p>	<p>This work requires time and resources to implement, although is manageable within current budgets.</p>

<p>Iteratively and collaboratively explore foundational elements for the development of new planning controls including aspects such as affordable housing, sustainability, community infrastructure needs, zoning, mix of uses including:</p> <ul style="list-style-type: none"> • Community exploration of trade-offs • Collaborative workshops including invitations to CRG members and beyond • Seek to have the developer involved as an active participant. • Involve a community skills based board in development of planning controls. • Share key concepts recommended for inclusion in planning controls and seek community feedback. <p>Planning Scheme Amendment Stage 2: formal process and exhibition (approx. 12 months)</p>		
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Option 2 – Lighter-touch community engagement

Approach: Lighter touch consultation and information provision. This includes promoting key milestones and seeking feedback from the community including during development of foundational elements for planning controls.

Activities	Benefits	Considerations
<p>Next stage – to December 2018 Activities would include:</p> <ul style="list-style-type: none"> • Promote updates through social and media, such as release of the Phase two engagement report. • Receive feedback from community in response to project milestones including release of the phase two engagement report. • Meeting with stakeholders as needed. <p>Planning Scheme Amendment Stage 1: Foundational elements (approx. 6 months)</p> <ul style="list-style-type: none"> • Share technical and other reports and undertake surveys to obtain feedback on reports. This would be supported by a communications plan. • Meeting with stakeholders including CRG members as needed. • Share key concepts recommended for inclusion in planning controls and seek community feedback. 	<p>Make use of the sound level of understanding of community views at a principle level from engagement so far.</p> <p>Would avoid risk of ‘consultation fatigue’.</p> <p>Community would have the opportunity to give feedback on key issues</p> <p>Lower effort, time, cost and resource than option 1.</p>	<p>Less opportunity to build understanding of opportunities and issues with wider community.</p> <p>Fewer people would have an opportunity to participate in this discussion, and the diversity of the engagement would not be extended beyond its current feedback.</p> <p>Less ability to invite community feedback on what’s most important when objectives are contradictory.</p>

<p>Planning Scheme Amendment Stage 2: formal process and exhibition (approx. 12 months)</p>		
<p>Option 3 Council could decide its preferred outcome for planning controls at the site now based on information to date, and advocate for that</p> <p>Approach: Develop detailed recommendations on the preferred planning controls for the site and development outcomes based on the community feedback to date and information available now, and then tests this with the community to ensure it hears any feedback and has the opportunity to refine its position and then seek support for its preferred outcomes.</p>		
Activities	Benefits	Considerations
<p>Next stage – to December 2018</p> <ul style="list-style-type: none"> Officers would compile a report for Council based on the current technical advice and community feedback to come to Council before 30 October 2018. Community feedback on Councils position would be sought to allow for refinement based on community views. Meetings with stakeholders and community drop-in sessions would be held. <p>Planning Scheme Amendment Stage 1: Foundational elements (approx. 6 months)</p> <ul style="list-style-type: none"> Refine Council’s position if needed based on technical reports and community feedback. Communicate Council’s position through various channels. Continue to communicate Council’s position. <p>Planning Scheme Amendment Stage 2: formal process and exhibition (approx. 12 months)</p>	<p>Council’s position would be clear earlier and could be tested with the community.</p> <p>There is already a good level of understanding of community views at a principle level from engagement so far.</p> <p>Advocacy with the developer and state government would be played out in public.</p> <p>Lower cost than option 1</p>	<p>The community will have less understanding of incompatible outcomes.</p> <p>Reduces the opportunities for identifying new creative win-win options.</p> <p>Council would need to develop a position without the benefit of exploring community views on what’s most important. This is reasonably straight forward where community views are consistent, but on some issues where objectives contradict each other, it is not yet clear what is most important to the community or if there are mixed views.</p> <p>Technical work is still in progress and officers advice would be based on the work completed to date, which has some gaps.</p>

IMPLEMENTATION STRATEGY

Communication

Community promotions will run sharing of the findings from phase two of community engagement.

Council’s decision will be communicated with stakeholders and to the community including through email, meetings, social and print media.

To support Council's endorsed approach a communications plan will be developed to implement Council's endorsed approach to community engagement.

Timeline

In the forthcoming weeks the following general priorities are as follows:

- When the phase two community engagement report is released to the public, council will list it on its website and promote.
- Preparation and implementation of Council's preferred approach to engagement to end 2018
- Undertake stakeholder engagement based on Council's decision and principles
- Progress technical work as part of the Review
- VPA will provide a Recommendations Report to the Minister for Planning by 30 October

RELATED DOCUMENTS

- Preston Market Incorporated Plan 2007
- Preston Central Structure Plan 2006
- Council Minutes 21 May, 13 August 2018

Attachments

Nil

DISCLOSURE OF INTEREST

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

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

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

9.1 NORTHERN SCHOOL FOR AUTISM - SCHOOL CROSSING SUPERVISOR

Author: Manager City Safety and Compliance

Reviewed By: General Manager City Sustainability and Strategy

PURPOSE

The purpose of this report is for Council to consider the officer's recommendations in response to a petition tabled at the Council meeting held on 13 August 2018.

