City of DAREBIN

the place to live

AGENDA OF THE ORDINARY COUNCIL MEETING

To be held on Monday 26 May 2025 at 6:00 PM

This Council Meeting will be held in the Council Chamber, 350 High Street, Preston.

This meeting will be a scheduled hybrid meeting, at which both councillors and members of the public may participate either in person or virtually.

This meeting will also be livestreamed and may be accessed from Councils website www.darebin.vic.gov.au.

Persons wishing to observe the meeting in person, submit a Question or make a Submission, are required to register by 12pm on the day of the meeting.

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

Darebin City Council acknowledges the Wurundjeri Woi-Wurrung people as the Traditional Owners and custodians of the land we now call Darebin and pays respect to their Elders, past, present and emerging.

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
These are the Minutes for the Council Meeting. For assistance with any of the items in the minutes, please telephone 8470 8888.

Arabic
هذه هي محاضر اجتماع المجلس. للحصول على المساعدة في أي من البنود في المحاضر، يرجى الاتصال بالهاتف 8470 8888.

Chinese
这些是市议会会议纪要。如需协助了解任何纪要项目，请致电8470 8888。

Greek

Αυτά είναι τα Πρακτικά της συνεδρίασης του Δημοτικού Συμβουλίου. Για βοήθεια με οποιαδήποτε θέματα στα πρακτικά, παρακαλείστε να καλέσετε το 8470 8888.

Hindi
ये काउंसिल की बैठक का सारांश है। सारांश के किसी भी आइटम में सहायता के लिए, कृपया 8470 8888 पर टेलीफोन करें।

Italian
Questo è il verbale della riunione del Comune. Per assistenza con qualsiasi punto del verbale, si prega di chiamare il numero 8470 8888.

Macedonian
Ова е Записникот од состанокот на Општинскиот одбор. За помош во врска со која и да било точка од записникот, ве молиме телефонирајте на 8470 8888.

Nepali
यी परिषद्को बैठकका माइन्युटहरू हुन्। माइन्युटका कुनै पनि वस्तुसम्बन्धी सहायताका लागि कृपया 8470 8888 मा कल गर्नुहोस्।

Punjabi
ਇਹ ਕੌਂਸਲ ਦੀ ਮੀਟਿੰਗ ਵਾਸਤੇ ਸੰਖੇਪ ਸਾਰਾਂਸ਼ ਹੈ। ਸੰਖੇਪ ਸਾਰਾਂਸ਼ ਵਿਚਲੀਆਂ ਕਿਸੇ ਵੀ ਆਈਟਮਾਂ ਸੰਬੰਧੀ ਸਹਾਇਤਾ ਵਾਸਤੇ, ਕਿਰਪਾ ਕਰਕੇ 8470 8888 ਨੂੰ ਟੈਲੀਫ਼ੋਨ ਕਰੋ।

Somali
Kuwaani waa qodobadii lagaga wada hadlay Fadhiga Golaha. Caawimada mid kasta oo ka mid ah qodobada laga wada hadlay, fadlan la xiriir 8470 8888.

Spanish
Estas son las Actas de la Reunión del Concejo. Para recibir ayuda acerca de algún tema de las actas, llame al teléfono 8470 8888.

Urdu
یہ کاؤنسل کی میٹنگ کا ایجنڈا ہے۔ایجنڈے کے کسی بھی حصے کے بارے میں مدد کے لیے براہ مہربانی 8470 8888 پر فون کریں۔

Vietnamese
Đây là những Biên bản Họp Hội đồng Thành phố. Muốn có người trợ giúp mình về bất kỳ mục nào trong biên bản họp, xin quý vị gọi điện thoại số 8470 8888.

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Agenda

1. OPENING OF MEETING AND MEMBERSHIP

Cr. Kristine Olaris OAM (Mayor)
Cr. Emily Dimitriadis (Deputy Mayor)
Cr. Matt Arturi
Cr. Connie Boglis OAM
Cr. Ruth Jelley
Cr. Julie O'Brien
Cr. Alexandra Sangster
Cr. Vasilios Tsalkos

2. ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

3. APOLOGIES

4. DISCLOSURES OF CONFLICTS OF INTEREST

5. CONFIRMATION OF THE MINUTES OF COUNCIL MEETINGS

Recommendation

That the Minutes of the Ordinary Meeting of Council held on 28 April 2025 and the Special Meeting of Council held on 12 May 2025 be confirmed as a correct record of business transacted.

6. COUNCIL'S OCCUPATIONAL HEALTH AND SAFETY RESPONSIBILITIES

7. 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 three (3) questions at an Ordinary Council meeting. Members of the public wishing to ask a question must register their question using the Questions and Submission Time Form before 12 noon on the day of the meeting.

Questions that are not lodged by 12 noon on the day of the Council Meeting will not be accepted, and **no questions will be taken from people *in attendance* on the night of the Council Meeting.**

In accordance with the Council Governance Rules 2020, the Chairperson may disallow a question if it:

a) relates to a matter outside the duties, functions or powers of Council;

b) is defamatory, indecent, abusive, offensive, irrelevant, trivial or objectionable in language or substance;

c) may lead to a breach of Council's statutory obligations;

d) relates to a Notice of Motion, Petition or item of urgent business;

e) deals with a subject matter already answered;

f) is aimed at embarrassing a Councillor or an Officer; or

g) deals with a matter that should be, or has been, considered as a confidential matter or relates to any matter in respect of which Council may close the Meeting to the public under section 66 of the *Local Government Act 2020*.

No questions directed at an individual Councillor or Officer will be allowed.

SUBMISSIONS

Members of the public wishing to make a 2 minute submission on a report listed on the Agenda (unless not permitted pursuant to the Councils Governance Rules) must register online before 12 noon on the day of the Ordinary Council Meeting or Hearing of Submissions Meeting and be in attendance on the day of the Meeting to make their submission.

If the person wishing to make a submission or their representative is not in attendance (including virtual attendance for a scheduled hybrid meeting) when the Agenda item is to be considered, their submission will not be read out.

The person making the submission must clearly state their name and their suburb. The name of the submitter will be recorded in the Minutes, as an official record.

No member of the public can make a submission to a Notice of Motion, Petition (unless originator of petition, Governance Rule 16.3(6)) or item of Urgent Business presented at a Council meeting.

HOW TO REGISTER TO ATTEND THE MEETING, SUBMIT YOUR QUESTION OR MAKE A SUBMISSION

Members of the public who wish to observe the meeting in person, ask a question, or make a submission to an agenda item, at an Ordinary Council Meeting are required to register by 12pm on the day of the meeting in one of the following ways:

(a) online at darebin.vic.gov.au;

(b) by calling the customer service team on 8470 8888, or

(c) by mail to PO Box 91, Preston 3072

Council meetings can be viewed at the 'Watch Council and Planning Committee' meetings page via Council's website.

Agenda's will be available for viewing on Council's website at the 'Meeting Agendas and Minutes' page up to 6 days prior to the date of the meeting.

8. PETITIONS

9. CONSIDERATION OF REPORTS

9.1 LOCAL LAW ADOPTION

Author: Acting Manager City Safety & Compliance

Reviewed By: General Manager City Sustainability and Strategy

EXECUTIVE SUMMARY

The purpose of this report is to seek Council's endorsement of the Community Amenity Local Law 2025.

The draft Community Amenity Law 2025 exhibited from 28 March to 28 April 2025, in accordance with requirements under the Local Government Act 2020. Submissions have been assessed, and no changes to the draft are recommended.

The Darebin General Local Law No. 1 2015 sunsets on 30 June 2025, and must be replaced by a new local law.

Officer Recommendation

That Council:

(1) Adopts the Community Amenity Local Law 2025 (**Appendix A**) to replace the General Local Law No.1 2015 and that the Community Amenity Local Law 2025 commences operation on 1 July 2025

(2) Notes the legal certification for the draft Community Amenity Local Law 2025 (**Appendix B**)

(3) Authorises the CEO to publish the required statutory notices under the Local Government Act 2020 including the Government Gazette, a local newspaper and on the Darebin City Council website

(4) Notes the Community Consultation Round 2 Summary (**Appendix C**) for the draft Community Amenity Local Law 2025 (**Appendix A**)

(5) Directs the CEO to undertake a review after the first 12 months of the Community Amenity Local Law 2025 being in effect, and tables a report to Council no later than 30 December 2026 that:

   a. tables the review findings

   b. recommends if any updates to the Community Amenity Local Law 2025 are required, and if so, seeks authorisation to prepare an updated Local Law for Council consideration.

BACKGROUND / KEY INFORMATION

The General Local Law No.1 2015 guides Council's compliance and enforcement activities for a wide range of topics, including property amenity, community safety, construction sites and the keeping of animals.

The current Local Law will expire on 30 June 2025 and needs to be renewed and updated to incorporate changes in legislation and to reflect current and emerging issues within Darebin. A draft Community Amenity Local Law 2025 was developed in consultation with internal stakeholders, key external stakeholders, and informed by research, benchmarking and community engagement activities, and was exhibited from 28 March to 28 April 2025, in accordance with requirements under the *Local Government Act 2020*.

Following the first stage of consultation in January, the exhibited draft incorporates a series of changes to language and structure that aim to simplify, modernise, and consolidate it and ensure alignment with State legislation. These changes do not seek to alter the overall intent and rather, are focused on providing clarity. Additionally, a range of safety and amenity issues were identified which resulted in some new, proposed clauses and provisions being included in the draft Local Law. The draft Local Law also creates a few new offences.

At a Council meeting held on 24 March 2025, Council resolved to authorise the commencement of the statutory process for making of the proposed Local Law by releasing an exhibition draft for public submissions. Public notice was subsequently given in a local newspaper and on Council's website of its intention to make Community Amenity Local Law 2025, stating the objectives and intended effect of the proposed Local Law, and that a copy of the proposed Local Law was available for inspection at the City of Darebin customer service centres and on Council's website, and the community engagement process that applied in respect to the making of the Local Law.

The Community Amenity Local Law was placed on public exhibition with the revised changes based on community feedback, prior to adoption and the final gazetting and implementation on 1 July 2025.

Previous Council Resolution

At its meeting held on 24 March 2025, Council resolved:

"To authorise the commencement of the statutory process for making the proposed Community Amenity Local Law 2025 in accordance with the Local Government Act 2020".

ALIGNMENT TO 2041 DAREBIN COMMUNITY VISION

Strategic Direction 2: Prosperous, Liveable and Flourishing

ALIGNMENT TO 2021-25 COUNCIL PLAN

Strategic Direction 4 Responsible, Transparent and Responsive

ALIGNMENT TO COUNCIL PLAN STRATEGIC OBJECTIVES

4.3 We will transform our services and service delivery models to ensure they meet the current, emerging and future needs of our community

DISCUSSION

Outcome of 28 March to 28 April Exhibition Period

Five submissions were received during exhibition, a consultation report is included at **(Appendix B)**.

Key points raised, and officer advice and recommendations, is provided below:

	Key matter raised	Officer advice & recommendation
1	Clause 21 Incinerators, Fires and Open-Air Burning Do not support introduction of subclause (3) that addresses offensive smoke from outdoor woodfired cooking / BBQs	Clause 3 allows for the lighting of an open fire for the purposes of cooking food. The clause additionally allows for the lighting of open air smoking ceremonies by people authorised by Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation.
2	Suggests improved enforcement and proactive enforcement activities.	This is a work in progress but does not impact the adopting of the Local Law itself.
3	Specific concern with squatters on vacant land. Address provided. Supportive of new clause 19 Camping on Private Land.	Feedback is supportive of the new clause in the draft Local Law.
4	Specific concern with recreational vehicles and motorbikes on banks of Darebin Creek. • Noise • Safety • Environmental damage • Perceived inaction by VicPol Suggest CCTV installation. Suggest stronger enforcement. Suggest updated regulations to address	Clause 49 of the draft Local Law specifically prohibits the use of recreational vehicles in a public place. The delegations of this clause will be afforded to Victoria Police who were consulted with.
5	Clause 56 shopping trolleys. Suggest introducing a timeframe for retailer retrieval of trolleys left on Council land. Clause 53 advertising signs. Do not support removal of requirement for a sign to 'not contain any offensive or inappropriate content'. Other suggestions: • Ensure stalled construction sites do not pose amenity, safety or environmental concerns. • Ban gambling advertisements on Council property. • Ban fake spider web decorations (i.e. Halloween) due to environmental concerns.	Trolleys: Officers have noted the proactive measures Clause 56 has in place by ensuring all trolleys at supermarkets are contained onsite. This eliminates the need for a reactive approach that would be challenging and costly to monitor or enforce. Offensive Signage: Clause 36 (d) and (k) specifically prohibit offensive language or damage to signage on council land. Construction Sites: This feedback has been noted and this will be better regulated through upcoming construction management process changes that will be incorporated into the Local Law through supporting policy. Gambling Advertisements: This feedback has been noted for consideration into the Goods on Footpath Policy review where changes could be like the current ban on alcohol advertisements. Spider Web Decorations: Officers have noted the difficulty in regulating this across a small amount of time at Halloween that directly conflicts with the commencement of the high-risk Fire Hazard Season. Litter legislation allows Council the ability to regulate webbing that is not contained to private property.

Proposed Amendments to the Draft Local Law

The community feedback has been carefully considered, and it is proposed that the survey responses and written submissions received do not necessitate any amendments to the draft Local Law, as the issues raised are either adequately addressed in the draft Local Law or in State legislation.

12 month review

Officers recommend to Council that it directs the CEO to undertake a 12 month review of the Community Amenity Local Law 2025 and recommend to Council whether further changes are needed.

The purpose of the 12 month review will be to:

- assess how effective new provisions are after 12 months of implementation, and identity any improvements that may be needed to strengthen outcomes for Council and community
- undertake a further review of construction management provisions, with the aim of recommending enhancements that ensure Darebin is ready to effectively manage the 'construction wave' that is expected to follow Council and State Government planning reforms.

Construction management is complex and intersects with statutory planning assessments, planning enforcement, and Council's Road Authority functions. While improved provisions have been included in the Local Law that will be recommended to Council for adoption, more work is needed to establish stronger provisions.

CONSIDERATION OF LOCAL GOVERNMENT ACT (2020) PRINCIPLES

Financial Management

The review is being conducted by Council's City Safety and Compliance Team. Elements of the engagement have been outsourced, the 2024-25 Budget includes provision for this.

The proposed local law is broader with its requirements and intention than the outgoing local law. Operational requirements will continue to be monitored throughout the life of the local law to ensure that that all clauses can achieve their intended purpose. Resourcing requirements are expected to be largely offset by potential revenue.

Community Engagement

We have undertaken two rounds of community engagement to ensure that the adopted local law best meets the needs of the community. Round 1 is summarised below and Round 2 within the discussion section of this report.

Round 1

Between 13 January and 17 February 2025, we asked our community to let us know their thoughts on the draft Local Law. We heard from 130 people and the feedback was used to help further refine the draft Local Law ahead of a second round of community engagement.

Details of the first round of community consultation, and the changes made arising from this feedback, can be found in the *Ordinary Council Agenda Paper 24 March 2025, Item 9.4.* The information presented to the community during consultation and exhibition can be found at Council's YourSay webpage.

Other Principles for consideration

Overarching Governance Principles and Supporting Principles

(b) priority is to be given to achieving the best outcomes for the municipal community, including future generations;

Public Transparency Principles

(c) Council information must be understandable and accessible to members of the municipal community;

Strategic Planning Principles

(e) strategic planning must provide for ongoing monitoring of progress and regular reviews to identify and address changing circumstances;

Service Performance Principles

(a) services should be provided in an equitable manner and be responsive to the diverse needs of the municipal community;

COUNCIL POLICY CONSIDERATIONS

Environmental Sustainability Considerations (including Climate Emergency)

The draft Local Law can better protect Council owned tree, and address pollution arising from activities such as construction.

The Tree Local Law 2019 regulates trees on private property and is not part of this review. Officers consider that there are opportunities to improve the Tree Local Law 2019 (which sunsets in 2029) and will provide further advice to Council about this matter.

Equity, Inclusion, Wellbeing and Human Rights Considerations:

The Local Law must align with the *Charter of Human Rights and Responsibilities Act 2006*.

Economic Development and Cultural Considerations

The draft Local Law will place new requirements on some businesses, an opportunity to provide feedback was provided during the first stage of community engagement.

Operational Impacts

Implementing a new Local Law will require a service review and new Standard Operating Procedures. This is an opportunity to continue to strengthen current compliance regulatory services so they align with *Towards Equity* and provide a better customer experience.

Legal and Risk Implications

The *Local Government Act 2020* sets out a number of requirements that must be met when making a Local Law. These are being followed to achieve compliance.

Section 73 of the Act sets out the process of proposing a local law and requires the publication of a notice, as well as consultation in accordance with Council's engagement policy.

In addition, section 74 of the Act requires Council to obtain a certificate from an Australian lawyer who has been admitted to the legal profession for at least five years, stating that they are of the opinion that the proposed Local Law is consistent with the local law requirements. Council has retained a lawyer who

Adoption of the final Local Law is required by 30 June 2025 to ensure that Darebin has an operable Local Law in place. The current General Local Law No.1 2015 sunsets on this date.

Not making a Local Law by 30 June 2025 creates significant risk for community and Council – including financial risk and impact.

IMPLEMENTATION ACTIONS

Activity	Key dates
Council meeting to approve final draft Local Law to be released for public submissions.	24 Mar 2025
Community and external stakeholder consultation phase 2 - Final Local Law released for public submissions.	Apr 2025
Consideration of submissions / amendments to and final external legal review of draft Local Law.	May 2025
Councillor meeting to adopt draft Local Law.	26 May 2025
Gazettal activities – Notice published in Government Gazette.	Jun 2025
2025 Community Amenity Local Law in force	1 July 2025

Attachments

- Darebin Community Amenity Local Law 2025 (**Appendix A**) ⇩
- Legal Certificate - Community Amenity Local Law (**Appendix B**) ⇩
- Communtiy Consultation Summary - Round 2 (**Appendix C**) ⇩

DISCLOSURE OF INTEREST

Section 130 of the *Local Government Act 2020* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any conflicts of 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.

COMMUNITY AMENITY LOCAL LAW 2025

This Local Law was made by resolution of ***Council*** on 26 May 2025 and commenced on 1 July 2025.

Consultation Draft

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- Darebin Waste and Recycling Guide
- Signage Policy

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PART 1 - Introductory

1. Title

This Local Law is the Community Amenity Local Law 2025 of Darebin City ***Council***.

2. Objectives of this Local Law

The principal objectives of this Local Law are to:

(a) provide for the peace, order, and good government of the ***municipal district*** of Darebin City ***Council***;

(b) promote a physical and social environment in which residents and visitors to the ***municipal district*** can enjoy a quality of life that meets the general expectations of the community;

(c) prevent and suppress nuisances which may adversely affect the enjoyment of life within the ***municipal district*** or the health, safety, and welfare of ***person***s within the ***municipal district***;

(d) prohibit, regulate, and control activities which may be dangerous or unsafe or detrimental to a ***person***'s health, amenity, or the environment;

(e) prohibit, regulate and control access to and behaviour in ***municipal places***;

(f) prohibit, regulate and control the ***use*** of ***municipal recreation centres***, ***municipal buildings***, and ***municipal reserves***;

(g) define the standards to which ***persons*** engaged in ***building work*** should adhere;

(h) provide for fair access and ***use*** of ***Council*** and community assets and ***prescribe*** measures to protect those assets; and

(i) ***prescribe*** requirements for the administration and enforcement of the Local Law.

3. Authorising Provision

This Local Law is made under section 71 of the *Local Government Act 2020.*

4. Operation Date

This Local Law comes into operation on 1 July 2025.

5. Revocation Date

This Local Law ceases to operate on 30 June 2035, unless revoked sooner by ***Council***.

6. Repeal of Local Laws

From the commencement of this Local Law, the General Local Law No.1 of 2015 that commenced on 1 July 2015 is repealed.

7. Application of the Local Law

This Local Law applies and has operation throughout the whole of the ***municipal district***.

8. Exemptions from this Local Law

Nothing in this Local Law prevents any member, officer or employee of:

(a) an emergency service; or

(b) a State or Commonwealth government department or agency; or

(c) any military or civil-defence organisation; or

(d) the ***Council***; or

(e) a contractor directly engaged by the ***Council***

to undertake ***works*** or to provide a service, from performing any of the duties they are lawfully entitled or required to perform while engaging in those duties and any ***person*** acting accordingly is not guilty of any

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offence under this Local Law.

9. Incorporated Documents, Codes and Policies

(1) This Local Law is to be read in conjunction with any document incorporated in accordance with section 76 of ***the Act***.

(2) The following documents are incorporated into this Local Law, in accordance with section 76(1) of ***the Act***:

(a) Darebin Waste and Recycling Guide;

(b) Council's Signage Policy;

(c) Any ***policy*** applied by ***Council*** from time to time for the purpose of the particular provision in which the term is used.

(d) any ***Council*** guidelines published by ***Council*** that are made from time to time by ***Council*** under clause 90 of this Local Law.

10. Definitions

Unless the contrary intention appears in this Local Law, the following words are defined to mean:

Words	Meaning
'the Act'	The *Local Government Act 1989* and/or *Local Government Act 2020.*
'acceptable no smoking sign'	Has the same meaning as in the *Tobacco Act 1987*. *Explanatory note:* *The Tobacco Act 1987 defines* ***acceptable no smoking sign*** *as sign that contains –* *(1) a no smoking symbol in the form of a circle and diagonal line printed in red over a depiction of a cigarette and* ***smoke*** *printed in black, or other symbol that clearly indicates that smoking is not permitted, with the symbol being at least 70 mm in height; and* *(2) the phrase "No Smoking" or "Smoking Prohibited", or other wording that clearly indicates that smoking is not permitted, in letters that are at least 20 mm in height.*
'advertising sign'	Includes any placard, inflatable sign, portable electric sign, illuminated, revolving, spinning, or flashing sign, flag, banner, A-frame structure and other object or similar sign, being of a fixed or transient nature including being affixed to a ***vehicle***, trailer, bicycle, tricycle, trolley, or other object and includes a real estate pointer board.
'animal'	Includes any mammal and bird.
'animal owner'	Includes a ***person*** who keeps or who harbours an ***animal*** or has an ***animal*** in their care for the time being, whether such ***animal*** is at large or in confinement.
'appointed agent'	The ***person*** authorised in writing by an ***owner*** of a ***building*** or ***land*** to make an application, appeal, referral, or representation on their behalf.
'approved household waste bin'	Means a bin supplied by ***Council*** for the provision of a domestic landfill waste collection service provided by ***Council***.

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Words	Meaning
'assistance animal'	Has the same meaning as in the *Disability Discrimination Act 1992 (Cth).* *Explanatory note:* *The Disability Discrimination Act 1992 defines **assistance animal** as –* *For the purposes of this Act, an **assistance animal** is a dog or other **animal**:* *(a) accredited under a law of a State or Territory that provides for the accreditation of **animal**s trained to assist a **person** with a disability to alleviate the effect of the disability; or* *(b) accredited by an **animal** training organisation **prescribed** by the regulations for the purposes of this paragraph; or* *(c) trained:* *(i) to assist a **person** with a disability to alleviate the effect of the disability; and* *(ii) to meet standards of hygiene and behaviour that are appropriate for an **animal** in a **public place***
'assistance dog'	Has the same meaning as in the *Equal Opportunity Act 2010.* *Explanatory note:* *The Equal Opportunity Act 2010 defines **assistance dog** as –* *A dog that is trained to perform tasks or functions that assist a **person** with a disability to alleviate the effects of his or her disability;*
'Authorised Officer'	Any ***person*** appointed by ***Council*** to be an ***Authorised Officer*** under section 224 of the *Local Government Act 1989 (or subsequent act/amendments)* and includes members of Victoria Police who are appointed under that section.
'builder'	Means a ***person*** who: (a) carries out ***building work***, or (b) manages or arranges the carrying out of ***building work***, or (c) intends to carry out, or to manage or arrange the carrying out of, ***building work***.
'building'	Includes any structure or ***building***, whether temporary or permanent, or any part of such ***building*** or structure.
'building site'	Any ***land*** on which ***building work*** is carried out.
'building work'	Includes any ***work*** for or in connection with: (a) the construction, demolition, renovation, alteration or removal of any ***building*** or structure or earthworkssuch as excavation, digging or boring and includes landscaping or concreting on ***private land*** and;

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Words	Meaning
	(b) delivery and removal of goods or materials.
'bulk rubbish container'	Means a bin, skip or other ***container*** used for the deposit ofwaste but excludes an ***approved household waste bin***.
'busk'	Means the sounding or playing of a musical instrument, singing, giving a recitation, or performing any conjuring, juggling, puppetry, mime, dance, ***footpath*** art or other entertainment or doing any of those things concurrently, whether or not for the purpose of collecting revenue.
'camp'	The ***use*** of a tent, a sleeping bag, a caravan, mobile home, or any other moveable ***vehicle*** to provide accommodation.
'Chief Executive Officer'	The ***Chief Executive Officer*** of the ***Council*** or any ***person***acting in that position and includes a ***person*** authorised by the ***Chief Executive Officer*** to act on their behalf in relation to this Local Law.
'clothing recycling bin'	A bin or similar structure used for the collection of used clothing (whether or not it is used for the collection of other goods).
'completion of the building work'	(a) in relation to ***building work*** that requires an occupancy ***permit*** to be issued (or its equivalent), the date the occupancy ***permit*** is issued; or (b) in relation to ***building work*** that requires a certificate of final inspection to be conducted (or its equivalent), the date the final inspection is conducted; or (c) in relation to ***building work*** that does not require an occupancy ***permit*** or a final inspection, the date the ***works*** being undertaken needs no further substantive ***work*** for it to be used or enjoyed for the purpose for which it is being constructed.
'container'	A suitable rubbish ***container*** capable of restricting debris and other waste from leaving a ***building site***.
'Council'	Darebin City ***Council***.
'corporation'	Has the same meaning as in the *Corporations Act 2001*.
'Council land'	Means any ***land***, ***building***s, assets, and facilities which are owned, occupied, or vested in the ***Council*** or in respect of which the ***Council*** has the care and management and to which the public has access or ought to have access to, whether an entry fee is paid or not.
'designated material'	Means any materials, products or substances that are accepted in respective garbage bin, recycling bin, green waste bin skip bin, glass bin or any other waste bin as determined by ***Council*** from time to time.
'dwelling'	Any ***building*** or portion of a ***building*** which is used, intended, adapted, or designed for ***use*** for human habitation.

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Words	Meaning
'electric scooter'	Means a ***vehicle*** that: (a) has a maximum speed of 25 km/h on level ground; (b) has two wheels, one in front of the other; (c) has a footboard between the wheels; (d) is steered by a handlebar; (e) weighs no more than 45` kilograms; and (f) is propelled by a motor or by the rider pushing one foot against the ground.
'e-cigarette'	Has the same meaning as in the *Tobacco Act 1987.* *Explanatory note* *The Tobacco Act 1987 defines an '**e-cigarette**' to mean -* *(a) a device (other than a device that is **prescribed** to be not an **e-cigarette** for the purposes of this Act) that is designed to generate or release an aerosol or vapour (whether or not containing nicotine) by electronic means for inhalation by its user in a manner that replicates, or produces an experience similar to, the inhalation of **smoke** from an ignited **tobacco product**; or;* *(b) any other device **prescribed** by the regulations.*
'event'	Means an organised recreational, cultural, commercial, or social ***event*** or a gathering of people, and includes a procession, festival, and street party. This does not apply to Council owned buildings which have been hired from Council under a hiring agreement. Does not include rallies, protests, vigils or processions
'footpath'	Has the same meaning as in the *Road Safety Road Rules 2017.*
'hazardous substance'	Has the same meaning as in the *Environment Protection Regulations 2021.*
'hoon event'	(a) Means one or more ***motor vehicle*s** being driven in a manner that intentionally or recklessly leads to the ***motor vehicle*s**: (b) losing traction; (c) racing; (d) time trialling; or (e) emitting undue noise or ***smoke***.
'impound'	means the seizing or taking possession of any item and includes the holding of that item at any location until the item is returned, released or disposed of.

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Words	Meaning
'incinerator'	A structure, device or piece of equipment which is designed, adapted, used or capable of being used for the burning of any material or substance and which is not: (a) enclosed in any ***building***; (b) a barbecue; or (c) licensed under the provisions of the *Environment Protection Act 2017*.
'infringement notice'	has the same meaning as in the *Infringements Act 2006*.
'land'	Has the same meaning as in the *Interpretation of Legislation Act 1984* and includes any ***Council land*** or ***private land*** in separate or joint ownership or occupation. *Explanatory note:* *Interpretation of Legislation Act 1984 defines **land** as –* *Includes **buildings** and other structures permanently affixed to **land**, **land** covered with water, and any estate, interest, easement, servitude, privilege or right in or over **land**.*
'litter'	Has the same meaning as in the *Environment Protection Act 2017*.
'miniaturised motor cycle'	Has the same meaning as in the *Road Safety Act 1986.*
'minor building work'	***Building work*** valued at less than $10,000 but excludes demolition and removal of ***buildings*** and structures and the installation of swimming pools (regardless of value).
'motor vehicle'	Has the same meaning as in the *Road Safety Act 1986.* *Explanatory note:* *The Road Safety Act 1986 defines a 'motor vehicle' as meaning –* *A vehicle that is used or intended to be used on a highway and that is built to be propelled by a motor that forms part of the vehicle but does not include.* (a) *a vehicle intended to be used on a railway or tramway; or* (b) *a motorised wheel-chair capable of a speed of not more than 10 kilometres per hour which is used solely for the conveyance of an injured or disabled person; or* (c) *a vehicle that is not a motor vehicle by virtue of a declaration under subsection (2)(b) [of section 3].*
'moveable advertising sign'	Any moveable board, notice, structure, banner, or other similar device used for the purposes of notifying a sale, soliciting sales, or notifying people of the presence of an adjacent ***property*** where goods or services may be obtained.
'municipal building'	Means a ***building***: (a) that is owned, occupied or controlled by ***Council***, or

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Words	Meaning
	(b) that is under the care or management of ***Council***.
'municipal district'	Has the same meaning as in ***the Act***. <u>*Explanatory note:*</u> ***The Act*** *defines '****municipal district****' to mean -* *The district under the local government of a* ***Council****.*
'municipal place'	Means a ***municipal building***, ***municipal recreation centre*** or ***municipal reserve***.
'municipal recreation centre'	Means any ***municipal building*** containing or associated with sporting activities, pool, spa, sauna, public bathing facilities, and includes all ***land*** and outdoor areas associated with or accessible from the ***municipal building***.
'municipal reserve'	Means any ***land*** within the ***municipal district*** that is owned, occupied or managed by the ***Council*** including any structure, fixture, fitting and garden, bushland on or at the ***land***, but does not include a ***municipal building*** or ***municipal recreation centre***.
'noxious weeds'	Has the same meaning as in the *Catchment and Land Protection Act 1994*. <u>*Explanatory note:*</u> *The Catchment and Land Protection Act 1994 defines 'noxious weed' to mean -* *(a) a State prohibited weed,* *(b) a regionally prohibited weed,* *(c) a regionally controlled weed or* *(d) a restricted weed.* *A full list of noxious weed species can be obtained from* ***Council****, or from the Department of Energy, Environment and Climate Action.*
'occupier'	Includes: (a) a ***person*** who manages any ***land*** on behalf of the ***owner*** **of land** or ***occupier***; and (b) a ***person*** who is responsible for the care and control of any ***land***; and (c) a lessee or licensee of any ***land***.
'operator'	Means the ***person*** who was driving or in charge of the ***vehicle*** at the time when it was involved in the commission of a relevant offence.
'owner'	Means: (a) in relation to a ***building***, the ***owner*** of ***land*** on which the ***building*** is situated; and (b) in relation to a ***motor vehicle***; (i) the registered ***owner*** of the ***motor vehicle***; or (ii) a ***person*** who has possession of the ***motor***

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Words	Meaning
	vehicle. *Explanatory note:* *For the meaning of 'owner' in relation to land see section 3(1) of the Local Government Act 2020, which means –* *The person who is entitled to receive the rack-rent for the land or who, if the land were let at a rack-rent, would be entitled to receive the rent.*
'penalty unit'	Has the same meaning as in the *Sentencing Act 1991*. *Explanatory note:* *For the purpose of this Local Law, section 110 of the Sentencing Act 1991 defines 'penalty units' to mean –* *A number of dollars equal to the product obtained by multiplying the number of penalty units by the amount fixed from time to time by the Treasurer under section 5(3) of the Monetary Units Act 2004.*
'person'	Includes a natural ***person***, a ***corporation***, an association incorporated under the *Associations Incorporation Reform Act 2012*, a partnership, an unincorporated association and a public statutory ***corporation*** constituted by or under any law of the State of Victoria, any other State or Territory of the Commonwealth or the Commonwealth.
'policy'	A ***policy*** applied by ***Council*** from time to time for the purpose of the particular provision in which the term is used.
'poultry'	Includes ducks, chickens, geese, peacocks, pheasants, turkeys, and guinea fowl.
'permit'	A ***permit*** in writing issued for the purpose of the particular provision in which the term is used.
'Planning Scheme'	Means the Darebin ***Planning Scheme***.
'power-assisted pedal cycle'	Has the same meaning as in the *Vehicle Standard (Australian Design Rule – Definitions and Vehicle Categories) 2005* determined under section 7 of the *Motor vehicle Standards Act 1989.*
'premises'	Includes a ***building***, ***land***, flat, unit, house and ***dwelling*** but does not include any ***building***, ***land***, flat, unit, house or ***dwelling*** owned or under the control of ***Council***.
'prescribe and prescribed'	Means determined and resolved by ***Council***.
'private land'	Means any ***land*** which is not owned or occupied or under the control or management of a ***public body***.
'property'	Means any ***land***, ***building*** or ***dwelling*** in separate ownership or separate occupation within the ***municipal district*** and includes ***premises***, crops, trees and other improvements.

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Words	Meaning
'public body'	Any government department or body established for a public purpose by or under an Act of the Parliament of Victoria, any other State or Territory of the Commonwealth, or the Commonwealth, and includes any water authority established by or under such Acts.
'public place'	Has the same meaning as in the *Summary Offences Act1966.* *Explanatory note:* *The Summary Offences Act 1966 defines* ***public place*** *as follows -* *'**public place**' includes and applies to:* *(a) any public highway **road** street bridge footway **footpath** court alley passage or thoroughfare notwithstanding that it may be formed on private **property**;* *(b) any park garden reserve or other place of public recreation or resort;* *(c) any railway station platform or carriage;* *(d) any wharf pier or jetty;* *(e) any passenger ship or boat plying for hire;* *(f) any public **vehicle** plying for hire;* *(g) any church or chapel open to the public or any other **building** where divine service is being publicly held;* *(h) any state school or the **land** or **premises** in connexion therewith;* *(i) any public hall theatre or room while members of the public are in attendance at, or are assembling for or departing from, a public entertainment or meeting therein;* *(j) any market;* *(k) any auction room or mart or place while a sale by auction is there proceeding;* *(l) any licensed **premises** or authorised **premises** within the meaning of the Liquor Control Reform Act 1998;* *(m) any race-course cricket ground football ground or other such place while members of the public are present or are* permitted *to have access thereto whether with or without payment for admission;* *(n) any place of public resort;* *(o) any open place to which the public whether upon or without payment for admittance have or are* permitted *to have access; or* *(p) any **public place** within the meaning of the words '**public place**' whether by virtue of this Act or otherwise.*
'recreational vehicle'	Means any ***miniaturised motor cycle***, ***trail bike***, motor cycle, motor scooter, go-cart, four-wheel drive ***vehicle*** or other ***vehicle*** propelled by a motor, which can be used for

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Words	Meaning
	recreational purposes, but does not include: (a) a motorised wheelchair; (b) a ***power-assisted pedal cycle*** that meets the legislative requirements; (c) an ***electric scooter*** that meets the legislative requirements
'residential area'	Means ***land*** within one of the Residential Zones of the ***Planning Scheme***.
'retailer'	A ***person*** who ***sells*** goods by retail and who provides trolleys to customers.
'road'	Has the same meaning as in the *Local Government Act 1989.* *Explanatory note:* *In section 3 of the Local Government Act 1989 '**road**' is defined as follows:* *'**road**' includes:* *(i) a street; and* *(ii) a right of way; and* *(iii) any **land** reserved or proclaimed as a street or **road** under the Crown Land (Reserves) Act1978 or the Land Act 1958; and* *(iv) a passage; and* *(v) a cul-de-sac; and* *(vi) a by-pass; and* *(vii) a bridge or ford; and* *(viii) a **footpath**, bicycle path or nature strip; and* *(ix) any culvert or kerbing or other **land** or **works** forming part of the **road**.'*
'sell or sold'	Means the ordinary meaning of ***sell*** or ***sold*** and includes - (a) ***sell*** by means of any machine, electronic device, or mechanical device; (b) hire; (c) barter or exchange for sale or hire; (d) offer or expose or display for sale or hire; (e) advertise for sale or hire; (f) keep or have in possession for sale or hire; or (g) agreeing to, directing, causing, or attempting to ***sell*** or hire.
'smoke'	Has the same meaning as in the *Tobacco Act 1987.* *Explanatory note:* *The Tobacco Act 1987 defines **smoke** to mean -* *(a) **smoke**, hold or otherwise have control over an ignited or heated **tobacco product**; or*

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Words	Meaning
	(b) ***use*** *an* ***e-cigarette*** *to generate or release an aerosol or vapour.*
'smoke free area'	Means any area ***prescribed*** by ***Council***.
'smoke free event'	Means an organised recreational, cultural, commercial, or social ***event*** or a gathering of people which is held on ***Council land*** and ***prescribed*** by ***Council*** or determined by an ***Authorised Officer*** and it includes a procession, festival, and street party.
'street furniture'	Includes furniture used for outdoor dining such as tables and chairs, and ancillary equipment such as gas heaters, screens, planter boxes, umbrellas, blinds, menu boards, and awnings.
'street litter bin'	Means a receptacle provided by ***Council*** in a ***public place*** to receive packaging, papers and other ***litter*** arising during the occupation or ***use*** of the ***public place*** by any ***person***.
'tobacco product'	has the same meaning as in the *Tobacco Act 1987.* *Explanatory note:* *The Tobacco Act 1987 defines '****tobacco product****' to mean-* *Tobacco, cigarette or cigar or any other product containing tobacco and which is designed for human consumption.*
'toy vehicle'	Includes: (a) a ***vehicle*** designed to be propelled by human power and includes a scooter, skateboard, roller skates, roller blades and like toys; or (b) a remote control ***vehicle*** but does not include a motorised wheelchair or motorised mobility aid used by a ***person*** of impaired mobility; or a pram or pusher when used for its intended purpose.
'trade waste'	Any waste, refuse, slops, or other matter arising from or generated by any trade, industry, or commercial undertaking.
'trade waste bin'	A purpose-built ***container*** for the deposit of ***trade waste***.
'trail bike'	Means a motorcycle for ***use*** on rough terrain.
'unreasonable noise'	Has the same meaning as in the *Environment Protection Act 2017*. *Explanatory note:* *The Environment Protection Act 2017 defines '****unreasonable noise****' to mean -* *(a) noise that is unreasonable having regard to the following:* (i) *its volume, intensity or duration;* (ii) *its character;* (iii) *the time, place and other circumstances in which*

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Words	Meaning
	it is emitted; (iv) *how often it is emitted;* (v) *any **prescribed** factors; and* *(b) noise that is **prescribed** to be **unreasonable noise**; and* *(c) does not include noise **prescribed** not to be **unreasonable noise**.*
'use'	In relation to a ***vehicle*** means park, ride, or drive.
'utility'	Has the same meaning as in the *Road Management Act 2004.* *Explanatory note* *The Road Management Act 2004 defines **utility** as -* *(a) an entity (whether publicly or privately owned) which provides, or intends to provide, water, sewerage, drainage, gas, electricity, telephone, telecommunication or other like services under the authority of an Act of Victoria or the Commonwealth;* *(b) any **person** who under the Pipelines Act 2005 is the holder of a licence to construct and operate a pipeline.*
'vehicle'	Has the same meaning as in the *Road Safety Act 1986.* *Explanatory note:* *The Road Safety Act 1986 defines **vehicle** as –* *A conveyance that is designed to be propelled or drawn by any means, whether or not capable of being so propelled or drawn, and includes bicycle or other pedal-powered **vehicle**, trailer, tram-car and air-cushion **vehicle** but does not include railway locomotive or railway rolling stock.*
'vehicle owner'	Means the ***person*** who is the registered ***owner*** of the ***motor vehicle*** or has immediate right to the possession of the ***vehicle*** or the ***person*** who appears to be in control of the ***vehicle***.
'work'	Includes: (a) Excavating, digging holes and landscaping; (b) erecting fencing, hoarding and scaffolding; (c) using a mobile crane or travel tower or similar; (d) constructing, removing, or altering a ***vehicle*** crossing; and (e) installing fences, barriers or other items that restricts access to or movement on a ***road***.

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PART 2 – Your Property

11. Unsightly Land

(1) An ***occupier*** of ***private land*** must not keep or allow another ***person*** to keep that ***private land*** in a manner which is, in the opinion of ***Council*** or an ***Authorised Officer***:

(a) unsightly; or

(b) detrimental to the general amenity of the area in which it is located.

(2) Without limiting the generality of sub-clause (1), ***private land*** may be unsightly or detrimental to the general amenity of the neighbourhood in which it is located by the presence of:

(a) disused excavation;

(b) a ***building*** which is incomplete and not currently being constructed;

(c) unconstrained rubbish, ***litter***, waste material or any stockpile;

(d) excessive vegetation growth;

(e) second-hand materials, scrap metal, ***building*** materials or ***building*** refuse;

(f) derelict ***vehicle*****s** and machinery, or ***vehicle*** or machinery parts;

(g) graffiti on exterior walls of ***building***s or fences; or

(h) any material or substance that makes the ***land*** out of character with the appearance of other ***land*** in the neighbourhood, irrespective of whether it can be seen from a neighbouring ***property*** or a ***public place.***

(3) For the purpose of sub-clause (1)(b) detrimental to the general amenity of the area means, in the opinion of an ***Authorised Officer***, it has substantial adverse visual impact in the context of the surrounding area taking into account its appearance to the street, neighbouring properties or any ***public place***, but does not take into account the intended design or siting of a ***building***.

12. Dilapidated Building

(1) An ***occupier*** of ***private land*** must not allow a ***building*** located on the ***private land*** to:

(a) become dilapidated; or

(b) become further dilapidated, and

(2) must maintain any such ***building*** in a state of good repair.

(3) For the purposes of sub-clause (1), a ***building*** is dilapidated if it is in a state of disrepair or has deteriorated or fallen into a state of partial ruin as a result of age, neglect, poor maintenance, or misuse.

13. Dangerous Land

(1) An ***occupier*** of ***private land*** must not, in the opinion of ***Council*** or an ***Authorised Officer***:

(a) keep or allow another ***person*** to keep that ***private land*** in amanner which is dangerous or likely to ca***use*** danger to health, life or ***property***; or

(b) allow that ***land*** to contain vermin or ***noxious weeds***.

(2) Sub-clause (1)(a) does not apply to any danger to health, life or ***property*** arising from the condition of vegetation, including trees, unless the vegetation or trees poses a risk to ***person*****s** or ***property*** in a ***public place.***

14. Obstructions

(1) An ***occupier*** of ***land*** must not ***permit*** anything, including vegetation, located on the ***land*** to overhang the boundary of the ***land*** so as to:

(a) obstruct the clear view of a pedestrian or the driver of any ***vehicle*** travelling along the ***road*** abutting the ***land***;

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(b) encroach upon any ***road*** or ***Council land***;

(c) otherwise prejudice the safe and convenient ***use*** of any ***road*** by pedestrians or drivers; or

(d) obscure street lights or a traffic control device.

(2) A ***person*** must not leave or allow to be left any thing or material that encroaches on a ***road*** (including a ***road*** reserve, ***footpath*** or nature strip), or obstructs the free ***use*** of a ***road*** or that reduces the breadth, or confines the limits, of a ***road***, without a ***permit***.

(3) An ***Authorised Officer*** may ***impound*** any thing or material that is left contrary to sub-clause (2) or contrary to the conditions of a ***permit*** issued under this Local Law.

(4) The ***Council*** or an ***Authorised Officer*** may exempt

(a) a ***person***;

(b) a class of ***persons***; or

(c) a body corporate from the application of sub-clause (2).

15. Shipping Containers

(1) A ***person*** must not keep, store, repair or in any other manner ***use*** a shipping container on ***land*** without a ***permit*** issued under this Local Law unless the ***Planning Scheme*** requires a Planning ***permit*** for such ***use*** and a Planning ***permit*** under the ***Planning Scheme*** has been issued.

16. Numbering Properties

(1) An ***occupier*** must not number or display a number in respect to the ***land*** unless the number has been allocated to or approved for ***use*** by ***Council*** in relation to the ***land***.

(2) If ***Council*** has allocated a number to the ***land***, the ***occupier*** of the ***land*** must ensure that the ***land*** is marked with the number allocated by ***Council*** and the numbers are of sufficient size and free from obstructions so that they can be clearly read under normal lighting conditions from the ***road*** immediately adjacent to the front boundary of the ***land***.

17. Oversize Vehicles

(1) A ***person*** must not, without a ***permit***, park, store, or repair or allow another ***person*** to park, store or repair a ***vehicle*** over 7.5 metres in length (including any trailer and fittings) and/or a ***vehicle*** with a Gross Vehicle Mass in excess of 4.5 tonnes on ***private land***, which is in a ***residential area***.

18. Camping on Private Land

(1) A ***person*** must not ***camp*** on vacant ***private land***.

(2) A ***person*** may ***camp*** on ***private land*** where there is an existing ***dwelling*** for a cumulative period of not more than six (6) months in any twelve (12) month period provided that:

(a) appropriate sanitary facilities are available to the ***land***; and

(b) there is no detrimental effect on the amenity of adjoining ***land***.

(3) A ***person*** must not, without a ***permit*** or unless exempted under the ***Planning Scheme***, ***camp*** on ***private land*** in excess of the period ***prescribed*** in sub-clause (2).

19. Use of Recreational Vehicles on Private land

(1) A ***person*** must not ***use*** a ***recreational vehicle*** on ***private land***.

(2) An ***occupier*** of ***private land*** must not allow a ***person*** to ***use*** a ***recreational vehicle*** on that ***land***.

20. Lights

(1) An ***occupier*** of ***land*** must not cause or allow to be caused, in the opinion of ***Council*** or an ***Authorised Officer***, a light to be a nuisance to any other ***person***.

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21. Incinerators, Fires and Open Air Burning

(1) A ***person*** must not light or allow any fire to be lit in the open air or in an ***incinerator*** on any ***land***.

(2) The prohibition in sub-clause (1) does not apply to a fire which is approved by a ***permit*** for a special ***event*** or cultural ceremonies.

(3) Subject to the requirements of any other legislation, the prohibition in sub-clause (1) does not apply to a ***person*** who ***uses*** a barbecue for the purposes of cooking food or by Wurundjeri Woi Wurrung Elder, or other ***person*** authorised by the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation, to undertake Smoking ceremonies or on-Country burning, or by any Aboriginal person to undertake a community smoking gathering

(4) For the purpose of sub-clause (3) a barbecue is a device specifically designed and constructed for the purpose of cooking and does not result in emissions of smoke or odour (other than normal odour of food cooking) to enter any neighbouring property, that in the opinion of an authorised officer is offensive.

22. Direction to Extinguish Fires

(1) A ***person*** or ***occupier*** of ***land*** who has lit or allowed a fire to remain alight contrary to the provisions in this local law, must extinguish the fire immediately on being directed to do so by:

(a) an ***Authorised Officer***; or

(b) a member of Victoria Police or the Country Fire Authority or Fire Rescue Victoria.

23. Restrictions on Burning in the Open Air in Public Places and on Council Land

(1) A ***person*** must not, without a ***permit*** or the relevant ***land*** manager's consent, light or allow to be lit, a fire in the open air on:

(a) a ***road***;

(b) ***Council land*** or reserve;

(c) Crown ***land***; or

(d) any ***public place***

unless it is authorised by signs placed on the ***land*** by ***Council***.

24. Audible Intruder Alarm

(1) A ***person*** must not in any ***premises*** install or ***permit*** or allow to be installed or ca***use*** to be retained in an active state, an intruder alarm, which emits a noise audible beyond the boundary of the ***premises***, unless such an alarm is constructed or regulated to ensure that it complies with the relevant Australian Standard.

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PART 3 - Animals

25. Keeping of Animals Generally

(1) The limitations and restrictions in this Part do not prohibit the keeping of any ***animals*** for which a planning ***permit*** is required under the ***Planning Scheme*** and a planning ***permit*** has been issued for such keeping.

(2) An ***occupier*** of any ***land*** must not, without a ***permit***, keep or allow to be kept on that ***land*** any more of each of the species or group, or type of ***animals*** than is stated in the following Table:

Animal	Permitted without a permit
Dogs	2
Cats	2
Small animals - mice, rats, ferrets, guinea pigs, rabbits, etc	5
Birds	10
Poultry / Fowl or similar (excluding roosters)	5
Rooster	0
Reptiles	2
Farm animals including cattle, sheep, pigs goats and horses	0

(3) Notwithstanding sub-clause (2), if the above Table specifies the number of nought (0) for any type of ***animal***, the keeping of that type of ***animal*** is prohibited and a ***permit*** cannot be granted.

(4) ***Council*** or an ***Authorised Officer*** may exempt any ***person*** or class of ***persons*** from the application of sub-clauses (2) or (3).

(5) Notwithstanding sub-clauses (1), (2) and (3), a ***person*** is allowed to keep an ***assistance dog*** or ***assistance animal*** on ***land***, provided that the ***assistance dog*** or ***assistance animal*** is registered with ***Council*** or an appropriate body or Applicable Organisation, if required under legislation.

26. Responsible Breeding of Dogs and Cats

(1) A ***person*** must, when ***selling*** or giving away a dog or cat, provide details of the dog or cat and details of the new ***owner*** to ***Council*** within seven (7) days of ***selling*** or giving away that dog or cat.

27. Keeping Animals

(1) An ***occupier*** of ***land*** must ensure that any ***land*** used for keeping an ***animal***:

(a) is maintained in a clean, inoffensive, and sanitary condition and does not cause a nuisance to any other ***person***;

(b) is kept to the satisfaction of ***Council*** or an ***Authorised Officer***; and

(c) is adequately fenced and the fence maintained to the satisfaction of ***Council*** or an ***Authorised Officer***, so that any ***animal*** kept on the ***land*** cannot escape from that ***land***.

(1) An ***occupier*** of ***land*** on which an ***animal*** is kept must ensure that:

(a) any structure used for housing of that ***animal*** is located so as not to cause a nuisance.

(b) any structure used for housing of that ***animal*** is not attached to, or within one (1) metre of, a fence or other structure designed to separate neighbouring ***land***;

(c) the ***land*** surrounding the place where the ***animal*** is kept is free from rubbish or vegetation that could attract or harbour vermin;

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(d) all ***animal*** food for consumption is kept or stored in a vermin and fly proof receptacle; and

(e) all ***animal*** waste is removed so as not to be offensive or a nuisance to any other ***person***.

28. Animal Waste

(1) An ***owner*** or ***person*** in apparent control of an ***animal*** must:

(a) not allow any part of that ***animal***'s excrement to remain on any ***road*** (including a ***road*** reserve, ***footpath*** or nature strip) or ***public place*** or any other ***land*** not occupied by that ***person***;

(b) ensure that the means by which to collect and dispose of that ***animal***'s excrement are carried and used by any ***person*** in apparent control of the ***animal*** when the ***animal*** is not on the ***property*** occupied by that ***person***; and

(c) not allow any ***animal*** excrement to be moved (whether by washing, sweeping or otherwise) from any ***property*** on to a ***road*** (including a ***road*** reserve, ***footpath*** or nature strip).

29. Animal Noise

(1) An ***owner*** or ***occupier*** of any ***land*** must take all reasonable steps:

(a) to pr***event*** any ***animal*** making ***unreasonable noise*** on the ***land***; or

(b) to pr***event*** any noise caused by an ***animal*** being emitted from the ***land*** which in the opinion an ***Authorised Officer*** is unreasonable or objectionable to a ***person*** on other ***land*** or ***premises***; or

(c) adversely affects the amenity of any ***person*** on other ***land*** or ***premises***.

(2) For the purposes of sub-clause (1), in determining whether noise is unreasonable or objectionable or adversely affects the amenity, regard must be had to:

(a) its volume, intensity or duration; and

(b) the time, place and other circumstances in which it is emitted.

(3) For the purposes of sub-clause (1), reasonable steps to prevent the noise include (but are not limited to):

(a) identifying and modifying stimuli or conspicuous causes of the ***animal***'s behaviour, and

(b) controlling or modifying the physical environment in which the ***animal*** is kept, and

(c) (where the ***animal*** causing the noise is a dog) the ***owner*** and the dog participating in behavioural training, and

(d) (where the ***animal*** causing the noise is a dog) using an appropriate anti-barking collar, and

(e) obtaining advice from a veterinarian or ***animal*** behaviourist and implementing that advice, and

(f) securing the ***animal*** within a ***dwelling*** unless supervised by a ***person*** capable of pr***event***ing the ***animal*** from making unreasonable or objectionable noise, or noise adversely affecting the amenity of any ***person*** on other ***land*** or ***premises***, and

(g) considering removal of the ***animal*** from the ***land*** or ***dwelling***, and

(h) keeping records of any steps taken, including the dates and times that steps were taken and the effectiveness of such steps, and providing those records to the ***Council*** upon request by an ***Authorised Officer***.