EXECUTIVE SUMMARY

A petition from 13 parents of students attending the Northern School for Autism has been received, requesting Council to consider the reinstatement of the previous school crossing supervisor, who had been staffing the school crossing situated in Gertz Avenue, Reservoir.

The Gertz Avenue school crossing became a supervised crossing at the start of the 2018 school year, meaning that Council is now providing, and will continue to provide, a supervisor for the crossing.

A shortage of school crossing supervisors across the municipality resulted in Council staffing the Gertz Avenue crossing with a casual supervisor provided through an employment agency. Crossing supervisors sourced through the employment agency are rotated on a six monthly basis as part of their conditions of employment with that agency.

The school crossing supervisor, who is the subject of this petition, has successfully applied to become a school crossing supervisor employed by Council. Council will be assigning him to the Gertz Avenue school crossing, as per the petitioners' request.

Recognising the special needs of the students using the Gertz Avenue school crossing, it is Council's intention for the school crossing supervisor in question, to staff the crossing on a long term basis, however like all employment agreements this may be subject to change if the individual's, or Council's, requirements change.

Recommendation

That Council:

- (1) Notes the contents of this report.
- (2) Notes that Council will staff the school crossing in Gertz Avenue Reservoir, with a permanent council school crossing supervisor, given the special needs of the students attending the Northern School for Autism.
- (3) Notes that Council officers have advised the Northern School for Autism, of the receipt of the petition, and updated the school on the return of the original school crossing supervisor to staff the Gertz Avenue, Reservoir school crossing.

- (4) Instructs Council officers to advise the petitioners of the outcome of their petition.
-

BACKGROUND / KEY INFORMATION

Previous Council Resolution

At its meeting held on 13 August 2018, Council resolved:

'That the petition:

"We the undersigned parents of the Northern School for Autism petition Darebin Council to keep our old children's crossing supervisor for the ongoing benefit and safety our autistic children who thrive on routine, familiarity and predictable surroundings.

To our great disappointment and for no apparent reason Council has replaced our crossing supervisor after only six months making it difficult for our autistic children to familiarise themselves with a new crossing supervisor.

Council appointed our first ever supervisor at the start of February 2018 after more than two years of lobbying. Not only were we relieved as parents, but day by day our autistic children became more comfortable and confident with road crossing and the supervisor. Under friendly instruction they would wait at the yellow line for supervisor's whistle before crossing the road and with his encouragement some children would even stop and spell out STOP to their parents and give high S's which is a sign of how comfortable they had become with the supervisor. Not only was the supervisor very professional he even learnt all the children's names and developed an excellent relationship with them. His understanding of the children's needs and their safety has been remarkable. This continuity and dedication is very important as our children who are on the Spectrum of Autism don't like change as their life is based on daily routines and familiar surroundings. As parents we live and breathe what it means to have autistic children so we know what's best for them.

We are therefore call on Council to immediately reinstate the old crossing supervisor for the benefit and safety of our children."

be tabled and referred to the Chief Executive Officer.'

Issues

Council has experienced difficulty attracting sufficient school crossing supervisors to staff crossings across the municipality. Council covers the shortfall of Council employed school crossing supervisors, by using staff provided by a recruitment agency, which rotates staff as part of their normal practice.

Council's preference remains to attract and employ school crossing supervisors directly.

The school crossing for the Northern School for Autism in Gertz Avenue Reservoir, was one of the school crossings in the municipality where the crossing was staffed by a supervisor employed via the employment agency. This resulted in the school crossing supervisor being rotated, and a new crossing supervisor taking their place.

Advice from the Northern School for Autism is that they do not have any issues with the performance of the new school crossing supervisor, allocated to staff the crossing by the employment agency.

The school crossing supervisor, who is the subject of this petition, successfully applied to become a Council employed school crossing supervisor.

Subject to the successful completion of Council's induction programme for school crossing supervisors, the school crossing supervisor, who is the subject of this petition, will be reassigned to the Gertz Avenue Reservoir school crossing.

Although it is Council's intention to leave the school crossing supervisor at this crossing for the long term, Council are not able to guarantee that in the future the supervisor may be required to be relocated if either the individual's or Council's needs or requirements change.

Implementation

This is an operational decision and has been made under delegation. Following the supervisor's successful completion of Council's crossing supervisor's induction programme to be conducted during late August, the supervisor will be able to be reassigned to the Gertz Avenue, Reservoir school crossing.

It is envisaged that this will occur during the first or second week of September 2018.

Communication

The Northern School for Autism has been notified of the outcome of this petition. They have also been asked to advise parents of the change of school crossing supervisors, via the school's newsletter which is sent to all families with children attending the school.

Council officers will notify the petitioner of the outcome.

Attachments

Nil

DISCLOSURE OF INTEREST

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

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

9.2 RESPONSE TO PETITION REGARDING TRAFFIC CONDITIONS ON SEPARATION STREET**Author:** Team Leader Transport Engineering**Reviewed By:** General Manager City Sustainability and Strategy

PURPOSE

To update Council on actions in relation to a petition received by Council on 13 August 2018 requesting traffic calming and accident preventative measures on Separation Street Northcote.

EXECUTIVE SUMMARY

Council has conducted an independent safety assessment of Separation Street. This has resulted in a successful funding application to the Federal Government's Black Spot Program for delivery of works in 2018/19. As requested in the petition, the Black Spot project will deliver a reduction in the speed limit from 50km/h to 40km/h, which is expected to take place by December 2018.

The location Separation Street at Oamaru Street has been identified and budget has been allocated for a signalised pedestrian crossing to be installed in the 2018/19 financial year. Design work and negotiations with stakeholders are currently being completed with construction expected in May 2019.

An application for road safety cameras has been made to Department of Justice for the intersections of High Street and Victoria Road on behalf of the residents.

As the process has already been started to improve road safety along Separation Street, the further items listed in the petition involving heavy goods vehicles are recommended to be investigated following the speed limit changes to 40km/h. A report to Council on the effectiveness of the speed limit change and what the next steps are for road safety on Separation Street is planned for June 2019.

Recommendation

That Council:

- (1) Notes the speed limit in Separation Street Northcote will be reduced to 40 km/h in 2018, that a signalised pedestrian crossing will be installed on Separation Street at Oamaru Street in the 2018/19 financial year, and that an application for road safety cameras has been made on behalf of residents.
 - (2) Receives a further report regarding traffic calming and accident prevention measures in June 2019 after the impacts of the speed limit reduction to 40km/h on Separation Street have been measured.
-

BACKGROUND

The Darebin community have raised the matter of vehicle speeds along Separation Street for a number of years. This has resulted in council officers commissioning an independent safety assessment of the street and the preparation of a Federal Government Black Spot Funding application. The application for funding through the Black Spot program has been successful.

Road safety along Separation Street is challenging, due to the narrow road layout and the role of the road in connecting road users from Moreland to Grange Road.

Road safety is of the highest importance and interventions to mitigate road safety issues will continue to be prioritised and applied for through the capital funding process of Council and external funding programs where applicable.

Council Resolution

At its meeting held 13 August 2018, Council resolved:

'That the petition:

"Excessive speed of traffic and poor traffic management has led to serious collisions and damage to property on Separation Street, Northcote. In particular, the proximity of Oamaru and Hakatere Streets on the North side and Thames St and Tanner Grove on the South side. This has caused considerable concern among the nearby residents and the risk of a fatality needs to be mitigated.

Action:

Traffic calming and accident preventative measures including, but not limited to the following:

- *Reduced speed from 50 km/h to 40 km/h*
- *Additional signage and road markings*
- *Introduce a curfew to remove Heavy Goods Vehicles during the night*
- *Ban Heavy Goods Vehicles from travelling down Separation Street, enabling the installation of speed humps*
- *Introduce speed/red-light cameras at Separation St and Victoria Rd and High St and Separation St intersection*

be tabled and referred to the Chief Executive Officer for action'

COMMUNICATIONS AND ENGAGEMENT

Consultation

Through the development of the Council Plan, which involved community consultation, our community were supportive of reducing the speed limits to create safer streets. This resulted in the action item of *Reduce the speed limit to 40 kilometres across 30% of the municipality.*

No consultation has been held with the community in regard to the installation of the pedestrian operated signals as the layout is still being negotiated with VicRoads.

At this stage, the community has not been consulted on traffic management devices or freight management as these items are currently not recommended to be progressed until further investigations are undertaken, following the speed limit changes to 40km/h.

Communications

Transport Engineering has previously worked directly with residents to provide information on Council's intentions to improve road safety and amenity for Separation Street.

ANALYSIS

Alignment to Council Plan / Council policy

Goal 1 - A sustainable city

1.2 We will increase **sustainable transport** through safer streets for walking and cycling, and advocacy for public transport.

Reduce the speed limit to 40 kilometres across 30% of the municipality

Environmental Sustainability Considerations

By creating a safer environment for walking and bike riding through a reduction in the speed limit council will achieve a transport mode shift which will help to lower greenhouse gas emissions.

Equity, Inclusion and Wellbeing Considerations

An improved road amenity may contribute to a higher level of wellbeing through additional physical activity in a safer transport environment.

Cultural Considerations

None

Economic Development Considerations

None

Financial and Resource Implications

Confirmed Black Spot funding for road safety items along Separation Street and Arthurton Road in Northcote has a total project value of \$162,000 to be delivered in the 2018/19 financial year.

Legal and Risk Implications

The projects discussed in this report are designed to reduce risk.