30. Feeding of Animals

(1) If an ***Authorised Officer*** is of the opinion that the feeding of a non-domesticated ***animal*** by a ***person*** is causing a nuisance or may damage ***property***, the ***Authorised Officer*** may direct the ***person*** to cease feeding the ***animal***.

(2) A ***person*** to whom a direction is given under sub-clause (1) must comply with that direction.

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31. Wasps and Bees

(1) An ***owner*** or ***occupier*** of ***land*** must ensure that any European wasp nests on the ***land*** are destroyed.

(2) An ***occupier*** of ***land*** must ensure that any European honeybees that have a hive or are swarming on the ***land*** are removed from the ***land***, unless the hive is registered with an appropriate body.

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PART 4 - Waste

32. Approved Household Waste Bin

(1) ***Council*** or an ***Authorised Officer*** may determine under this clause whether an ***approved household waste bin*** is to be used for the deposit of waste by the ***occupier*** of ***land***, and the ***occupier*** of the ***land*** must comply with any such determination by ***Council*** or an ***Authorised Officer***.

(2) The ***occupier*** of ***land*** to which ***Council*** provides a waste collection service must:

(a) deposit only ***designated material*** generated at the ***land*** into a designated ***approved household waste bin*** to prevent contamination;

(b) not place in an ***approved household waste bin*** anything other than ***designated material*** which:

(i) is wrapped in any manner necessary to render it inoffensive and prevent the protrusion of sharp objects;

(ii) is appropriately wrapped and bagged to prevent being caught by wind during the process of emptying the ***approved household waste bin***; and

(iii) is contained in any other manner approved by ***Council*** or an ***Authorised Officer.***

(c) not place any items in the ***approved household waste bin*** which are likely to damage the bin or the collection ***vehicle***;

(d) not place any ***hazardous substance*** in an ***approved household waste bin***;

(e) not place an ***approved household waste bin*** out more than two (2) days before the collection day or leave the ***approved household waste bin*** out for more than two (2) days after the collection day;

(f) not place out for collection any ***approved household waste bin***, except in accordance with any requirements ***prescribed*** by ***Council*** or determined in accordance with this Local Law;

(g) upon being directed to do so by ***Council*** or an ***Authorised Officer***, remove or cause to be removed from the ***approved household waste bin*** any material deposited or caused to be deposited in contravention of sub-clause (2)(b); and not deposit any ***designated material*** generated at the ***land*** into a ***street litter bin***.

(3) The ***occupier*** of ***land*** must not without the consent of ***Council*** or an ***Authorised Officer***, place more than the permitted number of ***approved household waste bin*** out for collection and must ensure that the ***approved household waste bin***:

(a) is positioned on the nature strip or ***footpath*** adjacent to the kerb, or in any other manner directed by ***Council*** or an ***Authorised Officer*** from time to time;

(b) does not exceed the maximum gross weight determined by ***Council*** or an ***Authorised Officer*** from time to time for the purposes of this clause; and

(c) is closed to prevent anything placed in the ***approved household waste bin*** from escaping.

(4) The ***occupier*** of ***land*** must:

(a) keep an ***approved household waste bin***:

(i) in good order;

(ii) in a clean inoffensive and sanitary condition; and

(iii) to the satisfaction of ***Council*** or an ***Authorised Officer***;

(b) ensure that an ***approved household waste bin*** is capable of being closed to prevent the contents of the ***approved household waste bin*** from escaping; and

(c) maintain the site on which an ***approved household waste bin*** is located and the location where it is placed for collection in a clean, inoffensive, and sanitary condition.

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(5) The ***occupier*** of ***land*** must immediately notify ***Council*** if their ***approved household waste bin*** develops a defect, is destroyed or damaged, or is lost or stolen.

33. Waste Collection

(1) A ***person*** must not place, or ca***use*** or allow to be placed, any thing (other than an ***approved household waste bin***) on a nature strip or other part of a ***road***, except for the purposes of a waste collection service provided by ***Council***.

(2) A ***person*** must not, without the consent of the ***occupier*** who placed a thing on a nature strip or other part of a ***road*** for the purpose of a waste collection service, or the consent of ***Council*** or an ***Authorised Officer***, remove or interfere with any thing left for collection under sub-clause (1).

34. Bulk Rubbish Containers

(1) A ***person*** must not, without a ***permit***, place a ***bulk rubbish container*** on a ***road*** or ***Council land***.

35. Trade Waste Bin

(1) The ***occupier*** of a commercial or industrial ***premises*** must provide a ***container*** for the storage of ***trade waste*** which is:

(a) constructed of impervious materials, watertight and pest proof;

(b) emptied before it overflows;

(c) removed from any ***public place*** immediately after the ***container*** is emptied; and

(d) maintained and kept in a clean condition and free from offensive odours.

(2) A ***person*** must not place a ***trade waste bin*** on a ***road*** for longer than is practically required for the emptying of the ***trade waste bin.***

(3) A ***person*** must not ca***use*** any:

(a) obstruction; or

(b) danger

to any ***person*** on a ***road*** when placing a ***trade waste*** *bin* on a ***road*** to be emptied.

(4) A ***person*** who has placed a ***trade waste*** *bin* on a ***road*** must repair any damage to the ***road*** or any ***works*** in the ***road***, including a ***vehicle*** crossing, that results from placing the ***trade waste bin*** on the ***road*** or emptying it.

(5) The ***occupier*** of a commercial or industrial ***premises*** must not deposit ***trade waste*** into an ***approved household waste bin*** or a ***street litter bin***.

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PART 5 – Council Land
(Division 1 - Behaviour)

36. Behaviour on Roads and Council Land

(1) A ***person*** must not:

(a) create a nuisance on a ***road*** or ***Council land***;

(b) act in a manner that is likely to interfere with the reasonable ***use*** and enjoyment of a ***road*** or ***Council land*** by other ***person***s;

(c) act in a manner which endangers any other ***person*** on a ***road*** or ***Council land***;

(d) ***use*** indecent, insulting, racist, offensive or abusive language on a ***road*** or ***Council land***;

(e) behave in an indecent, offensive, insulting, or riotous manner on a ***road*** or ***Council land***;

(f) bring onto ***Council land*** any substance, liquid or powder which may:

(i) be dangerous or injurious to health;

(ii) have the potential to foul, pollute or soil any part of the ***Council land***; or

(iii) without the consent of ***Council*** or an ***Authorised Officer***;

(g) organise, conduct, or hold any function or ***event*** on a ***road*** or ***Council land*** without the consent of ***Council*** or an ***Authorised Officer*** or a ***Council*** staff member;

(h) act contrary to any restriction, prohibition or direction contained on a sign on a ***road*** or ***Council land***;

(i) erect, operate or ca***use*** to be erected or operated any amusement, without a ***permit***, on a ***road*** or ***Council land***;

(j) destroy, damage, interfere with or deface ***Council land*** or anything located there, without the written consent of the ***Council***,

(k) Destroy, damage, interfere with or deface a ***Council*** sign,

(l) act in a manner contrary to any restriction, prohibition or direction contained in the inscription on a sign on ***Council land***,

(m) obstruct, hinder, or interfere with a ***Council*** staff member in the performance of their duties on a ***road*** or ***Council land***;

(n) act contrary to any reasonable direction of an ***Authorised Officer*** or ***Council*** staff member given on a ***road*** or ***Council land***, including, without limitation, a direction to leave the ***road*** or ***Council land***, whether or not a fee for admission has been paid;

(o) ***use*** or interfere with any lifesaving or emergency device located on a ***road*** or ***Council land***, unless using the device in an emergency or participating in instruction or maintenance approved by ***Council***;

(p) make any wager for money or engage in any form of gambling, without a ***permit***, on a ***road*** or ***Council land***;

(q) remain in a ***municipal place*** while under the influence of alcohol or any prohibited drug; or;

(r) remain on a ***road*** or ***Council land*** after being directed to leave by an ***Authorised Officer*** or a ***Council*** staff member.

37. Unreasonable Noise

(1) A ***person*** must not ca***use*** or allow ***unreasonable noise*** to be emitted from ***Council land.***

38. Access to a Municipal Place

(1) ***Council*** or an ***Authorised Officer*** or a ***Council*** staff member may determine the hours when any ***municipal place*** will be open to the public.

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(2) A ***person*** must not, without the consent of ***Council*** or an ***Authorised Officer*** or a ***Council*** staff member:

(a) act contrary to any conditions of entry or membership applicable to a ***municipal place***;

(b) enter or remain in a ***municipal place*** after being directed to leave by an ***Authorised Officer*** or a ***Council*** staff member, or contractor

(c) enter or remain in a ***municipal place*** during hours when the ***municipal place*** is not open to the public;

(d) bring any ***animal*** into, or allow any ***animal*** under their control to remain in a ***municipal place***, except for an ***assistance dog*** being used by that ***person***; or

(e) bring any ***vehicle*** or ***toy vehicle*** into a ***municipal place***, except for:

(i) a pram or pusher being used by a child; or

(ii) a wheelchair being used by a ***person*** living with a disability

(3) A ***person*** must not act contrary to any reasonable direction of an ***Authorised Officer*** or a ***Council*** staff member given in or on a ***municipal place***.

39. Smoking in a Smoke Free Area or at a Smoke Free Event

(1) A ***person*** must not ***smoke*** a ***tobacco product*** in a ***smoke free area*** or at a ***smoke free event***.

(2) Where an ***Authorised Officer*** believes on reasonable grounds that a ***person*** is contravening or has contravened sub-clause (1), the ***Authorised Officer*** may direct the ***person*** to extinguish and then dispose of the ***tobacco product***.

(3) A ***person*** to whom a direction is given under sub-clause (2) must comply with that direction.

(4) ***Council*** may ***prescribe*** any area within the ***municipal district*** to be a ***smoke free area***.

(5) ***Council*** may ***prescribe***, or an ***Authorised Officer*** may determine, any ***event*** within the ***municipal district*** to be a ***smoke free event***.

(6) ***Council*** or an ***Authorised Officer*** may erect, or cause to be erected, an ***acceptable no smoking sign*** in a ***smoke free area*** or at a ***smoke free event***.

40. Smoking on Council Land

(1) A ***person*** must not ***smoke***:

(a) inside a ***building*** on ***Council land***; or

(b) on ***Council land*** within ten (10) metres of the entrance to a ***building*** owned, occupied, or vested in ***Council*** or in respect of which ***Council*** has the care and management thereof.

(2) Where an ***Authorised Officer*** believes on reasonable grounds that a ***person*** is contravening or has contravened sub-clause (1), the ***Authorised Officer*** may direct the ***person*** to extinguish and then dispose of the ***tobacco product***.

(3) A ***person*** to whom a direction is given under sub-clause (2) must comply with that direction.

(4) ***Council*** or an ***Authorised Officer*** may erect, or ca***use*** to be erected, an ***acceptable no smoking sign*** on ***Council land***.

41. Council Sign

(1) A ***person*** must comply with any sign erected or installed by or on behalf of ***Council*** on a ***road*** or ***Council land*** or in a ***municipal place***.

42. Activities in or on a Reserve

(1) A ***person*** must not, without a ***permit*** or written ***Council*** approval, in or on any ***municipal reserve****:*

(a) ***use***, ride, drive or park a ***vehicle***, except on a signed or dedicated path or laneway reserved for such a ***vehicle***;

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(b) play, engage in or practise any game or sport, whether or not in accordance with a ***permit*** issued under this Local Law, in a manner that is:

(i) dangerous to any other ***person***; or

(ii) likely to interfere with the reasonable ***use*** or enjoyment of any other ***person***;

(c) play or practise golf unless designated or set aside as a golf course;

(d) ***use*** any children's playground equipment other than for the purpose for which it was designed;

(e) conduct any fitness training or health and wellbeing activity for commercial purposes;

(f) enter upon or remain on any area set aside as a playing ground during the course of the sporting match or gathering, unless they are a player or official or a competitor at the sporting match or gathering;

(g) undertake any fishing activity;

(h) drive any ***vehicle*** in a manner that is:

(i) dangerous to any other ***person*** in the ***municipal reserve***; or

(ii) likely to interfere with the reasonable ***use*** and enjoyment of the ***municipal reserve*** by any other ***person***;

(i) park any ***vehicle*** in contravention of any parking restrictions that apply in that ***municipal reserve***;

(j) park or drive a ***vehicle*** other than in an area set aside for that purpose; or

(k) park or drive a ***vehicle*** contrary to a direction on a sign in that ***municipal reserve.***

43. Camping in Public Places

(1) Unless in accordance with a ***permit***, a ***person*** must not ***camp*** in or on any ***public place*** in a ***vehicle***, tent, caravan or any type of temporary or provisional form of accommodation.

Explanatory Note

Darebin City Council publishes guidelines on homelessness, which should be read in conjunction with this clause.

Darebin City Council respects the rights of people who are sleeping rough. This clause is not intended to criminalise homelessness.

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PART 5 – Council Land
(Division 2 – Vehicles)

44. Repair of Vehicles

(1) A ***person*** must not, without a ***permit***, paint or carry out any repairs or maintenance of a ***vehicle*** on a ***road*** or ***Council land***, other than to enable it to be moved.

45. Display of Vehicles

(1) A ***person*** must not, without a ***permit***, display a ***vehicle*** for sale or hire on a ***road*** or ***Council land***.

(2) ***Council*** may grant an exemption from sub-clause (1) to a ***person*** or class of ***person***s conducting a business for the sale or hire of ***vehicle*****s.**

46. Storage of Vehicles on Council Land

(1) A ***person*** must not, without a ***permit***, store or allow to be stored a boat, caravan, or trailer in or on ***Council land***.

47. Abandoned, Derelict and Unregistered Vehicles

(1) A ***person*** must not park or store an abandoned, derelict, or unregistered ***vehicle*** or ca***use*** or allow such a ***vehicle*** to be parked or stored on a ***road*** or ***Council land***.

(2) Any ***vehicle*** found on a ***road*** or ***Council land*** that is considered by an ***Authorised Officer*** to be abandoned, derelict or unregistered may be dealt with under the provisions of Schedule 11 of ***the Act***.

48. Toy Vehicles and Bicycles

A ***person*** must not on a ***road*** or ***Council land***:

(1) ***use***, place or leave or allow another ***person*** to ***use***, place or leave a ***toy vehicle*** or bicycle in such a manner as to interfere with the passage of, or ca***use*** annoyance or danger to, any ***person*** on or using the ***road*** or ***Council land***; or

(2) ***use*** or allow another ***person*** to ***use*** a ***toy vehicle*** in an area ***prescribed*** by ***Council*** to be a prohibited place for the purpose of this clause.

49. Use of Recreational Vehicles in a Public Place

(1) A ***person*** must not, in a ***public place***, ride or ca***use*** or allow to be ridden any ***recreational vehicle,*** except where the ***use*** is authorised by signs placed on the ***land*** by ***Council*** or permitted under an Act or regulation.

50. Behaviour Involving Motor Vehicles

(1) A ***person*** must not participate in, encourage, or attend a ***hoon event***.

(2) The driver of a ***vehicle*** must not stop or park, for the purposes of attending a ***hoon event***, within 200 metres of a ***motor vehicle*** involved in a ***hoon event***.

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PART 5 – Council Land
(Division 3 - Trade)

51. Itinerant Trading

(1) A ***person*** must not, without a ***permit***, ***sell***, or ca***use*** or allow another ***person*** to ***sell***, from or on a ***road*** or ***Council land***:

(a) any goods or services from a ***vehicle***, ***animal***, stall, or other like structure; or

(b) any goods or services carried on the ***person***.

(2) A ***person*** must, in addition to sub-clause (1), comply with any ***permit*** conditions and additional requirements in ***Council's*** Policy.

52. Signage

(1) A ***person*** must not, without a ***permit*** or an appropriate licence agreement, place or allow to be placed a ***moveable advertising sign*** on a ***road*** or ***Council land***.

(2) A ***person*** must, in addition to sub-clause (1), comply with any ***permit*** conditions and additional requirements in ***Council***'s Signage Policy.

(3) Notwithstanding sub-clauses (1) and (2) above, a ***person*** is exempt from applying for a ***permit*** or an appropriate licence agreement to place or allow to be placed a ***moveable advertising sign*** on a ***road*** or ***Council land*** if permitted to do so under ***Council's*** Policy.

(4) A ***person*** erecting or locating any type of sign described in ***Council's*** Policy must comply with any additional requirements or conditions in the Policy applicable to that sign.

53. Street Furniture and Display of Goods

(1) A ***person*** must not, without a ***permit*** or an appropriate licence agreement, place or allow to be placed ***street furniture*** or display goods on a ***road*** or ***Council land***.

(2) A ***person*** must, in addition to sub-clause (1), comply with any ***permit*** conditions and additional requirements in ***Council's*** Policy.

(3) Notwithstanding sub-clauses (1) and (2) above, a ***person*** is exempt from applying for a ***permit*** or an appropriate licence agreement to place or allow to be placed ***street furniture*** or display goods on a ***road*** or ***Council land*** if permitted to do so under ***Council***'s Policy.

54. Clothing Recycling Bins

(1) A ***person*** must not, without a ***permit***, place a ***clothing recycling bin*** on a ***road*** or ***Council land*** or ***public place***.

(2) A ***person*** must, in addition to sub-clause (1), comply with any ***permit*** conditions and ***Council***'s ***policy*** relating to ***clothing recycling bins***.

(3) A ***person*** or holder of a ***permit*** to place a ***clothing recycling bin*** on a ***road***, ***Council land*** or ***public place*** must not allow items to remain outside the confines of the ***clothing recycling bin***.

55. Restrictions on Selling and Displaying Aerosol Spray Paint

(1) A ***person*** who as part of their business ***sells*** aerosol spray paint:

(a) must not give away samples of aerosol spray paint to a ***person*** under eighteen (18) years of age; and

(b) must ensure that access and availability by any ***person*** to aerosol spray paint products, including while they are displayed or stored, is restricted to the ***seller*** or an employee of the ***seller***.

56. Shopping Trolleys

(1) A ***person*** must not leave a shopping trolley on a ***road*** or ***Council land***, except in the area designated by ***Council*** for the leaving of shopping trolleys.

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(2) A ***retailer*** who provides shopping trolleys intended for the ***use*** of customers must ensure that each shopping trolley has a locking mechanism attached to it.

(3) A ***retailer*** must ensure that all shopping trolleys left outside the ***retailer***'s business ***premises*** when the business is closed, are secured by whatever means necessary to pr***e***vent any shopping trolley being used.

(4) Sub-clause (2) does not apply to a ***retailer*** who has less than twenty five (25) shopping trolleys available for the ***use*** of customers.

(5) A ***retailer*** may apply in writing to ***Council*** for an exemption from the application of this provision and ***Council*** may decide to grant a temporary or permanent exemption.

(6) ***Council*** or an ***Authorised Officer*** or a ***person*** engaged by ***Council*** for this purpose may, on behalf of ***Council***, seize and ***impound*** any shopping trolley which is being made available for ***use***, or is being used, or has been left on a ***road*** or on ***Council land*** in contravention of this Local Law.

57. Street Collection and Distribution

(1) A ***person*** must not, without a ***permit***, solicit, distribute, or collect any gifts, monies, pamphlets, flyers orsubscriptions from a ***road*** or ***Council land***.

Explanatory note:

This section does not intend to criminalise begging

58. Spruiking

(1) A ***person*** must not, without a ***permit***, spruik, tout, or solicit the sale of any goods or services on a ***road*** or ***Council land*** or from any ***land*** adjacent to a ***road*** or ***Council land***.

59. Busking, Fundraising and Community Awareness Activities

(1) A ***person*** must not, without a ***permit busk***, fundraise, or conduct a community awareness activity on a ***road*** or ***Council land***.

(2) A ***person*** who has a ***permit*** to ***busk***, fundraise, or conduct a community awareness activity on a ***road*** or ***Council land*** within a shopping precinct set out in ***Council***'s ***Policy*** must only do so in the commercial activity zone as defined in the ***Policy***

60. Filming

(1) A ***person*** must not, without a ***permit***, conduct or allow any filming for commercial purposes on a ***road*** or ***Council land***.

61. Circuses, Carnivals, Festivals or Events

(1) A ***person*** must not, without a ***permit*** or an appropriate licence agreement, hold or allow to be held a circus, carnival, festival, or ***event*** on ***Council land***.

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PART 6 – Protection and Management of Council Assets and Infrastructure

Explanatory note:

Clause 8 of this Local Law exempts:
*a) employees of the **Council**, and*
*b) contractors directly engaged by the **Council***
*to undertake **works** or perform a service from the operation of this Part.*

62. Maintenance of Drains

(1) The ***owner*** or ***occupier*** of any ***land*** must ensure that any drain on the ***land*** or which drains from the ***land*** and connects to a drain owned or managed by the ***Council***:

(a) is maintained in a condition that is not dangerous to health, unsightly or a nuisance; and

(b) is maintained in a ***work***ing condition.

(2) The ***owner*** of any ***land*** that is developed and on which a groundwater pump and filtration system to pump filtered groundwater into the stormwater system operates must, upon being requested by ***Council*** to do so, provide ***Council*** with evidence that the pump and filtration system have been serviced within the previous 12 months and are operating in accordance with relevant standards.

(3) An ***Authorised Officer*** may direct the ***owner*** of ***land*** to arrange a suitably qualified ***person*** to service and test the ground water pump and filtration system referred to in clause sub-clause (2), if it has not been serviced within the previous 12 months.

(4) A failure to comply with a request under sub-clause (2) or a direction under sub-clause (3) is an offence.

63. Protection of Drains

(1) A ***person*** must not, -

(a) destroy; or

(b) damage; or

(c) tap into

any drain vested in the ***Council***, without a ***permit***.

64. Protection of Roads

Explanatory note:

*The term **road** includes the **road** reserve, nature strip, **footpath**s adjacent to a **road**.*

*For a full definition of **road**, see the definitions at Clause 10.*

(1) A ***person*** must not

(a) occupy or fence off; or

(b) erect a hoarding or scaffolding on; or

(c) ***use*** a mobile crane or travel tower for any ***work*** on; or

(d) make a hole or excavation in; or

(e) fill a hole or excavation in; or

(f) remove, damage or interfere with a temporary traffic signal, sign, barrier or other structure erected to protect pedestrians or regulate traffic on any ***road*** or part of a ***road*** under the control of the ***Council***, without a ***permit***.

(2) Any ***person*** that undertakes ***work*** on a ***road*** or part of a ***road*** under the control of the ***Council***, must perform the ***work*** to the satisfaction of the ***Council***.

(3) An ***Authorised Officer*** may ***impound*** any object or equipment being used in contravention

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of sub-clause (1) or in contravention of a ***permit*** issued under this Local Law.

(4) The ***Council*** may exempt:

(a) a ***person***, or

(b) a class of ***person***s, or

(c) a body corporate from the application of this clause.

(5) A ***person*** who makes a hole or excavation in a ***road*** or part of a ***road*** under the control of the ***Council*** must ensure that appropriate signs are displayed in accordance with the applicable Australian Standard.

65. Protection of Assets and Land

(1) A ***person*** must not:

(a) damage, interfere with, destroy or deface, or

(b) undertake an activity which may damage, interfere with or destroy, or

(c) build or fill over, conceal or plant vegetation that may ca***use*** damage near a bridge, fence, ***footpath***, nature strip, ***road***, ***municipal reserve***, service conduit, fire plug, hydrant or other asset vested in or under the control of the ***Council***, without a ***permit***.

(2) The ***Council*** may inspect:

(a) any connection to a ***Council*** asset, or

(b) any ***works*** undertaken within a ***road*** or easement and

(c) impose a fee determined in accordance with clause 83(1) for the connection or inspection.

66. Vehicle Crossings

(1) The ***owner*** or ***occupier*** of any ***land*** must ensure that:

(a) each point of ***vehicle*** access to that ***land*** from a ***road*** has a ***vehicle*** crossing or laneway access linking that ***road*** to the ***property***, constructed to the satisfaction of ***Council***; and

(b) no ***vehicle*** is allowed to enter or leave the ***land*** except by using the ***vehicle*** crossing or laneway access referred to in sub-clause (1)(a), or in accordance with an Asset Protection ***Permit*** issued under clause 68, and

(c) a redundant crossing is removed where directed in writing by the ***Council***.

(2) A ***person*** must not permanently or temporarily construct, remove or alter a ***vehicle*** crossing:

(a) without a Planning ***permit*** issued in accordance with the *Planning and Environment Act 1987*, or

(b) Without an Asset Protection ***Permit*** issued in accordance with clause 68, or

(c) in accordance with a ***permit*** or written consent provided by the ***Council***.

(3) A ***person*** who fails to comply with sub-clause (1) is guilty of an offence and must repair any damage caused to the asset or if the ***Council*** elects, pay to the ***Council*** the actual or reasonable estimated cost of repairing the damage.

(4) Any ***work*** in respect of an asset must be performed to the satisfaction of the ***Council***.

67. Spoil on Roads

(1) A ***person*** must not allow any soil, earth, mud, clay, liquid waste or like substance to fall or escape onto a ***road*** from any ***vehicle*** which they are driving, or from any equipment which they are operating in the course of any trade, industry or commercial undertaking.

(2) A ***person*** must not allow any grease, oil, mud, clay or like substance to run off a ***motor vehicle*** that they are cleaning in the course of any trade, industry or commercial undertaking onto a ***road***, or into a drain.

(3) A ***person*** must remove any soil, earth, mud, clay, or excrement deposited on a ***road*** by any ***animals*** under their effective control.

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68. Asset Protection Permits

(1) On the payment of an application fee determined in accordance with clause 83(1) of this Local Law, the ***Council*** may issue an Asset Protection ***Permit*** in respect of any ***land*** where ***building work*** is to be carried out.

(2) A ***person*** must not commence any ***building work*** without having an Asset Protection ***Permit*** issued in respect of the ***building work***.

(3) A ***person*** must comply with any condition on an Asset Protection ***Permit***.

(4) An Asset Protection ***Permit*** may allow a ***person*** to enter ***land*** from a ***road*** other than by a permanently constructed ***vehicle*** crossing whether or not public assets or infrastructure are likely to be damaged.

(5) The Asset Protection ***Permit*** may be subject to such conditions as ***Council*** determines, including (but not limited to):

(a) requiring protection ***works*** to be done; or

(b) requiring the payment of an Asset Protection Bond; or

(c) requiring the erection of temporary fencing to the satisfaction of ***Council;*** or

(d) requiring that any public asset or infrastructure damage be repaired; or

(e) replaced or reinstated within a specified time.

(6) Unless it is renewed sooner, an Asset Protection ***Permit*** expires on the date specified in the ***permit*** and if not specified, 12 months after the date of its issue.

(7) The ***owner***, ***builder*** or ***appointed agent*** must:

(a) notify ***Council*** in writing, of proposed ***building work*** at least seven (7) days before ***building work*** commences, and

(b) provide ***Council*** with notice in writing of any prior damage to any ***road*** (including a ***road*** reserve, ***footpath*** or nature strip), or other asset at least seven (7) days prior to the commencement of any ***building work*** or the delivery of any equipment or ***building*** materials.

Explanatory note:

The owner, builder or appointed agent must notify the Council in accordance with Clause 68 (7), regardless of whether a building permit has been issued.

(8) The ***owner***, ***builder*** or ***appointed agent*** responsible for ***building work*** must repair or reinstate any damaged ***road***, drain, nature strip, kerb, channel, ***vehicle*** crossing or other assets vested in ***Council*** adjacent to the ***land*** where the ***building work*** takes place or which is otherwise affected by the ***building work***, and any repair ***work*** must be performed to the satisfaction of the ***Council***.

(9) The amount of any Asset Protection Bond required under clause sub-clause (5)(b) may be determined by resolution of the ***Council***, and may take into account:

(a) the type, size and nature of the ***building work*** being undertaken; and

(b) the total ***building*** cost of the ***work*** being undertaken; and

(c) the likely impact of the proposed ***building*** on assets and infrastructure in the vicinity, and any other factor.

(10) The ***permit*** holder must notify ***Council*** within seven (7) days upon the completion of ***building work*** the subject of the Asset Protection ***Permit***.

(11) Upon notification by the ***permit*** holder of the ***completion of the building work*** the subject of the Asset Protection ***Permit***, ***Council*** will inspect ***Council's*** assets to determine if any damage has been caused as a result of the execution of the ***building work*** the subject of the Asset Protection ***Permit*** and may:

(a) refund to the ***permit*** holder, upon ***Council***'s satisfaction that no damage has been caused to ***Council***'s assets, or that any damage caused to ***Council*** assets has been

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repaired to ***Council***'s satisfaction, the Asset Protection Bond; or

(b) retain all or part of the Asset Protection Bond to offset all or part of the costs of repairing any damage; or

(c) refund to the ***person*** who lodged the Asset Protection Bond, upon ***Council***'s satisfaction that no damage has been caused, or that any damage caused has been repaired to ***Council***'s satisfaction.

(12) For purposes of determining whether any damage to public assets has resulted from the execution of any ***building work*** on a ***property***, failure to provide notice under sub-clause (7)(b) is prima facie proof that there was no existing damage to such assets prior to the ***building work*** taking place.

(13) The ***Council*** may accept an alternative form of security to an Asset Protection Bond.

(14) Without limiting the operation of this clause, where the ***permit*** holder has caused damage to assets vested in ***Council***, and the cost to repair the damage exceeds the amount of the Asset Protection Bond paid in respect of the ***building work*** associated with the damage, ***Council*** may bring proceedings against the ***permit*** holder to recover the cost of the damage which is in excess of the amount of the Asset Protection Bond.

(15) An Asset Protection ***Permit*** may be cancelled if an ***owner***, ***builder*** or ***appointed agent*** is found guilty of an offence arising from a failure to comply with this Local Law.

69. Identifying Damage to Council Assets

(1) Inspections of any ***Council*** assets, whether on private or public ***land***, may be conducted at any reasonable time.

(2) If ***Council*** identifies any damage that appears to result from non-compliance with this Local Law, an ***Authorised Officer*** may give a Notice to Comply to any ***person*** to reinstate the asset or repair any damage within a specified time.

(3) An ***Authorised Officer*** may serve the responsible party with a Notice to Comply under sub-clause (2), specifying:

(a) the time and date that the damage was observed, and

(b) a description of the damage to be repaired, and

(c) the date that the repair must be completed by, which must not be less than twenty-eight (28) days from the date of the notice.

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PART 7 - Requirements of Building Sites

70. Stormwater Protection

(1) Where any ***building work*** is being carried out on any ***land***, the ***owner***, ***builder*** or ***appointed agent*** must ensure that the site is developed and managed to minimise the risks of stormwater pollution, through the contamination of run-off by chemicals, sediments, ***animal*** wastes or gross pollutants, including (but not limited to) measures to:

(a) minimise the amount of mud, dirt, sand, soil or stones deposited on the abutting ***road***s (including a ***road*** reserve, ***footpath*** or nature strip), or washed into the stormwater system; and

(b) prevent ***building*** clean-up, wash-down or other wastes being discharged offsite or allowed to enter the stormwater system.

71. Containment of Refuse

(1) Prior to the commencement of any ***building work*** and continuing until the ***completion of the building work***, the ***owner***, ***builder*** or ***appointed agent***:

(a) must provide a closed facility for the purpose of disposal of ***builders'*** refuse that may be wind-blown; and

(b) must place the facility on the ***land*** and keep it in place (except for such periods as are necessary to empty the facility); and

(c) must not place the facility on any ***Council land*** or ***road*** (including a ***road*** reserve, ***footpath*** or nature strip) without a ***permit***; and

(d) must empty the facility whenever full and, if necessary, provide a replacement facility during the emptying process; and

(e) must prevent mud and dirt being carried out by ***vehicle***s from the ***building site*** onto adjoining ***road***s (including a ***road*** reserve, ***footpath*** or nature strip); and

(f) must ensure that any abutting nature strip remains tidy; and

(g) must ensure that no materials, ***vehicle***s or items are placed on nature strips or other ***Council land***, without a ***permit***; and

(h) must ensure that any ***footpath*** adjacent to the ***land*** affected by the ***building work***, is kept clear of mud and dirt at all times.

(2) For the purpose of Part 7, 'facility' means a suitable receptacle for ***builders***' refuse, capable of restricting debris and waste from leaving the ***building site***.

(3) The ***Council*** may exempt:

(a) a ***person;***

(b) a class of ***person***s; or

(c) a body corporate

from the application of this clause.

72. Disposal of Builders' Refuse

(1) Prior to the commencement of any ***building work*** and continuing until the ***completion of the building work***, the ***owner***, ***builder*** or ***appointed agent*** must:

(a) ensure that all ***builders***' refuse which is capable of being carried by wind is placed in the facility referred to in clause 71(1)(a); and

(b) ensure that ***builders***' refuse that is not placed in the facility referred to in clause 71(1)(a) is not deposited on any ***land*** other than the ***building site*** directly under their control; and

(c) ensure that ***builders***' refuse is not deposited in or over any part of the stormwater system.

73. Removal of Builders' Refuse

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(1) An ***owner, builder*** or ***appointed agent*** must remove all ***builders'*** refuse from a site where ***building work*** is undertaken, within twenty-one (21) days of the completion of ***building work.***

Explanatory note:

Clause 10 defines what the phrase 'completion of building work' means.

74. Building Site Fencing

(1) An ***owner***, ***builder*** or ***appointed agent*** engaged in ***building work*** must ensure that the site has adequate site fencing that complies with sub-clause (2).

(2) For the purposes of sub-clause (1), adequate site fencing means fences or gates of a temporary or permanent nature, that:

(a) extends to a height of not less than 1500mm; and

(b) is capable of pr***event***ing ***litter*** and ***builder***s' ref***use*** from being blown from a ***building site*** by wind; and

(c) has only one ***vehicle*** access opening that:

(i) has a width of no greater than 2800mm; and

(ii) fitted with a gate with a height of not less that 1500mm which prevents ***litter*** from being blown from a ***building site*** by wind; and

(iii) which is located to correspond with a ***vehicle*** crossing referable to the ***building site***; and

(iv) does not obstruct or encroach upon any ***road*** (including a ***road*** reserve, ***footpath*** or nature strip); and

(v) is sufficiently secure to withstand strong winds; and

(vi) otherwise does not pose a risk to ***person***s, ***property***, ***vehicle***s or assets in the vicinity.

75. Sanitary Facilities on Building Sites

(1) Prior to the commencement of any ***building work***, and continuing to the completion of ***building work***, the ***owner***, ***builder*** or ***appointed agent*** must provide a sewered toilet or a fresh water flushing portable toilet and ensure that it is serviced and available for the ***use*** of the ***persons*** on that site, to the satisfaction of an ***Authorised Officer***.

(2) Notwithstanding sub-clause (1) an ***owner***, ***builder*** or ***appointed agent*** may provide a sewered toilet or a fresh water flushing portable toilet on an adjacent site under the control of the ***owner***, ***builder*** or ***appointed agent***, provided that:

(a) no more than three (3) adjacent ***building sites*** rely on the same sewered toilet or fresh water flushing toilet; and

(b) access to the sewered toilet or fresh water flushing toilet is available for any ***person*** working on all three adjoining sites.

(3) The ***owner***, ***builder*** or ***appointed agent*** must advise ***Council*** within 7 days of the installation of a sewered toilet and obtain ***Council*** written consent prior to removing a portable toilet from the site.

76. Identification of Building Sites

(1) Prior to the commencement of any ***building work*** and continuing to the completion of ***building work***, the ***owner***, ***builder*** or ***appointed agent*** must erect and maintain a sign at the main entrance of the ***building site*** which:

(a) is at least 600 millimetres in height and 400 millimetres in width; and

(b) is placed in such a location as to be clearly visible and legible from the ***road***; and

(c) contains the lot number of the site as described in the relevant certificate of title; and

(d) identifies the name, postal address and a business hours contact telephone number or numbers of the ***person*** in charge of the ***building work***; and

(e) identifies the Asset Protection ***Permit*** number applicable to the ***building work***.

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(2) If, prior to the ***completion of the building work***, there is a change of ***builder***, the ***owner*** must, within seven days of that change:

(a) give written notice to the ***Council***, and

(b) cause any sign erected in accordance with sub-clause (1) to be replaced or amended so that the identification of the name, postal address and contact number or numbers of the ***person*** in charge of the ***building work*** is correct and up to date.

(3) The notice under sub-clause (2)(a) must specify the date of the change of ***builder*** and be signed by the ***owner***, and the new ***builder***.

(4) From the date of receipt of the notice under clause sub-clause (2)(a), the new ***builder*** specified in the notice is deemed to be the ***builder*** for the purposes of this Local Law.

(5) Despite any rule of evidence, the inclusion of a ***person***'s name on a sign erected in accordance with sub-clause (1), is prima facie proof that the ***person*** named is responsible for ***building works*** on the site within the meaning of this Local Law, unless the contrary is proven.

77. Building Site Work Hours

(1) A ***person*** must not without a ***permit*** carry out any ***building work*** outside of the ***building site work*** *hours*.

(2) An ***owner*** or ***occupier*** of ***land*** must not allow any ***person*** without a ***permit*** to carry out any ***building work*** on that ***land*** outside of the ***building site work*** hours.

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PART 8 - Administration

78. Exercise of Discretion

(1) In exercising any discretion contained in this Local Law, ***Council*** and an ***Authorised Officer*** must have regard to:

(a) the objectives of this Local Law; and

(b) any other relevant matter.

79. Impounding

(1) An ***Authorised Officer*** may seize and ***impound*** a thing which has been or is being used or possessed in contravention of this Local Law.

(2) Where a thing has been ***impounded*** under this Local Law, ***Council*** or an ***Authorised Officer*** must, if it is practicable to do so, serve notice of the ***impounding*** personally or by registered mail on the ***person*** who appears to be the ***owner*** of the ***impounded*** thing.

(3) If the identity or whereabouts of the ***owner*** of a thing ***impounded*** under this Local Law is unknown, the ***Authorised Officer*** must take reasonable steps to ascertain the ***owner***'s identity or whereabouts prior to exercising their powers under clause 80.

(4) An ***impounded*** thing must be surrendered to:

(a) its ***owner***; or

(b) a ***person*** acting on behalf of its ***owner*** who provides evidence to the satisfaction of an ***Authorised Officer*** of their authority from the ***owner*** and on evidence to the satisfaction of the ***Authorised Officer*** being provided of the ***owner's*** right to the thing; and

(c) payment of any fee and reasonable costs of ***impounding*** determined by ***Council*** or an ***Authorised Officer***.

(d) Clause 80 does not apply where the ***impounded*** thing cannot be kept or possessed in accordance with this Local Law or any Act or regulation.

80. Disposal

(1) An ***Authorised Officer*** may ***sell***, destroy, dispose of, or give away anything ***impounded*** under the provisions of this Local Law if:

(a) the ***impound***ed thing has not been surrendered to the ***owner*** or a ***person*** acting on the ***owner***'s behalf within fourteen (14) days of service of the notice of ***impounding***;

(b) the ***owner*** of the thing or a ***person*** acting on the ***owner's*** behalf has not paid the fee and reasonable costs of ***impounding*** determined by ***Council*** or an ***Authorised Officer*** within fourteen (14) days of service of the notice of ***impound***ing; or

(c) no notice of ***impounding*** has been able to be served on the ***owner*** of the ***impounded*** thing.

(2) If the ***impounded*** thing is perishable and will not survive the period specified in sub-clause (1), the ***Authorised Officer*** may dispose of the thing sooner.

(3) ***Council*** is entitled to retain the proceeds of sale of any ***impounded*** thing towards its reasonable costs incurred in ***impounding***, keeping, and ***selling*** the thing.

81. Permits

(1) An application for a ***permit*** under this Local Law must be:

(a) submitted in a form approved by ***Council*** or an ***Authorised Officer***; and

(b) accompanied by the fee ***prescribed*** by ***Council***, unless waived by ***Council*** or an ***Authorised Officer***, with or without conditions.

(2) ***Council*** or an ***Authorised Officer*** may require an applicant for a ***permit*** to supply more information before ***Council*** or the ***Authorised Officer*** deals with the ***permit*** application, or to give notice of the application in a manner specified from time to time by ***Council*** or an ***Authorised Officer***.

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(3) ***Council*** or an ***Authorised Officer*** may in their absolute discretion decide:

(a) to grant a ***permit*** with or without conditions; or

(b) to refuse a ***permit***.

(4) ***Council*** or an ***Authorised Officer*** may cancel a ***permit*** if:

(a) there has been a serious or ongoing breach of the conditions of the ***permit***;

(b) a Notice to Comply has been issued, but not complied with within seven (7) days after the time specified in the Notice to Comply;

(c) there was a material error or misrepresentation in the application for the ***permit***;

(d) there has been a material error in relation to the issue of the ***permit;*** or

(e) there has been a material change of circumstances which has occurred since the issue of the ***permit***.

(5) ***Council*** or an ***Authorised Officer*** may correct a ***permit*** if that ***permit*** contains:

(a) an unintentional error or an omission; or

(b) a material miscalculation of figures or a material mistake in the description of a ***person***, thing, or ***property*** referred to in the ***permit***.

(6) Before cancelling or correcting a ***permit*** under sub-clauses (4) or (5), ***Council*** or an ***Authorised Officer*** must provide the ***permit*** holder an opportunity to make written submissions on the proposed cancellation or correction.

(7) ***Council*** may exempt a ***person*** or class of ***persons*** from the requirement to obtain a ***permit*** under this Local Law.

(8) Except where expressly stated in this Local Law or in a ***permit***, a ***permit*** expires one (1) year after the date of issue.

(9) ***Council*** must keep a register of ***permits*** and any correction or cancellation of a ***permit*** must be noted in this register.

(10) The holder of a ***permit*** issued under this Local Law must comply with all ***permit*** conditions and any requirements in a ***Council policy*** applicable to that ***permit***.

(11) A ***person*** must not make a false representation or declaration or intentionally omit material information in an application for a ***permit*** or ***permit*** exemption.

82. Delegation

(1) Pursuant to section 78(c) of ***the Act***, ***Council*** delegates all its powers, functions and duties under this Local Law to the ***person*** holding the position of ***Chief Executive Officer***.

(2) Pursuant to section 78(d) of ***the Act***, ***Council*** authorises the ***person*** holding the position of ***Chief Executive Officer*** to delegate a power, function or duty referred to in sub-clause (1) to the holder of an office or position as a member of ***Council*** staff.

83. Determining Fees and Charges

1. ***Council*** may from time to time, by resolution, determine the fees and charges to apply under this Local Law, which may include an administrative or processing fee or charge, and ***Council*** must give reasonable public notice of its resolution to determine or alter fees and charges.
2. In determining any fees and charges, ***Council*** may establish a system or structure of fees and charges, including a minimum or maximum fee or charge, if it considers it is appropriate to do so.
3. ***Council*** may waive, reduce or alter any fee, charge, bond, guarantee or payment applying under this Local Law, with or without conditions.

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PART 9 - Enforcement

84. Notice to Comply and Verbal Direction

(1) An ***Authorised Officer***, who reasonably believes that a ***person*** has contravened any provision of this Local Law, may give a verbal direction to and/or serve a Notice to Comply on a ***person*** to do a thing or carry out ***work*** to remedy the thing, which constitutes a contravention under this Local Law.

(2) A verbal direction given or a Notice to Comply issued in accordance with this Local Law must state the time and date by which the thing must be done or the ***work*** carried out.

(3) The time required by a verbal direction given or Notice to Comply served under this Local Law must be reasonable in the circumstances, having regard to:

(a) the amount of ***work*** involved;

(b) the degree of difficulty;

(c) the availability of necessary materials or other necessary items;

(d) climatic conditions;

(e) the degree of risk or potential risk; and

(f) any other relevant matter.

(4) If a ***person*** who was given a verbal direction or served with a Notice to Comply, fails to carry out any ***work*** or remedy anything stipulated in the verbal direction or Notice to Comply, ***Council*** or the ***Authorised Officer*** may approve the carrying out of the ***work*** by another ***person*** or carry out the ***work*** itself and recover the cost of performing the ***work*** from the ***person*** who failed to carry out the ***work***.

(5) A ***person*** may make representations, within ten (10) days after being given a verbal direction or served with a Notice to Comply, to ***Council*** or the ***Authorised Officer*** about matters contained in the verbal direction or Notice to Comply, but nothing in this right or the exercise of this right relieves the ***person*** from complying with the verbal direction or Notice to Comply unless the ***Authorised Officer*** who issued the verbal direction or Notice to Comply otherwise directs.

85. Power to Act in Urgent Circumstances

(1) Council or an Authorised Officer may, where an owner, occupier, builder, or other relevant person has failed to comply with any requirement of this Local Law, take action considered necessary to pr***event*** any danger to the environment or any nuisance arising, provided that:

(a) ***Council*** or an ***Authorised Officer*** considers the circumstances to be sufficiently urgent and that the time necessary, or potential difficulty in serving a Notice to Comply, may place a ***person***, ***animal***, ***property***, or the environment at risk or in danger of substantial detrimental effect; and

(b) the ***Chief Executive Officer*** of the ***Council*** or their delegate, not being the ***Council*** Officeradministering this clause, approves of the proposed action; and

(c) details of the circumstances and of the remedial action taken are as soon as practicable forwarded to the ***owner***, ***occupier***, ***builder***, or other relevant ***person.***

(2) Action taken by ***Council*** or an ***Authorised Officer*** under this clause shall not extend beyond what is necessary to cause the immediate abatement or minimisation of the risk or danger involved.

(3) Where ***Council*** undertakes ***work*** in accordance with this section, it may recover the cost of performing the ***work*** from the ***owner***, ***occupier***, ***builder***, ***appointed agent*** or responsible ***person***.

86. Offences and Penalties

(1) A ***person*** who:

(a) contravenes or fails to comply with any provision under this Local Law;

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(b) contravenes or fails to comply with any condition contained in a ***permit*** issued under this Local Law or any requirements in the ***Council policy*** applicable to that ***permit;*** or

(c) contravenes or fails to comply with a verbal direction or Notice to Comply by the date specified in the verbal direction or Notice to Comply

is guilty of an offence and is liable to a penalty of twenty (20) ***penalty unit***s; and a further penalty of one (1) ***penalty unit*** for each day during which the contravention continues.

87. Offences by Corporations

(1) If a ***person*** charged with an offence against this Local Law is a ***corporation***, any ***person*** who is concerned or takes part in the management of that ***corporation*** may be charged with the same offence.

(2) If the ***corporation*** is found guilty of an offence against this Local Law, a ***person*** charged with the same offence may also be found guilty of that same offence and is liable to the penalty for that offence, unless that ***person*** proves that ***the Act*** or omission constituting the offence took place without their knowledge or consent.

88. Operator Onus Offence

(1) If the ***operator*** of a ***motor vehicle*** that is used in the commission of an offence under this Local Law cannot be found or it is impracticable to charge the ***operator*** with an offence, the registered ***owner*** of that ***motor vehicle***, is guilty of that offence.

89. Infringement Notices

(1) If an ***Authorised Officer*** believes on reasonable grounds that a ***person*** is contravening or has contravened any provision under this Local Law, the ***Authorised Officer*** may, as an alternative to a prosecution for an offence, serve on that ***person*** an ***infringement notice***.

(2) The penalties fixed for ***infringement notices*** are set out in Schedule 1.

90. Guidelines

(1) The ***Council*** may from time to time, make guidelines for the purposes of this Local Law.

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SCHEDULE 1 -
Penalties for Infringement Notices

Clause	Topic	Penalty Unit
	PART 2 – Your Property	
11	Unsightly Land	2
12	Dilapidated Building	5
13	Dangerous Land	5
14	Obstructions	2
15	Shipping Containers	2
16	Numbering Properties	1
17	Oversize Vehicles	2
18	Camping on Private Land	2
19	Use of Recreational Vehicles on Private Land	2
20	Lights	2
21	Incinerators, Fires and Open-Air Burning	5
22	Direction to Extinguish Fires	5
23	Restriction on Burning in the Open-Air in Public Places and on Council Land	5
24	Audible Intruder Alarm	2
	PART 3 - Animals	
25	Keeping of Animals Generally	2
26	Responsible Breeding of Dogs and Cats	2
27	Keeping Animals	2
28	Animal Waste	2
29	Animal Noise	1
30	Feeding of Animals	1
31	Wasps and Bees	1
	PART 4 - Waste	
32	Approved household waste bin	1
33	Waste Collection	1
34	Bulk Rubbish Containers	2
35	Trade Waste Bin	2
	PART 5 – Council Land	
	Division 1 - Behaviour	
36	Behaviour on Roads and Council Land	2
37	Unreasonable Noise	2
38	Access to a Municipal Place	2
39	Smoking in a Smoke Free Area or at a Smoke Free Event	2
40	Smoking on Council Land	2

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Clause	Topic	Penalty Unit
41	Council Sign	2
42	Activities in or on a Reserve	2
43	Camping in Public Places	2
	Division 2 – Vehicles	
44	Repair of Vehicles	2
45	Display of Vehicles	2
46	Storage of Vehicles on Council Land	2
47	Abandoned, Derelict and Unregistered Vehicles	2
48	Toy Vehicles and Bicycles	1
49	Use of Recreational Vehicles in a Public Place	2
50	Behaviour Involving Motor Vehicles	5
	Division 3 - Trade	
51	Itinerant Trading	3
52	Signage	1
53	Street Furniture and Display of Goods	2
54	Clothing Recycling Bin	1
55	Restrictions on Selling and Displaying Aerosol Spray Paint	2
56	Shopping Trolleys	2
57	Street Collection and Distribution	1
58	Spruiking	1
59	Busking, Fundraising and Community Awareness Activities	1
60	Filming	5
61	Circuses, Carnivals, Festivals and Events	5
	PART 6 – Asset Protection	
62	Maintenance of Drains	5
63	Protection of Drains	
64	Protection of Roads	5
65	Protection of Assets and Land	5
66	Vehicle Crossings	5
67	Spoil on Roads	5
68	Asset Protection Permit	8
69	Identifying Damage to Council Assets	5
	PART 7 - Requirements of Building Sites	
70	Stormwater Protection	5
71	Containment of Refuse	5
72	Disposal of Builders' Refuse	5

Consultation Draft

Clause	Topic	Penalty Unit
73	Removal of Builders' Refuse	5
74	Building Site Fencing	5
75	Sanitary Facilities on Building Sites	5
76	Identification of Building Sites	5
77	Building Site Work Hours	5
	OTHER	
	Any offence not referred to elsewhere in this Table	2

Consultation Draft

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Solicitor's Certificate – Section 74(1) Local Government Act 2020

Darebin City Council

Community Amenity Local Law 2025

Darebin City Council (**Council**) is proposing to make the Community Amenity Local Law 2025 (**proposed Local Law**).

I have been asked to review the proposed Local Law and provide a certificate to the effect that it is consistent with the local law requirements specified by section 72 of the *Local Government Act 2020* (**Act**). The proposed Local Law is annexed and marked 'A'.

The proposed Local Law will replace the General Local Law No. 1 of 2015 so that, from the commencement of the proposed Local Law, the General Local Law No. 1 of 2015 is revoked.

I have assessed the proposed Local Law for consistency with the local law requirements as outlined in the following table.

[9828914:47740400_1]

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Local Law Requirement	Consistent
A local law must not be inconsistent with any Act (including the Charter of Human Rights and Responsibilities Act 2006) or regulations.	Yes As the date of this certificate, the proposed Local Law does not conflict with, or duplicate, existing legislation. The proposed Local Law is therefore not inconsistent with an Act or regulations. The proposed Local Law does seek to prohibit persons from causing nuisances of a public nature and, while the Public Health and Wellbeing Act (PHAWA) also prohibits certain nuisances, I am satisfied that the PHAWA regulates nuisances of a different nature and for different objectives. With respect to the *Sex Work Decriminalisation Act* 2022, the proposed Local Law does not undermine the objectives of that Act. I have reviewed the proposed Local Law for compatibility with the *Charter of Human Rights and Responsibilities Act* 2006 (**Charter**) including rights to: ▪ recognition and equality before the law; ▪ freedom of expression; ▪ peaceful assembly and freedom of association; and ▪ not be deprived of property. Each of the activities sought to be regulated or limited by the proposed Local Law has been assessed and in my view: ▪ an activity which might be said to engage the Charter can be conducted subject to rights of review to, or exemptions granted by, Council or an authorised officer of Council; and ▪ regulation of, or limitation upon, an activity is proportionate and can be demonstrably justified in a free and democratic society taking into account the matters set out in s 7 of the Charter;
A local law must not duplicate or be inconsistent with a planning scheme that is in force in the municipal district.	Yes. The proposed Local Law does not duplicate or operate in a manner which is inconsistent with the Darebin Planning Scheme. Where the proposed Local Law operates so as to potentially cover the same or a similar subject matter to the Darebin Planning Scheme, (eg. the keeping of animals) the proposed Local Law is drafted so as to yield to the Planning Scheme.
A local law for or with respect to the issuing of film permits must not be inconsistent with the film friendly principles.	Yes Clause 60 of the proposed Local Law requires a permit to film for a commercial purpose on a road or Council land. This is not, in and of itself, inconsistent with the film friendly principles, as the *Filming Approval Act* 2014 expressly recognises that authorities such as a

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Local Law Requirement	Consistent
	council may regulate filming through the need to obtain permission from the council. Clause 60 simply requires a permit on a road or Council land. It falls upon Council to administer, and make decisions with respect to, clause 60 in a manner consistent with the film friendly principles. Certificates such as those required by section 74 of the Act cannot certify the manner in which a council ultimately administers and/or makes decisions with respect to a local law.
A local law must not exceed the power to make local laws conferred by the Act or any other authorising Act.	Yes. I consider the activities sought to be regulated by the proposed Local Law to be matters for or with respect to acts, matters and things in respect of which the Council has a function or power under the Act and other Acts. The proposed Local Law is therefore consistent with, and does not exceed, the scope of Council's powers to make local laws under the Act.
A local law must be consistent with the objectives of the Act or any other authorising Act.	Yes I consider the activities sought to be regulated by the proposed Local Law to be matters of municipal concern and matters that have been reasonably understood to be within the province of municipal government because they affect the amenity of the municipal district and its inhabitants and are consistent with the overarching governance principles set out in section 9 of the Act.
A local law must be expressed as clearly and unambiguously as is reasonably possible.	Yes. The proposed Local Law is as clear and unambiguous as is reasonably possible once the accepted principles of statutory interpretation are applied. The purpose of each of its provisions and means adopted to implement that purpose is reasonably discernible from the provision itself. This does not mean however that every word or term used in the proposed Local Law is completely free from multiple meanings or is without difficulty in enforcing. It is impossible to draft a comprehensive legislative instrument without any differences in interpretation and difficulties in enforcement. A certificate under section 74 of the Act does not interrogate the council as to whether the purpose of each of the proposed Local Law provisions as drafted and the manner in which the proposed Local Law seeks to implement those purposes is as Council had intended them to be. This certificate assumes that Council is aware of the purpose behind each provision and has familiarised itself with, and accepts the manner in which, that purpose is implemented by the proposed Local Law.

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Local Law Requirement	Consistent
Unless there is clear and express power to do so under the Act or any other authorising Act, a local law must not – i. seek to have a retrospective effect; or ii. impose any tax, fee, fine, imprisonment or other penalty; or ii. authorise the sub-delegation of powers delegated under the local law.	Yes. The proposed Local Law: ▪ does not seek to have retrospective effect; ▪ makes provision for the imposition of penalties in respect of offences that are created, which penalties are: – consistent with s 79 of the Act; – similar in nature when compared to like councils; and – sufficient to act as a deterrent for most offences while also reflecting the seriousness of those offences. ▪ makes provision for Council to prescribe a fee for the making of applications for permits. Provided Council prescribes that fee with regard to the reasonable cost of administering and determining the application, I am satisfied that the fee-prescribing provision is not punitive in nature.
A local law must comply with any details prescribed in the regulations relating to the preparation and content of local laws.	Yes. No regulations relating to the preparation and content of local laws have at the time of preparing this certificate, been made.

QUALIFICATIONS

This certificate is given under section 74(1) of the Act and is accurate as at the date below. It cannot predict what may occur in future with respect to:

(a) amendments to the proposed Local Law that Council may make.

(b) other legislation that may be made or amended which brings the proposed Local Law into conflict with or which overlaps with future legislation (including regulations).

(c) a decision of a Superior Court or legislation which fundamentally changes the accepted principles or precedents regarding the inconsistency of laws.

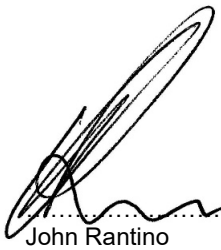
(d) amendments to the Planning Scheme which brings the proposed Local Law into conflict or overlap with the Planning Scheme.

(e) the manner in which Council administers or make decisions with respect to granting permits or exemptions under the proposed Local Law which may bring the proposed Local Law into conflict with other legislation or the Planning Scheme.

I, John Rantino, Special Counsel at Maddocks Lawyers certify that I:

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- am an Australian lawyer who has been admitted to the legal profession for at least 5 years;
- am not a Councillor of Council;
- have reviewed the proposed Local Law against the local law requirements of the Act;
- am of the opinion that the proposed Local law in consistent with the local law requirements set out in s 72 of the Act.



…… Dated: 2 April 2025

John Rantino
Special Counsel
Maddocks Lawyers

Community Amenity Local Law Review 2025

Community Engagement Round 2 Summary Report
(submission on exhibition draft Local Law)

April 2025

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Engagement Overview

Introduction

The General Local Law No.1 2015 guides Council's compliance and enforcement activities for a wide range of topics, including property amenity, community safety, construction sites and the keeping of animals.

The current Local Law will expire on 30 June 2025 and needs to be renewed and updated to incorporate changes in legislation and to reflect current and emerging issues within Darebin.

A draft Community Amenity Local Law 2025 was developed in consultation with Councillors through briefings, internal Council staff, key stakeholders, and informed by research and benchmarking activities.

The draft Local Law incorporates a series of changes to language and structure that aim to simplify, modernise, and consolidate it and ensure alignment with State legislation. These changes do not seek to alter the overall intent and rather, are focused on providing clarity.

Additionally, a range of safety and amenity issues were identified which have resulted in a number of new, proposed clauses and provisions being included in the draft Local Law. The draft Local Law also creates a few new offences.

Between 13 January and 17 February 2025, we asked our community to let us know their thoughts on the draft Local Law. We heard from 130 people and the feedback was used to help further refine the draft Local Law ahead of a second round of community engagement.

At a Council meeting on 24 March 2025 Council resolved to release an amended exhibition draft Local Law for community submissions.

Engagement Approach

The following consultation activities were undertaken **28 March to 28 April 2025**.

Council's Online Portal – Your Say Darebin

- Online – provide a written submission.
- Email a response or submission to LocalLawReview@darebin.vic.gov.au

Hard copy options

- Write to City of Darebin, 27 Gower Street, Preston 3072.

Key external stakeholder consultation

- Email invitation to 32 key external stakeholders to participate in engagement activities.

Communications

Communications activities were developed and coordinated by Council's Communications team to develop awareness and promote the consultation opportunities via:

- Your Say Darebin page.
- Social media posts (Facebook and Instagram).
- Your Darebin e-newsletter
- What's on Families e-newsletter
- News article on corporate website.
- On-hold messages.
- locallawreview@darebin.vic.gov.au email address.

Response Rate

5 people provided written submissions.

Stakeholders and Community

Our target audience included the following:

Stakeholder Type	
Community	The community – all residents and ratepayers.
Key external stakeholders	Emergency services DEECA Aboriginal and Torres Strait Islander groups LGBTQIA+ groups Multicultural groups Older persons groups Youth groups Social and community planning contacts Business groups Community groups Environmental groups Committees of management Sporting and recreation groups Construction industry

Engagement Findings Summary

Overview

We sought submissions on the exhibition draft Community Amenity Local Law between 28 March and 28 April 2025. 5 made a written submission.

Summary of Written Submissions

Submission	Theme
1	Clause 21 Incinerators, Fires and Open-Air Burning Do not support introduction of subclause (3) that addresses offensive smoke from outdoor woodfired cooking / BBQs.
2	Suggests improved enforcement and proactive enforcement activities.
3	Specific concern with squatters on vacant land. Address provided. Supportive of new clause 19 Camping on Private Land.
4	Specific concern with recreational vehicles and motorbikes on banks of Darebin Creek. • Noise • Safety • Environmental damage • Perceived inaction by VicPol Suggest CCTV installation. Suggest stronger enforcement. Suggest updated regulations to address.
5	Clause 56 shopping trolleys. Suggest introducing a timeframe for retailer retrieval of trolleys left on Council land. Clause 53 advertising signs. Do not support removal of requirement for a sign to 'not contain any offensive or inappropriate content'. Other suggestions: • Ensure stalled construction sites do not pose amenity, safety or environmental concerns. • Ban gambling advertisements on Council property. • Ban fake spider web decorations (i.e. Halloween) due to environmental concerns.

Verbatim Written Submissions

Five written submissions were received.

#	Source	Submission	Themes
1	Your Say Darebin submission	I note that the wording of the revised outdoor fires clause effectively bans lighting of charcoal BBQ's, smokers & wood fired pizza ovens, which will emit some smoke during lighting even if they burn clean for the vast majority of a cook and gives council officers arbitrary powers to ban any cooking they decide is offensive. This is an extraordinarily disappointing change given these forms of cooking have been part of this multicultural community for over 50 years. & if this isn't the intention, then it's a poorly worded change. The existing clause giving an exemption for cooking has always been more than sufficient. If my neighbour can (& does) smoke a pack a day of cigarettes in their yard, surely, I can occasionally smoke some chicken wings or a brisket in mine	Clause 21 Incinerators, Fires and Open Air Burning Do not support introduction of subclause (3) that addresses offensive smoke from outdoor woodfired cooking / BBQs.
2	Your Say Darebin submission	Better enforcement of abandoned vehicles, fire hazard and unsightly properties. Proactive litter enforcement.	Suggests improved enforcement and proactive enforcement activities.
3	Your Say Darebin submission	**18. Camping on Private Land** (1) A person must not camp on vacant private land We currently have a squatter on vacant land on <ADDRESS> who resides in a trailer and has a dog. This has been going on for months. I have contacted Darebin Council, Police and the local state and federal members with no significant progress. It is a community safety issue. This change in local law will hopefully allow more proactive management.	Specific concern with squatters on vacant land. Supportive of new clause 19 Camping on Private Land.
	Your Say Darebin submission	**Vehicles:** We live on the banks of Darebin Creek, across from Olympic Park, and are increasingly concerned about the number of dirt bikes, 4WD bikes, and other motorbikes tearing up and down the paths and creekside—especially in the afternoons and evenings.	Specific concern with recreational vehicles and motorbikes on banks of Darebin Creek.

#	Source	Submission	Themes
		They make excessive noise, none appear to have registration plates, and when approached or photographed, riders often respond with intimidation—yelling or even chasing people. Despite reporting these incidents to the police, no action seems to follow. We urge the installation of surveillance cameras and a review of current laws. Stronger enforcement and updated regulations are needed to protect these natural areas and the safety of the community.	• Noise • Safety • Environmental damagge • Perceived inaction by VicPol Suggest CCTV installation. Suggest stronger enforcement. Suggest updated regulations to address.
5	Letter received 23 April 2025	**1. Dumped Shopping Trolleys** The proposed changes to address dumped trolleys in local streets are welcome. However, we urge Council to go further by placing greater responsibility on the supermarkets and retailers that own the trolleys. In addition to coin retrieval mechanisms, Council could introduce a system whereby trolley owners are fined if they fail to retrieve reported trolleys within a defined timeframe — for example, 48 hours or two business days. This would provide an incentive for prompt collection. **2. Environmental Protection – Ban on Fake Spider Web Decorations** Constituents have suggested a new local law banning the use of artificial spider webs as decorations (often used during Halloween). These decorations pose a risk to native birdlife, which can become entangled or mistake the material for nesting, leading to injury or death. **3. Content Restrictions – Maintaining Protections Against Harmful Messaging** The revised removal of proposed restrictions on offensive or inappropriate content on signs is difficult to understand. Some material — particularly that which promotes violence against women or contains misogynistic, degrading, or socially harmful messages — can have wide-reaching impacts on community wellbeing. Maintaining protections against such content would align with existing Victorian Government	Clause 56 shopping trolleys. Suggest introducing a timeframe for retailer retrieval of trolleys left on Council land. Clause 53 advertising signs. Do not support removal of requirement for a sign to 'not contain any offensive or inappropriate content'. Other suggestions: • Ensure stalled construction sites do not pose amenity, safety or environmental concerns. • Ban gambling advertisements on Council property.

#	Source	Submission	Themes
		measures, such as the 2019 ban on offensive slogans on vehicles (e.g. Wicked Camper vans). **4. Ban on Betting and Gambling Advertisements on Council Property** Constituents have suggested a ban on advertising related to betting and gambling on or in Council-owned property, land, and buildings. This would be consistent with Darebin Council's leadership in reducing harm associated with electronic gambling machines (EGMs) and other forms of gambling. **5. Action on Stalled Construction Sites** Given the concern raised by constituents about unfinished construction sites that have remained in that state for an extended period, Council should consider introducing a clause specifically targeting properties where construction has commenced but not progressed for a substantial time — for example, 6 to 12 months — and which pose amenity, safety, or environmental concerns. These sites often become unsightly, unsafe, and attract dumping or vandalism. A new clause could require owners of such properties to: - Secure the site to the satisfaction of Council; - Maintain the site in a manner that does not cause nuisance or visual blight; - Provide a plan for completion or remediation within a Council-approved timeframe. This would give Council clearer authority to address long-term problem sites such as 1C Macartney Street and help prevent similar cases in the future.	• Ban fake spider web decorations (i.e. Halloween) due to environmental concerns.

9.2 GOVERNANCE REPORT - MAY 2025

Author: Coordinator Governance Services

Reviewed By: Executive Manager, Governance, Risk, Communications & Engagement

EXECUTIVE SUMMARY

- Summary of Councillor attendance at Advisory Committees Meetings, Councillor Briefings, and other informal meetings of Councillors. (**Appendix A**)
- Activity Reports by Mayor and Councillors.
- Councillor expenses for Quarter 3 FY 2024/25 (**Appendix B**)
- Freedom of Information (FOI) Statistics for Quarter 3 FY 2024/25, 1 January 2025 to 31 March 2025 (**Table 1**)
- Audit and Risk Committee Meeting Summary Minutes of the meeting held on 19 March 2025 **(Appendix C)**

Officer Recommendation

That Council:

(1) Notes the Governance Report – May 2025.

(2) Notes the Summary of attendance at Advisory Committees Meetings, Councillor Briefings, and other informal meetings of Councillors at **Appendix A** to this report.

(3) Notes that the activity reports by Mayors and Councillors submitted prior to the meeting and circulated to Councillors, will be incorporated in the minutes of this meeting.

(4) Notes the Councillor Expenses for Quarter 3 FY 2024/25, 1 January 2025 to 31 March 2025 **(Appendix B)**.

(5) Notes the Freedom of Information (FOI) statistics for Quarter 3 as listed in **Table 1** of this report.

(6) Notes the Summary Minutes of the Audit and Risk Committee Meeting held on 19 March 2025 **(Appendix C)**.

BACKGROUND / KEY INFORMATION

In accordance with Council's Governance Rules 2020, the agenda for each Ordinary Meeting is required to list certain governance/administrative matters in addition to other specified items.

These include Reports of Standing Committees i.e. Hearing of Submissions Committee, Summary of Meetings i.e. Briefings, Advisory Committee, responses to Public Questions taken on notice, reports by Mayor and Councillors, Councillor expenses and a range of other governance matters.

In accordance with best practice, good governance principles, transparent and accountable reporting, officers deem it appropriate to consolidate governance/administrative reports into one standing report to provide a single reporting mechanism for a range of statutory compliance, transparency, and governance matters. This also ensure compliance with the requirements of the *Local Government Act 2020* ('the Act'), Council's Governance Rules and related regulations.

Previous Council Resolution

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

ALIGNMENT TO 2041 DAREBIN COMMUNITY VISION

Strategic Direction 1: Vibrant, Respectful and Connected

ALIGNMENT TO 2021-25 COUNCIL PLAN

Strategic Direction 4 Responsible, Transparent and Responsive

ALIGNMENT TO COUNCIL PLAN STRATEGIC OBJECTIVES

4.1 We will ensure balanced and responsible financial decision making that meets the needs of our community now and into the future

DISCUSSION

Matters covered in this report for the month of April 2025 are:

Summary of Advisory Committees, Councillor Briefing and other informal meetings of Councillors

Council's Governance Rules 2020 require the Chief Executive Officer to ensure that a summary of any meeting of an Advisory Committee established by Council and attended by at least one Councillor, or any scheduled meeting to discuss the business of Council, including Councillor Briefings, attended by at least half of the Councillors and one member of Council staff (excluding Council, Delegated Committee or Community Asset Committee meetings) is:

a) Tabled at the next convenient Council meeting; and

b) Recorded in the minutes of that Council meeting.

The Advisory Committees, Councillor Briefings or other Informal Meetings of Councillors are summarised at **Appendix A**.

Reports by Mayor and Councillors

By 4.00pm on the day of each Ordinary Council Meeting, the Mayor and Councillors are required to submit a report detailing their attendance at various functions and activities since the last Council Meeting. These reports will be recorded in the minutes of this meeting.

Councillor Expenses – Quarter 3 – 1 January 2025 to 31 March 2025

Councillor Expenses Report for the period from 1 January 2025 to 31 March 2025, are included at **Appendix B** to this report. The Councillor Expenses report will also be made available on Council's website.

Freedom of Information

The *Freedom of Information Act 1982* extends as far as possible, the right of the community to access information in the possession of the government bodies constituted under the law of Victoria (such as Council) for certain public purposes by:

a. making available to the public information about the operations of agencies and, in particular, ensuring that rules and practices affecting members of the public in their dealings with agencies are readily available to persons affected by those rules and practices; and

b. creating a general right of access to information in documentary form in the possession of Ministers and agencies limited only by exceptions and exemptions necessary for the protection of essential public interests and the private and business affairs of persons in respect of whom information is collected and held by agencies.

As part of Councils commitments made under the Public Transparency Policy, a snapshot of the number of FOI requests made and the outcomes of those requests will be presented to Council on a quarterly basis. The below snapshot encompasses the FOI Statistics FY 24/25 – Year to Date.

Table 1

FOI Statistics FY 24/25 – Year to Date	COUNT
Total Number of Active Requests	**8**
Total Number of Request Received (FY 24/25)	57
Outcome of Requests (Valid From FY 24/25)	53
Access granted in full (no exempt material)	21
Access granted in part (some exempt material)	7
Access denied in full (all material exempt)	1
Withdrawn	3
Administrative Release	3
Not Proceeded With	6
Act does not apply	-
No Documents found	4
Not yet finalised (60 days to pass) per s34 of the FOI Act	1
Not yet finalised	8
OVIC reviews lodged	1
Outcome of OVIC review process	
OVIC confirmed agency decision	-
OVIC varied agency decision	1
OVIC overturned agency decision	-

Audit and Risk Committee Matters

Audit and Risk Committee Meeting Summary Minutes – 19 March 2025

The summary minutes for the Audit and Risk Committee meeting held on 19 March 2025 **(Appendix C)** are attached to this report and are provided for transparency for both Council and the Darebin Community.

CONSIDERATION OF LOCAL GOVERNMENT ACT (2020) PRINCIPLES

Financial Management

Not Applicable.

Community Engagement

Not Applicable.

Other Principles for consideration

Overarching Governance Principles and Supporting Principles

(i) the transparency of Council decisions, actions and information is to be ensured.

Public Transparency Principles

(a) Council decision making processes must be transparent except when the Council is dealing with information that is confidential by virtue of this Act or any other Act;

Strategic Planning Principles

Not Applicable.

Service Performance Principles

Not Applicable

COUNCIL POLICY CONSIDERATIONS

Environmental Sustainability Considerations (including Climate Emergency)

Not applicable.

Equity, Inclusion, Wellbeing and Human Rights Considerations:

Not applicable.

Economic Development and Cultural Considerations

Not applicable.

Operational Impacts

Not applicable.

Legal and Risk Implications

Not applicable.

IMPLEMENTATION ACTIONS

Council's website will be updated to reflect the change to the various Committee appointments. The Councillor expenses will also be published on the website.

RELATED DOCUMENTS

- *Local Government Act 2020*
- Governance Rules

Attachments

- Summary of Councillor attendance at Advisory Committees Meetings, Councillor Briefings, and other informal meetings (**Appendix A**) ⇩
- Q3 Councillor Expenses (**Appendix B**) ⇩
- Summary Minutes - Audit and Risk Committee Meeting - 19 March 2025 (**Appendix C**) ⇩

DISCLOSURE OF INTEREST

Section 130 of the *Local Government Act 2020* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any conflicts of 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.

SUMMARY OF COUNCILLOR ATTENDANCE AT ADVISORY COMMITTEES, COUNCILLOR BRIEFINGS AND OTHER INFORMAL MEETINGS OF COUNCILLORS

MEETING DETAILS:	**Title:**	Councillor Briefing
	Date:	22 April 2025
	Location:	Council Chamber (Hybrid Meeting)
PRESENT:	**Councillors:**	Cr. Kristine Olaris OAM (Mayor) (Chairperson) Cr. Emily Dimitriadis (Deputy Mayor) – left at 4.52pm Cr. Matt Arturi - online Cr. Connie Boglis OAM Cr. Ruth Jelley Cr. Julie O'Brien Cr. Alexandra Sangster – 3.41pm Cr. Vasilios Tsalkos
	Council Staff:	Caroline Buisson, Acting CEO (item 4.1) Nina Cullen, General Manager Community Rachel Ollivier, General Manager Infrastructure, Operations & Finance (item 4.1) Chad Griffiths, Acting General Manager City Sustainability & Strategy Lee McKenzie, Manager Buildings, Property & Capital (item 4.1) Lisa Wheelhouse, Manager Customer & Corporate Performance (item 4.1) Jody Brodribb, Coordinator Governance Services
	External Attendees:	June Anstee, Municipal Monitor - online Ross Millard, Municipal Monitor
APOLOGIES:		Cr. Gaetano Greco

The Meeting commenced at 3.33pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
4.0	Briefing Agenda Overview - Mayor	No disclosures were made.
4.1	Workshop 1 - Council Plan And Budget	No disclosures were made.
4.2	Council Agenda Overview 28 April 2025	No disclosures were made.
4.3	General Business	No disclosures were made.

The Meeting concluded at 7.20pm

RECORD COMPLETED BY:	**Officer Name**:	Jody Brodribb
	Officer Title:	Coordinator Governance Services

SUMMARY OF COUNCILLOR ATTENDANCE AT ADVISORY COMMITTEES, COUNCILLOR BRIEFINGS AND OTHER INFORMAL MEETINGS OF COUNCILLORS

MEETING DETAILS:	**Title:**	Councillor Briefing
	Date:	5 May 2025
	Location:	Council Chamber (Hybrid Meeting)
PRESENT:	**Councillors:**	Cr. Kristine Olaris OAM (Mayor) (Chairperson) Cr. Emily Dimitriadis (Deputy Mayor) Cr. Matt Arturi Cr. Connie Boglis OAM Cr. Ruth Jelley Cr. Julie O'Brien Cr. Alexandra Sangster Cr. Vasilios Tsalkos
	Council Staff:	Michael Tudball, CEO Caroline Buisson, General Manager Customer and Corporate (item 4.6) Nina Cullen, General Manager Community (item 4.3, 4.4) Rachel Ollivier, General Manager Infrastructure, Operations & Finance (item 4.1, 4.2, 4.7) Vanessa Petrie, General Manager City Sustainability and Strategy (item 4.5) Enna Giampiccolo, Executive Manager, Governance, Risk & Communications Chad Griffiths, Manager, City Development (item 4.0) Alex McKenna-Cocks, Coordinator Statutory Planning (item 4.0) Jack Allworth, Principal Planner (item 4.0) Lee McKenzie, Manager Buildings, Property & Capital (item 4.1, 4.2) Valli Morphett, Manager Creative Culture & Economic Development (item 4.3) Helen Myers, Head of Economic Development & Activation (item 4.3) Melanie McCarten, Manager Recreation & Libraries (item 4.4) Srini Krishnan, Chief Financial Officer (item 4.7) Dean Gibbons, Coordinator, Financial Planning and Analysis (item 4.7)
	External Attendees:	June Anstee, Municipal Monitor Ross Millard, Municipal Monitor
APOLOGIES:		N/A

The Meeting commenced at 3.35 pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
	Briefing Agenda Overview	No disclosures were made.
4.0	Pre Planning Committee Agenda Questions & Discussion Time for Councillors	Cr Jelley declared a general Conflict of Interest and left the meeting during this item at 3.37pm and returned to the Chamber at 4.10pm.
4.1	Capital Works - Q3 Progress Update	No disclosures were made.
4.2	Jemena Alphington Community Battery - Results of Community Engagement	No disclosures were made.
4.3	Darebin Economic Framework	No disclosures were made.
4.4	Future Use of John Cain Memorial Park MOU	No disclosures were made.
4.5	Local Law Review - Summary of Exhibition Outcome	No disclosures were made.
4.6	Our Darebin Plan 2025-29 and Annual Action Plan 2025-26	No disclosures were made.
4.7	Budget Update	No disclosures were made.

The Meeting concluded at 7.10pm

RECORD COMPLETED BY:	**Officer Name:**	Enna Giampiccolo
	Officer Title:	Executive Manager, Governance, Risk and Communications

Councillor Expenses - Q3 1 January - 31 March 2025 (If applicable GST is excluded)

	Cr Arturi	Cr Boglis	Cr Dimitriadis (Deputy Mayor from 25/11/24)	Cr Greco	Cr Jelley	Cr O'Brien	Cr Olaris (Mayor from 25/11/24)	Cr Sangster	Cr Tsalkos	Total $
Councillor Allowances	9,408	9,408	16,084	9,408	9,408	9,408	32,168	9,408	9,408	114,109
*Mobile (Usage & Data Plan)	136	136	95	136	136	136	136	136	136	1,186
Internet (Laptop)	22		41	41						104
Travel (Cabcharge/misc travel expenses)	35									35
Family care										-
Conferences (Inc. all related costs/travel/meals/accom)										-
Training & Development										-
Good Governance Training										-
Functions/events										-
Subscription / Memberships										-
Stationary / printing / equipment	101	101	101	101	101	101	101	101	101	906
Mayoral Vehicle										-
Total net expenses	9,702	9,645	16,321	9,686	9,645	9,645	32,405	9,645	9,645	116,341

Notes:

Telephone and internet charges are recorded in the month they are incurred. All other expenses are reported on a cash basis in the month that they are paid.

Cr's Greco - Mobile plan Included Ipad usage & data plan

Further explanation of the expense categories is available in the City of Darebin Councillor Support and Expenses Policy June 2021.

Amounts rounded to nearest $

SUMMARY MINUTES OF THE AUDIT AND RISK COMMITTEE MEETING

Held on Wednesday 19 March 2025 at Darebin Civic Centre, 350 High Street Preston, Ngurungaeta Room, (Council Chamber)

Summary minutes released to the public on 26 May 2025.

AUDIT AND RISK COMMITTEE MEETING SUMMARY MINUTES 19 MARCH 2025

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WEDNESDAY 19 MARCH 2025 - 2.00PM - DAREBIN CIVIC CENTRE 350 HIGH STREET PRESTON NGURUNGAETA ROOM (COUNCIL CHAMBER)

Attendees

Committee Members

- Lisa Tripodi – Independent External Member and Chairperson
- Dr Marco Bini – Independent External Member
- Jonathan Kyvelidis – Independent External Member
- Cr Kristine Olaris OAM – Mayor / Councillor Member
- Cr Vasilios Tsalkos – Councillor Member *

Internal Auditor – NTT

- Pat Scanlon – Partner, NTT (Items 10.2, 10.3, 10.4)
- Farshan Mansoor – Senior Auditor, NTT (Items 10.2, 10.3, 10.4) *
- Arkhe Marcaida – Consultant, NTT (Items 10.2, 10.3, 10.4)

External Auditor – VAGO

- Josh Porker – Principal, RSD Audit (Item 8.3)
- Courtney Culhane – Manager, RSD Audit (Item 8.3)

Officers

- Michael Tudball – Interim Chief Executive Officer
- Caroline Buisson – General Manager Customer & Corporate
- Nina Cullen – General Manager Community
- Rachel Ollivier – General Manager Infrastructure, Operations & Finance
- Vanessa Petrie – General Manager City Sustainability & Strategy (Item 2.1)
- Enna Giampiccolo – EM Governance, Risks, Communications and Engagement
- Yvette Fuller – Chief People Officer (Items 9.2 & 10.2) *
- Lalitha Koya – Chief Information Officer (Item 7.2)
- Srini Krishnan – Chief Financial Officer (Items 8.1, 8.2, 8.3)
- Christine Walsh – Chief Transformation Officer (Item 7.3)
- Shannon Maynard – Special Adviser, City Safety & Compliance (Item 2.1)
- Neil D'Vauz – Coordinator Audit & Risk (Item 9.1)
- Anton Fernando – Coordinator IT Operations (Item 7.2)
- Winston Fernando – Cyber Security & Compliance Specialist (Item 7.2)
- Michael O'Riordan – Coordinator Financial Accountant (Items 8.1, 8.2, 8.3)

Observers

- Cr. Matt Arturi – Councillor *
- Cr. Julie O'Brien – Councillor
- June Anstee – Municipal Monitor
- Ross Millard – Municipal Monitor

Minutes

- Tristan Glennon – Audit & Compliance Officer (minutes)

* These participants attended virtually

AUDIT AND RISK COMMITTEE MEETING SUMMARY MINUTES 19 MARCH 2025

1. WELCOME & ACKNOWLEDGEMENT OF COUNTRY

The Chair gave an Acknowledgement of Country and welcomed the Committee members, and all attendees and observers present at the meeting.

2. IN-CAMERA & CONFIDENTIAL DISCUSSION

IN-CAMERA

There was no In-Camera session held.

CONFIDENTIAL

Discussion of Confidential item was held between 2:05pm and 2:35pm.

Attendees:

- *Committee Members (except Cr Tsalkos)*
- *Executive Leadership Team*
- *Observer Councillors*
- *Monitors*
- *Special Adviser, City Safety & Compliance*
- *Audit & Compliance Officer (minutes)*

2.1 CITY SAFETY AND COMPLIANCE DEPARTMENT: REGULATORY SERVICES (Confidential)

This item is confidential because it is law enforcement information, being information which if released would be reasonably likely to prejudice the investigation into an alleged breach of the law or the fair trial or hearing of any person; and because it is personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs; pursuant to Section 3(1) (d) and (f) of the Act.

3. APOLOGIES

Apologies:

- Nil

4. DISCLOSURES OF CONFLICTS OF INTEREST

No Conflicts of Interest declared.

5. CONFIRMATION OF THE MINUTES OF THE PREVIOUS AUDIT COMMITTEE MEETING

The Committee approved the minutes as a true and correct record of the previous

- December 2024
- February 2025 (Special) – subject to the agreed amendment.

6. CEO UPDATE (VERBAL)

The Audit and Risk Committee noted the verbal update provided by the CEO.

7. STANDING REPORTS

7.1 ACTIONS ARISING FROM PREVIOUS MEETING

The Audit and Risk Committee noted the status of the action items from previous meetings.

KEY FINDING

- Management will continue to work towards the completion of the open actions and provide an update at the 18 June 2025 meeting.

7.2 INFORMATION SERVICES REPORT

The Audit and Risk Committee:

1) noted the Information Services Report, and
2) reviewed and provided feedback on the Penetration Testing Specifications Scope 2024-2025.

KEY FINDINGS

- Management will continue to monitor and report on information services risk management, projects and ICT & Digital Strategy implementation.
- 2024/25 Information Services projects are addressing key risks including Cyber Security, IT Disaster Recovery and Data Governance.

7.3 ERP/DIGITAL TRANSFORMATION REPORT

The Audit and Risk Committee noted the Information Services Report.

KEY FINDING

- Management has progressed the planning for the Digital Transformation to ensure the approach is validated and adequate planning is completed to ensure successful technology selection.

8. FINANCIAL REPORTS

8.1 FINANCIAL REPORT

The Audit and Risk Committee noted:

1) the Quarterly Financial Report, and
2) the Financial Report for the (6) months ended 31 December 2024.

KEY FINDING

- Council is monitoring and managing its financial position and key controls and addressing procurement capability and compliance.

8.2 2024/25 ASSET VALUATIONS UPDATE

The Audit and Risk Committee noted the 2024-25 Asset Valuations Update.

KEY FINDING

- There has been no significant movement in construction costs since the last valuation undertaken in 2024. This has resulted in limited impact on the valuation of infrastructure asset classes.

8.3 VAGO AUDIT STRATEGY

The Audit and Risk Committee noted the Audit Strategy Memorandum – Darebin City Council for the financial year ending 30 June 2025.

KEY FINDING

- VAGO Service Provider: RSD Audit on behalf of the Victorian Auditor General's Office will deliver the external audit of Darebin City Council for the year ending 30 June 2025.

9. RISK MANAGEMENT

9.1 RISK MANAGEMENT REPORT

The Audit and Risk Committee noted:

1) the bi-annual update on Strategic and Operational Risks
2) the MAV benchmarking of Darebin's Road Management Plan
3) the quarterly update on Operational and Council Policies
4) the Insurance Update including motor vehicle incident claims
5) the quarterly update on Key Metrics Reporting (FOI/PID/Privacy Breach/Fraud)
6) the update on the effectiveness of Business Continuity Planning and Processes
7) the update on the effectiveness of Systems and Processes that Monitor Compliance with Legislation and Regulations

KEY FINDINGS

- Management has completed the bi-annual update on strategic and operational risks.
- Governance Services team continue to maintain the centralised oversight of Council policies.
- Management is monitoring and reporting key metrics including Fraud Allegations, Cyber Incidents, Freedom of Information Requests, Privacy Breaches, and Public Interest Disclosures.

9.2 SAFETY REPORT

The Audit and Risk Committee noted the Safety Report.

KEY FINDINGS

- The following OHS risks have been identified by the Health Safety and Wellbeing team. The Health Safety and Wellbeing team will focus on the below areas across the next quarter and across 2024/2025.
    - Emergency Management framework
    - Wellbeing and Psychological safety – baseline data, risk assessments & framework
    - Incident and hazard management
    - Workers' compensation, early intervention and work support programs
    - Incident management system, Elumina
    - Health, Safety and Wellbeing, and Child Safety – intranet content
    - Council management of hazardous chemical management and manifested quantities
    - Working from home
    - Occupational Violence and Aggression framework
    - Safeguarding children practices across Council

- OHS consultation and communication
- OHS induction and training

The Health Safety and Wellbeing team continually review the safety plan and will adjust priorities as required.

10. INTERNAL AUDIT

10.1 RECENT REPORTS AND PUBLICATIONS

The Audit and Risk Committee noted that there were no 'Industry Body Reports and Publications' to be provided to the Committee during the period.

KEY FINDING

- There were no Industry Body Reports and Publications to be provided to the Committee during the period.

10.2 COMPLETED INTERNAL AUDITS

The Audit and Risk Committee noted:

1) the Completed Internal Audits Report, and
2) the Draft Internal Audit Report - Child Safety Compliance

KEY FINDING

- The 2024/2025 Internal Audit Program will continue to be delivered with updates provided at each meeting.

10.3 INTERNAL AUDIT PROGRAM STATUS & AUDIT SCOPES FOR APPROVAL

The Audit and Risk Committee:

1) Noted the Internal Audit Program Status & Scopes for Approval report.
2) Approved the draft Internal Audit scopes subject to feedback provided.
    a. Internal Audit Scope TOR - Follow up Audit
    b. Internal Audit Scope TOR - Fraud Control Framework
    c. Internal Audit Scope TOR - Procure to Pay Cycle Process Review
    d. Internal Audit Scope TOR - Review of Integrity Controls
3) Provided feedback on the revised 'Strategic Internal Audit Plan – 2025 to 2028'

KEY FINDINGS

- Implementation of the 2024/25 continues to be a challenge and a revised program has been developed based on Committee feedback.
- A draft 3-year Strategic Internal Audit Plan (FY2025/26 to FY2027/28) has been developed for consideration by the committee.

10.4 OUTSTANDING AUDIT ACTIONS STATUS REPORT

The Audit and Risk Committee noted the Outstanding Audit Actions Status Report.

KEY FINDING

- Management is progressing the completion of outstanding audit actions, with some delays expected.

11. GOVERNANCE

11.1 COMMITTEE MANAGEMENT REPORT

The Audit and Risk Committee:

1) Noted the Committee Management Report.
2) Endorsed the Draft 2024/2025 Annual Committee Survey.
3) Noted and endorsed the Biannual Committee Report for the period June 2024 - November 2024.

KEY FINDING

- Management has resources, structures and processes in place to support the work of the Committee and the internal audit function.

12. OTHER BUSINESS

12.1 REVIEW OF EXPENSES AND REGISTERS

The Audit and Risk Committee noted the Review of Expenses and Registers Report, including:

1) Review Report on Gifts, Benefits, and Hospitality; Interstate or Overseas Travel
2) Review of Councillor Expenses
3) Review of CEO Credit Card Transactions

KEY FINDINGS

- Management has controls in place to:
    - manage and record offers and receipt of Gifts, Benefits and Hospitality,
    - to oversee and report on Councillor Expenses, and
    - ensure CEO corporate card and expense reimbursement transactions are in accordance with relevant policies.

13. NEXT MEETING

The next meeting of the Audit Committee will be held at 2.00pm on Wednesday 18 June 2025.

14. CLOSE OF MEETING

As there was no further business, the Chair closed the meeting at 5:20pm.

9.3 AMENDMENT C226 - FURLAN CLUB PERMANENT HERITAGE CONTROLS

Author: Strategic Planner

Reviewed By: General Manager City Sustainability and Strategy

EXECUTIVE SUMMARY

This report provides information about the heritage value of the Furlan Club at 1 Matisi Street, Thornbury and options for Council to consider about whether to start the process to apply a permanent heritage overlay.

On 21 November, Council officers, under delegation, submitted a request to the Minister for Planning for an interim heritage overlay on the Furlan Club building at 1 Matisi Street, Thornbury. This has the effect of suspending the demolition application while permanent heritage controls are being considered.

The situation and decision are complex, with factors including the 2024 fire, likelihood of planning scheme amendment success, resourcing and limitations of heritage overlays to be considered.

The Minister for Planning can only apply an interim heritage overlay if Council commits to starting the process to apply a permanent heritage overlay. Council's heritage consultant has provided advice that the Furlan Club at 1 Matisi Street is a site with potential individual local historical and social significance to the City of Darebin.

This report outlines two options for Council in considering a planning scheme amendment to apply a permanent heritage overlay to the Furlan Club site.

Officer Recommendation

Due to the complex nature of this matter, two options are provided for Council to consider:

Option 1:

That Council

(1) Requests under section 8A (2) and (3) of the *Planning and Environment Act* 1987 that the Minister for Planning authorise Darebin City Council to prepare and exhibit Amendment C226dare (**Appendix A-B**) to the Darebin Planning Scheme;

(2) When authorised by the Minister for Planning, exhibits Amendment C226dare for a minimum period of four weeks and in accordance with notice requirements under section 19 of the *Planning and Environment Act 1987*;

(3) Seeks community and stakeholder feedback as part of the exhibition period on the proposed changes to the planning scheme; and

(4) Authorises the Chief Executive Officer to make alterations, corrections, and additions, as necessary, to Amendment C226dare material as attached at **Appendix A-B** prior to lodgement of the authorisation request with the Minister for Planning and exhibition period.

Option 2:

That Council does not proceed with Planning Scheme Amendment C22dare to apply a permanent heritage overlay to 1 Matisi Street, Thornbury.

BACKGROUND / KEY INFORMATION

Key events leading to this decision are:

- On 21 August 2024, Council received a formal request from the Furlan Club to apply a heritage overlay to 1 Matisi Street, Thornbury to prevent demolition.
- On 1 November 2024, Council received a Section 29A request under the *Building Act 1993* seeking consent to demolish the Furlan Club building.
- On 21 November, Council officers, under delegation, submitted a request to the Minister for Planning for an interim heritage overlay and suspended the demolition request.
- On 2 May 2025 the Furlan Club entered voluntary administration. The administrators will consider a range of options to determine if the company can avoid liquidation and potentially continue trading.

Previous Council Resolution

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

ALIGNMENT TO 2041 DAREBIN COMMUNITY VISION

Strategic Direction 2: Prosperous, Liveable and Flourishing

ALIGNMENT TO 2021-25 COUNCIL PLAN

Strategic Direction 2: Prosperous, Liveable and Flourishing

ALIGNMENT TO COUNCIL PLAN STRATEGIC OBJECTIVES

4.5 We will improve the sustainability, accessibility, and design of development on private land in our city

DISCUSSION

Amendment assessment and process

Following a request to apply an interim heritage overlay, Council must pursue permanent heritage protection as soon as practicable to demonstrate its commitment. The Minister for Planning's decision to support the interim heritage overlay is dependent on Council seeking permanent controls by commencing a new planning scheme amendment.

If Council decides not to proceed with a permanent heritage overlay, officers will contact the Minister to withdraw the request for an interim heritage overlay.

Officers' commissioned an independent heritage assessment to inform this decision.

Council's heritage consultant has identified the site as having heritage significance under Criterion A – historical significance and Criterion B – social significance, being a purpose-

built Italian social club established by migrants and has been in continual use for over 40 years. (**Appendix B**).

To support Council's consideration, an Amendment C226dare to the Darebin Planning Scheme has been drafted that proposes to apply the heritage overlay on a permanent basis to 1 Matisi Street, Thornbury. (**Appendix A-B)**.

See **Appendix C** for more detailed background information and planning scheme amendment process.

Likelihood of success

The heritage consultant has undertaken a robust analysis, including member engagement and comparative analysis, to establish a social connection between the community and the club buildings. There are risks that a heritage overlay may not be supported by an independent Planning Panel or be an effective control to protect the Furlan Club to continue operating in the same location:

Implications of social significance

The Furlan Club meets Criterions A (historical significance) and G (social significance). Its significance does not relate to the presentation of the built form (e.g. aesthetics or technical significance), but rather its function.

This may present some challenges when justifying the application of the heritage overlay through a potential planning panel process. It can also limit the ability of the heritage overlay to meaningfully preserve those built form elements that the community values.

Implications of the fire

In February 2024 there was a fire at the venue and the Furlan Club has halted operations at the site. A building order is in place that prevents occupation until the premises is repaired.

The condition of a building is not normally relevant in deciding whether to include land in a heritage overlay. However, if the condition will lead to inevitable demolition, then it will have a direct bearing on the heritage significance of a place. If Council is to proceed, an independent assessment should be commissioned to confirm the building could be restored without changing its heritage significance.

Implications of Club use not continuing

Part of the strategic justification for the heritage significance is the continuation of the Club's activities on the land. If the Club cannot continue to trade, or the lease is terminated by the landlord, the strength of the connection of the club activities to the land is diminished.

This may impact the likelihood of success in applying a heritage overlay as its significance would rely on the strength of the Club's former (rather than current and ongoing) association with the land, and how the link remains demonstrable in the existing fabric of the site.

Limitations of a heritage overlay

A heritage overlay is used to protect sites of historic significance by requiring a planning permit to construct a building, or to carry out works or demolition. This allows the responsible authority to consider the impacts of development on sites with heritage significance.
If a heritage overlay progresses is successful, the proposed heritage citation recognises the social significance of the Furlan Club is linked to the form and functions of the site, so it is

likely that some aspects of the original building would need to be retained to protect its significance.

However, the heritage overlay does not regulate the use of land or tenancy and cannot guarantee the ongoing connection of the Club activities to the land.

A heritage overlay will require the documentation and interpretation of historical significance where redevelopment is proposed. For example, via a heritage interpretation strategy that commits to things like retaining elements of original building form or signage or erecting plaques documenting previous uses of the site.

Resource considerations

The process of applying a permanent heritage overlay is complex and resource intensive. It requires the preparation of a planning scheme amendment, public exhibition for at least four weeks, and a planning panel to consider any unresolved submissions. This process is estimated to take over 18 months.

Council will need to allocate staffing and financial resources to this amendment. Progressing this work will change and slow the pace at which other strategic planning work can continue, including collaborating with the State Government on its planning initiatives and requirements for Darebin. This may increase the risk that Council is not adequately planning for future growth.

OPTIONS

Officers have identified two options for Council to consider.

Option 1: Proceed with a Planning Scheme Amendment to apply a permanent heritage overlay to the site

If authorised by the Minister for Planning, this process would allocate Council resources to prepare and publicly exhibit the amendment (**Appendix A-B**) and convene a Planning Panel process to address submissions.

This option would require an allocation from the operational budget in the order of $100,000 during the 2025/26 financial year.

Further expert advice will be required regarding the structural damage, heritage citation and advice about whether the fire damaged building can be restored without affecting its heritage significance.

The Minister for Planning will have the final say on whether to apply a heritage overlay to the site. This option would take over 18 months.

Option 2: Do not proceed with a Planning Scheme Amendment to apply a heritage overlay

It may be considered that the risks and resources involved to pursue a permanent heritage overlay for the site may be too great, considering that the amendment may not be successful or guarantee the ongoing connection of the Club to the land. And due to external factors, if the Club is unable to continue to operate on the land, this will diminish the strength of connection to the land and may impact the likelihood of success.

By proceeding with a heritage overlay, the budget and internal resources needed will require other strategic work to be stopped, paused or slowed down. This includes:

- the strategic planning work that Council resolves to deliver in 2025-26 and beyond through the Council Plan and Budget
- participating and responding to current and future State planning reforms.

This impact on Council's other strategic work should be considered in making this decision.

If Council choose this option, officers will withdraw the request for interim heritage overlay and there would be no grounds for Council to refuse consent to the demolition request submitted under Section 29A of the *Building Act 1993*.

CONSIDERATION OF LOCAL GOVERNMENT ACT (2020) PRINCIPLES

Financial Management

The Planning Scheme Amendment process to apply permanent heritage controls will incur costs associated with formal notification, exhibition and Planning Panel, estimated at $100,000. There will also be fees in relation to engineering and heritage assessments for the site. There is operating budget that could be diverted from other projects and priorities in the 2025/26 financial year.

Community Engagement

Consultation by heritage consultants

On 15 January 2025, the heritage advisor undertook a workshop with Furlan club members as part of the heritage assessment. A thematic summary of the group interviews has been included in their Citation Report.

Exhibition for permanent controls

If a decision is made to progress and the Minister approves, the community will be engaged through exhibition of the proposed planning scheme amendment. This exhibition process will be aligned with the notice requirements under the *Planning and Environment Act 1987,* which will run for at least four weeks and is open for submissions from the public. A community engagement plan will be prepared in accordance with Council's engagement policy. All submissions received will be considered as part of the process. The landowner and occupier of the subject land and adjacent land will also be notified directly of the proposed amendment.

Overarching Governance Principles and Supporting Principles

(a) Council decisions are to be made and actions taken in accordance with the relevant law;

Public Transparency Principles

(a) Council decision making processes must be transparent except when the Council is dealing with information that is confidential by virtue of this Act or any other Act;

Strategic Planning Principles

(c) Strategic planning must take into account the resources needed for effective implementation;

Service Performance Principles

(a) services should be provided in an equitable manner and be responsive to the diverse needs of the municipal community;

COUNCIL POLICY CONSIDERATIONS

Environmental Sustainability Considerations (including Climate Emergency)

The retention of heritage fabric supports the reduction of emissions by supporting the reuse and adaption of existing building stock.

Equity, Inclusion, Wellbeing and Human Rights Considerations:

An Equity Impact Assessment (EIA) and Gender Impact Assessment (GIA) were not undertaken however protecting the Furlan Club highlights its deep historical and cultural importance to the Italian community in Darebin, promoting inclusion, wellbeing and the value of shared cultural heritage.

Economic Development and Cultural Considerations

The amendment is expected to have a positive social impact by potentially providing protection for a site identified as being of historic and social significance. The recognition of heritage will contribute to an understanding of Darebin's social and architectural history, for present and future generations.

The application of a heritage overlay may create additional costs for the landowner if they wish to develop their property in circumstances where there were previously no planning permit requirements.

Operational Impacts

The proposed application of a permanent heritage overlay will impact on the resourcing requirements of the Strategic Planning Unit both financially and by diverting effort from other operational projects.

Legal and Risk Implications

If Council is to proceed with a permanent heritage overlay, there is a significant risk that the heritage overlay will be contested by the landonwer, and not successful at planning panel.

Council has a duty under the *Planning and Environment Act 1987* to identify and protect places of cultural heritage value. Failing to apply appropriate controls risks compromising the significance of heritage places and precincts within the City of Darebin.

IMPLEMENTATION ACTIONS

The next steps would depend on the option taken by Council. The process would broadly follow the details of the options in the officer recommendation section above.

RELATED DOCUMENTS

Nil

Attachments

- Appendix A - Amendment C226dare Documentation (**Appendix A**) ⇩
- Appendix B - Furlan Club - 1 Matisi Street, Thornbury Citation_Redacted (**Appendix B**) ⇩
- Appendix C - Background Information (**Appendix C**) ⇩

DISCLOSURE OF INTEREST

Section 130 of the *Local Government Act 2020* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any conflicts of 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 Act 1987

Darebin Planning Scheme

Amendment C226dare

Explanatory Report

Overview

The amendment introduces heritage protection controls to 1 Matisi Street, Thornbury.

It does this by applying the Heritage Overlay to the site, amending the Schedule to the Heritage Overlay to include 1 Matisi Street, Thornbury, amending Clause 72.04 (Incorporated documents) and Clause 72.08 (Background documents).

Where you may inspect this amendment

The amendment can be inspected free of charge at:

- Darebin City Council website at https://www.darebin.vic.gov.au
- During office hours at the following place:
    - Darebin Civic Centre
      274 Gower Street, Preston, VIC 3072

The amendment can also be inspected free of charge at the Department of Transport and Planning website at http://www.planning.vic.gov.au/public-inspection or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by [insert submissions due date].

A submission must be sent to:

Strategic Planning, Darebin City Council

By post: PO Box 91, Preston VIC 3072

In person: 274 Gower Street, Preston

By email: planningservices@darebin.vic.gov.au

Panel hearing dates

DRAFT

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

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

Details of the amendment

Who is the planning authority?

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

The amendment has been made at the request of Darebin City Council.

Land affected by the amendment

The amendment applies to all of 1 Matisi Street, Thornbury, as shown in Figure 1 (below). The site is in the Industrial 3 Zone (IN3Z)



Figure 1: *Furlon Club at 1 Matisi Street, Thornbury (outlined).*

What the amendment does

The amendment applies the Heritage Overlay to all of 1 Matisi Street, Thornbury (HO334) on a permanent basis.

Specifically, the amendment makes the following changes:

Planning scheme ordinance

1. Amends the Schedule to Clause 43.01 (Heritage Overlay) to insert HO334 for the Furlan club, 1 Matisi Street Thornbury on a permanent basis.
2. Amends the Schedule to Clause 72.04 (Incorporated Documents) to include the *Statement of Significance: Furlan Club, 1 Matisi Street, Thornbury* (Extent Heritage, March 2025).
3. Amends the Schedule to Clause 72.04 (Incorporated Documents) to include the *Incorporated Plan - Furlan Club, 1 Matisi Street, Thornbury Permit Exemptions (Extent Heritage March 2025)*.
4. Amends the Schedule to Clause 72.08 (Background Documents) to include the *Furlan Club, 1 Matisi Street, Thornbury – Heritage Citation (Extent Heritage, March 2025).*

Overlay maps

5. Amends Planning Scheme Map No. 15HO to apply HO334 to 1 Matisi Street, Thornbury on a permanent basis.

DRAFT

Strategic assessment of the amendment

Why is the amendment required?

Under the *Planning and Environment Act 1987* (the Act), Council has a responsibility to protect local cultural heritage. The amendment is required to protect the heritage values of 1 Matisi Street, Thornbury, known as the Furlan Club.

A heritage assessment identifies the Furlan Club as holding cultural, social, and historical value within the Darebin community and beyond. Founded by Italian Immigrants from the Friuli Region in Italy, the club represents a living testament to the contributions of post-war migrant communities to Melbourne's northern suburbs.

1 Matisi Street, Thornbury meets the threshold for local heritage significance and therefore protection under the Darebin Planning Scheme through the application of a Heritage Overlay. The amendment will ensure that a planning permit is required for demolition and a range of buildings and works to ensure the heritage significance is protected.

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

The amendment implements the objectives of Planning in Victoria, under Section 4 of the *Planning & Environment Act (1987)* in particular:

- *To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special*

cultural value.

- *To balance present and future interests of all Victorians*
- *To facilitated development in accordance with the objectives outlined above.*

Further, the amendment implements section 12(1)(a), which is to implement the objectives of planning in Victoria, in this case to protect heritage values.

These objectives are implemented through the identification and protection of heritage-built form by applying a Heritage Overlay to 1 Matisi Street, Thornbury.

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

Environmental

The amendment is expected to have a positive environmental impact by providing permanent protection of a place of historic significance and thereby supporting the reuse of existing building stock.

Social

The amendment is expected to have positive social effects by protecting fabric that adds to the understanding of cultural history, providing a link to the past and giving a sense of place.

Economic

The amendment is not expected to have significant economic effects, although it may impose some additional costs as additional planning permit requirements will be added by the Heritage Overlay.

The Heritage Overlay does not prohibit development but instead requires the significance of a place to be considered when assessing applications. These impacts are offset by the benefit to the community provided through the protection of heritage places over many generations.

Does the amendment address relevant bushfire risk?

The land affected by the amendment is not subject to bushfire risk or a Bushfire Management Overlay. Therefore, the amendment is unlikely to result in any significant increase to the risk of life, property, community, infrastructure, or the natural environment from bushfires.

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

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

The amendment is consistent with Ministerial Direction No.9 – Metropolitan Strategy pursuant to Section 12 of the Act, that requires planning authorities to have regard to the Metropolitan Strategy.

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The amendment is consistent with Direction 4.4 of Plan Melbourne: Respect Melbourne's heritage as we build for the future. The amendment is consistent with this direction as it proposes to make minor changes to enable the Planning Scheme to continue to guide appropriate development in the municipality, and that the built heritage of the municipality is maintained.

The amendment complies with Ministerial Direction No. 11 (Strategic Assessment of Amendments) under section 12 of the *Planning and Environment Act 1987*. The amendment is consistent with this direction which ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces.