DISCUSSION

A safety assessment was prepared by an independent transport consultant for the Arthurton Road and Separation Street corridor between the South Morang rail-line and Darebin Parklands during 2016. This assessment identified 46 causality crashes in the period 1 July 2010 to 30 June 2015 with 21 of the crashes involving either a motorbike, pedestrian or bike rider. Two crashes occurred in years 2012 and 2015 between Whalley Street and Victoria Road, and were categorised as 'off-path on straight', which generally means the driver lost control. It is noted that another crash of this type occurred in June 2018 in the same section of road, which relates to the petition tabled at Council on Monday 13 August 2018.

The safety assessment reviewed collision information, studied the road layout and recommended a number of treatment options.

Using the crash data and some of the recommended treatments within the report, council officers made an application to the Federal Government's Black Spot Program and successfully attracted funding for delivering road safety initiatives in the 2018/19 financial year. One of the treatments within the application that would have a positive impact on road safety along the section of Separation Street that relates to the petition is a reduction in the speed limit from 50km/h to 40km/h. As noted by the independent safety assessment, a reduction in the speed limit is recommended due to most collisions being random and scattered along the corridor.

The Black Spot funding includes a project to install flashing 'give way to pedestrians' signs at the High Street / Separation Street traffic signals, relocation of a major traffic control sign at Andrew Street and to improve the safety at the Alfred Nuttal Kindergarten by increasing the number and distance from the zebra crossing of the speed cushions.

Road safety camera locations are determined by the Department of Justice, with new locations decided through applications from the community and stakeholders. The following publicly accessible link can be used to nominate a location, <https://www.camerassavelives.vic.gov.au/txncsl/suggestlocation.doj>. Council officers have made an application for road safety cameras at the intersections of High Street and Victoria Road along Separation Street in relation to the petition.

Budget has been allocated by Council to construct a signalised pedestrian crossing on Separation Street at Oamaru Street in the 2018/19 financial year. Design work and negotiations with stakeholders are currently being completed with construction expected in May 2019.

As the process has already been started to improve road safety along Separation Street, the further treatments involving heavy goods vehicles are recommended to be investigated following the speed limit changes to 40km/h. A report to Council on the effectiveness of the speed limit change and what the next steps are for road safety on Separation Street will be planned for June 2019.

OPTIONS FOR CONSIDERATION

A longer period after the installation of the speed limits changes could be adopted for traffic to adjust to the new conditions.

IMPLEMENTATION STRATEGY

Details

Council has received notification from the Federal Government that it was successful in its application for Black Spot Funding for the speed limit reduction along the section of Separation Street between Whalley Street and Victoria Road in Northcote. Officers have started the necessary steps to change the speed limit from 50km/h to 40km/h.

Residents and the community along Separation Street will be notified of the successful application for Federal funding and when the road safety construction works progress along Separation Street.

Communication

Officers will seek to publicise the achievement of attracting Federal funding to acknowledge the efforts of both council officers and the community in achieving this result.

All community stakeholders will be kept up to date with the changing of the speed limit.

Timeline

Speed limit changes are expected to be installed by the end of December 2018. A review and further report on road safety will be prepared for Council in June 2019.

RELATED DOCUMENTS

- Petition – City of Darebin to Fix Dangerous Traffic Conditions on Separation Street, Northcote
- Council Meeting Minutes – 13 August 2018

Attachments

Nil

DISCLOSURE OF INTEREST

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

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

10. NOTICES OF MOTION**10.1 AGED CARE SERVICES****Councillor:** Kim LE CERF**NoM No.:** 359

Take notice that at the Council Meeting to be held on 3 September 2018, it is my intention to move:

That Council:

- (1) Acknowledges that if the Commonwealth ceases block funding for aged care services as currently planned, this will inevitably affect how Council will provide services to older people.*
- (2) Notes that because of the Commonwealth's plan to cease block funding, Council has commissioned an independent 'Creating an Age Friendly Darebin' review for the express purpose of ensuring our older people continue to receive quality services they need.*
- (3) Calls on the federal government to extend block funding for the Commonwealth Home Support Program to provide certainty for community and staff, and writes to relevant ministers, shadow ministers and members of parliament advising them of Council's position.*
- (4) Encourages community members to participate in the independent panel review commissioned by Council, to help plan our services in the longer term.*
- (5) Notes that this Council commits to continue its annual \$6 million investment into the longer term in facilities, programs and services promoting the health and wellbeing of older people.*
- (6) Notes that the independent review terms of reference will investigate expansion of Council's services including the potential for Darebin Council to provide home care packages.*

Notice Received: 17 August 2018**Notice Given to Councillors** 29 August 2018**Date of Meeting:** 3 September 2018

10.2 COUNCIL SUPPORT FOR PRESTON MARKET HERITAGE LISTING APPLICATION**Councillor: Gaetano GRECO****NoM No.: 360**

Take notice that at the Council Meeting to be held on 3 September 2018, it is my intention to move:

That Council:

- (1) *Notes and publicly supports the sentiments expressed in the letter from the Darebin Progress Association, Darebin Ratepayers Association and the Darebin Ethnic Communities' Council (received on the 20/08/2018) voicing growing community concern about the future of Preston Market.*
- (2) *Notes and writes to Heritage Victoria supporting:*
 - a) *The application by the Darebin Appropriate Development Association (DADA) requesting Heritage Victoria to list Preston Market for state recognition*
 - b) *The call by the above community organisations requesting the Executive Director of Heritage Victoria and the Heritage Council exercise their discretion in making an Interim Protection Order under s147 (1) of the Heritage Act 2017 pending the outcome of the Heritage Register assessment process.*
- (3) *Writes to local Members of Parliament requesting that they also write to Heritage Victoria in support of the community's heritage listing application and the call for an Interim Protection Order.*

Notice Received: 21 August 2018**Notice Given to Councillors 29 August 2018****Date of Meeting: 3 September 2018**

**10.3 MAINTAINING COUNCIL OPENNESS AND
TRANSPARENCY CONCERNING THE FUTURE OF
PRESTON MARKET****Councillor: Gaetano GRECO****NoM No.: 361**

Take notice that at the Council Meeting to be held on 3 September 2018, it is my intention to move:

That Council is open and transparent in its dealings with the VPA, developers and other stakeholders regarding discussions concerning the future of Preston Market.

Notice Received: 21 August 2018**Notice Given to Councillors 29 August 2018****Date of Meeting: 3 September 2018**

10.4 COUNCIL SUPPORT FOR THE COMMUNITY AGED CARE FORUM RESOLUTION**Councillor: Gaetano GRECO****NoM No.: 362**

Take notice that at the Council Meeting to be held on 3 September 2018, it is my intention to move:

That Council:

- (1) *Notes the highly successful community forum on aged care held in Preston by the "Does Council Care" coalition that was attended by over 70 community members who unanimously passed a resolution calling on Council:*
 - a) *To continue to provide at least its current services to Darebin aged care residents.*
 - b) *That the current campaign to ensure Council's aged care services are continued and supported by the community.*
 - c) *To explore every avenue to avoid the destruction of community valued, urgently needed, Council provided aged services.*
- (2) *Continues to provide Commonwealth Home Support Programme (CHSP) services while in receipt of any funding from the Commonwealth government.*
- (3) *Acts proactively to seek an extension of block funding for CHSP services by the Commonwealth Government until June 2020 and beyond.*
- (4) *Commits to maintaining and extending the provision and delivery of in-house aged care services if and when the Council stops receiving block funding from the commonwealth government.*
- (5) *Advocates for Councils to maintain in-house aged care services and invites Moonee Valley and Bendigo Councils to cooperate in leading the establishment of an Aged Care Advocacy Council Working Group tasked to coordinate a local government/community campaign to support Councils to maintain aged care services in the future.*

Notice Received: 21 August 2018**Notice Given to Councillors 29 August 2018****Date of Meeting: 3 September 2018**

10.5 REVIEW OF DAREBIN COMMUNITY NEWS**Councillor: Gaetano GRECO****NoM No.: 363**

Take notice that at the Council Meeting to be held on 3 September 2018, it is my intention to move:

***That** Council receives a report at a Council meeting in October on how to make Darebin Community News more reflective and inclusive of the diversity in the Darebin community.*

The report should consider such things as:

- (1) how to include articles and features in different languages, and*
- (2) how to expand the events calendar to include activities of community and social groups in Darebin.*

Notice Received: 21 August 2018

Notice Given to Councillors 29 August 2018

Date of Meeting: 3 September 2018

10.6 CONDEMNATION OF RACIAL VILIFICATION TOWARDS AFRICAN AND OTHER COMMUNITIES**Councillor:** Susanne NEWTON**NoM No.:** 364

Take notice that at the Council Meeting to be held on 3 September 2018, it is my intention to move:

That Council:

- (1) *Proudly reaffirms Darebin as a local government area that is working towards a racism-free city, where our community's diversity is valued, celebrated, respected, embraced and leveraged.*
- (2) *Notes our commitment to the Welcoming Cities network and the Racism: It Stops With Me campaign, and our commitment to recognising our diverse community as our greatest asset for solving future challenges in our council plan.*
- (3) *Condemns the demonization of African communities, in particular the South Sudanese community, by politicians and the media.*
- (4) *Condemns Senator Fraser Anning's maiden speech in the Federal Parliament, in particular his hateful comments towards Muslims and calls for a return to a 'European-based immigration policy', as an insult to all residents of Darebin, and indeed Australia.*
- (5) *Writes to the Prime Minister, Malcolm Turnbull, and Victorian Premier, Daniel Andrews, to:*
 - a) *express our concern at the increasing racial vilification towards African and other communities*
 - b) *urgently call on the Australian and Victorian governments to condemn racism towards African and other communities, and recognise their obligation to provide assistance to refugee and humanitarian visa holders living in Australia, including trauma counselling, additional schooling, skills building and pathways to meaningful employment.*
- (6) *Works with the Darebin Ethnic Communities Council (DECC) and other local support networks to engage the Darebin community in activities to address racism, such as public meetings and anti-racism campaigns, promoted through communication channels such as the Darebin Community News and social media.*