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

The amendment supports the Planning Policy Framework (PPF), in particular Clause 15.03-1S (Heritage Conservation) by providing heritage protection for an identified heritage place to minimise the loss of local heritage.

The amendment additionally supports Clause 15.03-1L (Heritage) of the Darebin Planning Scheme by seeking to protect, conserve and enhance a place identified as being of local significance by applying a Heritage Overlay. The amendment also seeks to discourage demolition or relocation of locally significant heritage buildings.

How does the amendment support or implement the Municipal Planning Strategy?

No changes to the Municipal Planning Strategy are proposed as part of this amendment.

This amendment supports the Municipal Planning Strategy by protecting and enhancing a place of heritage significance as sought by Clause 02-03-4.

The application of a site-specific Heritage Overlay to a single significant place will not prevent development of the municipality as envisaged by the Municipal Planning Strategy and will not undermine policy contained within the Municipal Planning Strategy relating to housing and economic development given the application of a Heritage Overlay does not prohibit development or future change. Rather, it ensures future development is in accordance with the identified significance of the heritage place.

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

The proposed application of the Heritage Overlay has been prepared in accordance with *Planning Practice Note 1: Applying the Heritage Overlay*. The Heritage Overlay is the most appropriate planning tool for recognising and protecting places of cultural and heritage significance. The Heritage Overlay provides decision guidelines for the responsible authority on the granting permits for places of identified local heritage

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significance.

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

No relevant government agency was required to be consulted regarding this amendment.

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

The requirements of the *Transport Integration Act* 2010 are not applicable to this amendment, as it does not result in alterations or changes to the current transport system.

Resource and administrative costs

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

The amendment will increase the number of properties subject to the provisions of the Heritage Overlay by one (1). The anticipated increase in planning applications given this amendment only affects one property is not expected to have a significant impact on resourcing and administrative costs.

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Planning and Environment Act 1987

Darebin Planning Scheme

Amendment C226DARE

Instruction sheet

The planning authority for this amendment is Darebin City Council.

The Darebin Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 1 attached map sheet.

Overlay Maps

1. Amend Planning Scheme Map No. 15HO in the manner shown on the one (1) attached map.

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

2. In **Overlays** – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.

3. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

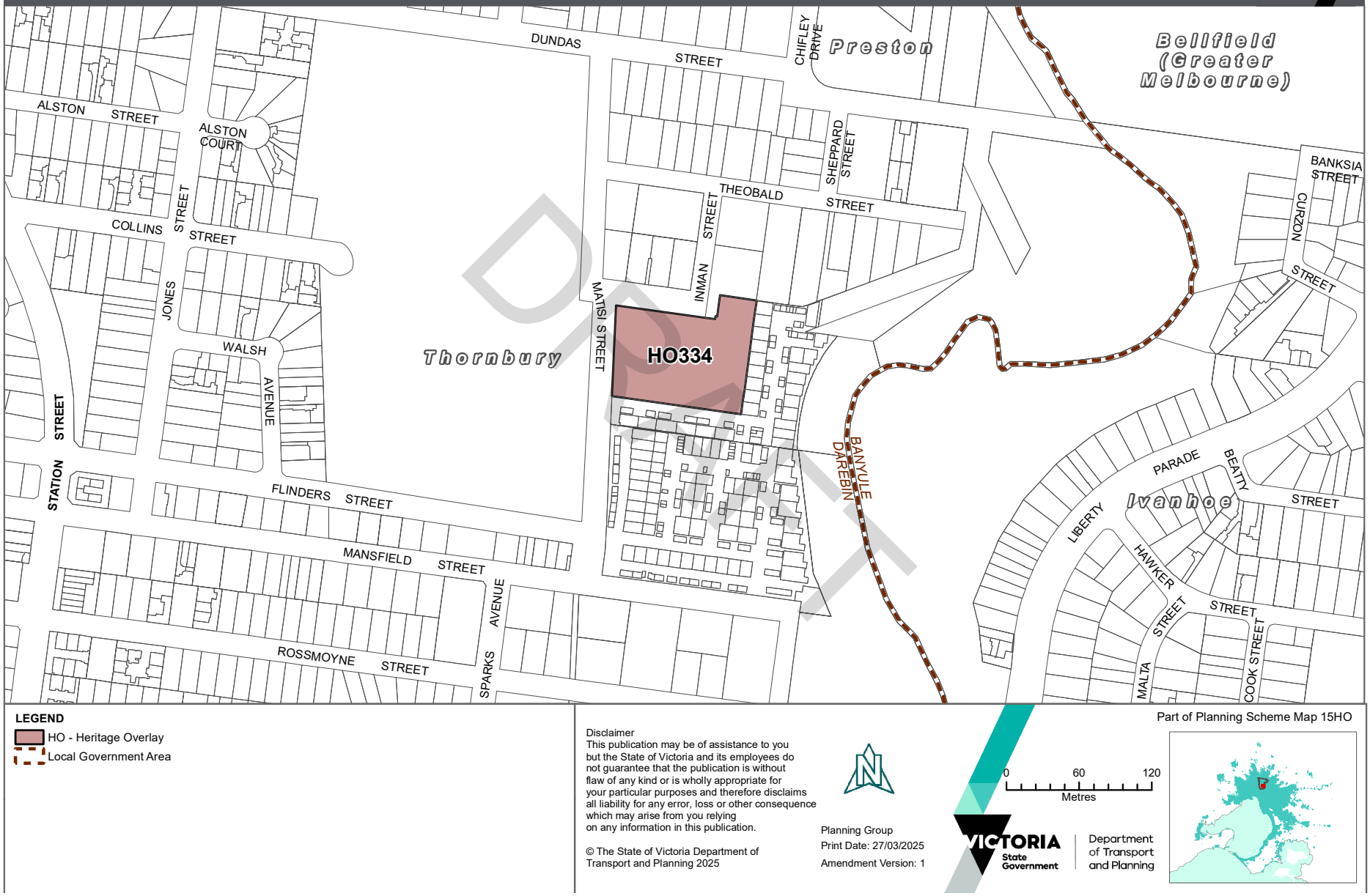
4. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.

End of document

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DAREBIN PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C226dare



27/08/2021
C161dare

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0 Application requirements

07/08/2023
C182dare

None specified.

2.0 Heritage places

~~24/10/2024 --/--/----~~
~~C223dare~~Proposed C226dare

The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	VICTORIAN HERITAGE REGISTER								
HO19	Terrace Houses, 186-192 Clarke Street, Northcote	-	-	-	-	-	Yes Ref No H1774	No	No
HO312	Former Northcote Theatre 212-220 High Street, Northcote	-	-	-	-	-	Yes Ref No H2287	Yes	No
HO45	Former Northcote Cable Tramways Site 626-628 High Street, Thornbury	-	-	-	-	-	Yes Ref No H2129	Yes	No
HO144	Preston Tramway Workshops 16-18 Miller Street, Preston The heritage place includes Miller Street Tramway Bridge (part) (refer HO236)	-	-	-	-	-	Yes Ref No H2031	No	No
HO59	Former Mont Park Hospital and Avenue of Honour Ernest Jones Drive and Springthorpe Boulevard and Cherry Street Macleod	-	-	-	-	-	Yes Ref No H1872	Yes	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO74	Bundoora Park Homestead 7-27 Snake Gully Drive, Bundoora	-	-	-	-	-	Yes Ref No H1091	Yes	No
HO175	Former Little Sisters of the Poor Home for the Aged 104 – 112 St Georges Road, Northcote	-	-	-	-	-	Yes Ref No H1950	Yes	No
HO313	Yan Yean Water Supply System Northcote, Preston, Reservoir The heritage place includes: Part HO163 Northcote-Merri Precinct; and Part HO171 Regent G.E. Robinson Park	-	-	-	-	-	Yes Ref No H2333	No	No
HO314	Maroondah Water Supply System (Upper and Central Sections) Reservoir	-	-	-	-	-	Yes Ref No H2381	No	No
	LOCAL OVERLAYS								
	Precincts:								
HO167	Alphington Area bounded by Clive Street and Miller Street, north of Heidelberg Road to the Railway line	No	No	No	Yes	No	No	No	No
HO297	Broomfield Avenue Precinct 2-52 and 3-45 and 495 (Park); 509 and 515 Broomfield Avenue; Heidelberg Road, Alphington **Incorporated plan:**	No	No	Yes - Street trees and Bloomfield Park	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)								
HO96	Area bounded by St George's Road, Hawthorn Road, Hartington Street, Northcote	Yes	No	No	Yes	No	No	No	No
HO97	Area bounded by Herbert Street, James Street, Butler Street, Bastings Street, Eastment Street, Hawthorn Road, Separation Street & Prospect Grove, Northcote	Yes	No	No	Yes	No	No	No	No
HO98	Area bounded by Langwells Parade, Right of Way, Hunter Street & High Street, Northcote	Yes	No	No	Yes	No	No	No	No
HO99	Dally Street, Northcote	Yes	No	No	Yes	No	No	No	No
HO100	Area bounded by Clarke Street, Charles Street, Merri Parade, High Street, Northcote	Yes	No	No	Yes	No	No	No	No
HO101	Area bounded by High Street, Union Street, Westgarth Street, Northcote	Yes	No	No	Yes	No	No	No	No
HO102	Area bounded by High Street, Westgarth Street, Urquhart Street, Northcote	Yes	No	No	Yes	No	No	No	No
HO105	Robbs Parade, Northcote	Yes	No	No	Yes	No	No	No	No
HO160	Northcote - Township Area bounded by Westgarth Street, East Street, Cunningham Street, Walker Street, Ross Street, Urquhart Street, High Street and Merri Creek	No	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO161	Northcote - Westgarth Area bounded by Clarke Street, Roberts Street, Simpson Street, South Crescent, Westgarth Street, High Street, Jackson Street, Tobin Avenue, Pearl Street, Timmins Street and Bridge Street	No	No	No	Yes	No	No	No	No
HO162	Northcote - Rucker's Hill Area bounded by Clarke Street, Waterloo Road, Ilma Grove, High Street, Separation Street, James Street, Herbert Street, Turnbull grove, Eastment Street and Helen Street	No	No	No	Yes	No	No	No	No
HO163	Northcote – Merri Area bounded by St. George's Road, Westbourne Grove, Park Street and Gordon Grove	No	No	No	Yes	No	No (part Ref No H2333 refer HO313)	No	No
HO164	Northcote - Clarke Street North and south sides of Clarke Street, west of St. George's Road to Merri Creek	No	No	No	Yes	No	No	No	No
HO165	Northcote – Sumner Estate Area bounded by Auburn Avenue, Sumner Avenue, St. George's Road and Winifred Street	No	No	No	Yes	No	No	No	No
HO166	Northcote - Croxton Area bounded by Arthurton Road, Scott Street, Gladstone Avenue, Railway Parade, and St. George's Road	No	No	No	Yes	No	No	No	No
HO173	Newmarket Street	No	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Area bounded by Clarke Street, Brooke Street and includes all properties in Newmarket Street								
HO298	Gladstone Avenue Precinct 1-35 & 2-46 Gladstone Avenue Northcote **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO95	HCV Newlands Estate, Elizabeth Street, Preston.	Yes	No	No	Yes	No	No	No	No
HO103	Kelley Grove, Preston	Yes	No	No	Yes	No	No	No	No
HO104	Collins Street, Preston	Yes	No	No	Yes	No	No	No	No
HO168	Preston Tramway Area bounded by Oakover Road, Gillingham Street, Davies Street and Devon Street	No	No	No	Yes	No	No	No	No
HO169	Preston State School Area bounded by Orient Grove, Oakover Road, Etnam Street and Scotia Street	No	No	No	Yes	No	No	No	No
HO182	*Preston, Bruce Street* 9-25 Bruce Street, 2-8 Herbert Street, & 17 Mary Street, Preston **Incorporated plan:** Preston Residential Heritage Precincts Permit Exemptions	No	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO183	*Preston, 'Heart of Preston' precinct* 8-42 & 9-43 William Street, Preston **Incorporated plan:** Preston Residential Heritage Precincts Permit Exemptions	No	No	No	Yes	No	No	No	No
HO184	*Preston Mary Street precinct* 5-15 & 26-36 Mary Street, Preston **Incorporated plan:** Preston Residential Heritage Precincts Permit Exemptions	No	No	No	Yes	No	No	No	No
HO185	*Preston Spencer Street precinct* 1-23 & 8-18 Spencer Street, Preston **Incorporated plan:** Preston Residential Heritage Precincts Permit Exemptions	No	No	No	Yes	No	No	No	No
HO186	*Preston War Service Homes precinct* 17-25 & 18-28 Arthur Street, 27-37 Bruce Street, 1-9 & 10-16 Herbert Street and 76-84A St Georges Road, Preston **Incorporated plan:** Preston Residential Heritage Precincts Permit Exemptions	No	No	No	Yes	No	No	No	No
HO170	Bell Railway Area bounded by Garnet Street, Showers Street, west of High Street to the Railway line	No	No	No	Yes	No	No	No	No
HO299	Carlisle Street Precinct	No	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	42-46, 52-56 & 62-64 Carlisle Street, Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)								
HO300	Garnet Street Houses 7-17 & 16 Garnet Street, Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO301	High Street Preston 274-288 & 317-341 High Street Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO302	Larne Grove & Roxburgh St Precinct 1-31 & 4-26 Larne Gve, 1-23 & 2-24 Roxburgh St, 23-33 Dundas St & 30-36 Milton Cres, Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO303	Livingstone Parade Precinct	No	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	1 -9 & 6-24 Livingstone Parade Preston, 8 & 10 South Street Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)								
HO304	Milton Crescent Precinct 6-12 & 5-11 Milton Crescent Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO305	Plenty Road Precinct 85-107, 131-141 & 126-134 Plenty Road Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO171	Regent G.E. Robinson Park Area bounded by King William Street, Down Street, Garden Street and High Street	No	No	No	Yes	No	No (part Ref No H2333 refer HO313)	No	No
HO172	Preston Oakhill Avenue Area bounded by Tyler Street, Oakhill Avenue, Capp Street, Xavier Grove, Mc Ivor Street, Southernhay Street, McCarten Street, King William Street and Joffre Street	No	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO306	Edgar Street Precinct 2-18 Edgar Street Reservoir **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO307	High Street Reservoir 658-694 & 763-793 High Street Reservoir **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO308	Queen Street Precinct 1-27, 41-49 & 2-58 Queen Street Reservoir **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO309	High Street, Thornbury 732-848 & 827-927 High Street Thornbury **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO310	Plow Street Precinct	No	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	1-31 & 2-30 Plow Street Thornbury **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)								
HO311	Rossmoyne Street Precinct 43-67 & 50-78 Rossmoyne Street Thornbury **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO181	Woolton Avenue, 55-67 & 52-60 Woolton Avenue, Thornbury	No	No	No	Yes	No	No	No	No
HO295	Whittlesea Railway Precinct Arthurton Road, Merri parade Northcote, Normanby Avenue Thornbury, Bell Street, Murray Road Preston High Street, Regent Street Reservoir. **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO315	Fairfield Village Heritage Precinct Railway Place, Fairfield Railway Station and reserve, Wingrove Street and Station Street, Fairfield **Incorporated plan:**	Yes	No	Yes - Two palm trees on the railway reserve	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)								
HO318 Interim Control Expiry Date: 24/04/2025	Thornbury Park Estate Precinct*	No	No	No	Yes	No	No	No	No
	Individual Items:								
	Alphington								
HO187	Clifton Bridge Yarana Road (Darebin Parklands), Alphington	No	No	No	Yes	Yes	No	No	No
	Bundoora								
HO111	Former Larundel Hospital Complex	Yes	No	No	Yes	No	No	Yes	No
HO107	Hugh Linaker's Cottage, Larundel	Yes	No	No	Yes	No	No	Yes	No
HO108	Idiot Block, Farm Workers Block, and Idiot Cottages, Larundel (Kingsbury)	Yes	No	No	Yes	No	No	Yes	No
HO188	Preston General Cemetery, 900 Plenty Road Bundoora	No	No	Yes	Yes	No	No	No	No
	Fairfield								
HO1	1-3 Abbott Street, Fairfield (House)	Yes	No	No	Yes	No	No	No	No
HO2	17-19 Arthur Street, Fairfield (House & Shop)	Yes	No	No	Yes	No	No	No	No
HO3	35 Arthur Street, Fairfield (House)	Yes	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO112	92-96 Arthur Street, Fairfield (Post Office)	Yes	No	No	Yes	No	No	Yes	No
HO6	51 Austin Street, Fairfield (House)	Yes	No	No	Yes	No	No	No	No
HO7	59 Austin Street, Fairfield(House)	Yes	No	No	Yes	No	No	No	No
HO8	Former St Anthony's Presbytery 59 Austin Street, Fairfield	Yes	No	No	Yes	No	No	Yes	No
HO34	12 Hanslope Avenue, Fairfield (House)	Yes	No	No	Yes	No	No	No	No
HO125	Merri Creek Bridge, Heidelberg Road, Fairfield	Yes	No	No	Yes	No	No	No	No
HO35	Centenary Dairy Complex 181-187 Heidelberg Rd, Fairfield	Yes	No	No	Yes	No	No	Yes	No
HO36	Grandview Hotel 429 Heidelberg Rd, Fairfield	Yes	No	No	Yes	No	No	Yes	No
HO37	457 Heidelberg Road, Fairfield (House)	Yes	No	No	Yes	No	No	No	No
HO316	St Andrew's Alphington and Fairfield Uniting Church, 85-87 Gillies Street, Fairfield **Incorporated document** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	Yes	Yes	No	Yes	No	No	No	No
HO38	Uniting (Former Methodist) Church complex, 797-809Heidelberg Road, Alphington	Yes	No	No	Yes	No	No	No	No
HO39	Hills View (former), 849-851, Heidelberg Road, Alphington	Yes	No	No	Yes	No	No	Yes	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO189	Fairfield Primary School No. 2711 1-5 & 176-206 Langridge Street & Wingrove Street, Fairfield	Yes	No	Yes - Moreton Bay Fig and Pepper trees	Yes	No	No	No	No
HO75	2 Rowe Street, Fairfield (House & Canary Island Palm-"Phoenix Canariensis")	Yes	No	Yes	Yes	No	No	No	No
HO78	31 Station Street, Fairfield (House)	Yes	No	No	Yes	No	No	No	No
HO79	36 Station Street, Fairfield (House)	Yes	No	No	Yes	No	No	No	No
HO80	43 Station Street, Fairfield (House)	Yes	No	No	Yes	No	No	No	No
HO154	61 Station Street, Fairfield	Yes	No	No	Yes	No	No	No	No
HO190	St Paul's Anglican Church and Organ 88E Station Street Fairfield	No	Yes	No	Yes	No	No	No	No
	Macleod								
HO62	Paying Patients Ward, Former Mont Park Hospital, Former Mont Park Hospital	Yes	No	No	Yes	No	No	Yes	No
HO64	Laundry Workers Block, Former Mont Park Hospital	Yes	No	No	Yes	No	No	Yes	No
HO66	Hospital Block, Former Mont Park Hospital	Yes	No	No	Yes	No	No	Yes	No
HO109	Female Convalescent Ward, Mont Park	Yes	No	No	Yes	No	No	Yes	No
	Northcote								
HO4	5 Auburn Avenue, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO5	8 Auburn Avenue, Northcote (House)	Yes	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO9	46 Bastings Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO113	58 Bastings Street, Northcote (House & Shop)	Yes	No	No	Yes	No	No	No	No
HO10	Anglican Church 1-3 Bayview Street, Northcote	Yes	No	No	Yes	No	No	Yes	No
HO11	13 Bayview Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO114	135 Bent Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO115	42 Bower Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO12	16-20 Candy Street, Northcote (Row Houses)	Yes	No	No	Yes	No	No	No	No
HO116	12-16 Christmas Street, Northcote (Houses)	Yes	No	No	Yes	No	No	No	No
HO117	41-45 Christmas Street, Northcote (Houses)	Yes	No	No	Yes	No	No	No	No
HO13	5-11 Clarke Street, Northcote (Row Houses)	Yes	No	No	Yes	No	No	No	No
HO14	106 Clarke Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO118	108-110 Clarke Street, Northcote (Houses)	Yes	No	No	Yes	No	No	No	No
HO15	107-109 Clarke Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO119	127 Clarke Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO16	151 Clarke Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO17	155 Clarke Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO120	157 Clarke Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO18	178 Clarke Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO20	212 Clarke Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO21	215 Clarke Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO22	219 Clarke Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO23	224 Clarke Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO25	47 Cunningham Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO26	85 Cunningham Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO28	92 Dennis Street, Northcote (House)	Yes	No	No	Yes	No	No	Yes	No
HO121	33 Derby Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO180	Former Joshua Pitt tannery 52-60 Gadd Street, Northcote 1. 1907 Drying House 2. 1925 Drying House annex 3. remnant chimney	No	Yes – 1907 Drying house only	No	Yes	No	No	No	No
HO40	Helen Street Primary School, Northcote	Yes	No	No	Yes	No	No	Yes	No
HO126	12-18 Helen Street Northcote (Houses)	Yes	No	No	Yes	No	No	No	No
HO41	Former Wesleyan Manse, Helen Street (lot 1, TP845679E), Northcote	Yes	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO42	74-76 Herbert Street, Northcote (Houses)	Yes	No	No	Yes	No	No	No	No
HO127	Merri Creek Bridge, High Street Northcote	Yes	No	No	Yes	No	No	No	No
HO43	136-144 High Street, Northcote (Houses & Shops)	Yes	No	No	Yes	No	No	Yes	No
HO129	329 High Street, Northcote (Shop & House)	Yes	No	No	Yes	No	No	Yes	No
HO130	466-468 High Street, Northcote (Shops & Houses)	Yes	No	No	Yes	No	No	Yes	No
HO44	RSL Hall 496 High Street, Northcote	Yes	No	No	Yes	No	No	Yes	No
HO131	509-513 High Street, Northcote (Shops & Houses)	Yes	No	No	Yes	No	No	Yes	No
HO192	Baptist Church 540-542 High Street Northcote	No	No	No	Yes	No	No	No	No
HO132	581-599 High Street, Northcote (Shops & Houses)	Yes	No	No	Yes	No	No	Yes	No
HO133	607-617 High Street, Northcote (Croxton Park Hotel)	Yes	No	No	Yes	No	No	Yes	No
HO52	25 Jackson Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO53	Presbyterian Church & Hall 40-42 James Street, Northcote	Yes	No	No	Yes	No	No	Yes	No
HO177*	Former Northcote police station 43 James Street, Northcote. **Incorporated plan:**	Yes	Yes	No	Yes	No	No	Yes	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)								
HO54	36 James Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO55	51 James Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO56	57 James Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO57	68 James Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO58	69 James Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO140	34 Jenkins Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO141	36 Jenkins Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO193	Former Ensign Dry Cleaning 24 Leinster Grove Northcote	No	Yes	No	Yes	No	No	No	No
HO142	1-3 Leonard Street, Northcote (Houses)	Yes	No	No	Yes	No	No	No	No
HO69	3 McLachlan Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO70	4-4a McLachlan Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO71	5 McLachlan Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO72	11 McLachlan Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO145	18 Mitchell Street, Northcote (Primitive Methodist Church, now Salvation Army Hall)	Yes	No	No	Yes	No	No	Yes	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO146	70 Mitchell Street, Northcote Shop (former) and residence	Yes	No	No	Yes	No	No	No	No
HO147	76-82 Mitchell Street, Northcote (Houses)	Yes	No	No	Yes	No	No	No	No
HO191	Reserve - Johnson Park 12 Palmer Street Northcote	No	No	Yes	Yes	No	No	No	No
HO194	Northcote Cemetery 143 Separation Street Northcote	No	No	Yes - Italian Cypress	Yes	No	No	No	No
HO195	Northcote High School 19-29 St Georges Road Northcote	No	No	Yes	Yes	No	No	No	No
HO196	Reserve - Merri Park 33 St Georges Road Northcote	No	No	No	Yes	No	No	No	No
HO77	140 St George's Road, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO155	1 Thomson Street Northcote (Shop & House)	Yes	No	No	Yes	No	No	No	No
HO156	9-15 Union Street, Northcote (Houses)	Yes	No	No	Yes	No	No	No	No
HO82	26 Urquhart Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO83	44 Urquhart Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO85	1-3 Walker Street, Northcote (Duplex Dwellings)	Yes	No	No	Yes	No	No	No	No
HO86	7 Walker Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO87	Former Police Station 24 Walker Street, Northcote	Yes	No	No	Yes	No	No	Yes	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO88	34 Walker Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO89	45 Walker Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO90	3 Wardrop Grove, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO197	Reserve - Oldis Gardens and Northcote Cricket Ground Westgarth Street Northcote	No	No	Yes	Yes	No	No	No	No
HO157	74 Waterloo Road, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO91	127 Westgarth Street, Northcote (House)	Yes	No	No	Yes	No	No	No	No
HO158	153 Westgarth Street, Northcote (House, St. Helens)	Yes	No	No	Yes	No	No	No	No
	Preston								
HO198	Howard Park 172 Albert Street Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	Yes	No	No	Yes	No	No	No	No
HO199	Sacred Heart Catholic Church complex (Church, Rectory, Hall, School) 322 Bell Street Preston, 4-6 Clifton Grove & 89 David Street, Preston	Yes	Yes - church only	No	Yes	No	No	No	No
HO200	Preston Masonic Centre 382-4 Bell Street Preston	No	No	No	Yes	No	No	No	No
HO201	House 392 Bell Street Preston	No	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO202	Former BP Service Station 548 Bell Street Preston	Yes	No	No	Yes	No	No	No	No
HO203	House 634 Bell Street Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO204	House (Balleer) 648 Bell Street Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO205	House 664 Bell Street Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	Yes - Canary Island Palm (Phoenix canariensis)	Yes	No	No	No	No
HO206	House (La Rocque) 82 Bruce Street Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO207	Former Stables 43 Carlisle Street Preston **Incorporated plan:**	No	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)								
HO24	Preston Girls' High School Cooma Street Preston	Yes	No	No	Yes	No	No	Yes	No
HO208	Houses (Sandland family) 36 & 40 Cooper Street Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	Yes	Yes	Yes - Front Fence	No	No	No
HO209	House 93 Cramer Street Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO210	Preston City Oval & Band Hall 11-21 Cramer Street Preston	No	No	Yes	Yes	No	No	No	No
HO27	Former Salvation Army Hall 61 David Street, Preston	Yes	No	No	Yes	No	No	Yes	No
HO30	Former Bacon Curing Factory cnr Dundas St & Plenty Rd, Preston	Yes	No	No	Yes	No	No	Yes	No
HO211	House 7 Eastwood Avenue Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO31	Newlands State Primary School, 2-26 Murphy Street, Preston	Yes	No	No	Yes	No	No	Yes	No
HO32	HCV Bachelor Flats, 15-17 Eric Street, Preston	Yes	No	No	Yes	No	No	No	No
HO212	West Preston Progress Hall 523 Gilbert Road Preston	No	No	No	Yes	No	No	No	No
HO213	Houses 244-46 Gower Street Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO214	Reg Parker sculpture (Untitled 8/73) 266 Gower Street Preston	Yes	No	No	Yes	No	No	No	No
HO215	Truby King Baby Health Centre 270 Gower Street Preston	No	No	No	Yes	No	No	No	No
HO216	Junction Hotel 2-4 High Street Preston	No	No	No	Yes	No	No	No	No
HO128	93-103 High Street, Preston (Howe Leather Factory)	Yes	No	No	Yes	No	No	Yes	No
HO217	Shops & residences 107-109 High Street Preston	No	No	No	Yes	No	No	No	No
HO218	Prince Alfred Hotel (former) & Shop 111-113 High Street Preston	No	Yes - staircase only	No	Yes	No	No	No	No
HO219	Fidelity Tent No. 75 of the Independent Order of Rechabites (former) 251-3 High Street Preston	No	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO220	Shop & residence 283 High Street Preston	No	No	No	Yes	No	No	No	No
HO221	Shops & residences 306-08 High Street Preston	Yes	No	No	Yes	No	No	No	No
HO50	Preston Town Hall & Municipal Offices 350 High Street, Preston	Yes	No	No	Yes	No	No	Yes	No
HO222	Shops 352-72 High Street Preston	No	No	No	Yes	No	No	No	No
HO223	Commonwealth Bank 374-76 High Street Preston	No	No	No	Yes	No	No	No	No
HO224	Metropolitan Fire Brigade - Preston (former) 378 High Street Preston	No	No	No	Yes	No	No	No	No
HO225	All Saints Anglican Church complex 400 High Street Preston & 239 Murray Road Preston	Yes	Yes - church only	Yes - Bhutan Cypresses	Yes	No	No	No	No
HO226	Shop 435 High Street Preston	No	No	No	Yes	No	No	No	No
HO227	Shops 471-73 High Street Preston	No	No	No	Yes	No	No	No	No
HO228	J. Harvey Grocer (former) 626-628 High Street Preston	Yes	No	No	Yes	No	No	No	No
HO229	House (Prestonia) 10 Hotham Street Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No

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HO230	House (Crawford) 12 Hotham Street Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO231	Preston South Primary School No. 824 56B Hotham Street Preston	No	No	Yes	Yes	No	No	No	No
HO51	56-82 Hotham Street, Preston (Builders Terrace)	Yes	No	No	Yes	No	No	No	No
HO232	House (Rainhamville) 4 Hurlstone Avenue Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	Yes - Canary Island Palm	Yes	No	No	No	No
HO234	House and Shop 65 Jessie Street Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO235	House 65 May Street Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No

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HO236	Miller Street Tramway Bridge Miller Street Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No (part Ref No H2031 refer HO144)	No	No
HO237	House 4 Mount Street Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO238	Houses (Yarraberb & Leura) 7 & 9 Mount Street Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO239	Preston West Primary School No. 3885 83 Murray Road Preston	No	No	Yes	Yes	No	No	No	No
HO179	House 418 Murray Road, Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	Yes	No	No	Yes	No	No	No	No
HO240	East Preston Tram Depot 211-243 Plenty Road Preston **Incorporated plan:**	No	No	No	Yes	No	No	No	No

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	City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)								
HO73	Bluestone Cottage & Shop 339 Plenty Road, Preston	Yes	No	No	Yes	No	No	Yes	No
HO241	Shops 519-541 Plenty Road Preston	No	No	No	Yes	No	No	No	No
HO242	House, garage & doctor's surgery (former) 572 Plenty Road Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	Yes	No	Yes	No	No	No	No
HO243	State Savings Bank of Victoria (former) 600-606 Plenty Road Preston	No	No	No	Yes	No	No	No	No
HO244	House 230 Raglan Street Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO245	Brickworks' Houses 227-45 & 259-63 Raglan Street Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No

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HO246	House 16 Regent Street Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO247	House (Cliveden) 18 Regent Street Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO248	House and Canary Island Palms 30 Regent Street, Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	Yes - Canary Island Palms	Yes	No	No	No	No
HO249	Holy Name Catholic Primary School & Church 2-26 Robb Street Reservoir	Yes	Yes - church only	No	Yes	No	No	No	No
HO150	59B Roseberry Avenue, Preston (Preston Police Station)	Yes	No	No	Yes	No	No	Yes	No
HO174	66 Spring Street, Preston (House)	Yes	No	No	Yes	No	No	No	No
HO76	Oakover Hall 12 Stafford Street, Preston	Yes	No	No	Yes	No	No	Yes	No
HO250	Preston Technical College (Former) 77-89 St Georges Road Preston **Incorporated plan:**	No	No	No	Yes	No	No	No	No

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	City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)								
HO81	Preston East Primary School Sylvester Grove, Preston	Yes	No	No	Yes	No	No	Yes	No
HO251	Preston Primary School No. 1494 240 Tyler Street Preston	No	No	No	Yes	No	No	No	No
HO252	House (Leura) 268 Tyler Street Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO253	Houses (Wahroonga & Leaholme) 297 & 299 Tyler Street Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO254	House 20 Winifred Street Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO92	131 Wood Street, Preston (Former Hospital)	Yes	No	No	Yes	No	No	Yes	No
HO255	House 192 Wood Street Preston	No	No	No	Yes	No	No	No	No

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	Incorporated plan: City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)								
HO256	House (St John's Villa) 282 Wood Street Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO94	Greek Orthodox Church Yann Street, Preston	Yes	No	No	Yes	No	No	No	No
HO257	House 8 Yann Street Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO258	House 17 Yann Street Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO259	Grandview Dairy (former) 16 Young Street Preston **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No

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	Reservoir								
HO260	House and Fence 18 Barton Street Reservoir **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	Yes - Front Fence	No	No	No
HO261	St Mark's Anglican Church and Vicarage 19-21 Beatty Street Reservoir	No	No	No	Yes	No	No	No	No
HO262	House and fence 194 Edwardes Street Reservoir **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	Yes - Front Fence	No	No	No
HO263	Reserve - Edwardes Lake and Park 200A Edwardes Street Reservoir	No	No	Yes	Yes	No	No	No	No
HO264	Methodist Church 34 George Street Reservoir	No	No	No	Yes	No	No	No	No
HO265	Clydebank Dairy Trees 679 Gilbert Road Reservoir	No	No	Yes - Bhutan Cypresses	Yes	No	No	No	No
HO266	House 685 Gilbert Road Reservoir **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No

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HO267	House 689 Gilbert Road Reservoir **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO268	House 40 Gloucester Street Reservoir **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	Yes - Canary Island Palm	Yes	No	No	No	No
HO49	Uniting Church 648-656 High Street, Reservoir	Yes	No	No	Yes	No	No	Yes	No
HO271	Regent Baptist Church 726-734 High Street Reservoir	Yes	No	No	Yes	No	No	No	No
HO273	House 34 King William Street Reservoir **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO274	House 59 King William Street Reservoir **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No

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HO275	House (Annandale) 40 Leamington Street Reservoir **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	Yes - Front Fence	No	No	No
HO276	Reserve - F.G Pike Reserve 26 Mason Street Reservoir	No	No	Yes	Yes	No	No	No	No
HO277	House 34 Mason Street Reservoir **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	Yes - Canary Island Palm	Yes	No	No	No	No
HO278	House (Rosehill) 7 Pellew Street Reservoir **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO279	St George's Church of England 32-34 Ralph Street Reservoir	No	Yes - church only	No	Yes	No	No	No	No
HO280	St Gabriel's Catholic Church 237-243 Spring Street Reservoir	No	Yes - church only	No	Yes	No	No	No	No
HO281	House 9 Station Street Reservoir **Incorporated plan:**	No	No	No	Yes	No	No	No	No

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	City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)								
HO282	House 1 Wild Street Reservoir **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
	Thornbury								
HO176	Northcote Pottery 85a Clyde Street, Thornbury.	Yes	Yes	No	Yes	No	No	No	No
HO29	82 Dundas Street, Thornbury (House)	Yes	No	No	Yes	No	No	No	No
HO122	1 Flinders Street, Thornbury (House)	Yes	No	No	Yes	No	No	No	No
HO33	1-4/6 Francis Grove, Thornbury (Flats)	Yes	No	No	Yes	No	No	No	No
HO283	UFS Dispensary (former) 2 Gooch Street Thornbury	No	No	No	Yes	No	No	No	No
HO123	9 Gooch Street, Thornbury (House)	Yes	No	No	Yes	No	No	No	No
HO284	Reserve - The Steps 1 Clarendon St, 12 & 19 Gooch St, 26 Flinders, 29 Rossmoyne St & 2A Raleigh St Thornbury	No	No	Yes - Canary Island Palms	Yes	No	No	No	No
HO124	9-11 Harold Street, Thornbury (Houses)	Yes	No	No	Yes	No	No	No	No
HO134	703 High Street, Thornbury (Shop & House)	Yes	No	No	Yes	No	No	Yes	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO135	707 High Street, Thornbury (Shop & House)	Yes	No	No	Yes	No	No	Yes	No
HO285	Salvation Army Hall & Sunday School 710 High Street Thornbury	Yes	No	No	Yes	No	No	No	No
HO136	711 & 715 High Street, Thornbury (Shops & Houses)	Yes	No	No	Yes	No	No	Yes	No
HO46	St Mary's Church 718-730 High Street, Thornbury	Yes	No	No	Yes	No	No	Yes	No
HO137	731 High Street, Thornbury (Shop & House)	Yes	No	No	Yes	No	No	Yes	No
HO286	Shops 735-737 High Street Thornbury	No	No	No	Yes	No	No	No	No
HO138	759-761 High Street, Thornbury (Shops & Houses)	Yes	No	No	Yes	No	No	Yes	No
HO48	Thornbury Regent Theatre 859 High Street, Thornbury	Yes	No	No	Yes	No	No	Yes	No
HO287	Thornbury Primary School No. 3889 16-24 Hutton Street Thornbury	No	No	Yes - Italian Cypresses	Yes	No	No	No	No
HO139	21 Hutton Street, Thornbury (House)	Yes	No	No	Yes	No	No	No	No
HO288	MMTB Substation 3-5 Martin Street Thornbury	No	No	No	Yes	No	No	No	No
HO143	34 Martin Street, Thornbury (House)	Yes	No	No	Yes	No	No	No	No
HO334	Fogolar Furlan Social Club 1 Matisi Street, Thornbury (Social Club) **Statement of Significance:**	No	No	No	No	Yes	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Statement of Significance - Furlan Club, 1 Matisi Street, Thornbury (Extent Heritage, March 2025) **Incorporated Plan:** Incorporated Plan - Furlan Club, 1 Matisi Street, Thornbury Permit Exemptions (Extent Heritage March 2025)								
HO148	2-4 Normanby Avenue, Thornbury (Houses)	Yes	No	No	Yes	No	No	No	No
HO289	Electricity Substation Pender Street, Thornbury	No	No	No	Yes	No	No	No	No
HO290	Reserve - Penders Park 48A Pender Street Thornbury	No	No	Yes	Yes	No	No	No	No
HO149	66 Raleigh Street, Thornbury (House)	Yes	No	No	Yes	No	No	No	No
HO291	Thornbury Uniting Church 7-15 Rossmoyne Street Thornbury.	No	No	No	Yes	No	No	No	No
HO151	28 Shaftesbury Parade, Thornbury (Holy Trinity Anglican Church, Vicarage and Parish Hall)	Yes	No	No	Yes	No	No	Yes	No
HO152	40 Shaftesbury Parade, Thornbury (Former S.G. Tomkins Pty Ltd Dairy & House)	Yes	No	No	Yes	No	No	Yes	No
HO292	Front fence 47 Shaftesbury Parade Thornbury	No	No	No	Yes	Yes - front fence	No	No	No
HO153	52 Shaftesbury Parade, Thornbury (House)	Yes	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO293	House (Hillside) 6 Speight Street Thornbury **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022)	No	No	No	Yes	No	No	No	No
HO294	Penders Grove Primary School No. 3806 370 Victoria Road Thornbury	No	No	No	Yes	No	No	No	No
HO84	Primary School Wales Street, Thornbury	Yes	No	No	Yes	No	No	Yes	No
HO159	54 Woolton Avenue Thornbury (House)	Yes	No	No	Yes	No	No	No	No
HO93	60 Woolton Avenue Thornbury (House)	Yes	No	No	Yes	No	No	No	No
HO319	331-333 Heidelberg Road, Northcote (Former Residence) **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit exemptions (2022) **Statement of significance:** 331-333 Heidelberg Road, Northcote (Former Residence) Statement of Significance, September 2022	No	No	No	Yes	No	No	No	No
HO321	159-179 Heidelberg Road, Northcote (Former Fairfield Hat Mills Complex [later Department of Aircraft Production branch]) **Incorporated plan:**	No	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022) **Statement of significance:** 159-179 Heidelberg Road, Northcote (Former Fairfield Hat Mills Complex [later Department of Aircraft Production branch]) Statement of Significance, September 2022								
HO322	257 Heidelberg Road, Northcote (Residence) **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022) **Statement of significance:** 257 Heidelberg Road, Northcote (Residence) Statement of Significance, September 2022	No	No	No	Yes	Yes-masonry fence	No	No	No
HO323	273-289 Heidelberg Road, Northcote (Church of Jesus Christ of the Latter-day Saints, Northcote) **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022) **Statement of significance:** 273-289 Heidelberg Road, Northcote (Church of Jesus Christ of the Latter-day Saints, Northcote) Statement of Significance, September 2022	No	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO324	441 Heidelberg Road, Fairfield (Marineuie Court) **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022) **Statement of significance:** 441 Heidelberg Road, Fairfield (Marineuie Court) Statement of Significance, September 2022	No	No	No	Yes	No	No	No	No
HO325	521 Heidelberg Road, Alphington (Residence) **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022) **Statement of significance:** 521 Heidelberg Road, Alphington (Residence) Statement of Significance, September 2022	No	No	No	Yes	Yes- masonry fence	No	No	No
HO326	607 Heidelberg Road, Alphington (Kia-Ora) **Incorporated plan:** City of Darebin Heritage Study Incorporated Plan - Permit Exemptions (2022) **Statement of significance:** 607 Heidelberg Road, Alphington (Kia-Ora) Statement of Significance, September 2022	No	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO315	Preston Market, The Centreway, Preston **Statement of significance:** Preston Market, (RBA Architects and GJM Heritage, 2023) **Heritage design guidelines:** Heritage design guidelines: Preston Market (GJM Heritage, August 2023) **Incorporated Plan:** Incorporated Plan - Permit Exemptions: Preston Market, (GJM Heritage, 2023)	Yes	Yes	No	Yes	No	No	No	No

**Denotes interim controls apply*

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Furlan Club, 1 Matisi Street, Thornbury

Heritage Place: Furlan Club	**Citation Status:** Draft
HO Reference: TBA	**Date Updated:** 6/03/2025

Address: 1 Matisi Street, Thornbury



Figure 1. View of western elevation from Matisi Street. *Source:* Extent Heritage Pty Ltd, 2024.

Item Group: Community Facilities	**Key Theme:** Peopling Darebin: Migrating to Seek Opportunity
Item Type: Hall, Club/Hall, Social	**Key Sub-theme:** Post Second World War Immigrants
Designer: Franco Faelli	
Builder(s): Alert Constructions (De Pellegrin Pty Ltd) and Volunteers	**Construction:** 1981

Significance Level: Local

Controls:	○ External paint controls	○ Internal alteration controls	○ Tree controls
	○ Included on Victorian Heritage Register	● Incorporated Plans (see Appendix E)	● Outbuildings and fence not exempt
	○ Prohibited uses may be permitted	○ Aboriginal Heritage Place	○ Solar energy system controls

Curtilage

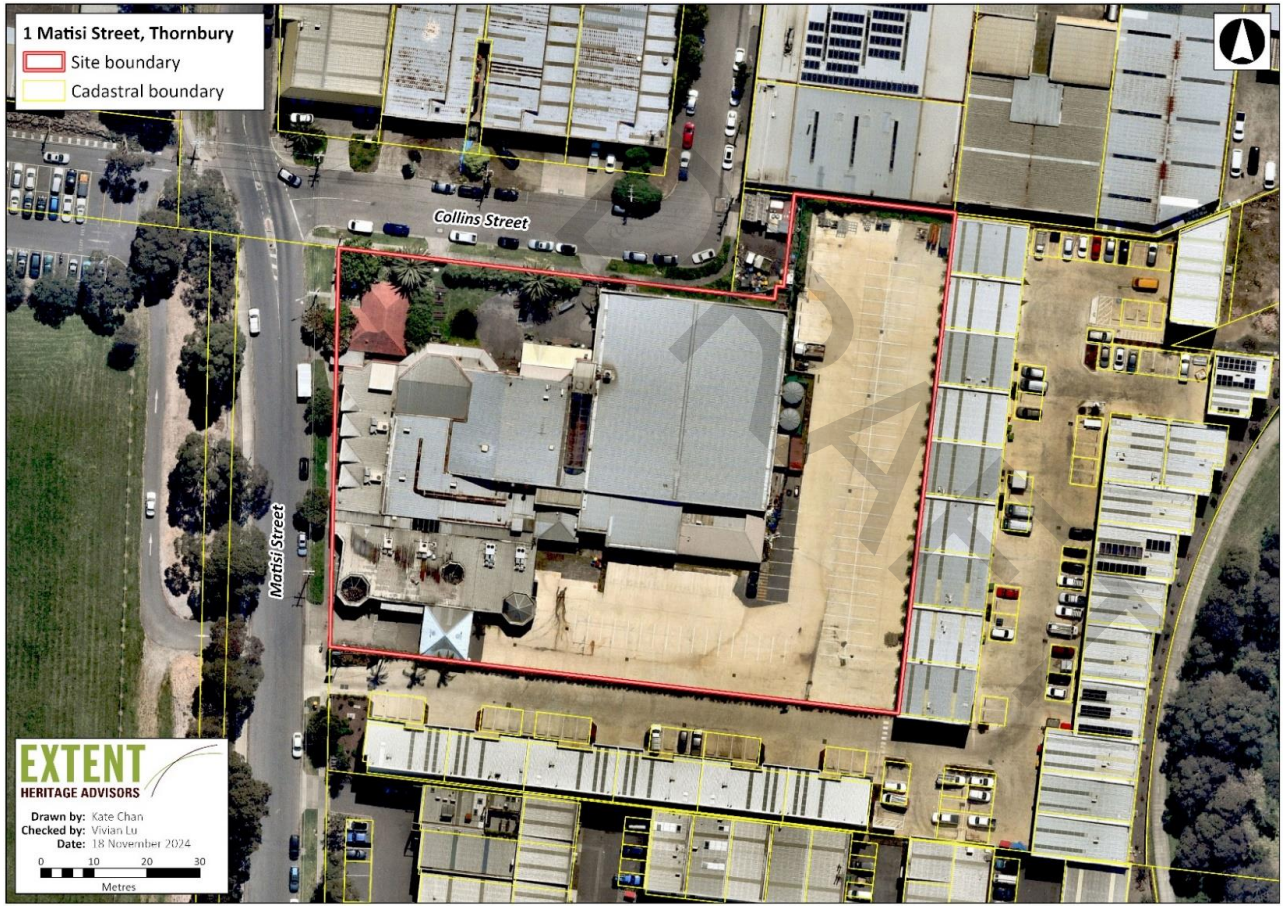


Figure 2. Map showing 1 Matisi Street, Thornbury site boundary.



Figure 3. Map showing significant, contributory and non-contributory elements within the site.

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Statement of Significance

What is significant?

The Furlan Club, otherwise known as 'Club Fooglar Furlan', at 1 Matisi Street, Thornbury, is significant. Specifically, the general form, scale, location and footprint of the 1981 club building and Bocce Courts, is of local heritage significance. The 1994-5 extensions to the southern and western elevations, along with the original front boundary fence and 1981 caretaker's cottage, are considered contributory elements. The car-parking, landscaping elements and porte-cochere are not significant (see Figure 3).

How is it significant?

The Furlan Club is of local historical and social significance to the City of Darebin.

Why is it significant?

The Furlan Club is of historical significance as a long-standing purpose-built Italian social club established by migrants from the Friuli region of Italy following successive waves of post-war Italian migration to the municipality of Darebin. Built by volunteers, the site (including the original building, extensions, boundary fence and gate), not only illustrates the social and cultural history of post-war migration to Thornbury and surrounds, but also the ways in which the local diasporic Italian community maintained their cultural heritage, social connections, and identity in the context of a new country. The freestanding caretaker's cottage, which was used as a support space for recently arrived migrants from the Friuli region, also reflects the club's role in supporting newly arrived migrants as they settled into the local community. This period of migration contributed to the development of the Darebin municipality as a place of rich cultural, ethnic and religious diversity, and the Furlan Club building comprises a tangible outcome of this transformation. (Criterion A)

The Furlan Club is of social significance as a social club that has been in continual use by Darebin's Friulian and broader Italian community for a diverse range of Friuli and Italian cultural and social activities for over 40 years. This is clearly embodied in the use, scale and hall-style form of the multi-function building, particularly the Bocce Courts, kitchen, member's lounge, main hall/ballroom, and squash halls. Later extensions, particularly the bistro, lounge and bar areas, also contribute to its social significance by illustrating the evolving needs of the community. Together, these features demonstrate the building's use for social gatherings, recreational activities and traditional Furlan customs, including bocce, dances, and other cultural celebrations. It not only serves as a focal point and meeting place for Darebin's substantial present-day Italian community but is a place where strong and special attachments have been cultivated via cultural exchange and shared pasts. (Criterion G)

HERON Criteria Assessment

Criterion		*Assessment*
A	Importance to the course, or pattern of our cultural or natural history	The Furlan Club is of historical significance as a long-standing purpose-built Italian social club established by migrants from the Friuli region of Italy following

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		successive waves of post-war Italian migration to the municipality of Darebin. Built by volunteers, the site (including the original building, extensions, boundary fence and gate), not only illustrates the social and cultural history of post-war migration to Thornbury and surrounds, but also the ways in which the local diasporic Italian community maintained their cultural heritage, social connections, and identity in the context of a new country. The freestanding caretaker's cottage, which was used as a support space for recently arrived migrants from the Friuli region, also reflects the club's role in supporting newly arrived migrants as they settled into the local community. This period of migration contributed to the development of the Darebin municipality as a place of rich cultural, ethnic and religious diversity, and the Furlan Club building comprises a tangible outcome of this transformation
B	Possession of uncommon, rare or endangered aspects of our cultural or natural history	This place does not meet this criterion.
C	Potential to yield information that will contribute to an understanding of our cultural or natural history	This place does not meet this criterion.
D	Important in demonstrating the principal characteristics of a class of cultural or natural places or environments	This place does not meet this criterion.
E	Importance in exhibiting particular aesthetic characteristics	This place does not meet this criterion.
F	Importance in demonstrating a high degree of creative or technical achievement at a particular period	This place does not meet this criterion.
G	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions	The Furlan Club is of social significance as a social club that has been in continual use by Darebin's Friulian and broader Italian community for a diverse range of Friuli and Italian cultural and social activities for over 40 years. This is clearly embodied in the use, scale and hall-style form of the multi-function building, particularly the Bocce Courts, kitchen, member's lounge, main hall, and squash halls. Later extensions, particularly the bistro, lounge and bar areas, also contribute to its social significance by

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		illustrating the evolving needs of the community. Together, these features demonstrate the building's use for social gatherings, recreational activities and traditional Furlan customs, including bocce, dances, and other cultural celebrations. It not only serves as a focal point and meeting place for Darebin's substantial present-day Italian community but is a place where strong and special attachments have been cultivated via cultural exchange and shared pasts.
H	Special association with the life or works of a person, or group of persons, of importance in our history.	This place does not meet this criterion.

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DAREBIN PLANNING SCHEME

INCORPORATED PLAN

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Furlan Club
1 Matisi Street, Thornbury 3071

March 2025

This document is an incorporated document in the Darebin Planning Scheme (the planning scheme) pursuant to section 6(2)(j) of the *Planning and Environment Act* 1987.

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Furlan Club, 1 Matisi Street, Thornbury

1. Introduction

This document is an incorporated document in the Darebin Planning Scheme (the planning scheme) pursuant to section 6(2)(j) of the *Planning and Environment Act* 1987.

This incorporated plan establishes planning permit exemptions in respect of land at 1 Matisi Street, Thornbury (the land).

The land is occupied by the Furlan Club and is affected by a Heritage Overlay HO334, which selects 'Incorporated Plans' in the Schedule to Clause 43.01.

2. Purpose

The purpose of this incorporated plan is to ensure that alterations and new works do not adversely affect the significance of the Furlan Club, while recognising that its social value is dependent on the evolving operational requirements of the place as a migrant club venue for the purposes of social and cultural gatherings, recreational activities and dining.

3. Planning Permit Exemptions

This incorporated plan establishes planning permit exemptions, for the land, under the provisions of Clause 43.01-3 of the planning scheme.

The permit exemptions, set out in Clause 4 of this incorporated plan, prevail over any contrary or inconsistent provision in Clause 43.01 of the planning scheme.

4. Site specific exemptions under Clause 43.01-3

A planning permit is not required under Clause 43.01-1 of the planning scheme for the land at 1 Matisi Street, Thornbury to:

External works

- Carry out external works to significant and contributory features that enhance the function of the place to support social and cultural gatherings, and Club recreational and dining activities, including:
  - Constructing or displaying a sign;
  - Installing shade structures, awnings, or weather protection to improve outdoor usability;
  - Non like-for-like routine repairs and maintenance, provided that they enhance the function and use of the place for social and cultural purposes;
  - Enhancing accessibility features, such as ramps or handrails, to ensure inclusivity for Club users;

This document is an incorporated document in the Darebin Planning Scheme (the planning scheme) pursuant to section 6(2)(j) of the *Planning and Environment Act* 1987.

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- Alterations and additions to the contributory features as shown in the map along the southern and western elevations (not including demolition).
- Installing or upgrading ventilation, heating, and cooling systems;
- Implementing security measures, such as CCTV, alarms, or keyless entry systems, to ensure the safety of members and visitors;

• Construction or demolition of a rear or shared boundary fence (not including street fence).



Figure. Map showing significant, contributory and non-contributory elements within the site.

This document is an incorporated document in the Darebin Planning Scheme (the planning scheme) pursuant to section 6(2)(j) of the *Planning and Environment Act* 1987.

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DAREBIN PLANNING SCHEME

15/01/2024
VC249

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

1.0 Incorporated documents

~~11/04/2025~~ -/-/----
~~GC252~~Proposed C226dare

Name of document	Introduced by:
5-9 Nisbett Street, Reservoir - September 2020	C193dare
29-31 Clingin Street, Reservoir - September 2020	C193dare
48-50 Clingin Street and 37-45 Nisbett Street, Reservoir - October 2020	C195dare
159-179 Heidelberg Road, Northcote (Former Fairfield Hat Mills Complex (later Department of Aircraft Production branch) Statement of Significance, September 2022	C203dare
257 Heidelberg Road, Northcote (Residence) Statement of Significance, September 2022	C203dare
273--289 Heidelberg Road, Northcote (Church of Jesus Christ of the Latter-day Saints, Northcote) Statement of Significance, September 2022	C203dare
331-333 Heidelberg Road, Northcote (Former Residence) Statement of Significance, September 2022	C203dare
441 Heidelberg Road, Fairfield (Marineuie Court) Statement of Significance, September 2022	C203dare
521 Heidelberg Road, Alphington (Residence) Statement of Significance, September 2022	C203dare
607 Heidelberg Road, Alphington (Kia-Ora) Statement of Significance, September 2022	C203dare
Assessment of Trees for VPO Update in Mount Cooper, Bundoora 3 December 2009	C105
Assessment of Trees for VPO Update in Springthorpe Estate, Macleod 16 May 2010	C105
Austin Hospital Emergency Helicopter Flight Path Protection (Department of Transport and Planning, October 2024)	GC242
Biosciences Research Centre Incorporated Document, June 2008	C94
Chandler Highway Upgrade Incorporated Document, March 2016 (Amended December 2017)	GC80
City of Darebin Heritage Study Incorporated Plan – Permit Exemptions (2022)	C203dare
Concept Plan and Building Envelope Plan, Northland Plan No 3, September 2000	C21
Darebin Development Contributions Plan 2019 (Hill PDA, December 2023)	VC249
High Street, Reservoir Level Crossing Removal Project Incorporated Document, March 2018	GC86
Hurstbridge Rail Line Upgrade 2017 Incorporated Document, January 2017	GC60
Incorporated Plan – Preston Market Permit Exemptions (GJM Heritage, July 2023)	C182dare
Incorporated Plan - Furlan Club, 1 Matisi Street, Thornbury Permit Exemptions (Extent Heritage, March 2025)	C226dare
Incorporated Document - Preston Residential Heritage Precincts Permit Exemptions, February 2008	C68
La Trobe Sports Park Stage 3 - September 2021	C201dare
Lancaster Gate Tree Protection Layout Plan – Stages 3 and 4 – 1 September 2003	C51

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DAREBIN PLANNING SCHEME

Name of document	Introduced by:
Lancaster Gate Tree Protection Plan – Stages 1 and 2 – 1 September 2003	C51
Preston Central Incorporated Plan (Darebin City Council, December 2023)	GC252
Heritage design guidelines: Preston Market (GJM Heritage, August 2023)	C182dare
Statement of significance: Preston Market (RBA Architects and GJM Heritage, 2020)	C182dare
Statement of Significance: Furlan Club, 1 Matisi Street, Thornbury (Extent Heritage, March 2025)	C226dare
Vegetation Survey – Former Kingsbury Centre Site, Bundoora - Map 2	C5

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DAREBIN PLANNING SCHEME

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0 Background documents

~~11/04/2025~~ -/-/----
~~GC252~~Proposed C226dare

Name of background document	Amendment number - clause reference
Asset Management Strategy 2013 (Darebin City Council, 2013)	C138
Assessment of Trees for VPO Update in Springthorpe Estate (Homewood Consulting Pty Ltd, 2010)	C105
Bell Street Corridor Strategy (Hansen Partnership Pty Ltd, 2006)	C087
Beyond FIDO: Public Art Strategy 2006-2015 (Darebin City Council, 2006)	C138
Bundoora Park Precinct Master Plan 2013-2025 (Darebin City Council, 2012)	C138
Central Creek Grassland (Ngarri-djarrang) 5 Year Works Plan (Merri Creek Management Committee, 2010)	C138
City of Darebin Citations for Individually Significant Buildings (City of Darebin, Allom Lovell and Associates, 1996)	C55
City of Darebin Heritage Study: Volume 3, Key Findings & Recommendations (Context Pty Ltd, 2008)	C107
City of Darebin Heritage Study: Volume 4a, Preston Central Heritage Assessment, Key Findings and Recommendations (Context Pty Ltd, 2008)	C107
City of Darebin Heritage Study, Volume 4b, Preston Central Heritage Place Citations (Context Pty Ltd, 2008)	C107
City of Darebin Retail Activity Centres Strategy (Essential Economic Pty Ptd, Planning by Design and David Lock Associates, 2005)	C138
Climate Change and Peak Oil Adaptation Plan (Pazit Taygfeld and Donovan Burton, 2009)	C138
Community Health and Wellbeing Plan 2009-2013 (City of Darebin, 2009)	C138
Darebin Active and Healthy Ageing Strategy 2011-2021 (Darebin City Council, 2011)	C138
Darebin Business Development and Employment Strategy 2012-2015 (Darebin City Council, 2012)	C138
Darebin City Council Arts and Cultural Plan 2008-2013 (Darebin City Council, 2008)	C138
Darebin Community Safety Strategy 2012-2016 (City of Darebin, 2012)	C138
Darebin Creek Design and Development Guidelines (David Lock Associates, 2000)	C015
Darebin Cycling Strategy 2013-2018 (Darebin City Council, 2013)	C138
Darebin Digital Strategy 2013-2018 (Darebin City Council, 2013)	C138
Darebin Drainage Strategy (Hyder Consulting, 1999)	C015
Darebin Early Years Plan 2011-2021 (Darebin City Council, 2011)	C138
Darebin Economic Land Use Strategy (Darebin City Council, 2014)	C138
Darebin Electronic Gaming Machine Policy and Strategic Action Plan 2010-2014 (Darebin City Council, 2009)	C138
Darebin Heritage Review Volumes 1, 2, & 3 (Andrew Ward, 2001)	C55
Darebin Housing Strategy 2013 (Darebin City Council, revised 2015)	C147
Darebin Litter Plan 2011-2014 (Sue Phillips, 2011)	C138

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DAREBIN PLANNING SCHEME

Name of background document	Amendment number - clause reference
Darebin Neighbourhood Character Study (Planisphere, 2007)	C88
Darebin Open Space Strategy 2007-2017 (Darebin City Council, 2008)	C138
Darebin Safe Travel Strategy 2010-2015: A New Approach to Road Safety (Darebin City Council, 2010)	C138
Darebin Waste and Litter Strategy 2015-2025 (Darebin City Council with assistance from Blue Environment, 2015)	GC42
Darebin Development Contributions Plan 2019 (HillPDA Consulting, 2022)	C170dare
Development Guidelines for Merri Creek (Merri Creek Management Committee, 2004)	C015
Disability Access and Inclusion Plan 2009-2013 (Darebin City Council, 2009)	C138
Fairfield Village Built Form Guidelines 2017 (amended 2019)	C161dare - Schedule 21 to Clause 43.02
Fairfield Village Heritage Assessment 2017 (amended 2019)	C161dare - Schedule 1 to Clause 43.01
Furlan Club, 1 Matisi Street, Thornbury – Heritage Citation (Extent Heritage, March 2025)	C226dare
Going Places – The Darebin Transport Strategy 2007-2027 (Darebin City Council, 2007)	C138
Green Business Attraction Strategy 2012-2015 (Charter Keck Cramer, 2012)	C138
GreenStreets Streetscape Strategy 2012-2020 (Darebin City Council, 2012)	C138
Guidelines for the Application and Implementation of Travel Plans for New Development in Darebin (PBA International Australia, 2005)	C68
Heidelberg Road Heritage Assessment - Final Report, September 2020 (amended September 2022)	C203dare
High Street Study Precinct Guidelines: Towards a Sustainable Spine for Darebin (David Lock Associates & Planisphere, 2005)	C81
High Street Study Urban Design Framework (David Lock Associates & Planisphere, 2005)	C81
Industrial Land Use Strategy: A Framework for Decision Making (Darebin City Council, 2001)	C81
Leisure Strategy 2010-2020 (Darebin City Council, 2010)	C138
Lower Darebin Creek Concept Plan (Melbourne Parks and Waterways, 1996)	C015
Merri Creek and Environs Strategy 2009-2014 (Merri Creek Management Committee, 2009)	C138
Northcote Activity Centre Medium and Low Change Residential Areas Precinct Guidelines (Darebin City Council, 2008)	C81
Northcote Activity Centre Structure Plan 2007 (Ecologically Sustainable Design Pty Ltd and Alpha Plan, 2007)	C095
Northland Residential Neighbourhood Precinct Structure Plan (Darebin City Council, 2014)	C147
Playspace Strategy 2010-2020 (Darebin City Council, 2010)	C138
Plenty Road Integrated Land Use and Transport Study (Darebin City Council, 2013)	C138
Preston (High Street) Activity Centre Plan (Victorian Planning Authority, 2025)	GC252

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DAREBIN PLANNING SCHEME

Name of background document	Amendment number - clause reference
Preston Central Structure Plan (Darebin City Council, 2023)	GC252
Preston Market Heritage Interpretation Strategy (Lookear, 2020)	C182dare
Reservoir 2030: The Reservoir Structure Plan (Darebin City Council, 2012)	C138
Residential Built Form Guidelines (Darebin City Council, 2014)	C153
Responding to Housing Stress: A Local Action Plan (Darebin City Council, 2010)	C138
Safer Design Guidelines for Victoria (Department of Sustainability and Environment, 2005)	C138
Urban Design Charter for Victoria (DELWP, 2010)	C138
Urban Design Framework 2015: St Georges Road and Plenty Road Corridors (Darebin City Council, 2017)	C137
Urban Renewal Strategy: High Street and Plenty Road (Charter Keck Cramer, 2011)	C138
Watershed: Towards a Water Sensitive Darebin - Darebin City Council Whole of Water Cycle Management Strategy2015-2025 (Darebin City Council with assistance from E2Designlan, 2015)	GC42

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Furlan Club

1 Matisi Street, Thornbury

Heritage Citation

Prepared for City of Darebin

March 2025 – Final

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PEOPLE CENTRED HERITAGE

extentheritage.com.au

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Document information

Extent Heritage Project No.:	0324268
Client:	City of Darebin
Project:	Furlan Club – Updated Citation and Additional Investigations
Site Location:	1 Matisi Street, Thornbury

Document control

Version	Internal reviewer	Date	Review type
Draft 1	[redacted]	18 November 2024	QA
Draft 2	[redacted]	27 January 2025	Updates
Draft 2	[redacted]	28 January 2025	QA
Final 1	[redacted]	20 February 2025	Mapping
Final 2	[redacted]	3 March 2025	Mapping and permit exemptions

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Extent Heritage Pty Ltd
extentheritage.com.au
ABN 24 608 666 306
ACN 608 666 306

Sydney
Level 3, 73 Union St
Pyrmont NSW 2009
T 02 9555 4000

Melbourne
Level 1, 52 Holmes St
Brunswick East VIC 3057
T 03 9388 0622

Brisbane
Level 2, 109 Edward St
Brisbane QLD 4001
T 07 3051 0171

Hobart
Level 3, 85 Macquarie St
Hobart TAS 7000
T 03 6144 5880

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Limitations

1. Physical access to the site was limited to visual inspection from the public domain. The interior was not accessed as part of this heritage study.
2. Inspections of the interior were undertaken virtually using photography from 2024.
3. Condition and site modification assessment was limited to available secondary material, current documentary and photographic evidence and a visual inspection undertaken from the public domain.
4. The historical notes provided for this citation are not considered to be an exhaustive history of the site.

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Furlan Club, 1 Matisi Street, Thornbury

Heritage Place: Furlan Club	**Citation Status:** Draft
HO Reference: TBA	**Date Updated:** 6/03/2025

Address: 1 Matisi Street, Thornbury



Figure 1. View of western elevation from Matisi Street. *Source:* Extent Heritage Pty Ltd, 2024.

Item Group: Community Facilities	**Key Theme:** Peopling Darebin: Migrating to Seek Opportunity
Item Type: Hall, Club/Hall, Social	**Key Sub-theme:** Post Second World War Immigrants
Designer: Franco Faelli	
Builder(s): Alert Constructions (De Pellegrin Pty Ltd) and Volunteers	**Construction:** 1981

Significance Level: Local

Controls:	○ External paint controls	○ Internal alteration controls	○ Tree controls
	○ Included on Victorian Heritage Register	● Incorporated Plans (see Appendix E)	● Outbuildings and fence not exempt
	○ Prohibited uses may be permitted	○ Aboriginal Heritage Place	○ Solar energy system controls

Curtilage

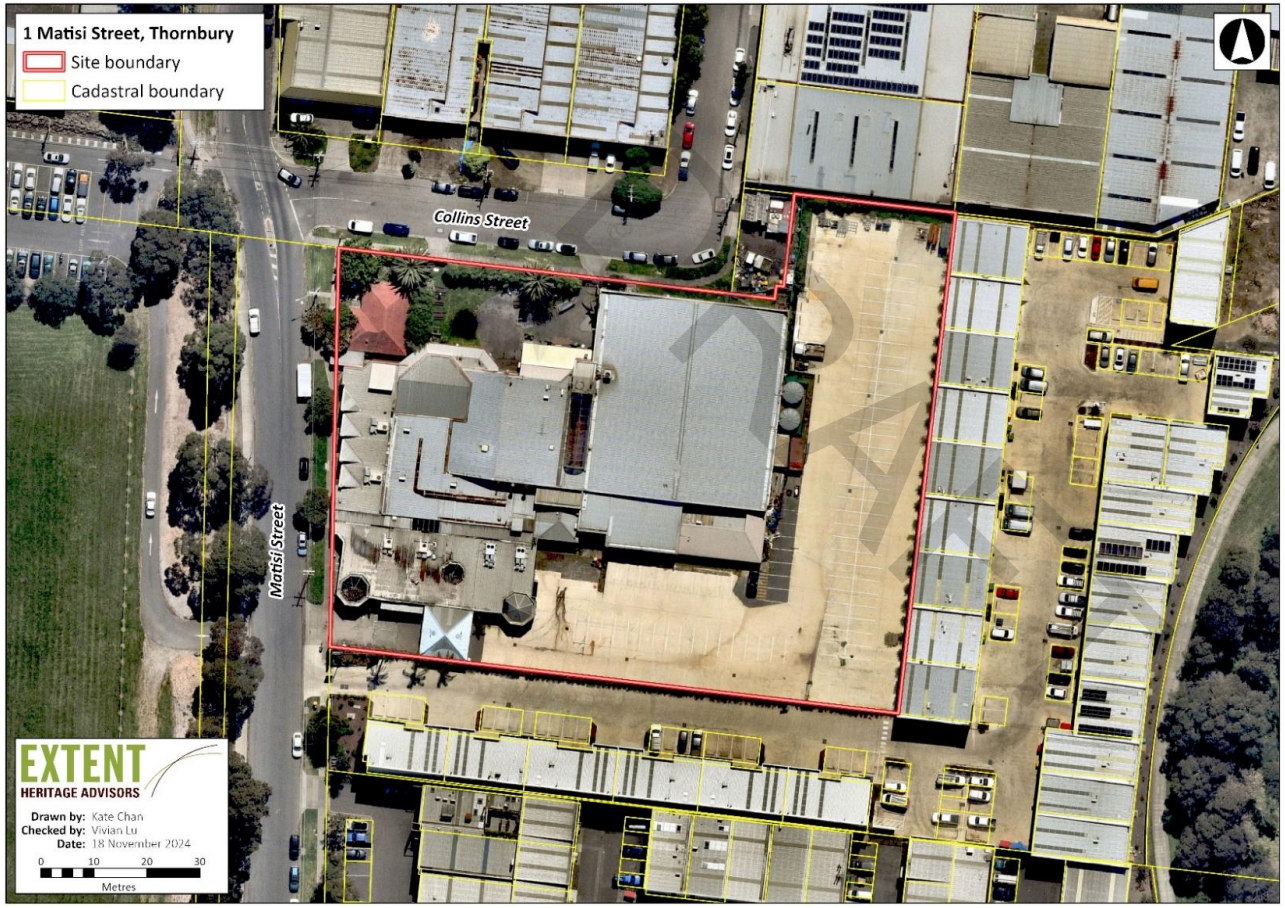


Figure 2. Map showing 1 Matisi Street, Thornbury site boundary.



Figure 3. Map showing significant, contributory and non-contributory elements within the site.

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Statement of Significance

What is significant?

The Furlan Club, otherwise known as 'Club Fooglar Furlan', at 1 Matisi Street, Thornbury, is significant. Specifically, the general form, scale, location and footprint of the 1981 club building and Bocce Courts, is of local heritage significance. The 1994-5 extensions to the southern and western elevations, along with the original front boundary fence and 1981 caretaker's cottage, are considered contributory elements. The car-parking, landscaping elements and porte-cochere are not significant (see Figure 3).

How is it significant?

The Furlan Club is of local historical and social significance to the City of Darebin.

Why is it significant?

The Furlan Club is of historical significance as a long-standing purpose-built Italian social club established by migrants from the Friuli region of Italy following successive waves of post-war Italian migration to the municipality of Darebin. Built by volunteers, the site (including the original building, extensions, boundary fence and gate), not only illustrates the social and cultural history of post-war migration to Thornbury and surrounds, but also the ways in which the local diasporic Italian community maintained their cultural heritage, social connections, and identity in the context of a new country. The freestanding caretaker's cottage, which was used as a support space for recently arrived migrants from the Friuli region, also reflects the club's role in supporting newly arrived migrants as they settled into the local community. This period of migration contributed to the development of the Darebin municipality as a place of rich cultural, ethnic and religious diversity, and the Furlan Club building comprises a tangible outcome of this transformation. (Criterion A)

The Furlan Club is of social significance as a social club that has been in continual use by Darebin's Friulian and broader Italian community for a diverse range of Friuli and Italian cultural and social activities for over 40 years. This is clearly embodied in the use, scale and hall-style form of the multi-function building, particularly the Bocce Courts, kitchen, member's lounge, main hall/ballroom, and squash halls. Later extensions, particularly the bistro, lounge and bar areas, also contribute to its social significance by illustrating the evolving needs of the community. Together, these features demonstrate the building's use for social gatherings, recreational activities and traditional Furlan customs, including bocce, dances, and other cultural celebrations. It not only serves as a focal point and meeting place for Darebin's substantial present-day Italian community but is a place where strong and special attachments have been cultivated via cultural exchange and shared pasts. (Criterion G)

HERON Criteria Assessment

Criterion		*Assessment*
A	Importance to the course, or pattern of our cultural or natural history	The Furlan Club is of historical significance as a long-standing purpose-built Italian social club established by migrants from the Friuli region of Italy following

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		successive waves of post-war Italian migration to the municipality of Darebin. Built by volunteers, the site (including the original building, extensions, boundary fence and gate), not only illustrates the social and cultural history of post-war migration to Thornbury and surrounds, but also the ways in which the local diasporic Italian community maintained their cultural heritage, social connections, and identity in the context of a new country. The freestanding caretaker's cottage, which was used as a support space for recently arrived migrants from the Friuli region, also reflects the club's role in supporting newly arrived migrants as they settled into the local community. This period of migration contributed to the development of the Darebin municipality as a place of rich cultural, ethnic and religious diversity, and the Furlan Club building comprises a tangible outcome of this transformation
B	Possession of uncommon, rare or endangered aspects of our cultural or natural history	This place does not meet this criterion.
C	Potential to yield information that will contribute to an understanding of our cultural or natural history	This place does not meet this criterion.
D	Important in demonstrating the principal characteristics of a class of cultural or natural places or environments	This place does not meet this criterion.
E	Importance in exhibiting particular aesthetic characteristics	This place does not meet this criterion.
F	Importance in demonstrating a high degree of creative or technical achievement at a particular period	This place does not meet this criterion.
G	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions	The Furlan Club is of social significance as a social club that has been in continual use by Darebin's Friulian and broader Italian community for a diverse range of Friuli and Italian cultural and social activities for over 40 years. This is clearly embodied in the use, scale and hall-style form of the multi-function building, particularly the Bocce Courts, kitchen, member's lounge, main hall, and squash halls. Later extensions, particularly the bistro, lounge and bar areas, also contribute to its social significance by

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		illustrating the evolving needs of the community. Together, these features demonstrate the building's use for social gatherings, recreational activities and traditional Furlan customs, including bocce, dances, and other cultural celebrations. It not only serves as a focal point and meeting place for Darebin's substantial present-day Italian community but is a place where strong and special attachments have been cultivated via cultural exchange and shared pasts.
H	Special association with the life or works of a person, or group of persons, of importance in our history.	This place does not meet this criterion.

Description

Physical Analysis

The Fogolar Furlan Social Club comprises a large single storey building constructed of pre-fabricated concrete panels, articulated with simple square and rectangular aluminium, windows. Most concrete panels across all elevations have been overpainted. The roof form is concealed behind a parapet. A large porte-cochere with a pyramidal roof constructed of corrugated iron defines the main entrance, which is set back from the street, accommodating an entrance driveway and set down area that leads to a car park. The south-west elevations fronting Matisi Street and the main driveway houses the heritage room, gaming room and bistro, while the northern elevation, comprising the ballroom, kitchen and visually dominant bocce courts, front Collins Street.

The southern elevation is visually anchored by hipped roof corners at either end, each with fixed windows. Centrally located along this elevation is the main entrance. Between the hipped roof corners, an outdoor verandah enclosed with glass fencing spans a portion of the façade. This verandah accommodates outdoor restaurant seating. Meanwhile, the western elevation is primarily distinguished by a sawtooth roof profile punctuated with fixed windows. A concrete block fence runs along this elevation and includes a driveway aluminium gate adorned with geometric patterns.

The northern elevation is distinguished by its substantial scale, geometric massing and utilitarian appearance. Of particular note is the indoor Bocce Court, which comprises a large, rectilinear hall constructed of concrete. A distinctive feature along the northern elevation is the concrete block fence, which runs parallel to the building, creating a buffer and defining the property boundary. The fence is set back from the building, allowing for a front lawn. As with the fence along the western elevation, this fence includes two aluminium gates that are adorned with geometric patterns and inscribed with the letters "C F F," referencing the club's name.

The northern elevation itself is further articulated by fixed windows that punctuate the concrete facade, bringing light into the interior spaces while maintaining the building's clean lines. A verandah constructed of corrugated iron runs along the ballroom on this elevation. The large

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indoor bocce court, a key feature of the club, is housed in a rectilinear hall constructed from concrete, emphasising the club's utilitarian and community-focused design.

At the north-west corner of the property, there is a one-storey brick residential house with a hipped roof clad in terracotta tiles. The property is now surrounded by industrial buildings on the north, east, and south sides due to a series of more recent subdivisions.

Alterations and Additions

- Northern grounds re-landscaped (after 1987).
- Internal renovations to southern wing, including introduction of a gaming room and poker machines (1993).
- Internal renovations to kitchen, restaurant and bistro/meals area (1993).
- Addition of large porte-cochere with a pyramidal roof at the club's main entrance (1994-5).
- Extensions to southern and western elevations (bistro / gaming room / lounge rooms) (1994-5).
- Internal renovations to bistro/restaurant area, including introduction of a children's room (2008).
- Exterior overpainted (c.2008).
- Verandah added to northern elevation (c.2008).
- Ground floor bay to northern elevation removed (c.2008).
- Recessed entrance to northern elevation in-filled (date unknown).
- Extensions to northern elevation (date unknown).
- Internal fire damage to heritage room, gaming room and bistro along southern and western elevations (2024).
- External fire damage to 1994-5 southern elevation extensions (2024).

History

Historical Context

The area presently known as the City of Darebin is the traditional home of the Wurundjeri Woi Wurrung peoples of the Kulin Nation. Formerly characterised by pre-contact grassy and flowering woodlands, and basalt rocky banks of the Merri Creek (Merri Merri), the abundant habitat provided Traditional Owners access to a range of water, plant and animal resources integral to their way of life. The onset of colonialism had a devastating impact on the Wurundjeri Woi Wurrung, and by 1840, all of the land comprising present day Darebin had been taken up by graziers or land prospectors (City of Darebin 2024). Despite decades of ongoing dispossession, the rich cultural heritage of the Traditional Owners in Darebin has enduring presence to this day. Through continued resistance and the passing down of Indigenous knowledge, the Wurundjeri Woi Wurrung people maintain ongoing connection to, and care for Country.

European colonial settlement in what would become the suburb of Thornbury grew gradually following the 1838-40 Crown Land Sales, which saw the area on either side of the Merri Creek subdivided into long, narrow allotments for farming purposes (Lemon 1983). While Melbourne's

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1880s land boom saw urban boundaries pushed out and the erection of a bridge with vehicular access over the Merri Creek at St George's Road in 1886, dense residential and commercial development in Thornbury only truly gained momentum in the early twentieth century following the opening of the direct railway line from Melbourne to Thornbury in 1904 and the subsequent establishment of brickworks in the area and the neighboring suburbs of Preston and Northcote (Context Pty Ltd 2008, 28).

More significant population growth took place following World War I, as shops along High Street began to merge with those in Croxton and the northern extent of Northcote (City of Darebin 2024). Residential development rapidly ballooned during this period and was accompanied by the establishment of more ornate commercial buildings. Population growth and migration in the post-war period not only saw further transformation to Thornbury's streetscapes in the form of infill development, but also in the form of new commercial, recreational, religious and residential buildings that were established by the suburb's growing Italian and Greek communities (City of Darebin 2024).

European Migration to the City of Darebin

The first European settlers in Darebin were predominantly English and Irish Protestants who established small farming communities. Many landowners did not settle in the area but rather intended to make their fortune buying and selling land. Later German and Chinese market gardeners moved to the area c.1880, however by the end of the Second World War, the area was almost entirely of British or Irish origin. The area saw its greatest growth in the post-war immigration period where large numbers of Italians, Greeks and Macedonians settled in the area. Many immigrants who had initially settled in inner Melbourne were later drawn to the outer suburbs, attracted by Northcote's factories and affordable housing provided by the Housing Commission of Victoria (Context 2008, 78). By 1981, almost one third of Northcote's population were born overseas in places other than Britain and Ireland (Context 2008, 24).

As underscored in the *City of Darebin Thematic Environmental History,* this period of migration and the impact on the built form of the area:

> ''They changed the landscape of the Merrilands estate with concrete, brick veneer homes and mini farms in their backyards with chooks, fruit and vegetable gardens, homemade vino, salsa, pasta e salsicce. They recycled everything before it was fashionable. The agrarian foods they ate and still prepare today are now part of our gourmet food culture'' (quoted in Context Pty Ltd 2008, 24).

The changes in population were reflected in the built character of the area in the form of new shops, restaurants and community institutions, and social clubs, effectively re-inscribing Anglo neighbourhoods with distinct built cultural markers (Context Pty Ltd 2011, 35; Beynon, 2009). This not only included the adaptation of existing buildings, such as the transformation of the Northcote Theatre into the Italia Hall Reception Centre, but also the development of purpose-built structures that could accommodate new social and cultural activities.

Migrant social clubs in particular emerged as a distinct typology across Melbourne's northern and western suburbs between the 1960s and 80s, offering spaces for diasporic cultural expression, recreation and social support (Arapakis 2022, 799; Marino 2021, 12; Del Zotto 2014/15, 5; Context Pty Ltd 2011, 35, 65). These clubs were often established along ethnic or

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national lines, catering to specific communities who shared common languages, traditions, and cultural practices. Some Italian Clubs were also organised into regional associations, allowing each community to maintain a sense of cultural continuity, while providing familiar environments for gatherings and celebrations.

Migrant social clubs were typically pragmatic and utilitarian in their appearance, shaped by functional needs and limited resources. While some were established in existing or adaptively reused structures, such as the Italia Hall Reception Centre, others were purpose-built with a focus on utility rather than decorative design, as is the case at the Furlan Club at 1 Matisi Street, Thornbury and the Preston Makedonia Social Club at 231 Broadhurst Avenue, Reservoir. This utilitarian approach not only kept costs low but also prioritised the provision of flexible, open spaces that could accommodate a wide range of community activities.

Place History

As noted above, post-war migration to Victoria fostered the growth of a vibrant Continental European migrant community in Melbourne's northern and western suburbs between the 1950s and 1970s (Government of Victoria 2024; Bal 2001, 37). The significance of this migration phase to the City of Darebin has been documented in key studies such as the *City of Darebin's Thematic Environmental History* and the *Victoria's Post-1940s Migration Darebin Pilot Project* (Context Pty Ltd 2008, 24-25; Context Pty Ltd 2011).

The establishment of the Furlan Club can be traced back to 1957, when a group of Italian immigrants from the Friuli region established a social club to welcome new arrivals and strengthen community connections (Del Zotto 2015, 15). Named *Fogolar Furlan*—with *fogolar*, meaning "fireplace," symbolising the heart of family life—the club served as an important cultural meeting place for the Italian diaspora in Melbourne (Bal 2001, 68). The club's first meeting, held modestly in a home in Fitzroy, set forth the vision and guiding principles for its future (Davine 2013). Open to all individuals over the age of 21, the club aimed to maintain practice of Friulian traditions, culture, and language (Del Zotto 2015, 15).

By 1958, the club's membership had expanded significantly, leading to General Meetings being held at the Cavour Club, located at 171 Cecil Street, South Melbourne. However, by the early 1960s, the need for a more central meeting location became apparent as the club's reach and Melbourne's Italian population expanded (Del Zotto 2015, 17; Clifforth 2022). Accordingly, a purpose-built building for Club activities was established at 310-212 Mansfield Street, Thornbury (Davine 2013). Continued growth over the following decades led to the construction of another purpose-built facility around the corner from the Mansfield Street building in early 1980 to further support the club's expanding membership and activities.

In 1981, construction commenced on the club's current building on a vacant block at present-day 1 Matisi Street, Thornbury (Ubaldo Agliano, letter, 17 September 2024). The building was designed by Friulian architect Franco Faelli and construction was undertaken by the Friulian owned Alert Constructions (De Pellegrin Pty Ltd) with the help of volunteer labour (Davine 2013, 27). The building was erected on five acres of land in Quarry (now Matisi Street) and Collins Streets in Thornbury, which had been purchased from Council (then the City of Northcote), at a cost of $291,000 (Davine 2012, 123). Prior to construction, the land itself was frequented by members of the club for picnics owing to its close proximity to the Mansfield site (Will Musig,

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verbal correspondence to Extent Heritage, 15 January 2025). As part of the sale negotiations, the Club agreed that up to 25% of its members could be non-Friulian and it was envisaged that these would be from other Italian regions and local residents (Davine 2012, 123).

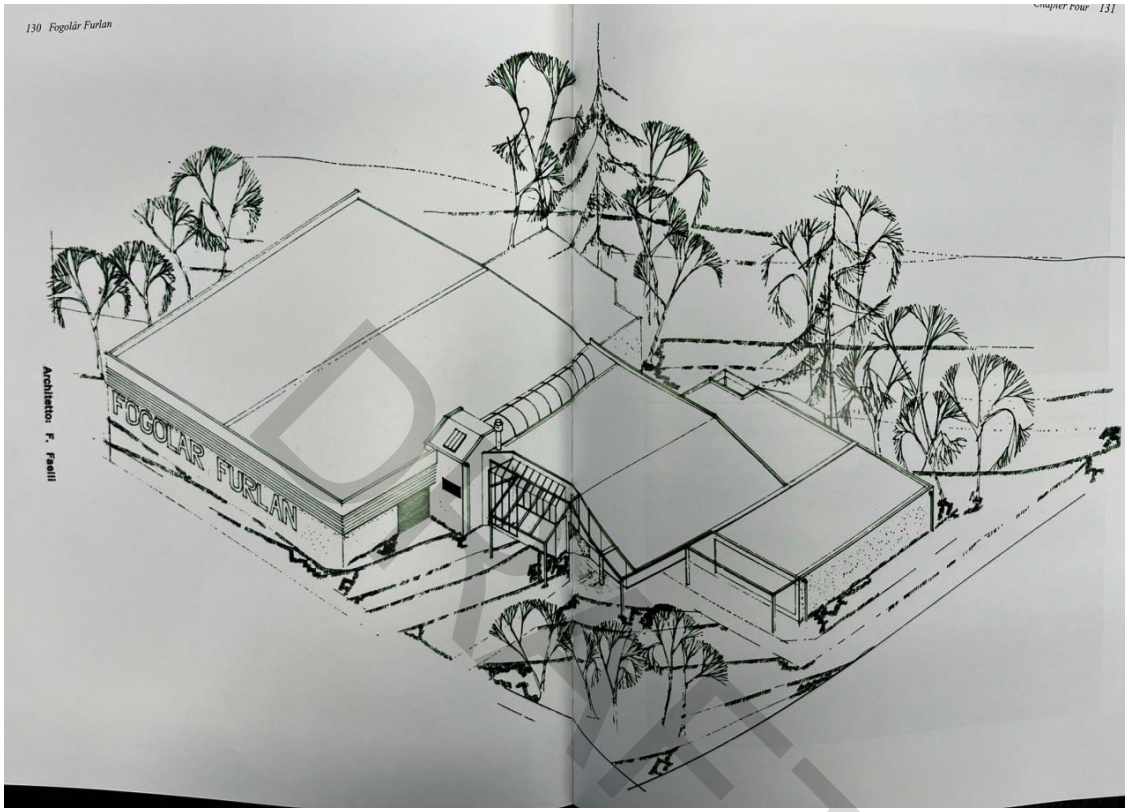


Figure 4. Architectural drawing of Furlan Club. *Source:* F. Faelli in Davine 2013.

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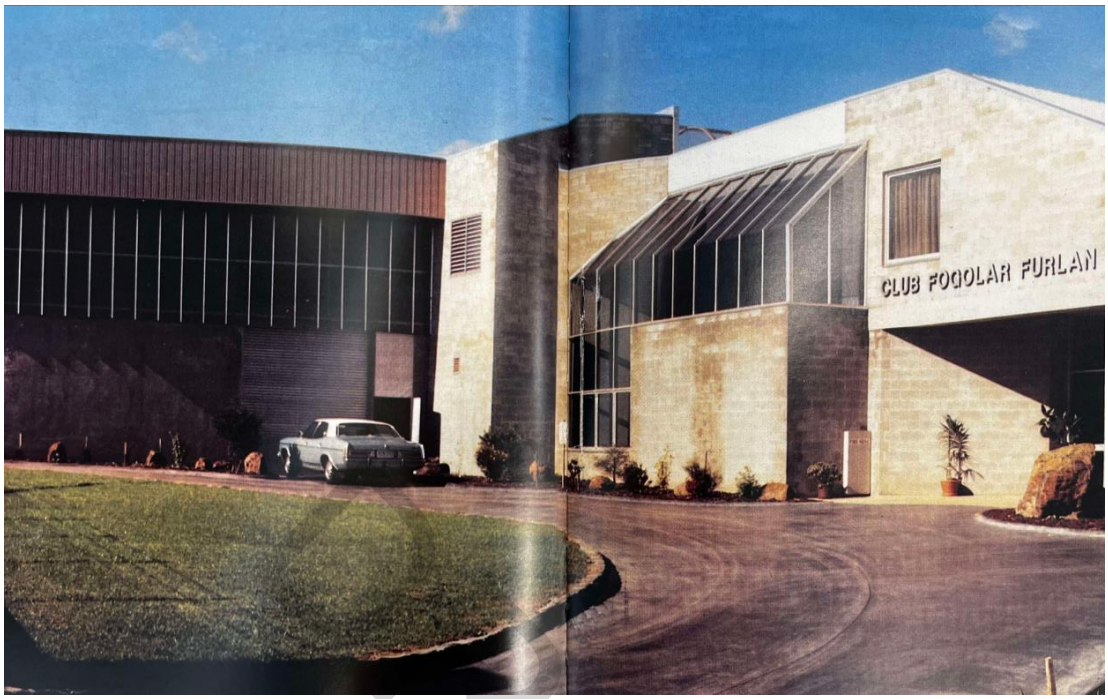


Figure 5. View of northern elevations in c.1980s. *Source:* Unknown in Davine 2013.



Figure 6. 1987 aerial view of Furlan Club. Note the intactness of the original 1981 built form to its current state. *Source:* Landata.

Although partial use of the facility commenced in 1983, it was not officially opened until 1985 (Furlan Club member, letter, 21 August 2024). The substantial size and hall-style layout of the

building and its surrounding sports fields were designed to accommodate a wide variety of activities that aim to preserve and pass down the migrant community's cultural traditions. These activities have included sports such as soccer, tennis, bocce, dances, musical performances and dinners. Meanwhile, the residential building situated along the north-west corner of the property housed caretakers and was used as a support space for recently arrived migrants from the Friuli region (Trish Corelli, correspondence, 22 January 2025). The club membership also expanded to included non-Friulian people from 1987 onwards (Davine 2012, 183-84).

Crucially, the re-location of the Club to the Matisi Street premises also saw functions expand to include a Thursday lunch for pensioners, restaurant service on Sundays, ladies' dinners, a fancy dress ball, New Years Eve celebrations and barbeques (Del Zotto 2014/15, 30). Also of particular note was the bocce courts, which allowed club members to participate in bocce – an Italian game that became central to community bonding (Furlan Club member, letter, 21 August 2024). Oral history testimonies collected by Federica Del Zotto also provide insight into the activities undertaken by the Ladies' Committee of the Furlan Club in the building kitchen, which included the preparation of traditional Friulian dishes (Del Zotto 2014/15, 31-32, 52).

The building underwent a number of changes throughout the 1990s, reflecting evolving Club needs, activities and financial circumstances. This included the introduction of a gaming room and poker machines in 1993 as well as renovations to the kitchen and restaurant to cater for increased visitation (Davine 2012, 200-204). Other changes included renovations to the bistro/meals area, as well as the installation of a large porte-cochere with a pyramidal roof at the club's main entrance (Davine 2012, 204).

Despite financial difficulties, the Club continued to be used for social gatherings, community events and recreational activities throughout the 2000s (Davine 2012, 225-227). The building also remained an attractive venue for visiting Italian regional clubs such as the Roma Club and Puglia Club due to its central location and extensive function rooms (Davine 2012, 243). Additional programs were also introduced to reinvigorate membership and raise its profile between 2000 and 2010. These changes were accompanied by internal alterations to the Club building, including the introduction of a children's room to the restaurant area in 2008 (Davine 2012, 238-239).

In 2015, to resolve long-standing debts, the club sold portions of its carpark and soccer field for industrial use. The club building and adjacent land were also eventually sold, though a 20-year lease was secured, with hopes of repurchasing the property (Furlan Club member, letter, 21 August 2024). Recent events held at the Furlan Club continue to make use of the building's multipurpose facilities and comprise a mixture of support services, cultural, social and recreational events focused on fostering community spirit and providing opportunities for leisure and social interaction (Del Zotto 2014/15, 52-53) (see Social Values Assessment – Tangible and Intangible Elements). A heritage room was also established on-site in 2023 to conserve cultural resources and historical records, ensuring that the club's history and contributions are well-documented for future generations (Furlan Club member, letter, 21 August 2024). In February 2024, a fire caused internal damage to the heritage room, gaming room and bistro along southern and western elevations, interrupting the club's cultural activities (Crowe 2024).

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Social Values Assessment

Methodology and Approach

Due to the absence of an endorsed framework for undertaking social values assessments at a local heritage level, the below analysis draws from the following state and national Best Practice / Guidance documents that has been provided for the identification and assessment of places and objects of potential social value:

- Heritage Council Victoria. 2019. Guidance on identifying places and objects of state-level social value in Victoria. Melbourne: State of Victoria, Heritage Council of Victoria.
- The University of Melbourne and Lovell Chen. 2018. Assessing and managing social value: Report and recommendations.
- Johnston, Chris. 1992. What is Social Value?: A discussion paper. 1992. Australian Heritage Commission.
- Planning Panels Victoria Heritage Issues: Summaries from Panel Reports, 2015, 2018 and 2024.

In alignment with the above documents, our assessment summarised in Table 1 below incorporates both direct community engagement and the collection of documentary evidence through group interviews and observations of digital interactions relating to the club (e.g. social media interactions), as well as photographs, community letters, and oral history testimonies included in published papers and books. Analysis of this material was undertaken via a two-tiered assessment process adapted from the above Best Practice/Guidance documents:

1) Collect and interpret evidence to establish the following social value indicators:
- **Nature of Community:** The nature of the community group, or groups, by whom a place is valued
- **Intensity of Attachment:** The intensity of the group's attachment to the place;
- **Time Depth**: The length of time that the community (communities) have retained an attachment to the place

2) Collect evidence to establish the **resonance** of the social value of the place in relation to the City of Darebin. That is, whether:
- The social value of the place is representative of a theme/story that forms part of the City of Darebin's identity; and/or
- The social value of the place is associated with new/emergent themes/stories of significance to the City of Darebin.

This process involved:

- **Background research, resource and evidence gathering.** Background research was undertaken by drawing upon existing resources, studies and material relating to the Furlan Club. Key resources consulted included Annamaria Davine's *Fogolar Furlan 1957-2012* (2012), existing heritage studies and research papers relating to the place, and digital/social media interactions, including the Furlan Club Facebook and Instagram pages. This process enabled us to gain an initial understanding of the history and current uses of the place and provided a means to gather preliminary evidence of the site's social values by observing the community group for whom the place is valued.

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- **Site walk-through with Furlan Club President.** An external site walk-through was held with the President of the Furlan Club on 15th January 2025 to discuss the physical condition of the site and the building's history. The building's interior was not accessed as part of this walk-through due to safety concerns stemming from the damage caused by the February 2024 fire.
- **Group interviews with Furlan Club members.** Group interviews were held with a total of sixteen Furlan Club members on 15th January 2025. Participants were split into two groups and asked a series of open-ended questions relating to the site's history, its current uses, practices and activities. A key focus of these interviews was to gain an understanding of the time depth, intensity of attachment and nature of the community group for whom the Furlan Club is valued. To gain an understanding of the extent in which the physical fabric is integral to the management of the social value, open-ended questions relating to the building's physical features and its various uses were also asked. These interviews were recorded and subsequently analysed for incorporation into this citation. Please see Appendix A for a thematic summary of these group interviews.
- **Review of additional material.** At the request of Extent Heritage, additional material was collated by the Furlan Club president relating to membership records, event photographs, personal testimonies, letters of supports and written responses to group interview questions. This additional material was analysed and incorporated into this citation where appropriate. Please see Appendix B and C for records of additional material provided.

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Summary of Evidence

The following table provides a summary of key evidence collated in relation to the key social values and resonance indicators outlined in the previous section. It is important to note that this table does not present an exhaustive collation of all available evidence examined. Rather, it presents key insights and snapshots that are most relevant to the specified indicators. Additional documentary evidence, inclusive of member testimonies, letters of support and membership records, are provided in the Appendices.

Table 1. Summary of key evidence against social values and resonance indicators.

	Step 1. Significance Indicators		
	Community Group	**Intensity of Attachment**	**Time Depth**
	Italian migrant community in Darebin and neighbouring municipalities, particularly migrants from the Friuli and northern Italy region.rec	Strong	40+ years
Evidence	• Over 2,000 followers on Furlan Club Melbourne Facebook page. • 770 followers on Furlan Club Melbourne Instagram page. • Over 700 active, paid members. • Over 330 people within the Furlan Club Pensioner's Club as of 2024: 'Monthly Pensioners lunches with record numbers of patrons is now the norm.' – Club Fogolar Furlan, in 'Who We Are' booklet. 'Our pensioners lunches…they grew to 330 people…and it's inviting of all Italian cultures and others in the community…' (Trish Corelli, group interviews with Club members) • Strong Friuli association, however, members also comprise of individuals from the broader Italian diaspora: '[The club] is inviting people of all Italian cultures… let's face it there are Italian restaurants but how Italian are they?... where as here you have a history, you have a story…' (Trish Corelli during group interviews). • More recently, membership has been bolstered by young Friulians who have recently arrived from Italy (Pagani 2023, SBS Italiano). • Expressions of group identity evidenced through member testimonies of belonging and shared understandings, Club merchandise/branding, 2012 publication of the book 'Fogolar Furlan 1957-2012' by the Italian Institute at La Trobe University, involvement in transnational Friuli diasporic communication networks, and shared goal in transmitting and celebrating Friulian cultural practices: 'At the end of the way [it is a place] for like-minded people, people from similar understandings, backgrounds….to meet' (Trish Corelli during group interviews) 'I can remember one of the most beautiful things post-covid was when we opened the gate up again and just watching people walk in… not only Friuli but locals as well just walking in with a smile beaming like you would not believe because	• Important place for Darebin's Italian migrant community owing to shared memories, ongoing cultural practices and expressions of social and cultural belonging: 'Through the Fogolar Furlan, Melbourne's Friulians have lived with the warmth of the domestic hearth and have maintained close ties to their place of origin through endless tales of joy and grief and hearing names…' (Dott. Pietro Pittaro, quoted in Davine 2013). 'The Fogolar Furlan Club was me second home and still is. I first started playing with 'I pensionati' at the old Club during the school holidays…I haven't stopped since! All through our teenange years on Friday nights we paid bocce in the mixed competition and on Sundays in the Ladies Federation…' (Vanessa Allegegretto, quoted in Davvine 2012, 445) 'As a gathering space for nearly 40 years, the club has fostered countless relationships, celebrations, and shared experiences that form the fabric of our community's social history.' (Ubaldo Agliano, letter to Darebin Mayor and CEO, 2024). 'Even from the cultural aspect… the thing that a lot of people don't know from my point, especially when we did the [Friulian club] choir, you would turn around and you'd look at people…people would be half crying… you'd start the thinking of when you first came out here, of Italy…it's about the emotion and connection that people have got…' (Will Musig and Adelia Pase during group interviews) '[The club] is an extension of home (Club Member during group interviews) 'The doctors wouldn't let [my brother] come [to the club when he was sick], but he said I'm not going back in the room, I'm going [to the club]. He then passed away the next day… It's beautiful in a way, not everybody gets to say goodbye to your loved ones.' (Elisabetta Pase during group interviews). • Strong/special associations with the Club building itself owing to its construction and ongoing maintenance by	• Decades-long multigenerational, enduring attachments exhibited in photographs and member testimonies: '…even when I was a kid…every time I went there [to the Club] as a kid you [Adelia] were always there…when you go back to the relationship between you and my parents, when they arrived they lived on the same street, they lived in Rae Street…' (Will Musig during group interviews) 'I've been involved for 45-50 years, my whole life's based around it…we started football clubs, basketball clubs, folk dancing events' (Peter Muzzolini during group interviews)  Figure 13. Balleto Dance Group performing in the Club in c.1990s. *Image courtesy of Will Musig.* 'A lot of this migration was post-second world war so the kids we are talking to today are about two-three generations beyond that but are still interested in what went on [at the Club] so losing that would be criminal' (Club member during group interviews) 'As people are getting to their 50s, mid-50s they're starting to come back and have a look at well you know hang on my parents used to go to this club you know and all of a sudden people in the bistro you know my uncle

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hang on I'm home again, I'm with people I can share and that I'm comfortable with…' (Club member during group interviews)



Figure 7. Club members in front of Friuli flag in the 'Heritage Room'. *Image courtesy of Trish Corelli.*



Figure 8. Furlan Club members at a gathering in early c.2024. *Image courtesy of Trish Corelli.*



Figure 9. Members gathering at The Members Bar for the annual 'Friuli Day' celebrations in 2023. *Source:* Furlan Club Facebook Page

previous (and living) generations of Furlan Club members:

'It took volunteer work to build it, so to let that thing [the Club] go really hurts' (Club Member during group interviews).

'The sala club, the members bar/ thorn, bocce court, was built by the members…' (Trish Corelli during group interviews)

'Remember on Saturday Sundays when the guys used to come…concreters… steel fixers' (Will Musig during group interviews)

'My friends' dad came up to me… said 'you realise that's your home there. You know we need some electrical work done.' I was floored, hes got me there… so the next day we (he and his brother) showed up and did about three days of electrical work and provided the materials. We didn't charge the club, it's our home. You go back and you realise, oh wow, theres a piece of us in there.' (Julian Rodaro during group interviews)

- Ongoing attachments to the club itself demonstrated via continued cultural activities and gatherings that rely on the building's facilities, including social dances, pensioner lunches, Christmas BBQs, Bocce games, Friulian singing/choir, language lessons and cooking classes between 2018 and 2024 (Furlan Club Facebook Page, photographs provided by the Club):

came here my mum came here and we wanted to come check it out' (Trish Corelli during group interviews)

'Have been going to this club all my life, many happy memories. Hope it can be saved' (Facebook comment by Ester Dalla Via in 'We Grew Up in Thornbury' Facebook group).

'On a Sunday, a lot of the men who traditionally would come still come play cards at the club… and one of them he was actually one of the original builders of the club as well…and they are very old school, but they're just so appreciative of having the space.' (Trish Corelli during group interviews)



Figure 14. Furlan Club members and volunteers building the constructing the club building in 1981. *Image courtesy of Trish Corelli.*

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Figure 10. Recent photograph of Bocce lessons held at the Bocce Court. *Image courtesy of Will Musig.*



Figure 11. Furlan Club Coro (choir) performing during the pensioner's lunch at the Club's bistro pre-fire. *Image courtesy of Trish Corelli.*



Figure 12. Club members holding cooking classes next to 'the Fogolar' fireplace in 2023. *Source:* Furlan Club Facebook Page.

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		• Online interactions on Furlan Club's Facebook page (over 2,000 followers), with members sharing memories, upcoming events, and photographs. • Since its inception, club activities and operations have, and continue to be, sustained by volunteers who are committed to ensuring its growth and success for the benefit of the Darebin and broader Italian community: 'Up until the fire… Adelia my mum and volunteers have come together to teach children Bocce, or making pizza or gnocchi… so we still run the cooking classes, and that will continue…' (Trish Corelli during group interviews) 'There are people on these two tables that go pass 55 years… I can almost guarantee you that with all the volunteer work they have all done not one of them has received a single cent for it' (Will Musig during group interviews)	

Step 2. Resonance to the City of Darebin

Evidence

As noted in the History section above (see pg. 7-8), post-war European migration to the City of Darebin, specifically Italian and Greek migration, is identified as a key theme in the *City of Darebin Thematic Environmental History*. As with the 'shops, restaurants, churches and other community institutions' that are noted in this document as tangible manifestations of this theme, the Furlan Club clearly illustrates this key phase of Darebin's post-war migration story as a long-standing purpose-built Italian social club established by post-war migrants from the Friuli region of Italy. Other key evidence demonstrating the relevance of this story to the City of Darebin's identity include:

- Substantial number of places directly associated with post-war migration across its urban landscape, as identified in 'Victoria's Post 1940s Migration Heritage Darebin Pilot Project' (2011) (Heritage Victoria and the City of Darebin), including but not limited to: Preston Market (HO315), St Mark's Coptic Orthodox Church, Preston Makedonia Social Club, Macedonian Orthodox Church, and Church of the Nazarene.
- Notable Italian diasporic population in City of Darebin, with the three largest ancestries in the municipality in 2021 being English, Australian and Italian.
- 'Darebin Memories – the migrant stories' oral history collection created in 1984 by Vivien Triantofillidis.
- Multicultural services offered by Darebin City Council, including the Darebin Intercultural Centre.

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Analysis

The following section provides a summary and analysis of the evidence presented in Table 1.

Community Group

The community group/groups by whom the Furlan Club is valued is the Italian migrant community in Darebin and neighbouring municipalities, particularly migrants and club members from the Friuli and northern Italy region. This present-day community primarily consists of the second generation (children of post-war migrants) and the post-war migrants themselves, with a smaller number of third-generation members and newly arrived Friulian migrants from Italy. While the core community group comprises the active Furlan Club members (over 700 active members), the broader Friulian and Italian community within Darebin and the surrounding areas also regularly frequent the club and engage in its various activities. This is evidenced by the club's robust social media presence and expressions of group identity articulated by members and local visitors, which reflect the strong sense of community and shared values.

Intensity of Attachment

The intensity of the community group's attachment to the Furlan Club is considered strong. There is a substantial body of evidence, including letters of support, member testimonies, photographic records, and online interactions that highlight the enduring special associations the community have to the Club. Group interviews with members in particular highlighted the depth of ongoing, contemporary connections to the club, with many participants framing the Club as a physical embodiment of shared Friulian diasporic history, identity and belonging in Darebin and Melbourne more broadly. These attachments are primarily demonstrated via:

- Ongoing Friulan cultural activities, social gatherings and traditional practices that are practiced on the site and considered by members as being integral to the maintenance and longevity of diasporic Friulan cultural identity;
- Longevity of continuous use by the Friulian and Italian diasporic community of Darebin and Melbourne more broadly;
- Emotional connections and shared nostalgic sentiments rooted in shared, place-based memories of the Club relating to its construction by previous generations and associated cultural activities;
- Evocative expressions of the Club as a symbol of belonging, safety, 'home', cultural expression and the Italian migration story to Victoria more broadly.

These attachments demonstrate how the Furlan Club is not merely a recreational venue and event space. Rather, it is a Club that sustains and reinforces important ideas about the collective Friulian and broader diasporic Italian social and cultural identity. It provides a multi-functional space where the Friulian and Italian community in Darebin and neighbouring municipalities feel at ease to engage socially and culturally, foster ties to the heritage of their homeland, and pass on continuing traditions to future generations. In this capacity, it serves as a space where the Friulian and broader Italian diasporic identity in Darebin has been, and continues to be, negotiated and re-affirmed. Attachments are also embodied in the physical fabric of the building itself, with the building and its materials, constructed and donated by volunteers, serving as a symbol of community spirit and Club devotion for its members.