Notice Received: 21 August 2018**Notice Given to Councillors** 29 August 201**Date of Meeting:** 3 September 2018

10.7 ANALYSIS OF HOMELESSNESS IN DAREBIN**Councillor: Julie WILLIAMS****NoM No.: 365**

Take notice that at the Council Meeting to be held on 3 September 2018, it is my intention to move:

That Council:

- (1) *Requests that officers prepare a report for Council which:*
 - a) *identifies the number of people experiencing homelessness in Darebin;*
 - b) *maps the existing services and programs supporting the wellbeing of people experiencing homeless in Darebin; and*
 - c) *identifies opportunities to improve service provision, including opportunities to improve access to Council services and facilities.*
- (2) *Requests that officers work with relevant community organisations in the homelessness and emergency relief sector in the preparation of this report.*

Notice Received: 22 August 2018**Notice Given to Councillors 29 August 2018****Date of Meeting: 3 September 2018**

10.8 MAV STATE CONFERENCE MOTION - SOCIAL AND AFFORDABLE HOUSING**Councillor: Susanne NEWTON****NoM No.: 366**

Take notice that at the Council Meeting to be held on 3 September 2018, it is my intention to move:

That Council submits the following motion to the Municipal Association of Victoria State Council Meeting of 19 October 2018:

- (1) That the MAV coordinate with the Department of Health and Human Services and the Department of Environment, Land, Water and Planning to play a lead role in resourcing and supporting Councils to implement actions aligned to Plan Melbourne, Homes for Victorians and the Infrastructure Victoria 30-Year Plan with regard to social and affordable housing, including facilitating the provision of affordable housing through the planning system.*
- (2) That the MAV advocate to State and Federal Government to provide significant, consistent and ongoing funding for social and affordable housing.*
- (3) That the MAV advocate to the State Government to significantly increase the social housing being provided through the Public Housing Renewal Program and Inclusionary Housing Pilot, so that the provision is linked to demand.*

Notice Received: 28 August 2018**Notice Given to Councillors 29 August 2018****Date of Meeting: 3 September 2018**

10.9 MAV STATE CONFERENCE MOTION - INFRASTRUCTURE CONTRIBUTION PLAN**Councillor: Susanne NEWTON****NoM No.: 367**

Take notice that at the Council Meeting to be held on 3 September 2018, it is my intention to move:

***That** Council submits the following motion to the Municipal Association of Victoria State Council Meeting of 19 October 2018:*

- (1) *That the MAV calls for the implementation of the Infrastructure Contribution Plan standard levies across established areas of Melbourne.*

Notice Received: 28 August 2018**Notice Given to Councillors 29 August 2018****Date of Meeting: 3 September 2018**

11. REPORTS OF STANDING COMMITTEES

Nil

12. RECORDS OF ASSEMBLIES OF COUNCILLORS

12.1 ASSEMBLIES OF COUNCILLORS HELD

An Assembly of Councillors is defined in section 3 of the *Local Government Act 1989* to include Advisory Committees of Council if at least one Councillor is present or, a planned or scheduled meeting attended by at least half of the Councillors and one Council Officer that considers matters intended or likely to be the subject of a Council decision.

Written records of Assemblies of Councillors must be kept and include the names of all Councillors and members of Council staff attending, the matters considered, any conflict of interest disclosures made by a Councillor attending, and whether a Councillor who has disclosed a conflict of interest leaves the assembly.

Pursuant to section 80A (2) of the Act, these records must be, as soon as practicable, reported at an ordinary meeting of the Council and incorporated in the minutes of that meeting.

An Assembly of Councillors record was kept for:

- Darebin Disability Advisory Committee – 6 August 2018
- Council Briefing Session – 6 August 2018
- Darebin Community Awards Advisory Committee – 8 August 2018
- Darebin Interfaith Advisory Committee – 9 August 2018
- Darebin Arts Ambassadors Advisory Committee – 14 August 2018
- Meet the Managers – 21 August 2018
- Climate Emergency Darebin – 23 August 2018
- Glyphosate use in Darebin – 24 August 2018

Recommendation

That the record of the Assembly of Councillors held on 6, 8, 9, 14, 21, 23 and 24 August 2018 and attached as **Appendix A** to this report, be noted and incorporated in the minutes of this meeting.