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Time Depth

Constructed in 1981, the community's connection to the Furlan Club is long standing and multi-generational.[1] These connections appear to have developed immediately, or shortly after its 1981 construction, and was likely facilitated by the Club's founding in 1957, its already strong membership base, as well as the building's erection by Club volunteers. The longevity of these associations is clearly evidenced in member testimonies, photographic records and other archival material, which demonstrate the continual use of the Club venue by the community for cultural transmission, social gatherings and recreational activities from its inception. Of particular note are the multi-generational attachments that reinforce this longevity. Many current community members trace their ties back to their parents who introduced them to the Club as children, which have played a key part in fostering long-standing ties to the place.

Resonance

The social value of the Furlan Club is of particular relevance to the City of Darebin's post-war migration story and identity as a multicultural municipality. The theme of post-war European migration to the municipality has been acknowledged in the existing 2008 thematic heritage study as a key theme that has shaped Darebin's social, cultural and environmental history. As a place with strong and enduring associations with the Friulian and broader Italian migrant community across Darebin and neighbouring municipalities, the Furlan Club reinforces the municipality's characater as a vibrant and diverse community shaped by post-war migration.

Tangible and Intangible Elements[2]

There is a strong relationship between the physical or tangible form of the Furlan Club outlined in the Physical Description section, and the social values described in this section. As such, the physical fabric of the place is considered integral to the management of social value. The key corresponding tangible and intangible elements that embody the social significance of the club include:

- The Bocce Courts:
  - In continual use for Bocce games since 1981.
  - Use for informal lessons, promoting social interaction through physical activity.
  - Provides a space for younger generations to engage in this traditional activity.

- Open and informal/adaptable layout of the Bistro with movable furniture:
  - Fosters a welcoming atmosphere and social interaction during formal dining functions.
  - Easily adapted for different types of cultural gatherings, activities and events, including singing performances by the Furlan Coro (Choir).

- Large, open layout of the Ballroom/Sala:
  - Open space used for traditional dancing.

[1] According to state guidelines for the assessment of social significance, 'long-standing' connections are considered at least a generation, or 25-30 years.
[2] This section should also inform the development of an Incorporated Plan.

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  - Moveable seating and stage accommodates a range of cultural activities and performances.

- Kitchen
  - Used for monthly cooking classes.

- Open configuration of the Members Bar/The Thorn and Fogolar (fireplace) linking to the Bocce Courts and Ballroom/Sala:
  - Fogolar (fireplace) creates a welcome atmosphere for communal gathering.
  - Central location facilitates congregation for informal social and recreational activities, including traditional card games.
  - Allows for respite and social interactions from the competitive or recreational activities taking place on the Bocce Courts.

Comparative Analysis

While there are a number of extant migrant social, language and cultural clubs across metropolitan Melbourne that are associated with the post-war Italian and European émigré community, only a handful have been included on their respective municipal Heritage Overlays and/or assessed on the basis of Criterion G / their potential social significance. These include:

- **Williamstown Italian Social Club (HO132). City of Hobsons Bay: 30 Garden Street, Williamstown.** Originally constructed in c.1950 as a picture theatre, before being converted into use as the Williamstown Italian Social Club in 1978, this place is of local historical, social and aesthetic significance to the City of Hobsons Bay. It is not only of historical note for demonstrating the cultural impact of post-war migration to Williamstown in the post-war period, but of aesthetic distinction as a rare and intact example of post-war functionalist architecture in the municipality. While it does not comprise a purpose-built social club, it nevertheless compares as a place that demonstrates both post-war Italian migration and an enduring social association with Melbourne's diasporic Italian community.
- **Abruzzo Club (HO560). City of Merri-bek: 373-381 Lygon Street, Brunswick East**. The Abruzzo Club building was constructed in 1967 for the purpose of operating an Italian social club. This place is of local historical and social significance to the City of Merri-bek, and has been recognised for its historical and ongoing association with the Italian migrant community, specifically those Italian migrants from the Abruzzo region. Its double storey brick building has undergone numerous renovations, been extended and altered since its construction. Although the Abruzzo Club's current function is more centred around hospitality, it compares with the Furlan Club as a purpose-built social club that demonstrates a strong and ongoing association with Italian migrant communities.
- **1st City of Brunswick Scout Hall (Former) (HO502). City of Merri-bek: 273 Victoria Street, Brunswick.** This place comprises a former 1926 Scout Hall that was subsequently adapted for use as the Toscana Social Club from 1979. It is of local historical and social significance to the City of Merri-bek and has been recognised for its dual association with the early twentieth century Boy Scout movement and the post-war migrant from the Italian region of Tuscany. Although it does not comprise a purpose-built structure, it draws similarities to the Furlan Club as a place with strong and ongoing associations to migrant identity formation and cultural belonging.

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- **Preston Makedonia Social Club. City of Darebin: 231 Broadhurst Avenue, Reservoir.** Also recommended for the Heritage Overlay in the 2008 City of Darebin Heritage Study, the Preston Makedonia Soccer Club was established in 1947 by Macedonian immigrants. In the early 1980s, the Social Club was established as an extension of the soccer club, with its building built directly opposite the soccer grounds. Since then, the building has been used as a Macedonian restaurant, continuing as a gathering place for the Macedonian community. It compares to the Furlan Club as a purpose-built migrant social club that evidences post-war migration to the City of Darebin, albeit amongst the Macedonian community, as well as its potential social value stemming from its use as a space for a range of Macedonian social and cultural activities. Unlike the Furlan Club however, it is no longer in use for cultural activities.
- **Trieste Social Club. Moonee Valley City: 4 Willow Street, Essendon.** This place comprises a former t-shirt factory that was adapted into use as the San Giusto Alabarda Social Club in 1984 by a group of locals who immigrated from the Italian region of Trieste. While it was originally identified as being of potential social significance, a subsequent assessment ultimately deemed that the place lacked substantial fabric to demonstrate a direct association with the post-war Italian community. Such a determination was made on account of a comparative analysis of other post-war migrant places (such as churches) in the Moonee Valley City, which clearly demonstrate associations with respective migrant groups through their architecture and built fabric.

Other known social clubs associated with post-war Italian migration that have yet to be formerly assessed on the basis of their social value and capacity to demonstrate post-war migration and settlement in Melbourne include:

- **Veneto Club, City of Manningham: 191 Bulleen Road, Bulleen.** Striking purpose-built Italian social club built in 1973.
- **Vizzini Social Club, City of Merri-bek: 322 Sydney Rd, Coburg.** Social club established by migrants from Sicily, Italy between 1977 and 1981 in the former Coburg Bowling Club.
- **Campania Sport & Social Club, City of Darebin: 523 Gilbert Road, Reservoir**. Social club with associations to Southern Italian community established in existing nineteenth century gable building. This Club is no longer active at this site as of 2024.

It is worthwhile noting that comparable places that have been included on the HO and/or assessed on the basis of their potential social significance have been done so inconsistently and often without adherence to recently established best-practice guidelines. Furthermore, many have been overlooked completely and have yet to undergo any form of heritage assessment process on the basis of social value. These deficiencies are not necessarily an indicator of the lack of heritage value of Italian migrant social clubs, but rather a result of the architectural bent in heritage practice and established significance assessment methodologies that often overlook the social significance of places associated with migrant groups and/or marginalised communities, and the absence of a consistently applied framework for the assessment of social and/or intangible values / Criterion G at the local level (Johnson 1992).

Within this context, the few migrant clubs within metropolitan Melbourne identified above that have been identified for inclusion on local municipality Heritage Overlays on the basis of their social values have also been identified as satisfying other criteria associated with their architectural form. For example, the Williamstown Italian Social Club (City of Hobsons Bay

HO132) and the 1st City of Brunswick Scout Hall (Former) / Toscana Social Club (City of Merribek HO502).

Comparing Social Values

Due to the inconsistent application and assessment of social significance / Criterion G, it is necessary to establish a threshold by comparing the social values of Furlan Club to other active Italian migrant social clubs identified above by undertaking high-level rapid social values assessments of comparable places.[3] The following places selected as social value comparators were done so on the basis of their similarities to the Furlan Club as active migrant clubs that demonstrate a degree of ongoing association with present-day Italian migrant groups. Selection was guided by the availability of sufficient desktop evidence to support a comprehensive analysis and assessment of these clubs.

As no clubs within the City of Darebin met this benchmark (both the Preston Makedonia Club and the Campania Sport & Social Club are no longer active and therefore do not demonstrate ongoing associations with Darebin's present-day post-war migrant community), the places evaluated are all situated outside of the municipality. With the exception of the Abruzzo Club, none of these places are included on their respective local municipal HOs[4]:

- **Veneto Club, City of Manningham: 191 Bulleen Road, Bulleen.** As with the Furlan Club, the Veneto Club comprises a long-standing purpose-built Italian social club that was established by post-war migrants to serve as a meeting place for social interaction, cultural transmission and identity formation. Its social values draw similarities to the Furlan Club owing to its long and continued use as a meeting place for the multigenerational diasporic Italian community, particularly those associated with the Veneto region. Its large grounds, combined with the purpose-built nature of its facilities, inclusive of Bocce Courts, also means it is well-suited to hosting a range of cultural activities and social gatherings. Its associated community appears slightly larger in numbers owing to its broader membership base of 1,450 members (number provided by Loren Zanin, personal correspondence, 22 January 2025). The Club is also frequented by the broader Manningham and Metropolitan Melbourne public for a range of dining, recreational and non-cultural gaming activities (pokies), however, there is not substantial evidence to determine whether this broader group of users form a 'community' with a strong attachment to the Club. The nature of

[3] These comparable social values assessments were generally undertaken using the guidelines set out in 'Guidance on identifying places and objects of state-level social value in Victoria' (Heritage Victoria 2019) and draws upon a combination of direct interviews with club members, existing reports and research papers relating to the place, and/or observations of digital/social media interactions, including associated Facebook and Instagram pages. They do not comprise full assessments, but consist of high-level evaluations intended to establish a general understanding of their similarities and differences to the Furlan Club, particularly in terms of present-day social associations. Further club specific investigations may yield additional evidence and conclusions that could refine or expand upon the findings detailed here.

[4] As noted in the discussion above, the absence of a HO application on these places are not necessarily an indicator of their lack of heritage value, but rather a result of the architectural bent in heritage practice and established significance assessment methodologies that often overlook the social significance of places associated with migrant groups and/or marginalised communities, and the absence of a consistently applied framework for the assessment of social and/or intangible values / Criterion G at the local level (Johnson 1992).

social attachments at the Club continues to evolve due to the expansion of its commercial and recreational activities, which have in turn influenced the way members and the broader public engage with the venue.

- **Abruzzo Club (HO560). City of Merri-bek: 373-381 Lygon Street, Brunswick East**. The Abruzzo Club has historically served as a meeting place for the Italian community, particularly those with roots in the Abruzzo region. As with the Furlan Club, community associations with the venue have been long-standing owing to its ongoing use by the local Italian community for over 50 years, first by Abruzzesi migrants and then by the general Italian-Australian community. While it continues to function as a meeting place for Merri-bek's broader Italian diasporic community, its increased commercial/hospitality activities in recent decades, such as the public facing 377 on Lygon restaurant, combined with its location on a major commercial thoroughfare, has increased casual visitors rather than solely a cultural meeting space. The Abruzzo Club's facilities, smaller in scale than those of other similar clubs, do not include bocce courts or other extensive recreational areas, limiting the scope for hosting a variety of cultural and social activities. This restriction in space may account for the Club's reduced emphasis on cultural programming, and there is a lack of readily accessible information on upcoming events based on its online presence. Social media interactions and digital engagement are also comparatively minimal, indicating a smaller active membership base compared to the Furlan Club.
- **Vizzini Social Club, City of Merri-bek: 322 Sydney Rd, Coburg.** The Vizzini Social Club has served as an important meeting place for the Italian community in Coburg and the broader Merri-bek area for over 50 years. As with the Furlan Club, the Vizzini Social Club has cultivated a deep and longstanding attachment among its members, which has been variously described as a 'second home'. The Club continues to offer a range of active cultural events, including social dances, traditional card games, and family dinner nights, which play a key role in fostering a sense of community belonging and cultural transmission. Although smaller in scale than the Furlan Club, the Vizzini Social Club remains a vibrant hub for its members. With around 1,000 followers on Facebook, it maintains an active online presence, though its membership base appears more intimate and localised.
- **Trieste Social Club. Moonee Valley City: 4 Willow Street, Essendon.** The Trieste Social Club is of note as a post-war migrant social club that was established by post-war migrants from the city of Trieste in the north of Italy. It compares as an important meeting place for the broader diasporic Italian community of Moonee Valley for the purposes of social interaction and cultural expression. Unlike the purpose built Furlan Club, the Trieste Social Club occupies a former factory building that was adapted for its current use between 1978 and 1984. This difference in structure may explain some of the limitations in the scope of its current cultural offerings compared to other larger clubs. With a smaller active membership base of roughly 198 members[5], the Trieste Social Club's cultural activities tend to focus on more social events, including club lunches and dinners. Occasional dances are also held, however the Club does not seem to host larger-scale activities like cooking events or bocce tournaments, which may be due to the limitations of its facilities. As a result, the Club's overall cultural programming is less expansive than other clubs, leading to a more limited and localised engagement among its members.

[5] Number provided on Club website.

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Summary

The social values of the Furlan Club are not dissimilar to the comparable places identified above. As with other Italian migrant clubs, the Furlan Club is deeply embedded in the cultural and social fabric of the diasporic Italian community, serving as a long-standing meeting place and focal point for social and cultural gatherings. These clubs often have multi-generational attachments, with families and individuals relying on them as spaces for cultural expression, connection, and shared experiences.

Despite these shared themes, the Furlan Club can otherwise be distinguished by the breadth of its ongoing cultural activities, its substantial membership base, and the scale of its purpose-built facilities, which together enable a wider variety of cultural and social events to take place. The dedicated Bocce Courts, kitchen, bistro and ballroom are of particular note, which facilitate the venue's continued use for traditional Friulian activities and cultural practices amongst Melbourne's broader Italian migrant community. The only other known extant Club within metropolitan Melbourne that compares in term of scale and cultural offerings is the Veneto Club in the City of Manningham, which similarly demonstrates strong community attachments via ongoing cultural activities, social gatherings and traditional practices that are practiced on the site.

The above analysis also indicates the degree in which migrant social clubs have had to adapt over time, responding to changing social dynamics, demographic shifts, and evolving community needs. This adaptation has inevitably influenced the nature of their community attachments, from the types of events hosted to the overall structure of membership and participation. However, it is apparent that some clubs have managed to retain a larger following than others. The Veneto Club and Furlan Club stand out in this regard, possibly due to their larger facilities, which offer a broader scope for both traditional and contemporary cultural and social events. These large-scale amenities not only cater to the cultural practices of the Italian migrant community but also support a more diverse range of activities, helping to maintain strong community connections over time.

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Further Images



Figure 15. View of western elevation (towards southern extent). *Source:* Extent Heritage, 2024.



Figure 16. View of porte-coche along main entrance (southern elevation). *Source:* Extent Heritage, 2024.



Figure 17. Oblique view of southern elevation and driveway gate. *Source:* Trish Corelli, 2024.



Figure 18. View of westerm elevation. *Source:* Extent Heritage, 2024.



Figure 19. View of northern elevation and former main entrance. *Source:* Trish Corelli, 2024.



Figure 20. Detail view of Bocce Court western eelvation. *Source:* Trish Corelli, 2024.

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Figure 21. Detail view of Bocce Court northern elevation. *Source:* Extent Heritage, 2024.



Figure 22. Overview of northern elevation from Collins Street. *Source:* Google Streetview, 2019.

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Appendix A. Group interviews, 15 January 2025

Extent Heritage undertook group interviews with members of the Furlan Club on 15 January 2025. A total of sixteen (16) participants were divided evenly into two groups and asked a series of open-ended questions relating to the site's history, its current uses, practices, activities and physical features. The questions were intentionally designed to be open-ended and serve as prompts, encouraging participants to share detailed insights, stories and perspectives. In some instances, further clarifying questions were asked in response to participants' initial answers to stimulate deeper discussion and uncover additional perspectives. A thematic summary of each group discussion is provided further below.

Location: Novotel Melbourne Preston, 215 Bell Street, Preston

Participants: Members of the Furlan Club

Participant Name	Affiliation
Patrizia Corelli	Furlan Club President
Elvia Faelis	Member
Amalia Tomada	Committee Member
Francesco Biamcotto	Member
Cosima L. Rubino	Member
Elisabetta Pase	Committee Member – Minutes Secretary
Angela Bidinost	Member
Will Musig	Member – Choir Director Ret.
Frederico Martin	Furlan Club Secretary
Lidio Bidnost	Committee Member
Julian Rodaro	Member
Pirianni Marcello	Associate Member
Adelia Pase	Life Member – Bocce Representative
Maria Corelli	Member
Stephen Depelegrin	Member
Peter Muzzolini	Furlan Club Vice President – Treasurer

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The interview with Group 1 was facilitated and recorded by Vivian Lu (Senior Heritage Advisor, Extent Heritage). The interview with Group 2 was facilitated and recorded by Caitlin Mitropoulos (Associate, Extent Heritage), and Alexandra Eadie (Graduate Heritage Advisor, Extent Heritage). While participants were split into two groups, there was significant overlap in the themes and sentiments expressed, reflecting a strong sense of collective identity, shared values, and mutual attachments.

Key themes expressed in relation to the site included:

- Home and Belonging
- Friulian Cultural Maintenance and Revitalisation
- Multi-generational Connections
- Club Devotion and Steadfastness
- Welcoming and Including

Home and Belonging

This theme refers to the role that the Furlan Club plays as a meeting place and home away from home for club members residing both within and outside of the City of Darebin. It also speaks to the sense of community, cultural belonging, safety and ease that participants expressed when describing their relationship to the Club, as well as their immense attachment to it. When asked to describe what the club symbolises, participants variously described it as a 'home' and/or 'meeting place'. Peter Muzzolini specifically noted how the club's namesake 'Fogolar' Furlan, translates directly to 'meeting place':

> 'At the end of the way [it is a place] for like-minded people, people from similar understandings, backgrounds….to meet'

Similarly, Frederico Martin shared that the 'club is family because it is a meeting place for everybody to connect.' Meanwhile, Adelia Pase, who has been involved with the Club since its founding, also described the Club as a 'first home' that she has had an enduring sense of attachment and belonging to:

> '…even before the Clubs were founded, I've always belonged to it…always been there…my kids used to sleep in the chair.'

Adelia's reflections not only depict the Club as a space associated with belonging but also suggest that the Club has historically served as a safe and comfortable environment that reinforces their collective identity. Other participant reflections on the Club's activities also affirmed this image by noting that the Club continues to be distinguished by its relaxed and culturally safe atmosphere:

> 'So what was happening pre-fire was that we had nights where our members came and had dinner in the bistro and suddenly there were three or four tables turning their chairs and chit-chatting…and it was something that we tried to encourage… we have worked hard at bringing this relaxed atmosphere so it was a home away from home…' – Patrizia Corelli

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> 'I can remember one of the most beautiful things post-covid was when we opened the gate up again and just watching people walk in… not only Friuli but locals as well just walking in with a smile beaming like you would not believe because hang on I'm home again, I'm with people I can share and that I'm comfortable with…' – Furlan Club member

> 'When you walk in, you feel welcome even without seeing anybody… there's something warm about it… Our community depends on the Fogolar Furlan…' – Club member

In a testament to the sense of belonging and community felt by Club members, Elvia Faelis, also shared how the Club had provided her brother with the opportunity to say goodbye to the members of his community before is passing after a long battle with cancer:

> 'The doctors wouldn't let him come, but he said I'm not going back in the room, I'm going [to the club]. He then passed away the next day… It's beautiful in a way, not everybody gets to say goodbye to your loved ones.'

Expressions of home and belonging have taken on new forms in recent years, as participants shared how the Club has made deliberate efforts to cultivate an inviting space for non-Friulian and non-Italian communities and associations. This has not only allowed it to respond to the evolving needs of its members and the broader community but also expand its role as an inclusive gathering place, fostering connections across other cultural and social backgrounds. For instance, Will Musig shared a recent story when a local First Nations man entered the Club and joined in a choral singing practice session, which subsequently brought excitement and joy to the Club Members.

Friulian Cultural Maintenance and Revitalisation

This theme refers to the ongoing importance of Furlan Club to the maintenance and revitalisation of diasporic Friulian culture and tradition. When discussing the Club's program of events and activities, participants shared how traditional Friulan activities, including Bocce, folk dancing, traditional singing and cooking, and the transmission of these practices to the Friulian and broader community are intrinsic to the Club's purpose. Such activities rely on the physical features of the Club, including its large Bocce Court, bistro, kitchen and ballroom:

> 'We had monthly cooking classes… [held in the kitchen, for] all people – ladies, men, young ones… card games in the members bar, the dancing was in the ballroom… in March-April, we'd have Sagra were we'd have buckets of grapes and children would put their feet in and stomp on the grapes…. April-May we'd have chestnuts, roasted them on an open fire, in the Bocce Courts… Every year in November, we'd… hold the Mass for the Dead to remember our past family and friends, everyone would stay on for lunch. We always celebrated ANZAC day; Fairfield RSL would join us. After the ceremony they'd all come inside and have a breakfast. The ceremony was held at the Altino statue [out the front of the Club]…'- Elizabetta Pase

Both Patrizia Corelli and Will Musig also noted how these activities were still ongoing at the Club prior to the fire in February 2024, and provide a means in which members could honour the Friuli migration story and reinforce cultural ties to the northern region of Italy:

> 'Up until the fire… Adelia my mum and volunteers have come together to teach children Bocce, or making pizza or gnocchi… so we still run the cooking classes, and that will continue…' – Patrizia Corelli

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> 'Even from the cultural aspect… the thing that a lot of people don't know from my point, especially when we did the choir, you would turn around and you'd look at people…people would be half crying… you'd start the thinking of when you first came out here, of Italy…it's about the emotion and connection that people have got…' – Will Musig and Adelia Pase

> 'The events aren't just there for the sake of being commercially viable, the events are there to expose the culture… with these events we are mindful of exposing the culture through the cuisine, through the music… it's about getting people into the place and exposing people to the Friulian culture… it is about bringing more people to it and exposing people to the region.' – Member

> 'It's because of the club that I have a chance to speak Furlan.' – Elvia Faelis

> 'Every month, there'd be something dedicated to reflecting back on our community' – Elisabetta Pase

> 'I got a group of old school friends and used the [heritage] room for the reunion… as you get older, you appreciate your roots more…. you're promoting who you are, in a deeper sense, without boasting.' – Julian Rodaro

When discussing the Club's many varied events and activities, participants also shared how these practices have been impossible to uphold since they have been unable to access the club. Francesco Biamcotto expressed how the Club was the key to upholding their cultural practices:

> 'It was there, at our fingertips so we could do it (celebrate events and traditions). Without it we can't do anything.'

Participants also shared how the Club is making active efforts to pass down Friulian culture and history to future generations. A key example of this commitment is the Club's language program, designed to teach the Friulian language to children:

> 'We use the Club to teach Fiulian to children and so on… as a matter of fact we have a program ready to go and we want to re-start this as soon as we can…' – Peter Muzzolini

Multi-generational Connections

This theme refers to the Furlan Club's role as a bridge between past, present and future generations, as well as its role in fostering a shared cultural identity and continuity amongst Friulian families and their descendants. This theme also underscores to the multi-generational connections and attachments to the Club, and the significant length of time (time depth – see Summary of Evidence

The following table provides a summary of key evidence collated in relation to the key social values and resonance indicators outlined in the previous section. It is important to note that this table does not present an exhaustive collation of all available evidence examined. Rather, it presents key insights and snapshots that are most relevant to the specified indicators. Additional documentary evidence, inclusive of member testimonies, letters of support and membership records, are provided in the Appendices.

Table 1) that Darebin's Friulian and broader Italian migrant community have retained an attachment to the Club.

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During the group interviews, participants frequently reflected on the decades long, multi-generational associations they had to the club, and the formative role it has played in their personal live and interpersonal relationships. They not only shared memories of the former generations' interactions with the club, but also expressed the ongoing connections maintained by subsequent generations, as well as their aspirations for future generations of Club members. Several participants also remarked on their efforts and aspirations to involve the younger generations in activities:

> '…even when I was a kid…every time I went there [to the Club] as a kid you [Adelia] were always there…when you go back to the relationship between you and my parents, when they arrived they lived on the same street, they lived in Rae Street…' – Will Musig

> 'My dad passed away at 97, as far back as I can remember his birthdays were celebrated there…. we celebrated my parents' wedding anniversary, we celebrated my brothers' wedding, my brothers wake, my father's wake too.' – Elivia Faelis

> 'The club is the link to the past generations' – Club Member

> 'The phrase is that the history is too important to lose, but the future is too important to lose as well'. – Club Member

> 'A lot of this migration was post-second world war so the kids we are talking to today are about two-three generations beyond that but are still interested in what went on so losing that would be criminal.' – Club Member

> 'It's important for our children too, who are all young adults now, they need somewhere they can go.' – Elizabetta Pase

The longevity of these multi-generational attachments to the site was also highlighted when members recalled using the land for picnics and sporting activities even before the building was constructed. Others, like Elisabetta Pase and Julian Rodaro shared that their enduring connections to the Furlan Club are ingrained in its physical fabric:

> 'You have to have a connection… when our members built and worked on the club, it had that love in its walls, the connection with members and everyone was there. It was just like being home.' – Elisabetta Pase

> 'My friends' dad came up to me… said 'you realise that's your home there. You know we need some electrical work done.' I was floored, hes got me there… so the next day we (he and his brother) showed up and did about three days of electrical work and provided the materials. We didn't charge the club, it's our home. You go back and you realise, oh wow, theres a piece of us in there.' – Julian Rodaro

Many participants have maintained decades-long involvement with the club, often tracing their connections back to their parents' active participation. For instance, several participants noted how their fathers and/or uncles were involved in the physical construction of the club. Peter Mussolini highlighted his lifelong commitment, stating, 'I've been involved for 45-50 years, my whole life's based around it.' Similarly, Adilia's longstanding dedication and contributions to the club have earned her the affectionate title of 'Club Matriarch'.

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The longevity of attachments to the Club was also highlighted by Patrizia, who shared how a number of Club members have reconnected in their later life:

> 'As people are getting to their 50s, mid-50s they're starting to come back and have a look at well you know hang on my parents used to go to this club you know and all of a sudden people in the bistro you know my uncle came here my mum came here and we wanted to come check it out so now that we have been closed they are mortified, and the re-opening will be amazing.'

Club Devotion and Steadfastness

This theme refers to expressions of dedication, selflessness, generosity and shared commitment to the establishment and ongoing maintenance of the Furlan Club. It speaks directly to the intensity of participants' attachments to the Club and their willingness to contribute time, effort, and resources to ensure its longevity for future generations.

When describing the history of the Club's establishment and building, participants frequently highlighted how it was made possible through volunteer labour, who donated their time and materials to see it completed. In this sense, expressions of dedication and commitment were expressed in terms of the built fabric itself, which was wholly constructed by volunteers, many of whom were the parents and relatives of the participants:

> 'It took volunteer work to build it, so to let that thing [the Club] go really hurts.' – Club Member

> 'The sala club, the members' bar, the thorn, the bocce court, was built by the members.' – Patrizia Corelli

> "Remember on Saturday and Sundays when the guys used to come—concreters… steel fixers…then there's the ladies that would cook for them… all volunteers.' – Will Musig

> 'The ladies would be there preparing meals for all the workers… even back at the old Club… all the ladies used to cook Friday, Saturday nights all for nothing… and it was traditional home cooking… it was the continuation of the traditions in Friuli… which is what everyone wants to hang onto because that's the link to your homeland, your grandparents, and everybody else basically.' – Club Member

> 'In the beginning, working, designing, building a fire place… At night, Saturday, Sunday, we were there. We did it after work, up until 8 or 9 o'clock at night.' – Lidio Bidnost

> '…The community donated the material, they donated their time… That's why we get very emotional. It's not just a building. If those bricks could talk.' – Elisabetta Pase

Descriptions of selflessness and volunteer labour in relation to the Club appear to be a profound source of pride for its members. During the group interview, one Club Member proudly described:

> 'While the club has a lot of paid staff, I stood up just a second to have a look and on these two tables [group participants], there are people on these two tables that go past 55 years… I can almost guarantee you that with all the volunteer work they have all done, not one of them has ffffffffsdfsdgdddreceived a single cent for it.'

Similarly, Adelia Pase indicated that she derives a strong sense of fulfillment from her volunteer contributions to the club, sharing, 'once they want to pay me, I don't work anymore.'

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Welcoming and Including

This theme refers to expressions of hospitality and inclusiveness when describing the Club's various activities with non-members and the broader local and international Friulian community. Participants expressed a strong sense of pride in how the Club building serves as a key link in a global network of Friulian clubs, frequently visited by traveling Friulians. In doing so, they recounted instances where politicians and performers from Friuli would visit the Club, engaging in cultural activities with members and utilising its facilities. As Elisabetta Pasa noted:

> 'We had so many representatives, from local, state, and national governments. They'd come for different events, we'd call on them to attend our events, and they would come.'

Elvia Faelis similarly shared how Friulian travellers often visit the Club, where they are welcomed as part of the family:

> 'For example, on Republic Day, a (Friulian) couple came in because they saw it advertised on Facebook, and they sat and talked.'

Members who immigrated to Australia also shared how the Club played a crucial role in their transition to life in a new country, underscoring the significant social and support functions it serves. As Francesco Biamcotto expressed:

> 'They help you assimilate and embrace the community, making you feel welcomed and supported.'

The readily inclusive nature of the Club beyond the Friulian and Italian community was also expressed, as participants expressed pride in the Club's welcoming atmosphere and its ability to embrace individuals from all backgrounds.

> '[My Australian friends come] to the club every Sunday for [traditional] dancing… the Club's dance floor is renowned.' – Elisabetta Pase

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Appendix B. Letters of Support

DRAFT

ENTE
FRIULI NEL MONDO

VIA DEL SALE, 9 - 33100 UDINE
TEL. 0432 504970
info@friulinelmondo.com
friulinelmondo@pec.inhosting.it

Udine, 21 ottobre 2024

Prot. n.ro: 75/2024

Oggetto: Petizione sospensione demolizione sede Fogolâr Furlan Club Melbourne

In qualità di Presidente dell'Ente Friuli nel Mondo mi rivolgo a Voi con profonda preoccupazione per la prevista demolizione della storica sede sociale del Fogolâr Furlan Club di Melbourne, una decisione che, se confermata, rappresenterebbe una gravissima perdita non solo per il Club, ma per l'intera comunità friulana.

La sede di Matisi Street - Thornbury non è soltanto un edificio, ma anche un simbolo di coesione sociale, di valori condivisi e di impegno civico. È un luogo di memoria viva, il cuore pulsante di una storia collettiva, il custode di valori identitari e sociali che, nel corso degli anni, hanno contribuito a plasmare l'anima della friulanità in loco. Dal 1957, anno della sua fondazione, questa struttura è stata testimone di decenni di incontri, iniziative e attività che hanno fatto del Fogolâr non solo un luogo di ritrovo, ma una vera e propria istituzione. In essa si sono tramandate tradizioni, si sono stretti legami intergenerazionali e si è consolidato uno spirito di appartenenza che presto rischierebbe di essere irrimediabilmente compromesso.

Perdere questa struttura significherebbe, in definitiva, recidere un legame fondamentale con il passato e disperdere quel capitale umano e culturale che ha alimentato l'identità di generazioni di immigrati provenienti dal Friuli.

Per questi motivi, auspico un ripensamento in merito ai lavori di demolizione e l'avvio di un dialogo con le istituzioni locali a supporto della richiesta di salvaguardare la sede attraverso l'inserimento della stessa nel registro dei beni culturali della città. Ritengo che tale soluzione possa preservare questo patrimonio insostituibile, conciliando le necessità di sviluppo urbanistico con il rispetto per l'eredità storica e culturale friulana.

Confidando nella sensibilità e nell'attenzione delle autorità locali verso i valori che la sede del Fogolâr Furlan Club rappresenta per la comunità friulana di Melbourne, Vi porgo cordiali saluti.

Il Presidente
[redacted]

[redacted]
Presidente del Fogolâr Furlan Club Melbourne
AUSTRALIA

Trasmissione via e-mail: *president@furlanclub.com.au*
secretary@firlanclub.com.au

DRAFT

Kat THEOPHANOUS Gets things done.

06 November 2024

To Whom It May Concern,

RE: Letter in Support for the Furlan Club

I write to express my strong support for the Furlan Club, an enduring symbol of community spirit and cultural heritage in our electorate.

Since its establishment in 1957, the Furlan Club has stood as a steadfast sanctuary for generations of Friulian migrants and their families - offering a home away from home. The Club is a living chronicle - a place where the stories of migration, sacrifice, and hope have been etched into its very walls.

From the faded black and white photos of its early days to the vibrant community it nurtures today, the Furlan Club has been an integral part of the Italian migrant narrative. Like many clubs built on the foundations of the post-war migration boom, it has become a cornerstone of cultural continuity and social connection, offering a welcoming space where traditions are preserved and shared.

The Club's role in promoting Italian culture, language, and customs ensures that the rich legacy of Friuli-Venezia Giulia thrives within our diverse community. Beyond its cultural contributions, it has played an instrumental role in fostering social inclusion and support. Its initiatives, ranging from educational programs to community celebrations, have strengthened intergenerational bonds and cultivated a spirit of inclusivity. The Club's adaptability is evident in ventures like *The Thorn 3071*, which highlights its commitment to evolving while maintaining its core mission of cultural engagement.

Coming from a migrant family myself, I deeply appreciate the importance of such a place. The Furlan Club embodies the resilience and spirit of those early migrants, who, despite the challenges of leaving behind their homeland, found strength in each other and built a thriving community that has endured for generations.

As the State Member for Northcote, I am proud that our inner northern suburbs are home to one of the oldest Italian clubs in Australia - a space that continues to foster dialogue, respect, and inclusivity.

I strongly support the Furlan Club in its efforts to protect its future and continue serving our community.

Kind regards,



Victorian Labor
YOUR STATE MEMBER FOR NORTHCOTE
4/404 High Street, Northcote VIC 3070 | 03 9481 5777 | kat.theophanous@parliament.vic.gov.au
KatTheoMP KatTheoMP kattheophanous.com.au

DRAFT

[redacted]

[redacted]

[redacted]

10th December 2024

"THE FURLAN CLUB- MELBOURNE MUST BE SAVED"

To whom it may concern,

I, as head of the family of [redacted], beseech the responsible authorities of the State of Victoria to immediately take the necessary action to ensure that the Furlan Club-Melbourne's building at 1 Matisi Street Thornbury be saved from the threat of demolition and preserved for current and future generations in honour of the people who donated their labour of love for its construction and on going maintenance.

My family and I have been members of the Club from time immemorial. I served as President of the Ladies Committee from [redacted] and then as a member from [redacted] In [redacted], I was elected to the Executive Committee of the Club where at various times, I have served as a member and as Vice President.

My late husband [redacted], a proud Friulano and Alpino, served for many years as President of the Alpini Group stationed at 1 Matisi Street. [redacted] also served on the Executive Committee, dedicating much of his time to the construction and maintenance of the Club. During a general meeting of all the Alpini Presidents of Australia which was held at the Club, in his opening speech, where he wanted to express his sentiments in regards to the social and community adherence that the Furlan Club and the Alpini movement provided, he was quoted as saying "… as long as there are people, Alpini like us, one can have faith in this rotten world, because we will not accept anything less.

It would be a sad loss to the Friulani, the Italian and the community at large if we were to do nothing and relinquish this heritage, this legacy to unscrupulous developers so that they can demolish and build more warehouses on this sacred location. I implore you to intervene and put a stop to any plans to wreck this iconic Club building.

Sincerely yours

[redacted]

[redacted]

DRAFT

To whom it may concern

I am writing to request the consideration of a Heritage overlay for the Furlan Club premises located at
1 Matisi Street Thornbury 3071

I have had the pleasure to serve on the Executive Committee of the Furlan Club for a few years. I have experienced at first hand the joy that this club has brought to three generations of members and friends and to the broader Melbourne community

For many members that have helped to build the club, this has been a second home to them, a place where to meet with family and friends.

The club reflects the rich cultural heritage of the Italian community in Melbourne and it has played a vital role in fostering community spirit.

Implementing a Heritage Overlay would ensure that the Furlan Club continues to serve as a vibrant community hub while safeguarding its historical integrity

SAVE THE FURLAN CLUB

[redacted]

DRAFT



Monday, 25 November 2024

Request for Heritage Overlay for the Furlan Club at 1 Matisi Street, Thornbury

DRAFT

To whom it may concern.

I am writing to request the consideration of a Heritage overlay for the Furlan Club, premises, located at 1 Matisi Street Thornbury 3071.

The Furlan Club was founded in Thornbury in 1957 and was relocated to its permanent premises in 1980.

It carries significant cultural and historical value to the Melbourne Italian and the broader Melbourne community.

Carrying stories of immigration and settlement in Australia, it deserves protection under the Heritage Overlay guidelines.

The club was built by its members, a strong hold of very dedicated Italian immigrants who arrived in Australia during the last century's wave of immigration.

My late father [redacted], who passed away in May 2012 at the age of 97 was one of the original members of the community and volunteered his skills as a carpenter to establish the current premises at 1 Matisi Street. He was a very proud member of the Furlan Club, celebrating many birthdays and anniversaries at the Furlan Club.

I remember so many happy stories told by my late parents about the activities that they participated at the Furlan Club such as pensioner's lunch, after lunch mum would play bingo while dad would play a game of cards, the conversation was always in the Furlan language.

I have very fond memories of many milestone celebrations at the Furlan Club such as my late brother's wedding, anniversaries, and birthdays.

My children always looked forwards to celebrate nonno and nonna's birthday at the Furlan Club each celebration always ended with the song in the Furlan language

"O ce biel cjiscjel a Udin" A song about Friuli and their people
Every Sunday we had dinner in the bistro, where my parents and their friends had a table permanently booked for them.

This club has always been part of their lifeblood a hub of connection and community spirit it is also the lifeblood of the younger generation of Italians their communities.

The men and women who established the Furlan Club worked tirelessly, volunteering their time to establish a legacy for their families and future generations.

The Furlan Club has provided the community, members, family and friends with a warm and inviting social setting to celebrate many cultural traditions.

To continue my parent's legacy, I am also a member and a volunteer of the Furlan Club, and if given the chance I would like to continue this way.

The club reflect the rich cultural heritage of the Italian community in Melbourne, and it has played a vital role in fostering community spirit.

It has hosted hundred of events, celebrations and activities that have enriched the lives of the local residents and promoted cultural understanding.

Implementing a Heritage Overlay would ensure that the Furlan club continues to serve as a vibrant community hub while safeguarding its historical integrity

Sincerely,

[redacted]

DRAFT

[redacted]

10th December 2024

"SAVE THE FURLAN CLUB- MELBOURNE"

To whom it may concern,

I have been a member of the Furlan Club since 1962, when I first migrated to Australia from the Autonomous Region of Friuli Venezia Giulia in Italy. When the Club's building project began in the 80's, at 1 Matisi Street Thornbury, I was one of many who freely worked to build this clubhouse and its amenities. In 1987 I was elected to the Club's Executive Committee and then served as President from [redacted]. A large part of my spare time was spent at the Club. My sole reward was seeing the smiling faces of members and friends who regularly attended the Club. The cultural and sporting activities that the Club offered were the fabric that held our community together. To cater for the growing membership, the Club had to be extended and be modified. Much of this work was freely done once again by volunteers on weekends or at night after work. We lived for the Club!

It saddens me to now learn that all of the Club's building is facing possible demolition following a hideous arson attack which took place back in February 2024!! This sadly has caused the Club's premises to remain closed all of this time, further adding to the Club's financial burden and the helpless hurt felt by the many people who regularly frequented these premises.

The cultural heritage that this Club represents, not only for the Friulian and other Italian members but also for the wider community, must be preserved and nurtured, not only for the present but also for the generations to come.

I implore you to urgently take all necessary actions to safeguard and preserve the Furlan Club- Melbourne building at 1 Matisi Street, Thornbury.

Yours sincerely,

[redacted]

DRAFT

DRAFT

Letter requesting that a Heritage overlay be placed on the Furlan Club building at1 Matisi Street Thornbury Vic 3071

November 2024

To whom it may concern,

I am writing to express my deep concern regarding the current status of the Furlan Club - Melbourne premises at 1 Matisi Street Thornbury 3071. The building remains inaccessible to its members following an arson attack in February 2024, which resulted in some damage to the Club's Gaming room and entrance foyer. Alarmingly there is a threat of the building being demolished by the owners /developers.

My late eldest brother [redacted] was a founding member of the Club. He dedicated much of his time and talent to the Italian community and friends considering the Club as their home away from home. As the Club's [redacted] he also served for many years as the [redacted], a role I have undertaken following his passing. He was also a cultural representative of the Club and regularly held well attended Furlan cultural and language courses for Club members and friends. My late brother [redacted] who also passed away a few months back served on the Club's Executive Committee as a Vice President

The legacy of my brothers and the contribution of many post-war Italian migrants who freely gave of their time and talent in the construction, maintenance and upkeep of the Club's premises must be preserved and protected for future generations. My brother [redacted] parting words regarding the Club were, "***Tignin dûr e mai molâ",*** which translates to "**Hold on and never give up**".

The Executive Committee of the Furlan Club -Melbourne and its members are committed to seeing the remainder of the 20-year lease contract to the very end with the option of repurchasing the property at the end of the leas contract if not sooner.

Your attention to this request and your support is most appreciated.

Sincerely

[redacted]

DRAFT

21/12/2024

I [redacted] Retired GP and 75 years old, would like to give my support to the prevention of demolishing the building on the property addressed as 1 Matisi street Thornbury 3071 Vic.

I hope the building will be preserved in perpetuity because of the following reasons:

- The building was built as a cultural centre where families of the Friuli region could meet.
- Main social events at the clubs in which myself and my family participated consisted of
    - Annual dinner dance
    - Sunday nights dinners and dances
    - Weekly gathering of all male choir, which had performed in venues like Sydney Opera House with other choirs, Hamer Hall, Melbourne town hall and many others since its foundation in 1971.
    - Bocce
    - Card playing
    - Cooking classes.
- In listing the above, I felt very much an Italian from Friuli and shared a lot knowledge and culture with my family and friends and I feel that if the building disappears then my memories of my past disappear.

I have discussed the past events of the club with my friends and family and it has had some tragedy.

Maybe there is no recuperation and restoration to its former self, but the biggest tragedy and loss would by the demolition of the building.

[redacted]

DRAFT

28th. December 2024

[redacted]

President

Fogolàr Furlan Club (FFC) - Melbourne

1 Matisi Street

Thornbury Vic. 3071

Cc:

[redacted] FFC

[redacted] – Secretary FFC and Representative Fogolârs Furlans of Australia

[redacted] (Secretary SCA)

DRAFT

SUPPORTING LETTER

Request for Heritage Overlay for the Fogolàr Furlan Club (FFC)

at 1 Matisi Street, Thornbury

To whom it may concern,

My name is [redacted] and I am President of the Sardinian Cultural Association (Vic) Inc. (SCA), founded in 1987.

Referral to the SCA's Website (www.sardi-melbourne-com) will indicate to you that the SCA is a not for profit voluntary Incorporated Community Association, registered with Consumer Affairs, and most of all well respected in the Italian and Australian Community.

I am writing to you to support the FFC's request for the consideration of a Heritage Overlay of the FFC, located at 1 Matisi Street, Thornbury 3071.

The FFC was founded in Thornbury in 1957 and was relocated to its permanent premises at 1 Matisi Street in 1985.

It carries significant cultural and historical value to the Melbourne Italian community and, in turn, the broader Melbourne community. It carries stories of immigration and settlement in Australia and, prior to the well documented fire, provided support, advice, and a place to feel "at home" to current new arrivals, be they from Friuli or not.

Over the years the SCA has had the opportunity to have dealings with the FFC and is aware that it has had an exemplary community reputation therefore, there is no doubt that it deserves protection under the Heritage Overlay guidelines.

Noteworthy is also the fact that both the club's original and current premises were built by its members, a stronghold of dedicated Italian immigrants who arrived in Australia during last century's waves of immigration.

The FFC is part of their lifeblood – a hub of connection and community spirit. It is also the lifeblood of the younger generations of Italians and their communities. And, if given the chance to continue, will continue in this way.
The men and women who established the Furlan Club worked tirelessly and voluntarily to create a legacy for their families and future generations. There is no doubt that the FFC has provided the community, members, families, and friends with a warm and inviting social setting that celebrates Friuli's many cultural traditions.

The FFC's features – designed and built by the Italian immigrants themselves – reflect the rich cultural heritage of the Italian community in Melbourne, showcasing unique design elements that contribute to its character.

Still, the FFC has played a vital role in fostering community spirit and cultural identity. It has hosted hundreds of events, celebrations, and activities that have enriched the lives of local residents and promoted cultural understanding.

Sadly, since an arson attack in February 2024, the FFC has had a very challenging time of late. Now this landmark deserves preservation for future generations. We must do all that we can to ensure that the FFC continues to serve as a vibrant community hub by safeguarding its historical integrity.

Sincerely,

[redacted]

DRAFT



26th September 2024

TO WHOM IT MAY CONCERN:

I am writing on behalf of all our members, supporters and myself to humbly request your urgent reconsideration regarding the planned demolition of the Fogolar Fûrlan Club in Melbourne.

As President of the Fogolar Fûrlan Club in Adelaide, I deeply understand the cultural and historical significance this establishment holds, not only for our local communities but for all those with Friulian heritage across Australia.

Built by migrants who sought to preserve and share the rich traditions of Friuli-Venezia Giulia, the Melbourne club has long served as a beacon for cultural preservation, a place where language, traditions, and the unique identity of our ancestors have been maintained and celebrated for decades. For countless families, this centre has been an enduring symbol of belonging, unity, and pride.

The Fogolar Fûrlan Club is more than just a building. It stands as a living testament to the contributions of Italian migrants, a space that fosters a deep connection to our roots, providing a sense of continuity for younger generations. It is a heritage site that tells the story of hardship, resilience, and the cultural legacy of the Friulian people in Australia.

We believe that its preservation is vital for future generations to understand and appreciate this important chapter of our nation's multicultural history. I strongly urge you to halt any plans for demolition and instead work towards securing its status as a heritage site, worthy of protection and conservation.

We hope you will take this heartfelt appeal into serious consideration. By preserving the Fogolar Fûrlan Club, we not only honour our past but also provide a legacy for the future.

Thank you for your attention to this matter. I am happy to provide any further information or support necessary to ensure the protection of this cultural landmark.

Yours sincerely,



DRAFT

[redacted]
President,
Fogolâr Furlan Brisbane
[redacted]

info@fogolarfurlanbrisbane.org.au

27th September 2024

TO WHOM IT MAY CONCERN:
I as President of the Fogolâr Furlan Brisbane, along with our members and friends, are deeply concerned to learn that there are plans afoot to demolish the premises currently occupied by the Furlan Club -Melbourne at 1 Matisi Street Thornbury Vic 3071.

The cultural and historical significance that this establishment holds, not only for the local communities but also for all those with Italian and Friulian heritage across Australia, is irreplaceable and must be protected at all costs. We urge you not to allow this very significant historical part of our Italo-Australian community to be destroyed.

The Fogolâr Furlan Melbourne founded in 1957 is one of the oldest Friulian Clubs in Australia and over the years has served as a beacon for all our other seven sister clubs in Australia. The premises at 1 Matisi Street were built by volunteer Friulani and their friends who had migrated to Australia in the post-World War 2 years. It has provided and continues to provide the generations of Italo-Australians with many community activities of significant cultural value.

The preservation of these premises is vital for future generations to understand and appreciate this important chapter of our nation's multicultural history.

We humbly ask you to support our plea to halt any plans for demolition and instead work towards securing its status as a heritage site, worthy of protection and conservation.
By preserving the Furlan Club Melbourne we not only honour our past but also provide a legacy for the future.

Yours sincerely,
[redacted]
President

DRAFT

FOGOLAR FURLAN NSW- SOT LA NAPE
PO BOX 211
MOOREBANK NSW 1875
EMAIL: mirella.riga@bigpond.com
MOB: 0403 608083

18th September 2024

TO WHOM IT MAY CONCERN

It has been brought to our attention that the premises of Club Fogolar Furlan Melbourne at 1 Matisi Street, Thornbury, built in 1985 be considered for Heritage Listing.

The Furlan Club Melbourne has been in existence since 1957 and over this period has served the Italian Community in many ways by providing a venue where members could meet and participate in the many cultural activities available. The Club is responsible for uniting three generations of Italo/Australians by offering dance, sport, culinary experiences, history and teaching of the Italian language.

Fogolar Furlan NSW, fully endorse the application made by the Furlan Club Melbourne for the Heritage Listing of 1 Matisi Street, Thornbury so as the club can continue to serve the Community.

FOGOLAR FURLAN NSW

[redacted]

President

DRAFT

DRAFT

COMITES
COMITATO DEGLI ITALIANI ALL'ESTERO
VICTORIA E TASMANIA

Melbourne, 17 September 2024

Dear Mayor and CEO ,

I am writing to express my strong support for granting a Heritage Overlay in respect to the Furlan Club located in Thornbury. This site holds immense historical, cultural, and social significance for the Italian community in Melbourne, and I believe it is crucial to preserve this important landmark for future generations.

Founded in 1957, the Furlan Club has served as a vital hub for Italian migrants and their descendants, offering a place where fellow countrymen could come together and feel at home. Moved in 1985 into the current site in Matisi Street , Thornbury, for nearly four decades it has played a pivotal role in cementing the spirit of the Fogolar and preserving Italian cultural heritage in our community.

The unique value of this building lies not just in its physical structure, which was largely built with volunteer labour but in the rich tapestry of community life it represents:

1. Cultural Preservation: The club has been instrumental in maintaining and passing down traditional Furlan customs, including Balletto, Bocce, and the annual Friuli Day Sagra celebrations.

2. Community Cohesion: It has provided a warm and inviting social setting for multiple generations of families, friends, and community members.

3. Evolving Traditions: While honouring its roots, the Furlan Club has adapted to serve changing community needs, offering diverse activities such as family-friendly Bistro nights, weekly Members nights, The Thorn 3071 events, monthly Rock & Roll dances, Pensioner Lunches, Bottomless Gnocchi nights, and cooking classes that bridge generational gaps.

4. Historical Significance: The club stands as a testament to the Italian migration story in Thornbury and the broader Darebin area, embodying the struggles, triumphs, and contributions of Italian-Australians to our local community.

5. Social Value: As a gathering place for nearly 40 years, the club has fostered countless relationships, celebrations, and shared experiences that form the fabric of our community's social history.

It has come to my attention that there is an imminent risk of the building being demolished by developers. This potential loss underscores the urgent need for a Heritage Overlay to protect this invaluable community asset and we trust the Council will consider the application as quickly as possible.

By granting a Heritage Overlay, Darebin Council would be taking a significant step towards:

· Preserving a key piece of our local migrant history

· Ensuring the continuity of important cultural traditions

· Maintaining a vital community space that promotes social cohesion and intergenerational connections

· Recognizing the contributions of the Italian community to the diverse cultural landscape of Thornbury, Darebin and Melbourne in general

COMITES VICTORIA E TASMANIA Suite 11, 135-141 Cardigan Street, Carlton VIC 3053 comites@comites.org.au

DRAFT

COMITES
COMITATO DEGLI ITALIANI ALL'ESTERO
VICTORIA E TASMANIA

I strongly urge the Council to consider the immense cultural, historical, and social value of the Furlan Club and to grant it the protection it deserves through a Heritage Overlay.

Thank you for your consideration of this important matter.

Sincerely,

[redacted]

President Comites Victoria & Tasmania

[redacted]

DRAFT

COMITES VICTORIA E TASMANIA Suite 11, 135-141 Cardigan Street, Carlton VIC 3053 comites@comites.org.au

[redacted]

Thursday, 21 November 2024

Request for Heritage Overlay for the Furlan Club at 1 Matisi Street, Thornbury

To whom it may concern,

I am writing to request the consideration of a Heritage Overlay for the Furlan Club, located at 1 Matisi Street, Thornbury 3071. The Furlan Club was founded in Thornbury in 1957 and was relocated to its permanent premises at 1 Matisi Street in 1985.

It carries significant cultural and historical value to the Melbourne Italian community and, in turn, the broader Melbourne community. Carrying stories of immigration and settlement in Australia, it deserves protection under the Heritage Overlay guidelines.

Both the club's original and current premises were built by its members, a stronghold of dedicated Italian immigrants who arrived in Australia during last century's waves of immigration.

My 82-year-old father, Lidio Bidinost, is one of the original members of the community and volunteered his skills as a bricklayer and builder to establish the current premises at 1 Matisi Street. He has been a vice president of the club and today is still proudly active as a committee member. My mother has also been a long-term active volunteer and participant in the community.

This club is part of their lifeblood – a hub of connection and community spirit. It is also the lifeblood of the younger generations of Italians and their communities. And, if given the chance to continue, will carry on in this way.
The men and women who established the Furlan Club worked tirelessly and voluntarily to create a legacy for their families and future generations. The Furlan Club has provided the community, members, families and friends with a warm and inviting social setting that celebrates Friuli's many cultural traditions.

The club's features – designed and built by the Italian immigrants themselves – reflect the rich cultural heritage of the Italian community in Melbourne, showcasing unique design elements that contribute to its character.

Still, the Furlan Club has played a vital role in fostering community spirit and cultural identity. It has hosted hundreds of events, celebrations, and activities that have enriched the lives of local residents and promoted cultural understanding.

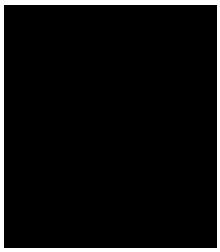
Sadly, due to arson attacks, the club has had a very challenging time of late. Yet this landmark deserves preservation for future generations. With 12 years still remaining on its current 20-year lease, implementing a Heritage Overlay would ensure that the Furlan Club continues to serve as a vibrant community hub while safeguarding its historical integrity.

Sincerely,

[redacted]

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DRAFT



Tuesday 3 December 2024

Request for Heritage Overlay for the Furlan Club at 1 Matisi Street, Thornbury

DRAFT

To whom it may concern.

I am writing to request the consideration of a Heritage overlay for the Furlan Club, premises, located at 1 Matisi Street Thornbury 3071.

The Furlan Club was founded in Thornbury in 1957 and was relocated to its permanent premises in 1980.

It carries significant cultural and historical value to the Melbourne Italian and the broader Melbourne community.

Carrying stories of immigration and settlement in Australia, it deserves protection under the Heritage Overlay guidelines.

The was built by its members, a stronghold of dedicated Italian immigrants who arrived in

Australia during last century's wave of immigration.

The loyalty to the of the people of the Friuli Region shown by the devoted members building their own club.

As an Australia I have always been made welcome at the Furlan Club giving me a touch of Italy here in Melbourne.

Every Sunday Night I was made very welcome when I attended with friends the dinner dance.

I also participated at pensioners lunches, and gnocchi night.

When I was invited by its members to attend the ANZC ceremony, I was touched to see how the club showed unity by inviting all cultures to the ceremony. The ceremony was followed by scrumptious breakfast.

My request is for the Furlan Club to have Heritage Overlay so we can continue many years at this venue and preserve this landmark for future generation.

Sincerely

[redacted]

DRAFT

[redacted]

[redacted]

Heritage overlay. Protection of our Fogolar Furlan Club 1 Matisi street Thornbury. Please save our Home away from Home.

To whom it may concern.

As a member of the Fogolar Furlan Club, as was my husband [redacted] I ask you to consider all the wonderful facts regarding the Club premises, what we stand for, - our members and our community.
We are a community of Italian migrants who many years ago arrived here in Melbourne Australia, established the Club as a meeting place.
We built a little Club house in Mansfield Street Thornbury to accommodate our members, then moved onto these bigger premises. All volunteers working and sharing our knowledge in constructing what we now call our Club at **1 Matisi street Thornbury**.
This Club house was built with love and the want to achieve a home base for all to enjoy.
Once settled in our new 'home' we organised many wonderful events and functions and many community events. Continued working always as volunteers, men and women together. Our children have grown up beside us in our Club, they also have experienced the love we have felt here at the Club.
We were and are involved in Community based efforts, with a cultural background, a strong Heritage and love for Friuli.
Our Coro – all male singers, entertaining everyone, singing in the community.
Our Balletto – young adults dressed in our Friulano costumes dancing.
The sporting activities and mainly the Bocce tournaments and championships.
For many years raising money for Preston and Northcote community hospital. PANCH.
Our club's involvement in The Miss Victoria's pageant, raising money for the spastic Society. For many years our girls represented the Italian Community quest to select a young lady for the Miss Victoria quest.
For Cancer research – Girl's night in, raising money
RSL Fairfield branch – helping with their fund raising. Every year they stood side by side early morning with our members on ANZAC day to commemorate the Day, followed by breakfast in the Fogolar Furlan Club.
We have hosted the Council for Aboriginal Reconciliation, - 'It's up to us'.
Many Federal, State and local representatives have been welcomed through our doors.
Our nearby schools' activities, our holiday school programs, our senior citizens outings and get togethers. The numerous community-based involvement we at the Club have housed with always our volunteers helping hand.
1 Matisi Street Thornbury is known for its hospitality, care of the Community and family.
Please consider all issues and points regarding our Club at 1 Matisi Street Thornbury.'
Many thanks.

[redacted]

DRAFT

[redacted]

To whom it may concern,

I am writing to petition for a heritage overlay to be applied to the premises of the Furlan Club located at 1 Matisi St Thorbury, a vital cultural hub for the Furlan community in Melbourne.

The Furlan Club represents far more than a simple community gathering place. It is a living testament to the immigrant experience, a sanctuary of cultural preservation, and a bridge between generations. While I myself am of Calabrian heritage, born in Australia, I have come to understand the profound importance of this venue to both the Furlan community and to the broader multicultural fabric of our city.

This club is not merely a building, but a repository of collective memory. Many of the original members personally contributed to constructing these premises, investing their hopes, dreams, and hard work into creating a space that would serve their community into the future.

Every corner of this club tells a story. The kitchen where generations have rolled gnocchi, the dance floor where traditional italian dances keep our ancestral rhythms alive, the quiet corners where the Furlan language still whispers narratives of immigration, resilience, and cultural survival that are increasingly precious in our rapidly changing urban landscape.

The club serves multiple critical functions:

- Provides a vital space for cultural preservation, hosting region-specific events that celebrate both Furlan and Italian traditions
- Offers opportunities for language preservation, with spaces where the Furlan and Italian language can be spoken and practised
- Facilitates intergenerational connections, allowing younger Australian-born individuals like myself to connect with and learn from senior community members
- Hosts important social events that maintain cultural traditions, from gnocchi nights to pensioner lunches and traditional dances

Should this premises be lost, we would not simply be losing a building, we would be erasing a living museum of migration history, disrupting a community that has been carefully maintained for decades, and potentially causing irreparable cultural loss.

The heritage overlay is not just about preserving a physical structure, but a strategic conservation of our community's most valuable intangible assets. It represents a commitment and a robust approach to maintaining the complex social networks that form the foundational infrastructure of our multicultural society.

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I urge the council to seriously consider applying a heritage overlay to the Furlan Club premises. By protecting the Furlan Club, you will be safeguarding an important piece of our shared local history and ensuring that the stories of those who built this community are not forgotten.
Sincerely,

[redacted]

DRAFT

Request for Heritage Overlay for the Furlan Club at 1 Matisi Street, Thornbury

Monday, 25 November 2024

To whom it may concern,

I am writing to request the consideration of a Heritage Overlay for the Furlan Club, located at 1 Matisi Street, Thornbury 3071.

This Club has been in operation since 1957 and at its current site since March 1985.
It was built by its members for its members, who are mostly of Italian heritage, as a place to feel at home and maintain the Furlan culture. Over its history it has evolved as a social gathering place for the wider community for a variety of social calendar events whilst maintaining its Furlan heritage.

I have been told there is a risk that the owners of the premises are considering demolishing the premises for redevelopment. That would be a tragedy for the tireless effort put in by so many volunteers and members to maintain and keep the spirit of the club going at its current location.

The main ballroom, the bistro, the bars, the library, the collections of historical pictures on the walls built by the members, the kitchen that produces wonderful regional meals and cooking classes and sporting facilities which include bocce and squash courts. These facilities all contribute to making the place worthy of protecting under the Heritage Overlay guidelines.

I remember working at the club in my youth serving behind the bar and it was always a happy place full of friulani, the wider Italian community and their friends speaking, singing, playing cards, billiards & socialising in dialects that you just don't often hear en masse anywhere else in Melbourne.
My dad, [redacted], is one of the original members and has held various voluntary roles of responsibility over the years for the club from waiter, barman, committee member to Vice President. He also helped build the current premises using his building and bricklaying skills.
He is still representing the Furlan community today as one of the club's committee members.
My mother, [redacted], has also been an active volunteer over the years in making the Club a success.
Both enjoy being at the club socialising with their friends and it has been a significant part of the fabric of their lives together.

The arson attack that took place in February 2024 has created challenges this year and left the Melbourne Furlan community in limbo without their homebase to use.
Since the executive committee and its members are committed to seeing out their current 20-year lease and want to preserve and protect the site for future generations, implementing a Heritage Overlay would mean the Furlan Club can continue to provide the community a meeting place to enjoy together whilst safeguarding it from external forces that it cannot control.

Please consider this request.

Sincerely,

[redacted]

DRAFT



Monday, 9 December 2024

Request for Heritage Overlay for the Furlan Club at 1 Matisi Street, Thornbury

DRAFT

To whom it may concern.

I am writing to request the consideration of a Heritage overlay for the Furlan Club premises, located at 1 Matisi Street Thornbury 3071.

The Furlan Club was founded in Thornbury in 1957 and was relocated to its permanent premises in 1980.

It carries significant cultural and historical value to the Melbourne Italian and the broader Melbourne community.

Carrying stories of immigration and settlement in Australia, it deserves protection under the Heritage Overlay guidelines.

The club was built by its members, a strong hold of very dedicated Italian immigrants who arrived in Australia during the last century's wave of immigration.

I personally arrived in Australia in 1970, while my Husband Paolo Rubino , who came earlier, the forth November 1968, 12 months later He found out about Fogolar Furlan Club and joined in as a member rightway. I come to this beautiful country with our two children Nick, age three,and Angela, age 15 months old.

I fell in love with the club immediately. I became a volunteer a few years before the COVID Hit us all. Celebrating all our birthdays, the children's Holy Communion, Confirmation, our Anniversaries, dinner dance for our Parish Church, San Anthony's Alphington, for many years. Every Sunday there we are get to the club with family and friends to celebrate anything,
FOGOLAR FURLAN was and is our second home. I am so disappointed about what's happening,
and hope we can get it back soon.



SARDINIAN CULTURAL ASSOCIATION (VIC) INC. REG NO. A0014188 ABN: 95 061 699 3

FORZA PARIS MELBOURNE AUSTRALIA

31st. December 2024

[redacted]
President
Fogolàr Furlan Club (FFC) - Melbourne
1 Matisi Street
Thornbury Vic. 3071

Cc:
- Peter Muzzolini - Vice President FFC
- Federico Martin - Secretary FFC and Representative Fogolârs Furlans of Australia
- John Marras (Secretary SCA)

SUPPORTING LETTER
Request for Heritage Overlay for the Fogolàr Furlan Club (FFC) at 1 Matisi Street, Thornbury

To whom it may concern,

My name is [redacted] and I am President of the Sardinian Cultural Association (Vic) Inc. (SCA), founded in 1987.

Referral to the SCA's Website (www.sardi-melbourne-com) will indicate to you that the SCA is a not for profit voluntary Incorporated Community Association, registered with Consumer Affairs, and most of all well respected in the Italian and Australian Community.

The FFC was founded in Thornbury in 1957 and was relocated to its permanent premises at 1 Matisi Street in 1985. I am writing to you to support the FFC's request for the consideration of a Heritage Overlay of the FFC, located at 1 Matisi Street, Thornbury 3071.

It carries significant cultural and historical value to the Melbourne Italian community and, in turn, the broader Melbourne community. It carries stories of immigration and settlement in Australia and, prior to the well documented fire, provided support, advice, and a place to feel "at home" to current new arrivals, be they from Friuli or not.

Over the years the SCA has had the opportunity to have dealings with the FFC and is aware that it has had an exemplary community reputation therefore, there is no doubt that it deserves protection under the Heritage Overlay guidelines.

.....2

PO BOX 136 HEIDELBERG 3084 VICTORIA AUSTRALIA
TELEPHONE: 61 3 9458 2614 FACSIMILE: 61 3 9431 3235
EMAIL: sardi.melbourne@bigpond.com www.sardi-melbourne.com

DRAFT

Noteworthy is also the fact that both the club's original and current premises were built by its members, a stronghold of dedicated Italian immigrants who arrived in Australia. during last century's waves of immigration.

The FFC is part of their lifeblood – a hub of connection and community spirit. It is also the lifeblood of the younger generations of Italians and their communities. And, if given the chance to continue, will continue in this way.

The men and women who established the Furlan Club worked tirelessly and voluntarily to create a legacy for their families and future generations. There is no doubt that the FFC has provided the community, members, families, and friends with a warm and inviting social setting that celebrates Friuli's many cultural traditions.

The FFC's features, designed and built by the Italian immigrants themselves – reflect the rich cultural heritage of the Italian community in Melbourne, showcasing unique design elements that contribute to its character.

The FFC has and wishes to continue. to play, a vital role in fostering community spirit and cultural identity. It has hosted hundreds of events, celebrations, and activities that have enriched the lives of local residents and promoted cultural understanding.

Sadly, since an arson attack in February 2024, the FFC has had an incredibly challenging time of late. Now this landmark deserves preservation for future generations. We must do all that we can to ensure that the FFC continues to serve as a vibrant community hub by safeguarding its historical integrity.

Sincerely,

[redacted]

DRAFT

From: [redacted]
To: [redacted]
Sent: Mon, 9 Dec 2024 at 11:16 pm
Subject: SAVE THE MUCH BELOVED FURLAN CLUB

9th Dec 2024
To whom it may concern.
The purpose of this letter is to help save from demolition the **Furlan Club at 1 Matisi St Thornbury**. If that act is carried out it will represent a great loss not only to the Italian community, who over the years have worked to maintain a place where their members can pass on their legacy to the younger generations. Also, could cause a detriment to the Melbourne broader community. To families like mine, which over the years have enjoyed the hospitality and emotional support of the members of this club, a place where we have celebrated birthdays, baptisms and other significant dates, a place where we were always welcome to participate in the innumerable cultural and historical activities hosted by this club.
After the senseless arson attack which partially damaged the front entrance and the gaming room of the Club we all were anxiously looking forward to a prompt restoration to continue enjoying our gatherings among friends and family.
Please, instead of demolishing it, give it the recognition that it deserves by including it in the **Heritage Overlay.**

Sincerely
[redacted]

DRAFT

[redacted]

Wednesday 11 December 2024

Request for Heritage Overlay for the Furlan Club at 1 Matisi Street, Thornbury

To whom it may concern.

I am writing to request the consideration of a Heritage overlay for the Furlan Club, premises, located at 1 Matisi Street Thornbury 3071.

The Furlan Club was founded in Thornbury in 1957 and was relocated to its permanent premises in 1980.

It carries significant cultural and historical value to the Melbourne Italian and the broader Melbourne community.

Carrying stories of immigration and settlement in Australia, it deserves protection under the Heritage Overlay guidelines.

The club was built by its members, a strong hold of very dedicated Italian immigrants who arrived in Australia during the last century's wave of immigration.

My Late father [redacted] was a foundation member of the Furlan Club. There was trust between al members to use the club at any time, I remember my dad leaving money on the bench for any drinks he enjoyed with his friends if the club was unattended. Every week has a family we spent many days at the Furlan Club, I made so many friends playing netball while dad played cards and mum played bingo. My parents also played bocce at the Club which boast the biggest bocce court in Victoria. Every Friday evening there were rock and roll nights for the younger generation, and Sunday evening we had Latin Dancing for everyone. The dance floor being one of the biggest in Melbourne attracted many people of different cultures.

We celebrated so many milestones such as birthday and wedding anniversaries. We always attended so many functions at the club, listening the Furlan choir, watched young children dressed in the traditional Fulan costume, dance the traditional dances, we often had mess for religious celebrations followed by lunch and music.

We spend every new year eve celebrations at the club catching up with old friends and making new friends

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The club reflect the rich cultural heritage of the Italian community in Melbourne, and it has played a vital role in fostering community spirit.

Implementing a Heritage Overlay would ensure that the Furlan club continues to serve as a vibrant community hub while safeguarding its historical integrity

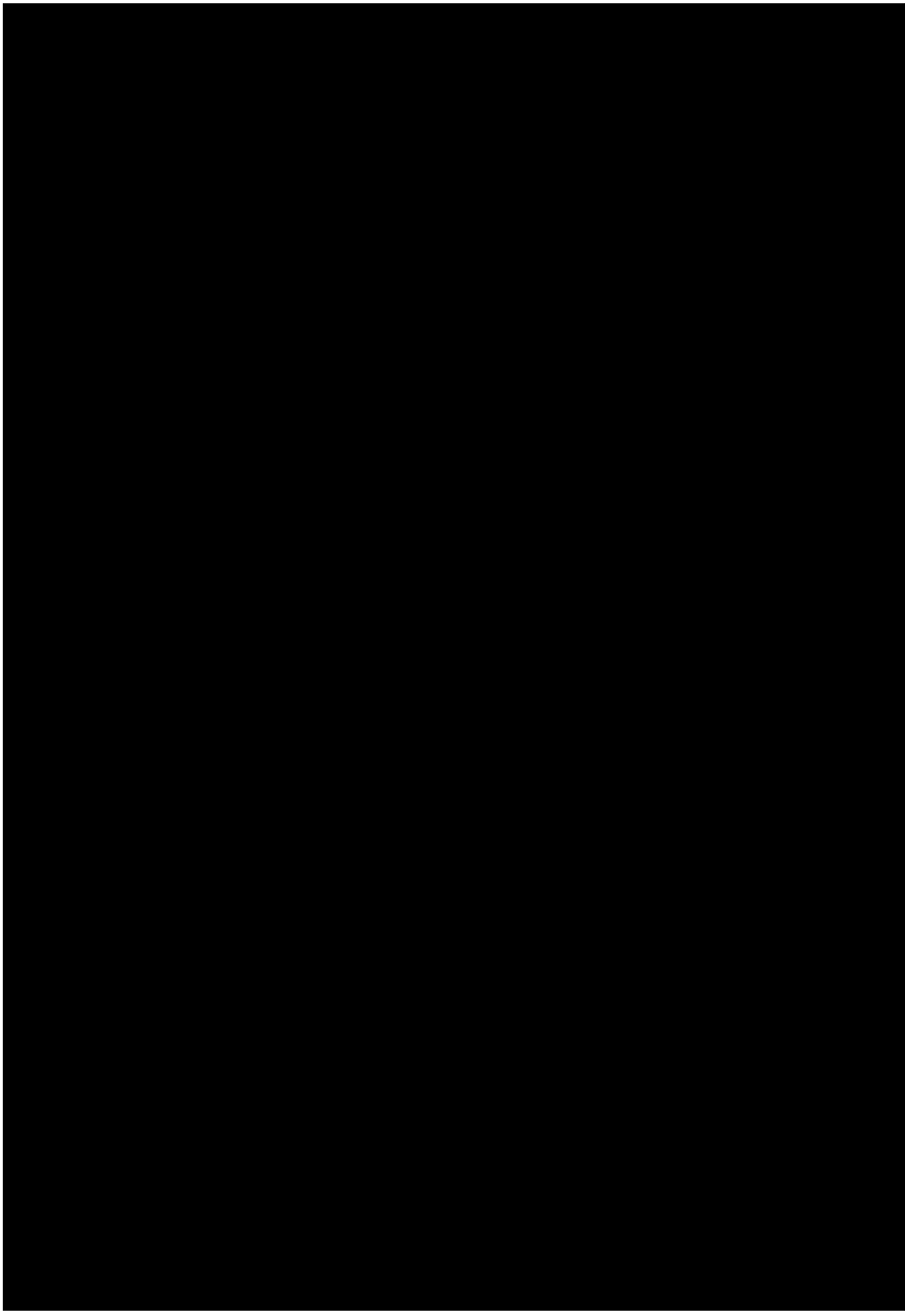
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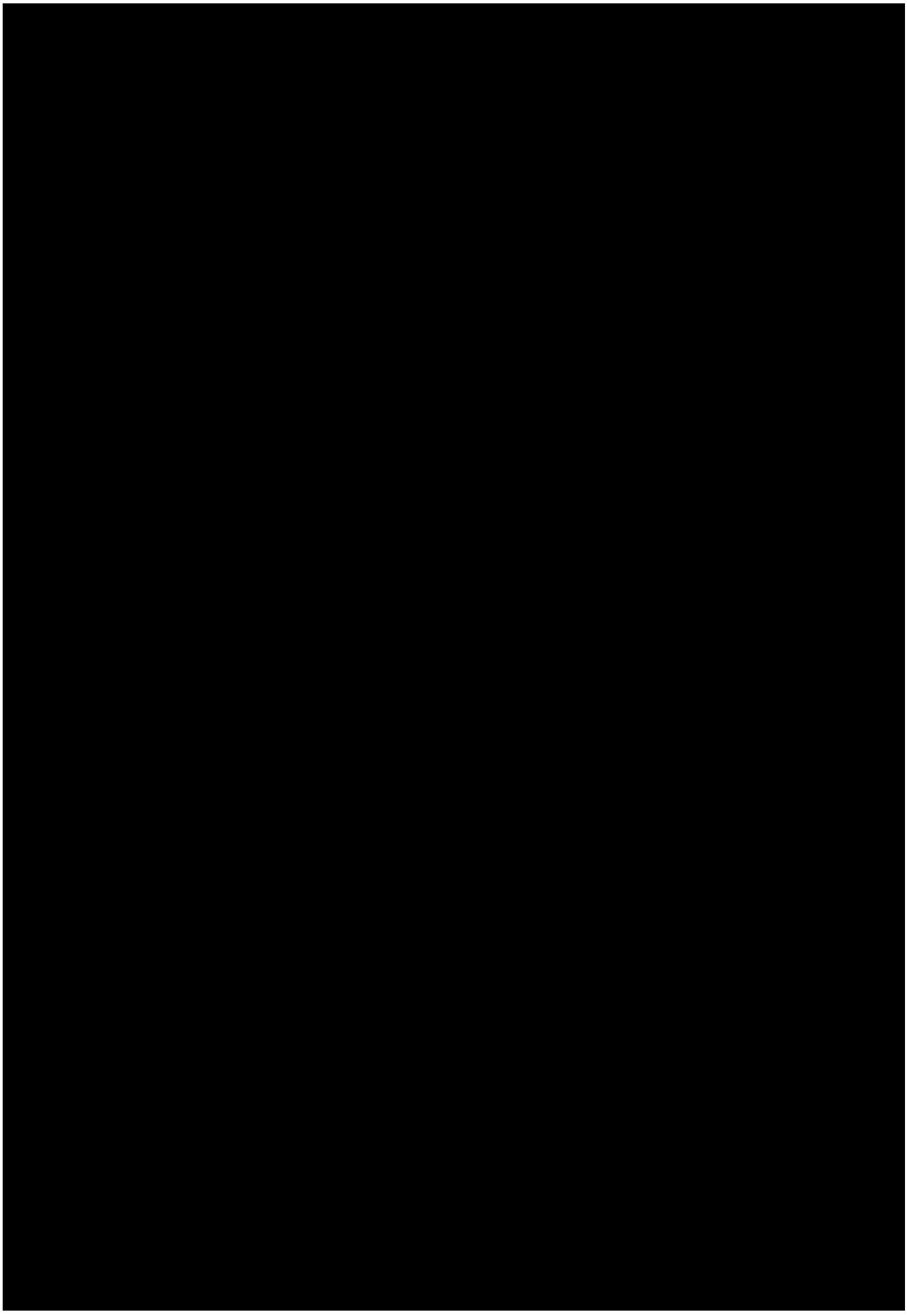
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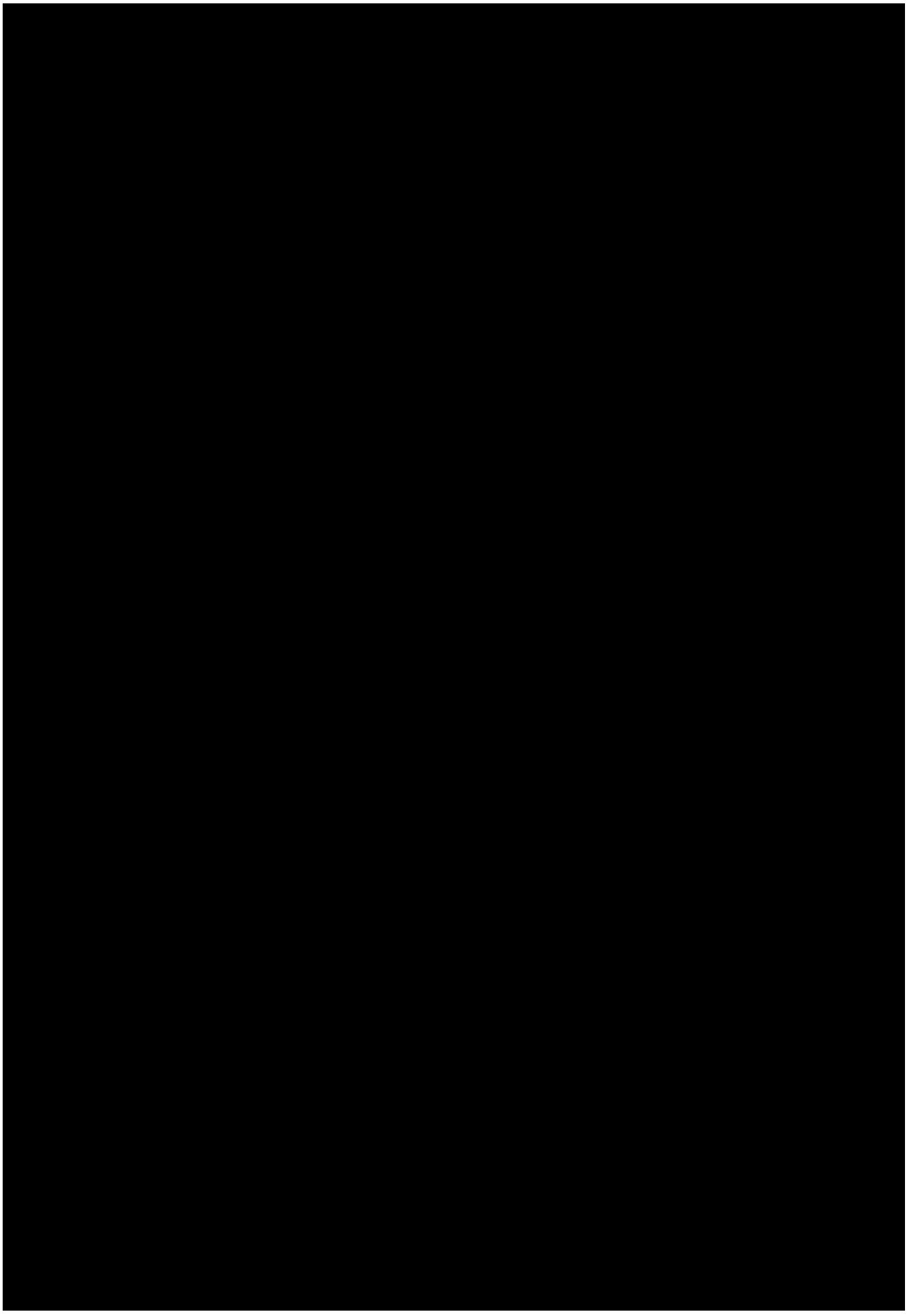
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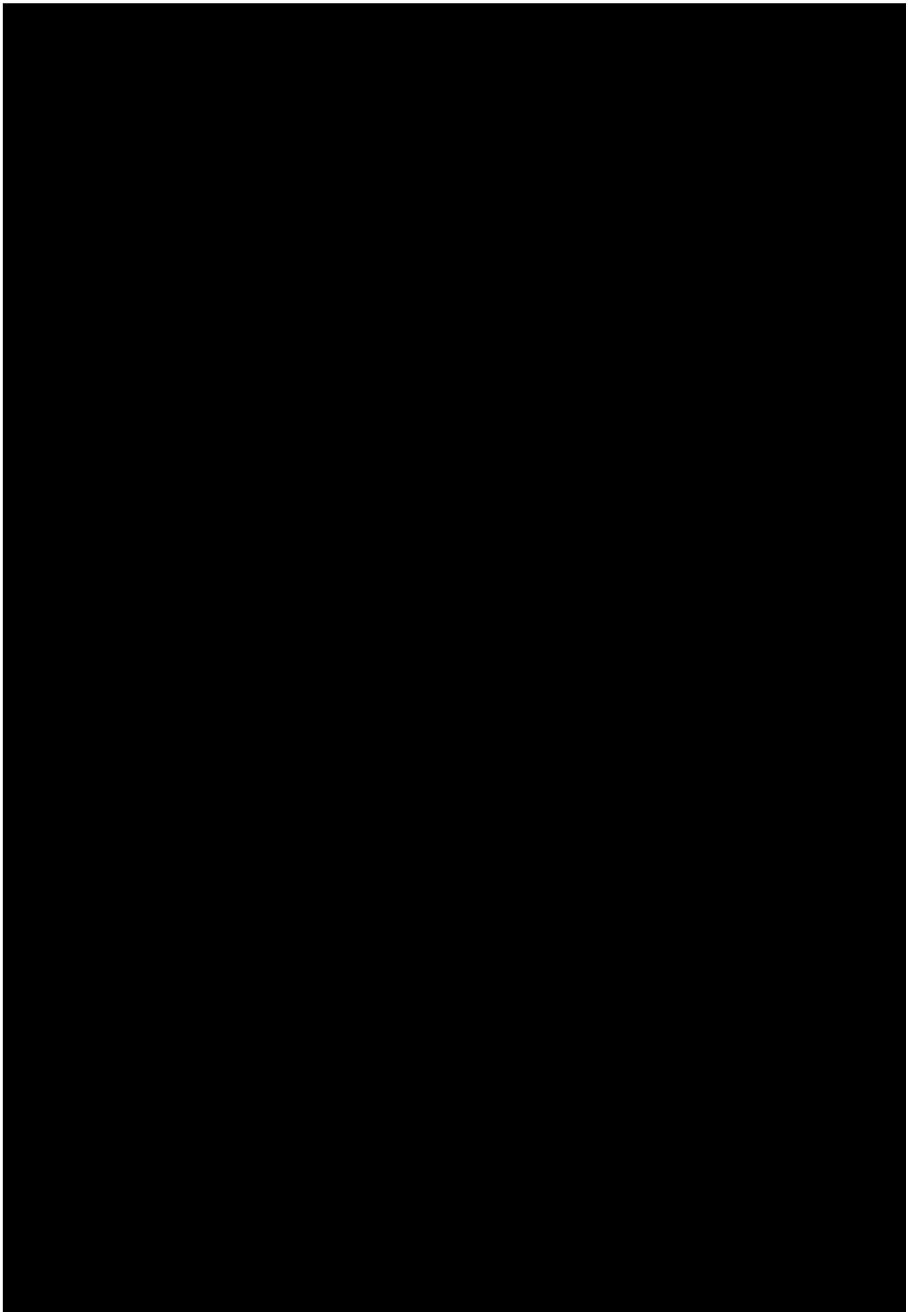
Appendix C. Membership records

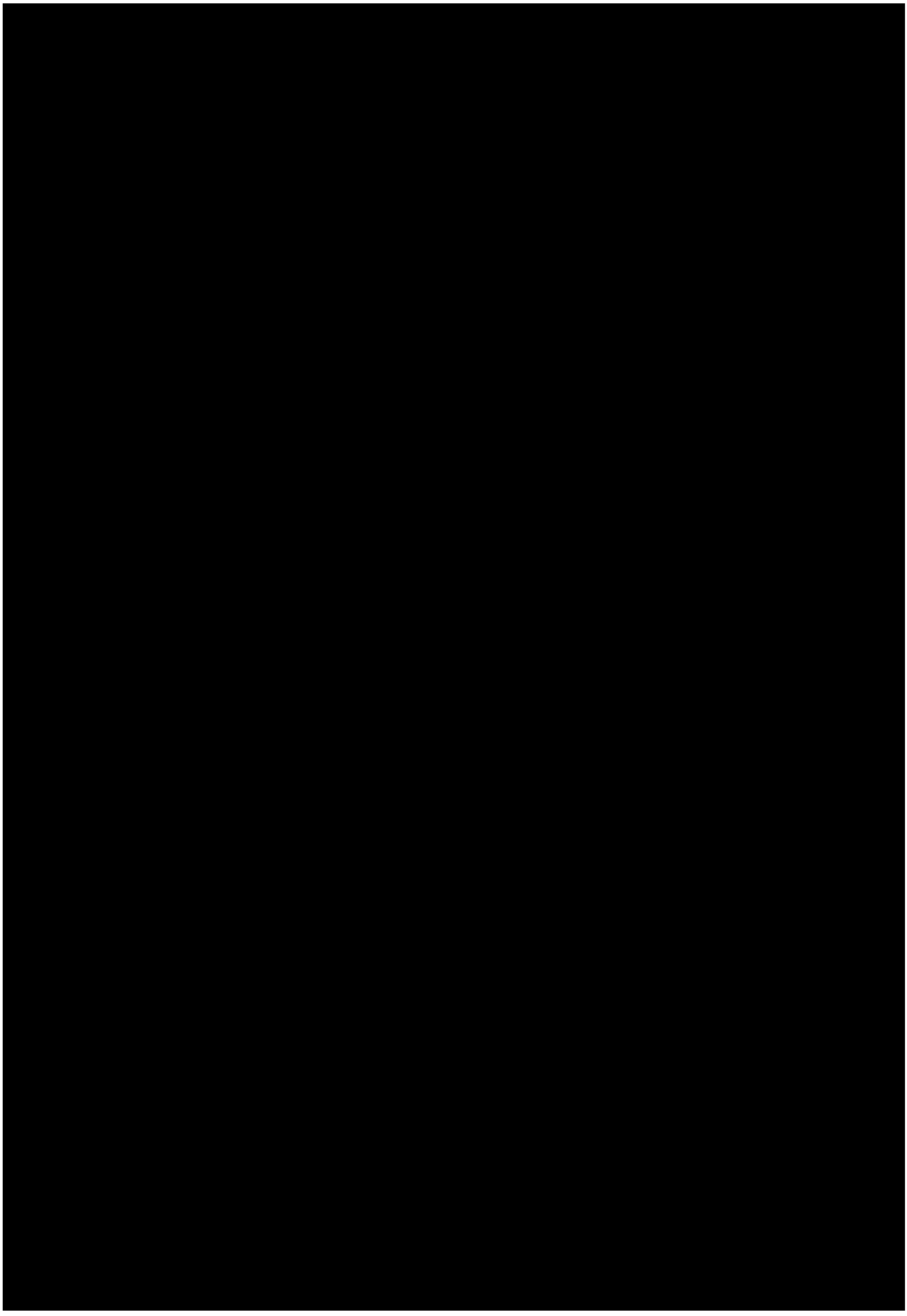
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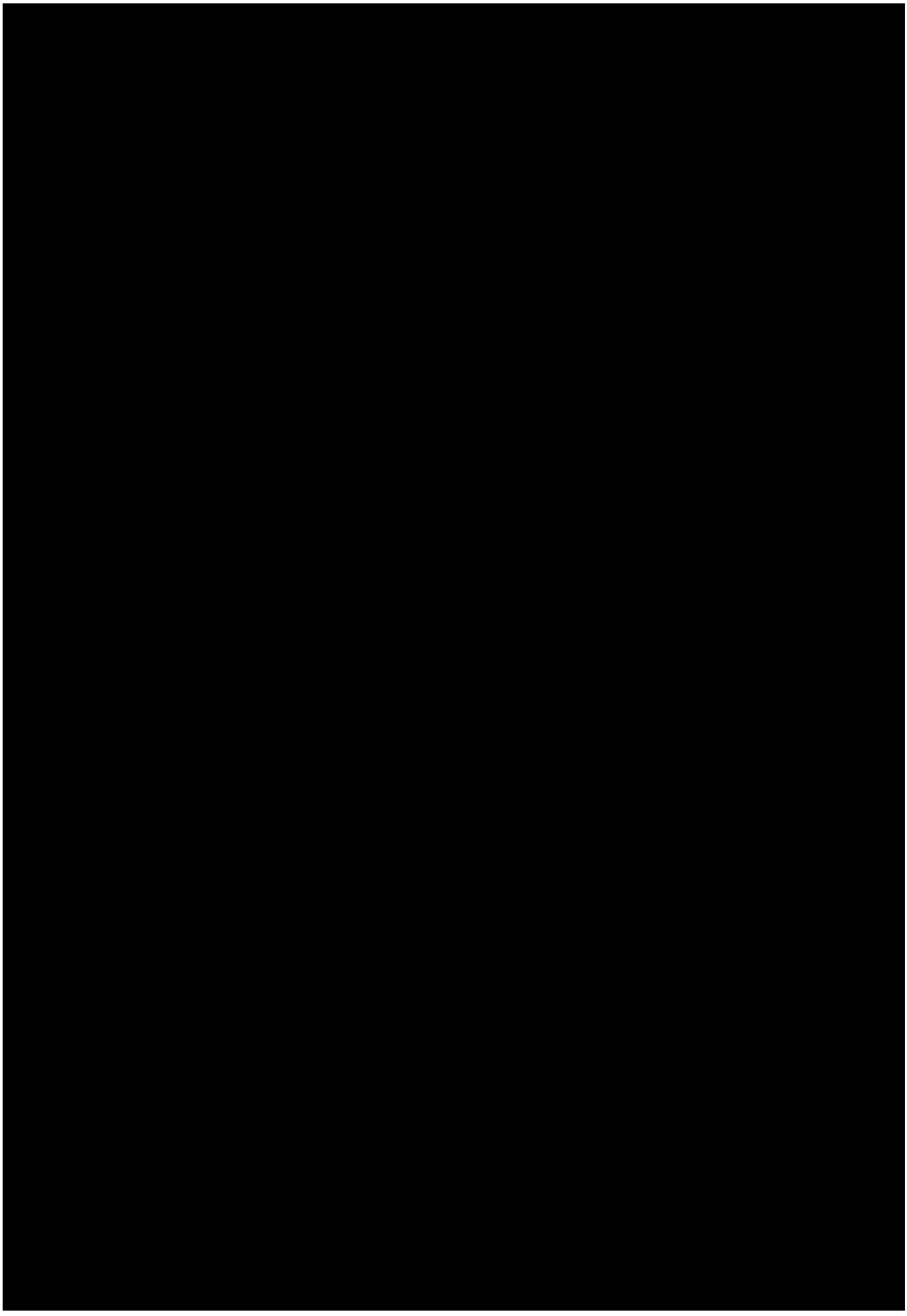


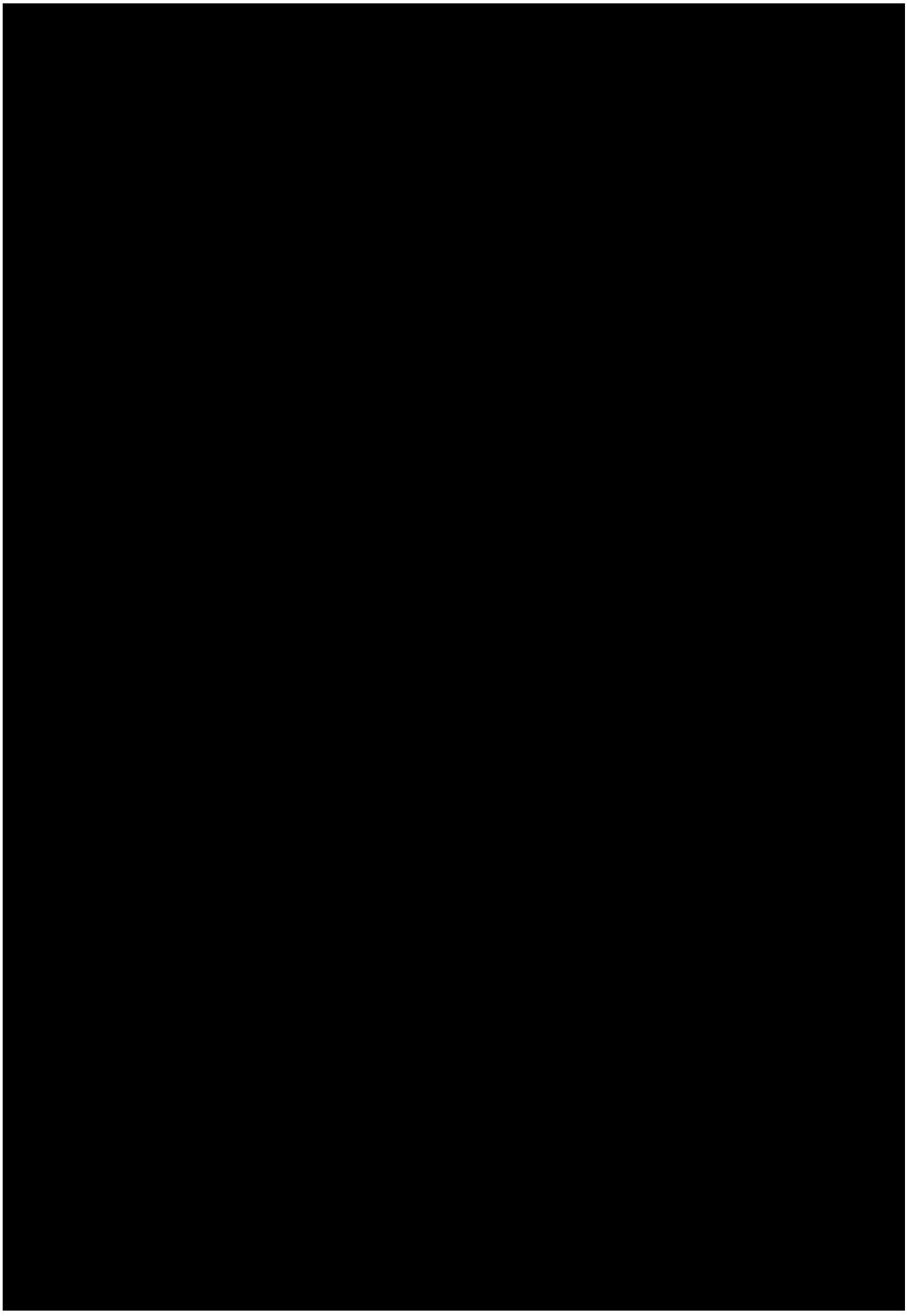


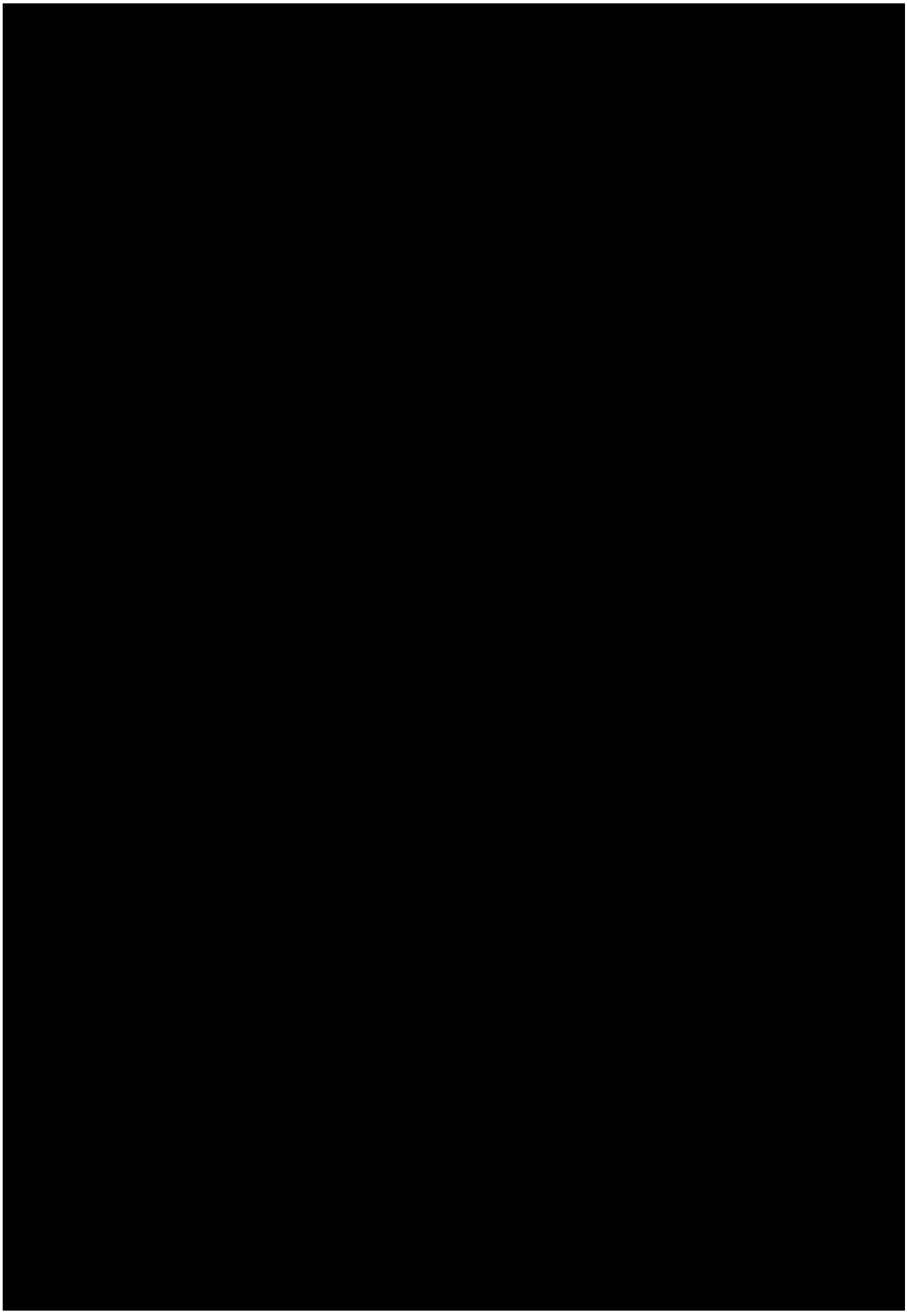


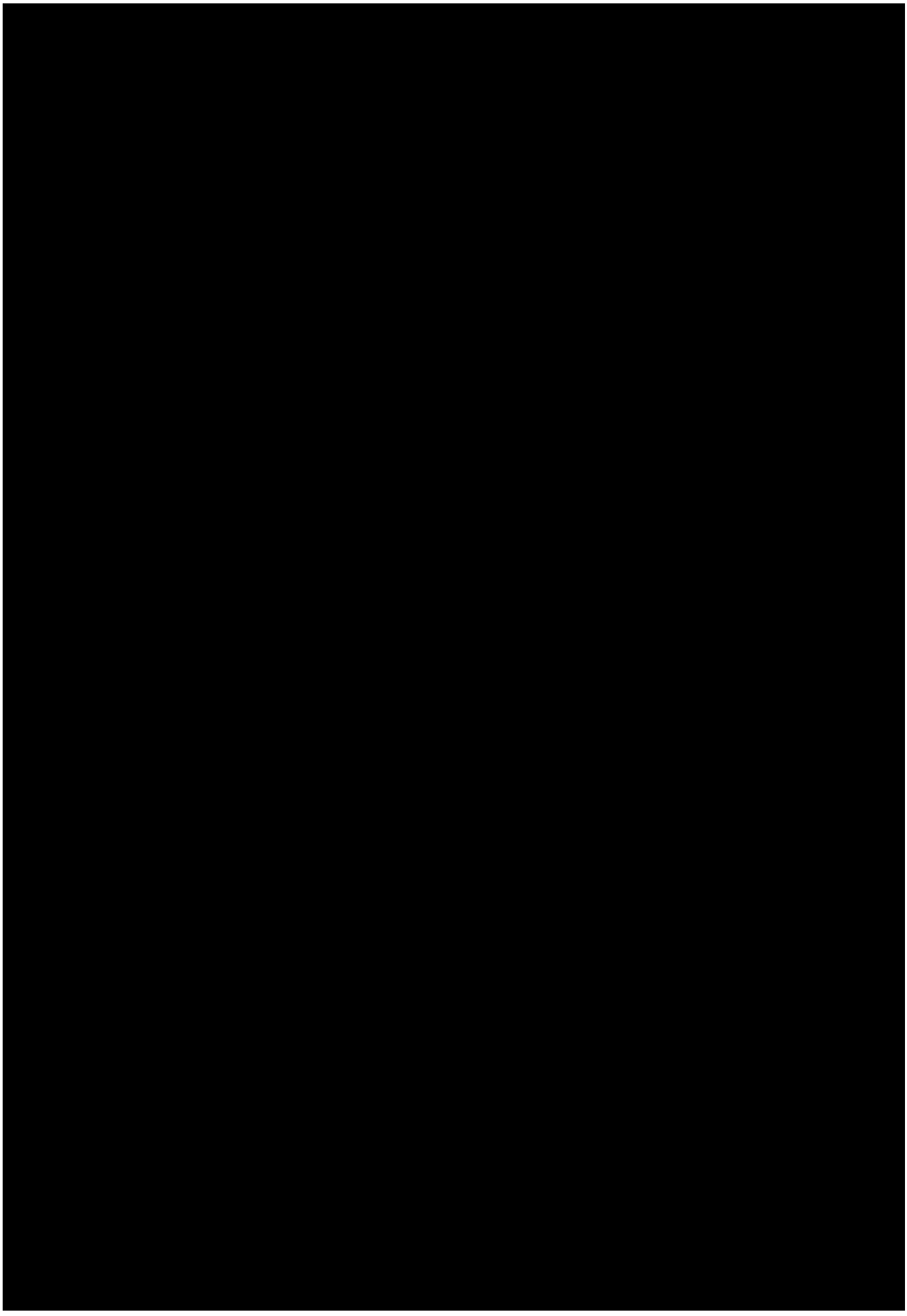


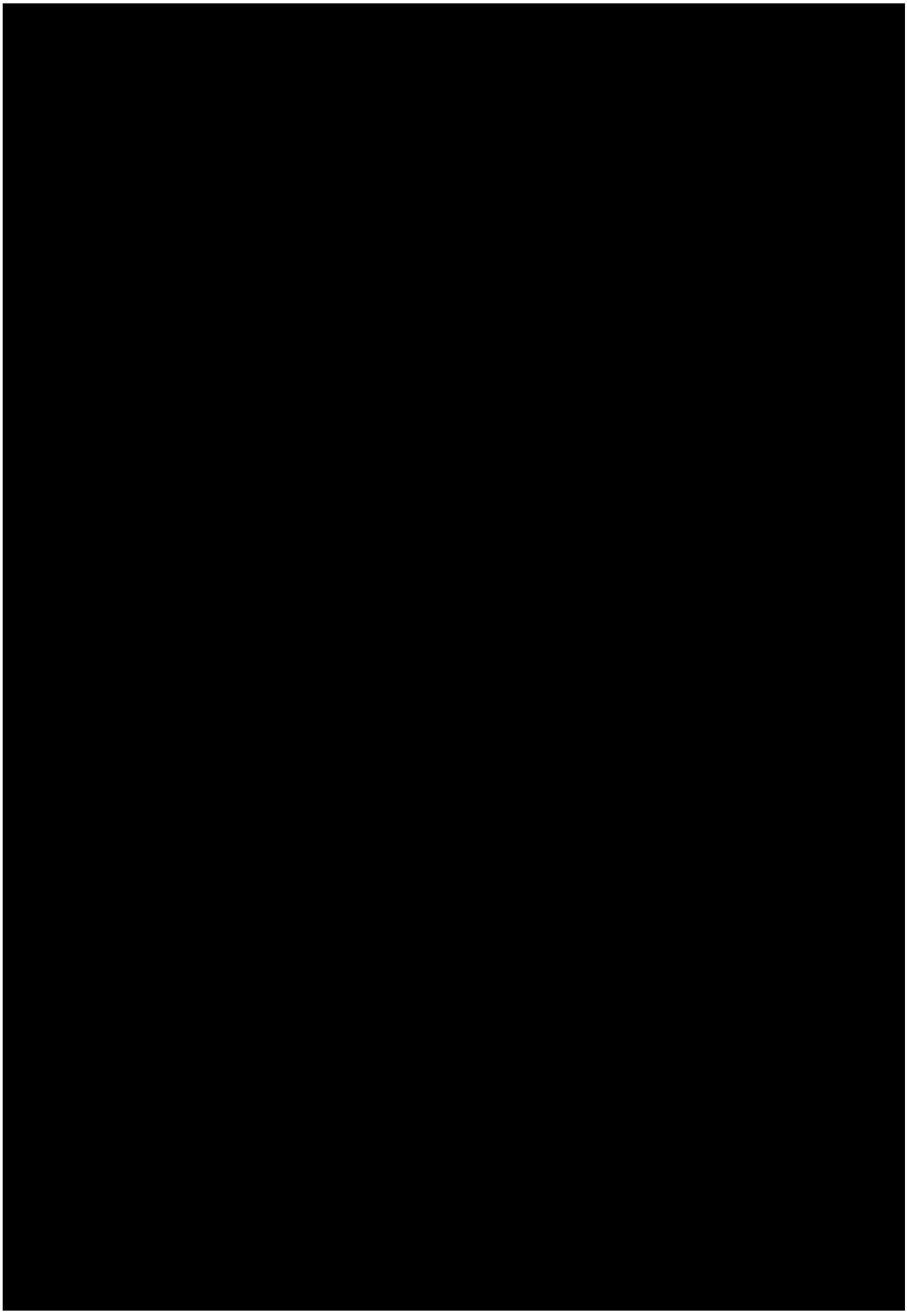












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Appendix D. Incorporated Plan

Furlan Club, 1 Matisi Street, Thornbury

1. Introduction

This document is an incorporated document in the Darebin Planning Scheme (the planning scheme) pursuant to section 6(2)(j) of the *Planning and Environment Act* 1987.

This incorporated plan establishes planning permit exemptions in respect of land at 1 Matisi Street, Thornbury (the land).

The land is occupied by the Furlan Club and is affected by a Heritage Overlay (TBC), which selects 'Incorporated Plans' in the Schedule to Clause 43.01.

2. Purpose

The purpose of this incorporated plan is to ensure that alterations and new works do not adversely affect the significance of the Furlan Club, while recognising that its social value is dependent on the evolving operational requirements of the place as a migrant club venue for the purposes of social and cultural gatherings, recreational activities and dining.