Related Documents

- *Local Government Act 1989*

Attachments

- Assembly of Councillors 3 September 2018 (**Appendix A**) [↓](#)



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Darebin Disability Advisory Committee
	Date:	Monday 6 August 2018
	Location:	Preston Shire Hall
PRESENT:	Councillors:	Cr. Julie Williams and Cr. Susanne Newton
	Council Staff:	Shadi Hanna, Gillian Damonze, Zoe Howard, Philip O'Brien, Emma Pase, Fiona Myers
	Other:	Community representatives
APOLOGIES:		Katherine Kiley and Community representatives

The Assembly commenced at 11:05am

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Present and apologies	No disclosures were made.
2	Round table check in	No disclosures were made.
3	Matters Arising from previous minutes	No disclosures were made.
4	Passenger lift at Darebin North East Community Hub	No disclosures were made. Cr. Newton left the meeting at 11:30am Cr. Newton returned to the meeting at 11:32am
5	Sensory Story Times at Darebin Libraries	No disclosures were made.
6	Employing Diversity Business Breakfast	No disclosures were made. Cr. Newton left the meeting at 12:11pm and returned Cr. Newton returned to the meeting at 12:13pm
7	Community Engagement Strategy	No disclosures were made.
8	General Business	No disclosures were made.
9	Meeting feedback	No disclosures were made.

The Assembly concluded at 12:50 pm

RECORD COMPLETED BY:	Officer Name:	Zoe Howard
	Officer Title:	Metro Access Officer



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Councillor Briefing Session
	Date:	Monday 6 August 2018
	Location:	Chambers Room, Darebin Civic Centre
PRESENT:	Councillors:	Cr. Kim Le Cerf (Mayor), Cr. Julie Williams, Cr. Susanne Newton, Cr. Susan Rennie, Cr. Trent McCarthy, Cr. Steph Amir, Cr. Gaetano Greco,
	Council Staff:	Ingrid Bishop, Cathy Henderson, Vito Albicini, Rachel Ollivier, Sue Wilkinson
	Other:	Melinda Viksne, Jim Barrett, Allan Cochrane, Wendy Dinning, Jess Fraser, Philip Tulk, Rod Burke
APOLOGIES:		Cr. Lina Messina, Cr. Tim Laurence (leave of absence)

The Assembly commenced at 5.40pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Council Plan Action Plan	Nil disclosures made.
2	Proposed Tree Protection	Nil disclosures made.
3	Adani Free City	Nil disclosures made.
4	Draft Planning Committee Agenda	Nil disclosures made.
5	Preston High School	Nil disclosures made.
6	Aged Friendly	Nil disclosures made.
7	Community Safety	Nil disclosures made.
8	Preston Market	Nil disclosures made.

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
9	General Business - Don Scott passing - Petition received - Nominations for 13 August 2018 - Communications and Marketing Review - Aged Care Forum 14 August 2018	Nil disclosures made.

The Assembly concluded at 9.27 pm

RECORD COMPLETED BY:	Officer Name:	Ingrid Bishop
	Officer Title:	General Manager, Governance and Engagement



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Darebin Community Awards Advisory Committee
	Date:	Wednesday 8 August 2018
	Location:	Council Chambers, Darebin Civic Centre
PRESENT:	Councillors:	Chair Mayor Cr. Kim Le Cerf
	Council Staff:	Bronwyn Ryan-Mercer
	Other:	Community Representatives
APOLOGIES:		

The Assembly commenced at 6.20pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Darebin Community Awards Advisory Committee Selection of Winners	No disclosures were made
2	Discussion Darebin Community Awards Presentation Evening	No disclosures were made

The Assembly concluded at 11.15pm

RECORD COMPLETED BY:	Officer Name:	Bronwyn Ryan-Mercer
	Officer Title:	Civic Events and Engagement Officer



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Darebin Interfaith Advisory Committee
	Date:	Thursday 9 August 2018
	Location:	Darebin Intercultural Centre
PRESENT:	Councillors:	Cr. Gaetano Greco
	Council Staff:	Cesar Diaz, Aziz Cooper
	Other:	Members of the Darebin Interfaith Council Committee
APOLOGIES:		Cr. Susan Rennie

The Assembly commenced at 6 pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Welcome, Introductions and Apologies	No disclosures were made.
2	General sharing – News of interest to the local interfaith community <ul style="list-style-type: none"> ○ EPIC, VicPol and DIFC “Respect” Iftar Dinner (31 May 2018 at 4.30pm) ○ Star of the Sea College Interfaith Forum Report 	No disclosures were made.
3	Interfaith initiative in Darebin schools (Judeline Wadhvani)	No disclosures were made.
4	Projects update: <ul style="list-style-type: none"> ○ “Protect the Planet” interfaith seminar ○ Interfaith initiative in Darebin schools - The Way Forward 2019 ○ Darebin SPEAK youth empowerment resilience program ○ Preston Mosque MOU renewal event 	No disclosures were made.

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
	<ul style="list-style-type: none"> ○ Darebin Council Budget 2018/19 consultations response 	
5	New Business: <ul style="list-style-type: none"> ○ Bendigo Interfaith Council visit to Darebin 	No disclosures were made.
6	Next Meeting Date and Time Meetings	No disclosures were made.

The Assembly concluded at 8 pm

RECORD COMPLETED BY:	Officer Name:	Aziz Cooper
	Officer Title:	Interfaith Development Officer



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Darebin Arts Ambassadors Advisory Committee
	Date:	Tuesday 14 August 2018
	Location:	Council Chambers, Darebin Civic Centre
PRESENT:	Councillors:	Chair Cr. Susanne Newton
	Council Staff:	Vicky Guglielmo, Kirsty Baird, Emily Fuller and Bronwyn Ryan-Mercer
	Other:	Art Ambassadors Representatives
APOLOGIES:		Cr. Tim Laurence (leave of absence)

The Assembly commenced at 6.10pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Mid-Arts Strategy Community Forum and Engagement Outcomes -2018	No disclosures were made.
2	Presentation new Local Community Events Support Scheme	No disclosures were made.

The Assembly concluded at 8.15pm

RECORD COMPLETED BY:	Officer Name:	Bronwyn Ryan-Mercer
	Officer Title:	Civic Events and Engagement Officer



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Meet the Managers
	Date:	Tuesday 21 September 2018
	Location:	Shire Hall
PRESENT:	Councillors:	Cr. Kim Le Cerf (Mayor), Cr. Susan Rennie, Cr. Julie William, Cr. Susanne Newton, Cr. Steph Amir, Cr. Gaetano Greco and Cr. Lina Messina
	Council Staff:	Sue Wilkinson, Ingrid Bishop, Vito Albicini, Rachel Ollivier, Allan Cochrane, Claudio Cavallo, Darren Rudd, Elisabeth Tuckey, Felicity Leahy, Jess Fraser, Jo Smale, Kat Angelofsky, Leigh Goulet, Mark Gallon, Melinda Viksne, David Smith, Rod Burke, Sally Moxham, Shadi Hanna, Vicky Guglielmo and Sunny Haynes
APOLOGIES:		Cr. Tim Laurence, Cr. Trent McCarthy

The Assembly commenced at 6 PM

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	An opportunity for Councillors to meet with Management Staff	No disclosures were made.

ASSEMBLY OF COUNCILLORS – PUBLIC RECORD

The Assembly concluded at 8 pm

RECORD COMPLETED BY:	Officer Name:	Christina Plant
	Officer Title:	Acting Executive Assistant



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Climate Emergency Darebin Advisory Committee
	Date:	Thursday 23 August 2018
	Location:	Council Chambers, 350 High Street, Preston
PRESENT:	Councillors:	Cr Kim Le Cerf (Mayor and Chair) and Cr Trent McCarthy (via phone 7:00- 8:00pm)
	Council Staff:	Sally Moxham, Gavin Mountjoy and Tiffany Harrison
	Other:	Climate Emergency Darebin Committee members
APOLOGIES:		Cr Susan Rennie, Sue Wilkinson CEO, Rachel Ollivier

The Assembly commenced at 7:14 pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Welcome, acknowledgements, apologies	No disclosures were made
2	Assembly of Councillors	No disclosures were made
3	Agenda review	No disclosures were made
4	Minutes of previous meeting	No disclosures were made
5	Council update	No disclosures were made
6	Working Group update	No disclosures were made
7	Strategic Plan approval	No disclosures were made

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
8	Communications documents	No disclosures were made
9	Governance Group proposals	No disclosures were made
10	Engagement project	No disclosures were made
11	Funding discussion	No disclosures were made
12	Capacity building and momentum building	No disclosures were made
13	Other considerations	No disclosures were made
14	Next meeting	No disclosures were made

The Assembly concluded at 9:03 pm

RECORD COMPLETED BY:	Officer Name:	Tiffany Harrison
	Officer Title:	Climate Emergency Darebin Executive Officer

This form is to be completed by the nominated Council Officer and returned to the Council Business Unit within 3 working days for inclusion in a register available for public inspection.



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Meeting to discuss glyphosate use in Darebin
	Date:	Friday 24 August 2018
	Location:	Function Room, Darebin Civic Centre
PRESENT:	Councillors:	Cr Kim Le Cerf (Mayor), Cr. Steph Amir, Cr Lina Messina, Cr Trent McCarthy, Cr Susanne Newton
	Council Staff:	Vito Albicini Philip Tulk
	Other:	
APOLOGIES:		

The Assembly commenced at 3.00pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Welcome, intros and acknowledgements; expected outcomes for this meeting.	No disclosures were made.
2	Assembly of Councillors	No disclosures were made.
3	Discussion of current glyphosate use, plans to reduce its use and phase out as soon as practical.	No disclosures were made.
4	Wrap up and next steps	No disclosures were made.

The Assembly concluded at 4.05pm

RECORD COMPLETED BY:	Officer Name:	Philip Tulk
	Officer Title:	Manager Parks and Open Space

13. REPORTS BY MAYOR AND COUNCILLORS

Recommendation

That Council note the Reports by Mayor and Councillors.

14. CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL

15. CLOSE OF MEETING