3. Planning Permit Exemptions

This incorporated plan establishes planning permit exemptions, for the land, under the provisions of Clause 43.01-3 of the planning scheme.

The permit exemptions, set out in Clause 4 of this incorporated plan, prevail over any contrary or inconsistent provision in Clause 43.01 of the planning scheme.

4. Site specific exemptions under Clause 43.01-3

A planning permit is not required under Clause 43.01-1 of the planning scheme for the land at 1 Matisi Street, Thornbury to:

External works

- Carry out external works to significant and contributory features that enhance the function of the place to support social and cultural gatherings, and Club recreational and dining activities, including:
  - Constructing or displaying a sign;
  - Installing shade structures, awnings, or weather protection to improve outdoor usability;
  - Non like-for-like routine repairs and maintenance, provided that they enhance the function and use of the place for social and cultural purposes;

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- Enhancing accessibility features, such as ramps or handrails, to ensure inclusivity for Club users;
- Alterations and additions to the contributory features as shown in the map along the southern and western elevations (not including demolition).
- Installing or upgrading ventilation, heating, and cooling systems;
- Implementing security measures, such as CCTV, alarms, or keyless entry systems, to ensure the safety of members and visitors;

- Construction or demolition of a rear or shared boundary fence (not including street fence).

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Attachment C – Background Information

Request for heritage protection

On 21 August 2024, Council received a formal request from the President of the Furlan Club, in support of an application of a Heritage Overlay to the property and to cease any demolition request to the building, following the fire outbreak. The letter cites the extensive cultural and historical significance of the Club, including its importance to the Italian community, through its conservation of the Friuli culture and the Club's connection to the community. Council has also received letters of support from other Australian Italian organisations, including the Furlan club Brisbane and the COMITES Victoria & Tasmania, which also expressed the Club's significance to the community.

Demolition request and Interim Heritage Overlay

On 1 November 2024, Council received a Section 29A request under the *Building Act 1993* seeking consent to demolish the Furlan Club building. The request cited the extensive damage caused by the fire as the reason for demolition.

Council engaged heritage consultants, Extent Heritage Pty Ltd, to undertake a preliminary assessment of the site's potential heritage significance.

In response to a demolition request for the site, Council officers, under delegation of Council, submitted a request on 21 November for the Minister for Planning to prepare and approve Planning Scheme Amendment C224dare. This amendment seeks to apply an interim Heritage Overlay (HO) to the Furlan Club, under the Darebin Planning Scheme.

If approved, the interim Heritage Overlay requested for the Furlan Club would be a temporary measure (typically 6 to 18 months) to prevent demolition or inappropriate alterations while Council investigates permanent heritage controls.

Permanent heritage protection

Heritage report

Council engaged Extent Heritage Pty Ltd to conduct a heritage assessment, which identified the site's significance under:

- Criterion A – Historical significance: The Furlan Club is of historical significance as a long-standing purpose-built Italian social club established by post-war migrants to Darebin. The site illustrates ways in which the local diasporic Italian community maintained their cultural heritage, social connections and identity.
- Criterion G – Social significance: The Furlan Club is of social significance as a social club that has been in continual use by Darebin's Friulian and broader Italian community for over 40 years. This is shown in the scale and hall-style form of the multi-function building that demonstrates its use for social gatherings and traditional Furlan customs.

The report has also categorised those portions of the site in order of significance, see the map below, generally showing the later extensions as a lower level of significance (contributory).



Map – Showing significant, contributory and non-contributory elements of the site

Along with the Citation, Extent Heritage has provided an Incorporated Plan which outlines the site-specific exemptions, that will enable certain non-intrusive external works to be carried out to significant and contributory features without the need of a planning permit.

Planning scheme amendment process

A planning scheme amendment is a formal process set out under the *Planning and Environment* Act1987, takes approximately 18 months or longer to carry out, and includes:

- Preparation of heritage report and planning scheme amendment documentation (complete)
- **Council meeting -** A Council Decision to seek authorisation to prepare and exhibit a planning scheme amendment to introduce a permanent heritage overlay.
- Authorisation by the Planning Minister to proceed to exhibition. Sometimes amendments can get held up at this stage by the Minister
- Public exhibition for a minimum of four weeks, during which period members of the community and affected parties can make submissions to Council.
- **Council meeting -** Consideration of submissions at a Council meeting, and referral of unresolved submissions to an independent Planning Panel.
- Independent Planning Panel, where third parties can present at a hearing and Council will receive a written report making recommendations.
- **Council meeting -** Consideration of panel report and adoption of planning scheme amendment.
- Minister's decision to approve and gazette the amendment.

9.4 2 WINGROVE STREET MASTERPLAN - COMMUNITY ENGAGEMENT PLAN

Author: Team Leader Leasing and Licensing

Reviewed By: Manager Assets & Capital

EXECUTIVE SUMMARY

At its meeting held on 3 March 2025, Council resolved to undertake community engagement in the form of a consultative process, during Stage One of the Masterplan process currently being undertaken in relation to the Council-owned property at 2 Wingrove Street, Alphington (**'2 Wingrove Street'**)

This report seeks Council's approval of the proposed community engagement plan which has been prepared by Officers in light of Council's decision to proceed to community consultation in the 2024/2025 financial year.

A copy of the proposed community engagement plan (**'CE Plan'**) is attached as **Appendix A**.

Following the previous Council decision on 16 December 2024, all items relating to short, mid and long-term use of 2 Wingrove Street, including those decisions at key stages of the work towards master planning and approval of the community engagement plan are to be reported to Council for decision.

Accordingly, Council approval is now sought for the CE Plan to allow the engagement process to commence.

In line with the resolution of 3 March 2025, Councillors will also be separately briefed on the creation of a Community Reference Group (**'CRG'**).

Officers are currently working through considerations for Council in relation to the process for establishing the CRG including options for potential Terms of Reference for a group, appropriate structure, and possible criteria for membership, as well as the implications and costs to Council involved in the creation and facilitation of a CRG.

As the broader Community Engagement Plan needs to be implemented as soon as possible to fit within Stage One of the Masterplanning, approval is being sought on the proposed plan as a matter of priority, while preparation of the CRG briefing is still being undertaken concurrently.

Officer Recommendation

That Council:

(1) Notes the importance of engaging with the community in relation to the current Masterplanning of the Council-owned property at 2 Wingrove Street, Alphington.

(2) Approves the community engagement plan in its proposed form.

(3) Authorises Officers to undertake engagement in accordance with the approved community engagement plan.

BACKGROUND / KEY INFORMATION

From the early 1900s to 2023, 2 Wingrove Street has been utilised as:

- Bluestone quarry
- Alphington tip (landfill)
- Northcote City Council works depot
- Darebin Enterprise Centre Ltd - business incubator site (through a lease from Council)

The previous uses of the site have resulted in there being many site-specific considerations which must be taken into account when determining any potential future use of the property. These considerations have been the subject of previous Council reports, and include:

- Building conditions
- Soil and groundwater contamination
- Continual subsidence
- Planning controls

Council is currently in the process of developing a Masterplan for 2 Wingrove Street, to ensure that the property is best meeting its highest and best use (taking into account the site-specific considerations) and aligning with the needs of the community now and in the future.

Council is currently in Stage One of the Masterplan process for 2 Wingrove Street, which includes:

- a preliminary feasibility study detailing the site-specific considerations; and
- preparing an Expression of Interest (EOI) process to identify if there is interest from a private sector or community sector to partner with Council to redevelop the site

Consultative Engagement

At its 3 March meeting, Council resolved to proceed with the community consultation as part of Stage One of the Masterplan, in accordance with the proposed 'Option 1':

'Undertake community consultation in 2024/2025.

Council could conduct a consultation process to understand community aspirations for the site. The main consideration is that would not be possible to share full information with community on this timeline about any issues or constraints arising from the geotechnical and building condition feasibility studies in progress and nor would it be possible to share opportunities or considerations arising from whether or not there is an organisation keen to partner with Council. It is a short lead time for consultation which would constrain the ability to reach audiences.

The Council engagement team will be focused over this time on other scheduled work and therefore the consultation work would need to be outsourced to a consultant to deliver on this timeframe.

Generally, it would also be recommended that further consultation also be undertaken at a later stage of the project when constraints and opportunities can be shared with community – if Council decided to do this, it would increase the total project consultation budget required overall. Estimated Budget $40,000.'

Previous Council Resolution

At its meeting held on 3 March 2025, Council resolved:

'That Council:

(1) *Notes that stage one of work towards a Masterplan for 2 Wingrove Street Alphington ("the Project"), is in progress and includes a preliminary feasibility study on the condition of buildings on site, the geotechnical conditions on the site and work to run an Expression of Interest (EOI process).*

(2) *Notes that the 2024/2025 operating budget currently does not include any allowance for community consultation for the Project.*

(3) *Authorises Council Officers to proceed with Option 1 with respect to community consultation for the Project, and informs the community of the current project status, indicative timelines, upcoming milestones and future consultation rounds and authorises any additional expenditure associated with this.*

(4) *Receives a briefing to consider the process, implications and the cost of Council creating a Community Reference Group with Terms of Reference that reflect community representation at all stages of the Master planning process, beginning with the feasibility study.'*

At its meeting held on 16 December 2024, Council resolved:

'That Council:

1) Notes at the 27 May 2024 council meeting, council resolved to direct all future decisions relating to short, mid and long-term use of at 2 Wingrove Street Alphington be reported to Council meetings for decision rather than being made under delegation as follows:

   a) Decisions relating to the future use of the site including establishment or conclusion of leases or licences.

   b) Decisions at key stages of the work towards master planning including approval of the project plan (and scope), approval of the community engagement plan, receiving the feasibility study and decisions about outcome of any future EOI process.

   c) For avoidance of doubt, other currently delegated functions relating to this site are unchanged

2) Resolves that for avoidance of doubt, only operational matters relating to this site are to remain within the CEO's delegated authority.

3) Receives a report at the 24 February 2025 council meeting to include broader community consultation as part of stage one of master planning for the site at 2 Wingrove St Alphington.'

At its special meeting on 17 June 2024, Council resolved:

'That Council:

1) Notes that an Expression of Interest campaign to licence the whole (or part of) Building 1D and the 'hothouse', located at 2 Wingrove Street, Alphington, was advertised on 24 April 2024.

2) Notes that the Expression of Interest campaign was advertised for a period of 4 weeks (closing 22 May 2024). The EOI has been broadly advertised through Council's website, business news publications, existing lease/licence holders, direct internal/external stakeholders, staff newsletters and Councillor bulletins.

3) Notes that Council received eight submissions in response to the EOI with one submission being withdrawn by the applicant during the evaluation process.

4) Notes that the seven submissions and evaluation has been included within this report.

5) Notes each applicant was thanked for their submission and in cases where further clarification was needed in order to assess submissions, an additional letter was sent seeking further information to support their application.

6) Notes that only one applicant was deemed compliant with the PUZ6 planning ordinance as an as of right use and that all other applicants will be required to apply and obtain a Planning Permit for their advised use and that any licence agreement will be subject to the applicant obtaining a Planning Permit.

7) Endorses that Council will waive any planning permit fee that is chargeable by Council to each of the applicants.

8) Endorses the recommended applicants in accordance with Appendix H – EOI Recommended Endorsement, and that:

a) each applicant be offered a licence for use of the whole (or part of) Building 1D and the 'hothouse', located at 2 Wingrove Street, Alphington, in line with the recommendations in Appendix H;

b) the licence term does not exceed 4 years.

9) Delegates to the CEO (or their delegate) the authority to negotiate and execute licences with each of the endorsed applicants as required to implement Council's decision.

10) Notes that all applicants will be advised of this decision on the first working day after the decision, such as it relates to the outcome of their application.

11) Endorses that the names of any Applicants and the outcome of their respective EOI be shared publicly as soon as possible, if or when any of the following occurs:

a) The Applicant agrees that their information can be shared publicly, or

b) The Applicant publicly shares information about the outcome of their EOI application, or

c) During a related planning permit application by the Applicant, and at the point in time when information about the Applicant is required to be made public, or

d) When the Licence has been agreed and is in place.

12) Requests a report be presented to an ordinary Council meeting within 6 months on the outcome of negotiations including which licences offered have been established.'

At its meeting on 27 May 2024, Council resolved:

'*That Council:*

1) Directs that future decisions related to short, mid and long term use of at 2 Wingrove Street Alphington be reported to Council meetings for decision as follows:

a) Decisions relating to the future use of the site including establishment of leases or licences.

b) Decisions at key stages of the work towards master planning including approval of the project plan (and scope), approval of the community engagement plan, receiving the feasibility study and decisions about outcome of any future EOI process.

c) For avoidance of doubt, other currently delegated functions relating to this site are unchanged.'

At its special meeting held on 25 January 2023, Council resolved in part:

'That Council:

Notes that Council does not have a master plan for the long-term use of this property and, in light of the end of the lease, that work will commence to develop a Master Plan for 2 Wingrove Street Alphington to determine the long-term future of the property with consideration to the 2041 Darebin Community Vision.

ALIGNMENT TO 2041 DAREBIN COMMUNITY VISION

Strategic Direction 1: Vibrant, Respectful and Connected

ALIGNMENT TO 2021-25 COUNCIL PLAN

Strategic Direction 4 Responsible, Transparent and Responsive

ALIGNMENT TO COUNCIL PLAN STRATEGIC OBJECTIVES

1.2 We will help to build an inclusive and empowered community, where social cohesion and community harmony are fostered

1.5 We will prioritise and respect the voices and aspirations of Traditional Owners and Aboriginal and Torres Strait Islander communities in Darebin

4.2 We will ensure our assets are optimised for the benefit of our community

DISCUSSION

The proposed CE Plan is attached for consideration, discussion and approval.

Under Council's Community Engagement Policy, a consultative approach to community engagement involves 'seeking community feedback on analysis, alternatives and proposed decisions.'
This approach has been adopted by Officers when preparing the CE Plan.

The CE Plan has been created clearly stating the scope of the engagement and the input sought from the community including negotiables and non-negotiables.

The CE Plan meets the minimum standards of engagement as set out in our Community Engagement Policy.

CONSIDERATION OF LOCAL GOVERNMENT ACT (2020) PRINCIPLES

Financial Management

Community consultation was not included in the 2024/2025 budget however, as part of the previous Council resolution, additional expenditure associated with the consultation process was authorised.

A figure of $40,000.00 was previously provided to Council as an estimate of the additional costs of undertaking community consultation in the current financial year, based on the need to engage an external consultant to undertake a large portion of the consultation process and reporting of results.

This estimate aligns with the figures provided in the CE Plan.

Community Engagement

The approval of the proposed community engagement approach is the subject of this report.

To ensure that Council is meeting its goals of being open and transparent, it is critical that the community is engaged with on key Council projects.

Where proposed approaches are provided in the CE Plan, reasoning and context is provided to support the recommended approach.

Other Principles for consideration

Overarching Governance Principles and Supporting Principles

(d) the municipal community is to be engaged in strategic planning and strategic decision making;
(i) the transparency of Council decisions, actions and information is to be ensured.

Public Transparency Principles

(a) Council decision making processes must be transparent except when the Council is dealing with information that is confidential by virtue of this Act or any other Act;

Strategic Planning Principles

(c) Strategic planning must take into account the resources needed for effective implementation;

COUNCIL POLICY CONSIDERATIONS

Environmental Sustainability Considerations (including Climate Emergency)

Environmental considerations have not been taken into consideration within the specific context of the CE Plan.

There are environmental risks at this site that need ongoing management, and which will constrain the types of development and use that is possible at this site.

Council's Masterplan will need to set out Council's long-term vision and plan for the site in the context of these risks and the requirements arising from them.

Equity, Inclusion, Wellbeing and Human Rights Considerations:

The CE Plan has been developed in accordance with the Community Engagement Policy.

The CE Plan offers a range of engagement methods and communication tactics to ensure that all community members have opportunities to contribute and benefit, no matter their preferences, abilities, cultures or where they live.

There are challenges with a short lead time in achieving high participation and deep reach with consultation. These are detailed further in the attached CE Plan.

Council's diversity team has been made advised of the Masterplan process and an Equity Impact Assessment will be developed for the overarching project.

Economic Development and Cultural Considerations

The community is being consulted on what it feels the appropriate uses for the site, and how those might fit into the local economy.

Operational Impacts

An external consultant will be engaged to undertake the majority of the consultation work proposed in the CE Plan.

This will mitigate the impact on other projects which had already been scheduled to be undertaken by Council's Property and Community Engagement teams.

Legal and Risk Implications

Council's primary risks for this project relate to establishing trust with community stakeholders and building support for Council's master-planning process and ultimately for the future vision at the site.

Proceeding to community engagement now reduces the risk that the community does not feel informed on the future of the site however, there is some risk in terms of not being able to set realistic expectations on the viable uses before consultation. To reduce this, it will be noted through all consultation correspondence that the results of the feasibility study may limit the actual viable uses.

Additionally, while the CE Plan is designed to engage in a way which is meaningful, due to the limited lead-in time there may be difficulties with reaching all relevant groups within the consultation window.

IMPLEMENTATION ACTIONS

May 2025 – Proceed to community engagement in accordance with the approved CE Plan

August 2025 – Report results of community engagement to Council

RELATED DOCUMENTS

Nil

Attachments

- Community Engagement Plan ('CE Plan') (**Appendix A**) ⇩

DISCLOSURE OF INTEREST

Section 130 of the *Local Government Act 2020* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any conflicts of 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.

Future Use of 2 Wingrove Street Alphington

Timeline of engagement project

	From	To
Council approval of plan – meeting date	**28 April 2025**	
Council briefing – Community Reference Group	Briefing date: **12 May 2025**	
Delivery - Stage 1	14 May	15 June
Reporting	August 2025	

Budget, and Resources

Budget	$40,000 $35,000 consultant (running CE outreach engagement activities, data collection and analysis, report writing) $5000 collateral
Resources	• External consultant to undertake engagement activities, data analysis and report writing. • Interpreting and translation and transcreation in the top 12 languages for Darebin. • Interpreter for face-to-face business/community groups engagement, if required. • Printing (collateral, activity materials, consultation posters). • Advertising and promotion – through A3 posters, letters, flyers, all with QR code connecting to YS page. • Venue hire – for drop-in sessions and focus sessions, if applicable. • Catering at drop-in sessions and/or focus sessions with the community and key stakeholders, if necessary. • Council-specific platforms, e.g. on-hold messages, e-newsletters, staff-2-staff, social media channels.

Project background

Describe the project/issue/problem	The project focuses on the development of a masterplan for 2 Wingrove St, Alphington – to guide its future redevelopment. Currently the first stage of the project (known as the Feasibility Study) is in progress to identify and assess financial implications of site conditions/constraints. The Feasibility Study is expected to be completed by May/June 2025. This engagement seeks to understand community aspirations for the site to inform its future vision and masterplan.
What decision needs to be made?	We are going to ask the community for their thoughts and aspirations when it comes to the future redevelopment and use of 2 Wingrove Street, Alphington. We are seeking aspirations and community input about this site considering a number of key constraints that are outside council and community control but which will constrain what is possible in the site.

What is background to this issue?	The site is of high interest due to the following reasons: • High level of community, developer and investor interest • Community trust in Council regarding this property is low because of difficult circumstances (contamination issues etc) surrounding the transition of site management from the former tenant back to Council, which caused mistrust, especially with the existing occupants, and a sense of poor communication from Council • Significant site constraints - contamination from a reasonably recently closed landfill and restrictive zoning, existing structures some of which are closed and not currently suitable for use. - all of which is to be tested under the Feasibility Study and which limit what can be viably done on-site. This adds to the risk profile as community aspirations may not be realised due to site constraints.
Risk Level	☐Low ☐Medium ☒High • High risk level due to large reputational risk to Council. (Mitigation technique: robust communication and stakeholder engagement strategy required to manage expectations and risks). • Consultation being carried out prior to feasibility study so detailed limitations of site is unknown. (Mitigation technique: general information about the known constraints is shared as part of this engagement, community to be brought on the journey as Council progresses with its investigative work through regular updates, project bulletins etc – as part of a robust communication and consultation strategy). • Operating within a limited timeframe. • Community may have engagement fatigue, given we may potentially be consulting twice (prior and following feasibility studies). (Mitigation technique: communication and stakeholder engagement strategy to highlight this at the onset – that this is the first of a series of engagements and that each engagement may have a different purpose having regard to the project's timelines.
Complexity	*How complex is the project/issue/problem? A higher level of complexity may necessitate a longer duration, enhanced communication and/or or a more deliberative approach.* ☐Low ☒Medium ☐High • Assessment, planning and development of a complex site like this takes time and there are multiple steps. The process will not be familiar to community members and assumptions about the speed/progress/available budget could be unrealistic. It will be important to build realistic understandings of what's possible, on what timeline and at what scale. • As the feasibility studies will conclude after this first round of engagement, careful attention must be paid to ensure community expectations are managed during the engagement period whilst the redevelopment options are unknown. • As noted, elevated risks and limited timeframe – report has gone to Council supporting external consultant.

Engagement Objectives	<u>Stage 1 engagement</u> ▪ Inform the community of: ➢ What the broader masterplan project is about, its current status, anticipated project timelines and future milestones anticipated to facilitate redevelopment of the subject site. ➢ the current feasibility study to understand the site constraints and any use, cost or timeline implications of these that will need to be considered. ➢ Council's intention to seek input from the community into the development of the masterplan for the site throughout different stages of the development of the masterplan and via various methods of engagement ▪ Consult/seek feedback from the community on ideas for possible development of the site.
Level of Community Influence	<u>Negotiable</u> *(i.e. can be influenced by the community)* 1. Ideas for how the site could be developed in the future. <u>Non-negotiable</u> *(i.e. cannot be influenced by the community)* 1. The former use of the site as a landfill and the need to ensure any future uses are safe and effectively address any environmental management issues. 2. The planning zone of the site (PUZ) which means that primarily uses have to have a public benefit and while some commercial use is possible it should generally be 'ancilliary' to the primary public use. 3. The former use as a landfill means that some uses aren't possible – its not suitable for housing or some other 'sensitive uses' 4. Council's general budget available for works – Council's budget is generally tight and while it is subject to future decisions, over the next 10 years, funding for this site is more likely to be in the $1-3M range than the $20-30M range considering the other priorities across the City. At this level, it would be important for Council to seek support from other funders, leases or partners to undertake any major redevelopment.
Key questions	**Questions for the community** • What does 2 Wingrove mean to you? What is your connection to the site? • what does the future of 2 Wingrove Street look like to you? • Considering the local area and the constraints of the site, what do you think would be a good use of this space? • What are your priorities for 2 Wingrove Street that Council should consider? • Council has a tight budget considering all the various community needs across Darebin and is interested in options to partner with other organisations or for uses that could generate revenue. Do you have any ideas or suggestions about what sorts of uses could help achieve this? • How would you like to be engaged in the future as Council progresses with its investigative work and master planning?

Organisational support

Meeting minimum standards of engagement	• Ensure information about this project is presented in a clear, concise and accessible way. • Translation and transcreation of a brief blurb about the project into top 12 languages for Darebin (Arabic, Mandarin, Greek, Hindi, Italian, Macedonian, Nepali, Punjabi, Somali, Spanish, Urdu and Vietnamese). • Where required, provide interpreters for face-to-face business/community groups engagement. • Adjust methodology of engagement to suit preferences of key stakeholders (Pop Ups, interviews, targeted engagement). • Reach out to key Council Officers with relationships with underrepresented communities to seek their advice on contact details for some of these stakeholders and their engagement preferences. • For engagement with Aboriginal and Torres Strait Islander groups familiarise and follow points included in Practical steps – engagement with Aboriginal People and communities document A7975255 and send an e-mail information the Aboriginal Partnership team about your intention to engage. • possible meeting with Wurundjeri woi Wurrung in conjunction with the upcoming EoI process
Key messages (indicative)	We know there's been a lot of interest in the future of 2 Wingrove, and we want to make sure the community has a say in what happens next. We want to know – what is your connection to 2 Wingrove? How do you use this space? Do you visit, run a business, socialise, or live close by? What is your vision for 2 Wingrove? Considering the local area and the constraints of the site, what do you think would be a good use of this space? Do you have any ideas for how the site could generate revenue to benefit our diverse community? We want to know your priorities for 2 Wingrove so we can shape a plan that best meets the community's needs. While we welcome all suggestions from the community, any plans for 2 Wingrove will depend on the outcomes of a feasibility study assessing the site's suitability for proposed projects. We would like you to be involved in what happens at 2 Wingrove as we decide on its future. Find out more or have your say on the future of 2 Wingrove in your language from 14 May to 15 June at yoursay.darebin.vic.gov.au/2Wingrove

Engagement Approach

External consultants	☒Yes ☐No *If yes, note what activities they will be involved in.* **Project management, outreach engagement activities, data analysis and reporting.**	
Engagement Type	Consultative	
Engagement Level		
	Participation goal	**Our promise to the community**
☒ Consult	To seek community feedback on analysis, alternatives, and proposed decisions.	We will keep you informed, listen to and acknowledge concerns and aspiration s and provide feedback on how community input influenced the decision.

Engagement Method	Target Stakeholders	Performance measure	Delivery
Pop-up sessions	The community at large using the Parkland and site	3 pop-up sessions	Consultant
Interviews (face to face)	Main stakeholders, including current occupants of the site, neighbouring community service providers, DCMC, local residents, interested community members	30 interviews	Consultant
Your Say page - To promote the project, online survey and engagement sessions.	The community at large using	500 visits	Council
Engagement tools	• Residential letter drop 200m • Survey • Social media posts • Monthly on-hold	100 surveys	Council
Advisory Panel discussion/s		7-10 Panel session/s attended	Council
Online session		1 session	Consultant + Council

Key Stakeholders

Stakeholder Group	**Level of Impact**	**Level of Interest**	**Notes** *Known groups, data and insights etc.*
Residents within a 200m-radius of area.	High	High	
Alphington Commons	Medium	High	Group made up of local organisations, existing tenants, residents – have previously expressed interest in involvement
Alphington Community Centre	Low	Medium	
Two local kindergartens	Low	Medium	
Friends of Darebin Creek	Low	Low	
Friends of Darebin Parklands	Medium	Medium	
Wider Darebin community	Medium	High	
Existing tenants	High	High	
Prospective development partners	High	High	
Visitors	Low	Medium	
Darebin Creek Management Committee	Medium	High	
2 Wingrove Street Community Reference Group	High	High	Council to be briefed on further details of a CRG in May CRG may be incorporated into later stages of Community Engagement based on report outcome and Stage One results

9.5 MELBOURNE WATER PIPE TRACK SHARED USER PATH FEASIBILITY STUDY SCOPING REPORT

Author: General Manager City Sustainability and Strategy
Acting Manager City Futures

Reviewed By: General Manager City Sustainability and Strategy

EXECUTIVE SUMMARY

This report:

- Provides scoping information about how a feasibility study for a path along the vacant Melbourne Water pipeline track would be approached, indicative costings and approach to working with the State Government, and
- Acknowledges that an allocation of $45,000 has been made in the draft annual budget for 2025-26 to deliver the study, and
- Recommends sending a letter to the State Government to seek funding support and to start formal discussion about project delivery.

Officer Recommendation

That Council:

(1) Notes that “Investigate a new section of trail from High Street (near the Melbourne Water Reservoirs) along the vacant pipe reserve to the Merri Creek Trail at Murray Road. Existing road crossings to be considered” is number 5 of Darebin’s top 10 priorities identified in the 2022 Northen Trails Strategy.

(2) Considers committing $45,000 in the final 2025-26 annual budget for a detailed feasibility study for a bike, pram, and walking trail along the Melbourne Water pipe reserve between Elizabeth Street and the Mernda Rail-line in Reservoir.

(3) Writes to the Victorian Minister for Water, the Chair of Melbourne Water, and the Preston Member for Parliament seeking a financial contribution towards developing the feasibility study, and to commence formal discussions about project delivery.

BACKGROUND / KEY INFORMATION

The Melbourne Water pipe reserve is identified as the fifth priority for Darebin in the Northern Regional Trails Strategy 2022. The process of reviewing and updating this document included engagement with the community.

Darebin priorities one to four are:

1. Investigate a new section of trail along the creek from Carrington Road to Edwardes Lake. Explore the feasibility of a trail between Kia Ora Road and Henty Street on the east bank.
2. Construct a section of trail along the creek from Glasgow Avenue to the Metropolitan Ring Road.
3. Improve access at the St Georges Road / Merri Parade / Charles Street intersection to connect the Merri Creek Trail to the Northern Pipe Trail and create a direct access point to and from the trail with pedestrian and cyclist priority.

4. Investigate the feasibility of a new section of trail, including a new bridge crossing, from the Darebin Creek Trail, at Holt Parade, around Mount Cooper to connect to the existing section of trail at Snake Gully Drive.

A map of all 10 Darebin priorities can be found here: Northern Regional Trails Strategy Darebin Priorities – Google My Maps

$45,000 has been included in the draft annual budget for 2025/26 as an operating project for detailed feasibility study for a bike, pram, and walking trail along the Melbourne Water pipe reserve between Elizabeth Street and the Mernda Rail-line in Reservoir. Feedback on this draft allocation is being sought through the current budget community consultation process.

Officers have started discussions with Melbourne Water officers about this Northen Trail Strategy priority project.

Previous Council Resolution

At its meeting held on 24 March 2025, Council resolved:

'That Council:

1. *Notes the significant community interest and the need for improved active transport infrastructure in the Reservoir area, particularly the demand for safer and more accessible routes for pedestrians, cyclists, and families with prams.*
2. *Notes that the 2022 Northen Trails Strategy includes investigating a new section of the Pipe trail from High Street along the vacant pipe reserve to the Merri Creek Trail at Murray Road as one of the top ten priorities for Darebin.*
3. *Acknowledges the potential to create a bike, pram, and walking trail, which could connect several key streets, including:*
    a. *Powell Street*
    b. *Cameron Street*
    c. *Dunstan Street (only one side)*
    d. *Jacka Street and George Street*
    e. *The laneway behind Benambra Street f. North Street*
4. *Requests that a scoping report is prepared and tabled at the 28th April 2025 Council meeting, addressing what would be needed to prepare a detailed feasibility study for the development of a bike, pram, and walking trail along the vacant Melbourne Water pipe reserve in 1 of 2 Reservoir and Preston, including:*
    a. *Improving connectivity for residents by creating a safe, continuous route for active transport.*
    b. *Technical work needed to prepare the feasibility study including:*
        i. *A detailed assessment of the potential for opening the Melbourne Waterway underground access and the costs involved.*
        ii. *An evaluation of the environmental impact and safety considerations, particularly around existing water infrastructure.*
    c. *Indicative costs for building and maintaining the trail, and potential funding options for the project, including state or federal grants and any possible collaboration with Melbourne Water.*
    d. *The approach to ensure residents' input is considered during the planning process.*

e. An indicative timeline for the project and any potential challenges or logistical considerations.

f. How this trail could be integrated into Darebin's broader active transport network and support the city's goals of sustainable, accessible urban development.'

ALIGNMENT TO 2041 DAREBIN COMMUNITY VISION

Strategic Direction 2: Prosperous, Liveable and Flourishing

ALIGNMENT TO 2021-25 COUNCIL PLAN

Strategic Direction 2: Prosperous, Liveable and Flourishing

ALIGNMENT TO COUNCIL PLAN STRATEGIC OBJECTIVES

2.2 We will design and create public spaces where our people feel safe, welcome, and respected, including improving lighting and safety for people walking, wheeling, cycling and driving

DISCUSSION

Scoping Report

The scoping report described here provides the overall proposed items for inclusion in the detailed feasibility study. The study would be useful for Council to make informed future decisions about transport infrastructure investment, working with Melbourne Water to deliver the project, and for funding advocacy:

Description: the development of a detailed feasibility study for a bike, pram, and walking trail along the Melbourne Water pipe reserve between Elizabeth Street and the Mernda Rail-line in Reservoir.

Outcome: Improving connectivity for residents by creating a safe, continuous route for active transport.

Constraints: The land in question is 90% owned by Melbourne Water. Where possible, the Melbourne Water pipe reserve will be prioritised for connecting the sections of trail and destinations. Where safety, complexity, land ownership, utility assets (including underground assets) or route efficiency challenges arise, alternatives will be explored.

Impacts: Identification of potential environmental, social, and economic impacts, including cumulative impacts.

Method: Safety assessments and analysis of options will rely on relevant Australian Standards and Austroads guides. Where these items diverge from endorsed standard layouts or design standards of Melbourne Water then negotiation and first principles will be used to make a recommendation.

Consultation: Melbourne Water, public transport operators and the community will be engaged at a practical level to inform recommendations. The approach would be an engage level engagement that aligns with Councils Consultation and Engagement Policy.

Output: The final product will be in the form of a report. The details included will be all of the above, concept sketches for all elements of the project, and active transport network integration. Estimated costings for construction and maintenance, including partnering options or grant funding, will also be included.

Process and Timeline

The following process stages and hold points are recommended if Council decides to progress this project though its 2025-26 Budget:

- Write to Melbourne Water to seek a funding contribution towards the feasibility study, and to start formal discussions about project delivery
- Commence feasibility study – July 2025 start, and finish 6 to 9 months later (noting work may extend into 2026-27 to balance delivery of other strategic transport work endorsed by Council through its Council Plan and Budget)
- Council considers the draft feasibility study
- Consultation from April 2026 (potentially later depending on 2025-26 endorsed projects)
- Council considers feedback from the community and decides whether to endorse the feasibility study and draft concept plans
- Through the budget process annually, Council considers whether to progress the design or construction of the project or parts of the project, **and/or**
- Council commences negotiations with the State Government, seeking Melbourne Water to fully fund delivery
- Design and construction will take up to 3 years, and delivery dates depend on budget allocation, Melbourne Water support and project facilitation, and possibly State Government funding support.

Projected Project Cost

The following is a broad estimate of the costs associated with this project over many years. As the project is only partially on Council owned land, the costs of this project cannot be capitalised (i.e. included in the Capital Works Plan):

- Feasibility study: $45,000. 2025-26 (possibly also extending into 2026-27) financial year/s. Operating budget.
- External delivery to minimise the impact on other Council access and mobility priorities. This includes consultancy fees to prepare reports and plans, and contractor fees to identify utility assets.
- Consultation: $2,500
- Internal delivery using operational budget.
- Design and Delivery (inc. construction): $2.5 million
- Cost spread over multiple years, could commence in 2026-27
- Ongoing maintenance (indicative): $28,000 annually
- Calculated on the basis of $600 per linear metre and 30-year life expectancy for similar paths. Path length is 1400m. No including line-marking maintenance or bollard/gate damage.

CONSIDERATION OF LOCAL GOVERNMENT ACT (2020) PRINCIPLES

Financial Management

The cost section above considers the estimate values for progressing, delivering and maintaining this project.

The costs will be refined once the feasibility and design stages have been completed. Procurement for the construction of the project will give the highest level of confidence in cost though this is not possible until prior stages are complete.

This report recommends Council write to the State Government seeking a funding contribution to the feasibility study, and to start formal discussion about project delivery.

Community Engagement

The project would have a community engagement plan developed and approved in line with endorsed processes. If Council funds the feasibility study through its 2025-26 Budget, officers will use this authorisation to undertake consultation.

Governance Principles and Supporting Principles

(c) the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted;

Public Transparency Principles

(c) Council information must be understandable and accessible to members of the municipal community;

Strategic Planning Principles

(d) strategic planning must identify and address the risks to effective implementation;

Service Performance Principles

(c) quality and costs standards for services set by the Council should provide good value to the municipal community;

COUNCIL POLICY CONSIDERATIONS

Environmental Sustainability Considerations (including Climate Emergency)

Promoting active travel and providing safe alternatives for people to choose is aligned with the Darebin Transport Strategy and Climate Emergency Plan.

Equity, Inclusion, Wellbeing and Human Rights Considerations:

A gender and equity impact assessment has not been delivered at this stage. If the project is funded, this will be one of the first things completed to seek feedback on the approach and also the output.

Economic Development and Cultural Considerations

An economic assessment has not been prepared at this stage. There may be opportunities for artwork along active travel link, and delivering the project may provide other safe options for
accessing the activity precinct surrounding the Gilbert / Regent intersection.

Operational Impacts

Detailed operational impacts will be assessed through the feasibility study.

Legal and Risk Implications

The land is largely not owned by Darebin Council so legal agreements that commit responsibilities would need to be entered if a path is constructed. The crossing points should be developed to align with current best practice and design standards for active travel crossings.

IMPLEMENTATION ACTIONS

If referred to and included in the annual budget for 2025/26, a comprehensive project plan encompassing all elements of the scoping report for the delivery of the detailed feasibility study will be created. Delivery will be as per the adopted budget and scoping report.

RELATED DOCUMENTS

- Northern Regional Trails Strategy 2022
- Your Street, Your Say Area A Council Decision

Attachments

Nil

DISCLOSURE OF INTEREST

Section 130 of the *Local Government Act 2020* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any conflicts of 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.

9.6 2024-2025 Q3 PERFORMANCE REPORT (FINANCIAL AND NON-FINANCIAL) ENDING 31 MARCH 2025

Author: Corporate Reporting & Performance Officer
Coordinator Corporate Strategy
Coordinator Management Accountant
Corporate Strategy & Performance Lead
Coordinator Governance Services
Project Performance & Reporting Officer
Coordinator Procurement & Contracting
Wellbeing Policy Lead

Reviewed By: General Manager Infrastructure, Operations & Finance

EXECUTIVE SUMMARY

The purpose of this report is to provide the 2024-25 Quarter Three (Q3) Performance Report (non-financial and financial) to 31 March 2025. This report includes:

(1) Non-financial performance, including Council Plan Action Plan (CPAP), Capital Works Performance and Council Resolutions; and

(2) Financial performance including 2024-25 Quarter Three Financial Report and Q3 Procurement update.

The 2024-25 Q3 (January - March 2025) Performance Report includes progress of the CPAP, Capital Works Program, Council Resolutions, Procurement, and Financial Performance.

The 2024-25 CPAP provides an overview of Council's performance in delivering the year four actions that will contribute to the completion of the four-year strategic actions in the Council Plan 2021-2025.

At the end of Q3, five actions are reported as Delayed. Detailed commentary for all actions is provided in **Appendix A.**

Quarterly budget reviews are crucial for Council, as they provide timely opportunities to assess financial performance against projections, identify potential risks and enable proactive operational adjustments to be made before significant issues arise.

By reviewing revenue streams and expenditure patterns every three months, Council can ensure that its financial resources are being managed effectively, strategic priorities remain on track, and fiscal responsibilities are being maintained. This consistent oversight enhances transparency and accountability in the use of public funds.

The financial performance report includes key information regarding both year to date (YTD) variances compared to YTD budget and full end of year forecast projections compared to original full year budget.

At the end of Q3, full year operating financial projections are $6.9M unfavourable against budget, primarily due to additional depreciation expense as a result of asset revaluations undertaken last financial year. At end Q3, actual operational financial performance had favourably exceeded budget by $2.3M, however this was primarily due to timing effects and the full year financial projections reflect the best estimate of what performance to expect for the full year.

The Capital Works program is $7.9M below YTD budget, primarily due to infrastructure-related project delays, however much of this is expected to be 'caught up' in Q4. Some projects (estimated at $2.3M relating to 5 projects) are expected to be completed in the following year due to factors outside Council control. Funds for these projects will not have been spent at end of financial year, and to ensure these projects are completed in 2025-26, officers will propose, for Council consideration in June 2025, that the final 2025-26 budget is updated to include these.

While the Council has a strong cash position, the projected full-year unfavourable operating result raises concerns about long-term financial sustainability. The increased depreciation expense, while non-cash, reflects the real costs of maintaining and replacing infrastructure and assets due to higher construction prices. It highlights the need for adequate long-term asset renewal funding.

Detailed commentary provided in **Appendix B.**

Officer Recommendation

That Council:

(1) Notes the Q3 Non-financial performance report at **Appendix A.**

(2) Notes the the delayed actions and the corresponding commentary within this report.

(3) Notes the quarter three update of the Capital Works program at **Appendix A.**

(4) Notes the Financial Report for the nine months ended 31 March 2025 at **Appendix B.**

(5) Notes the quarter three Procurement update contained within this report.

BACKGROUND / KEY INFORMATION

This year, FY2024-25, is the fourth and final year of the 2021-25 Council Plan.

Embedded into the Council Plan is the Municipal Public Health and Wellbeing Plan, enabling Council to meet its obligations under the Public Health and Wellbeing Act 2008 by outlining how we will protect, promote, and improve the public health and wellbeing of our community. Strategic actions that form the health and wellbeing component are identified by a heart symbol .

Previous Council Resolution

At its meeting held on 24 February 2025, Council resolved, in parts:

That Council:

(1) Notes the Q2 Non-financial performance report

(2) Endorse deferral of the following 2024-25 Council Plan Action Plan actions and consider them as part of developing the 2025-29 Council Plan.

a. [1-1] Finalise and commence implementation of the Aboriginal Action Plan

b. [1-36] Monitor the progress of improvement actions from the Welcoming Cities evaluation report

c. [2-21] Finalise the draft Community Infrastructure Plan

d. [2-50] Review, amend and adopt our Social and Sustainable Procurement Policy to increase the engagement of Aboriginal-led businesses, and focus on job creation for culturally and linguistically diverse peoples, and young people

e. [3-8] Undertake site investigation works at Clements Reserve as required by the Environmental Action Notice and subsequently undertake the required remediation works to remove contamination

f. [3-8] Continue to progress the acquisition of the three parcels of land at Clements Reserve from the Department of Transport & Parking.

g. [4-5] Finalise a Lease and Licensing Policy, with consideration to the inputs provided through deliberative engagement to inform the Council Plan

h. [4-5] Complete the Property Strategy

i. [1-13] Finalise a Cultural Diversity Action Plan to improve access, participation and engagement of people from culturally and linguistically diverse backgrounds

j. [1-19] Finalise and commence implementation of an LGBTIQA+ Action Plan to support the inclusion, rights and wellbeing of LGBTIQA+ communities and work to combat homophobia, biphobia and transphobia

(5) Notes the quarter two update of the Capital Works program at Appendix C

(6) Notes the Financial Report for the six months ended 31 December 2024 at Appendix D

(7) Notes the quarter two Procurement update contained within this report.

(8) Notes the Chief Executive Officer, as required under Section 97(3) of the Local Government Act 2020 is of the opinion a revised budget is not required

And

***That** Council:*

(3) Requests that a report be tabled by the 15 December 2025 Council meeting that presents the food resilience scoping study (Action 3.6.2 of the Climate Emergency Plan) and reviews the Plant-Based Treaty, including receiving a report at the 24 March 2025 council meeting, before work progresses to implement any of the 40 suggested proposals listed in the Plant Based Treaty.

And

***That** Council:*

(4) Approves $80,000 to commence work to develop a Concept Design Plan for the Reservoir Leisure Centre.

ALIGNMENT TO 2041 DAREBIN COMMUNITY VISION

Strategic Direction 1: Vibrant, Respectful and Connected

Strategic Direction 2: Prosperous, Liveable and Flourishing

Strategic Direction 3: Climate, Green and Sustainable

ALIGNMENT TO 2021-25 COUNCIL PLAN

Strategic Direction 1: Vibrant, Respectful and Connected

Strategic Direction 2: Prosperous, Liveable and Flourishing

Strategic Direction 3: Climate, Green and Sustainable

Strategic Direction 4 Responsible, Transparent and Responsive

ALIGNMENT TO COUNCIL PLAN STRATEGIC OBJECTIVES

This report provides a holistic overview of Q3 performance focusing on financial and non-financial information and social, and sustainable procurement information ending 31 March 2025.

DISCUSSION

Overall performance summary

The following table provides a high-level snapshot of the financial and non-financial performance.

Performance measurement	Q3 summary commentary	Q3 Status
Council Plan Action Plan performance	As at the end of Q3, 31 March 2025, 5.6% (4 actions) were Completed, 71.9% (51 actions) were On Track, 7% (5 actions) were Delayed and 15.5% (11 actions) were Deferred.	**5.6% Completed** **71.9% On Track**
Council Resolutions	In the third quarter of the 2024-25 financial year, 42 resolutions were made through Council meetings, 12 have been completed and 30 resolutions are in progress.	**28.5% Completed** **71.5% in progress**
Capital Works (non-financial) Performance	Portfolio includes 128 programs and projects. As of March 2025, 71% (91) on track, 10% (13) completed, 5% (6) off track, 6% (8) at risk and 3% (4) discontinued. Refer Appendix A for a detailed report.	**Stable** **13% Completed** **71% In progress** **16% (off track, risk, discontinued)**

Performance measurement	Q3 summary commentary	Q3 Status
Operating Performance	For the first nine months of the financial year, performance has favourably exceeded the year-to-date budget by $2.3 million, primarily due to timing effects. However, the full-year operating forecast for 2024-25 anticipates a $6.9 million unfavourable variance against the budget. This projected difference largely stems from increased depreciation costs—a non-cash expense resulting from prior-year asset revaluations—and expenditures carried forward from the previous year.	**Stable**
Capital Performance	For the nine months ended 31 March 2025, Council has expended $12.02m on the capital works program, which is $7.85m behind year-to-date budget. The variance is due primarily to delays in infrastructure. The forecast capital performance for the year ending 30 June 2025 is expenditure of $35.68m, which is $3.8m more than budget which includes carry forwards from prior year of $5.10M.	**Stable**
Financial Performance	The financial position as at 31 March 2025 shows a cash ($35.6m) and investment balance ($46.4m) of $82m, which is $24.7m ahead of budget. The variance is due mainly to timing differences in receipt of rates, fees and charges, capital grants, payments to employees and suppliers and a higher opening cash and investment position compared with budget.	**Stable**
Procurement Update	There is a marginal increase in payments to local suppliers from Q2 (15%). The quarterly contract management KPI's will be reported to ELT in April 2025.	**Stable**

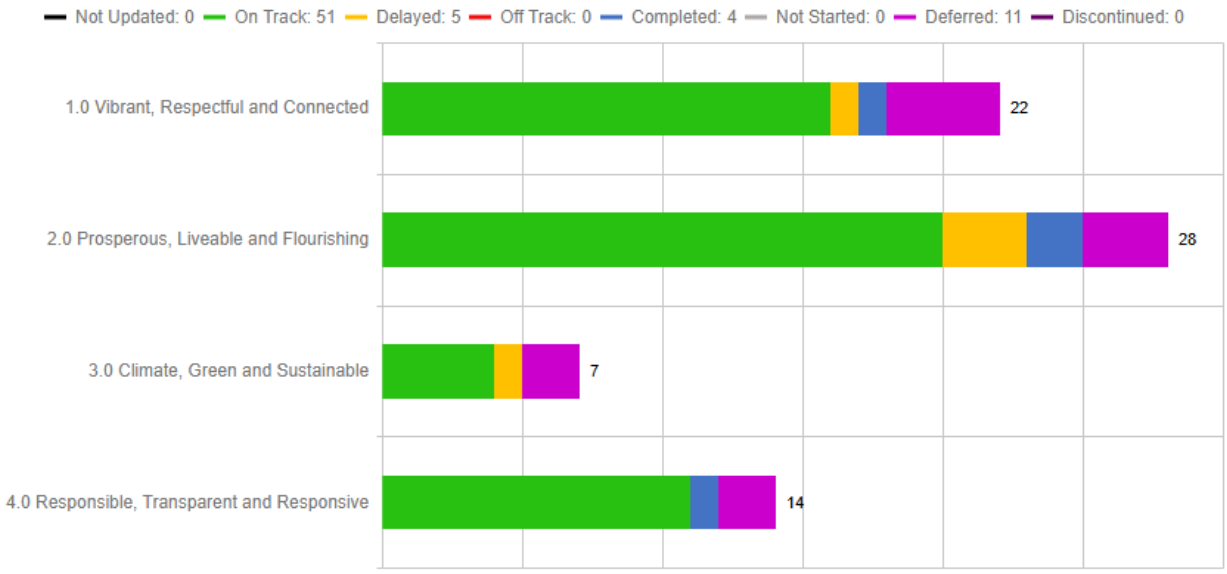
Non-financial Performance

Q3 Council Plan Action Plan Progress Update

The 2024-25 CPAP has a total of 71 actions. As at 31 March 2025, 5.6% (4 actions) were Completed, 71.9% (51 actions) were On Track, 7% (5 actions) were Delayed and 15.5% (11 actions) were Deferred. The majority of 2024-25 annual actions will take the full 12 months to complete.

See **Appendix A** for the detailed progress update of yearly actions including commentary. The 71 yearly actions span four strategic directions which are aligned to the Darebin 2041 Community Vision. Progress on these actions delivers on the 2041 Community Vision and moves us towards the community aspirations of what Darebin will look and feel like in 2041.

Figure One: Q3 status of actions across strategic direction



The following table provides the quarterly performance breakdown of CPAP actions.

Status	Q1	Q2	Q3	Q4
Total # Completed	3 (4.2%)	3 (4.2%)/	4 (5.6%)	/
Total # On Track	61 (86%)	55 (77.5%)	51 (71.9%)	/
Total # Delayed	7 (10%)	9 (12.7%)	5 (7%)	/
Total # Off Track	0	4 (5.6%)	0	
Total # Deferred	0	0	11 (15.5%)	
Total	71	71	71	/

Strategic Direction Highlights

Strategic Direction 1: Vibrant, Respectful and Connected

Strategic direction one is focused on the community and its people. The priority is centred on improving the lives of the community by celebrating diversity, supporting empowerment, connecting to, and preserving local history and providing vibrant and dynamic spaces, amenities, and events for all. This strategic direction has eight strategic objectives spanning across four years with 22 actions to be delivered throughout 2024-25.

Quarter three highlights include:

- FUSE festival was successfully delivered in September 2024 with 503 artists engaged, 29 locations activated and 4413 attendees.
- Sporting club participation has grown by 8%, with targeted increases among women, Aboriginal and Torres Strait Islander peoples, CALD communities, and low socio-economic groups. Programs such as Elders line dancing and rainbow pickleball promote inclusive activity.
- The Disability Action Plan is progressing, with events like the International Day for People with Disability celebrated, and planning underway for Disability Pride Month.

- The 7th Yarning conference was held in November 2024 with 470 year 5 students from 21 Darebin schools coming to learn about truth-telling and the history and cultures of Aboriginal and Torres Strait Islander peoples.

These key highlights demonstrate the breath of work being delivered to improve the lives of community members by providing opportunities to connect and embrace diversity, reduce racism and discrimination, improve mental health and preserve local history and culture.

Strategic Direction 2: Prosperous, Liveable and Flourishing

Strategic direction two is focused on creating infrastructure and spaces for the community to feel safe, respected, and welcomed as well as to develop partnerships to support local businesses and community to drive growth and economic sustainability. This strategic direction has eight strategic objectives, spanning across the four years with 28 actions to be delivered throughout 2024-25.

Quarter three highlights include:

- Commencement of the construction of the new KP Hardiman Pavilion, expansion is in progress of Maryborough Avenue Kindergarten, and construction is progressing well for John Hall Reserve Pavilion with practical completion expected May 2025.
- The Integrated Families Youth and Children Strategy is completed and will be published on the Council website along with a poster of the action areas that will be displayed at child and family friendly venues across Darebin.
- The speed limit has been reduced from 50km/h to 40km/h on the local roads between Gilbert Rd, Elizabeth St, Bell St and Murray Rd. The 40km/h speed limit on Gilbert Road has been extended between Burgess Street and Kendall Street. The 40km/h speed limit that operates between 8am and midnight on High Street.
- Road safety audits and crash data for the last 5 years have been assessed for risks and groups of similar types of crashes within Darebin. Two locations were identified as eligible for funding applications through the Federal Blackspot program.

These key highlights demonstrate progress on infrastructure projects as well as the planning and partnerships required to support local businesses and community and drive economic growth and sustainability. The outcomes from these actions will help work towards a prosperous, liveable, and flourishing community.

Strategic Direction 3: Climate, Green and Sustainable

Strategic Direction three is focused on building and ensuring the community and Council owned infrastructure is resilient to climate change, increasing canopy cover over Council managed land, improving water quality and biodiversity across Darebin, improving air and water by reducing carbon emissions through renewable energy, and reusing waste to stimulate a local circular economy. This strategic direction has four strategic objectives spanning across four years with seven actions to be delivered throughout 2024-25.

Quarter three highlights include:

- Implementing the Climate Emergency Plan, including the revised solar saver program, to support the community to be resilient, especially our vulnerable communities.
- Progressing the development of the Contaminated Land Framework and the kerbside waste service review.
- Monitoring the health of Edwards Lake and commencement of initiatives to improve water quality.

These key highlights continue to demonstrate initiatives to improving the community's resilience to climate change and caring for Country by improving water quality and implementing initiatives to encourage reusing and recycling of waste products.

Strategic Direction 4: Responsible, Transparent and Responsive

Strategic direction four is focused on transparent and accountable decision making, ensuring that the organisation is financially responsible, managing resources effectively to ensure our current and future services meet the needs of our community, as well as planning and supporting our community through change. This strategic direction has four strategic objectives, spanning across four years with 14 actions to delivered throughout 2024-25.

Quarter three highlights include:

- Key strategic planning work required by the Local Government Act 2020 is progressing including the Revenue and Rating Plan and work to inform the development of the 10-year Financial Plan and 10-year Asset Plan.
- Service reviews have continued to improve service delivery and drive organisational efficiencies. As well as year two actions of the Organisational Strategy to drive performance in an integrated and efficient way.

The key highlights are focused on ensuring financial responsibility and sustainability in strategic planning process, management of assets, good governance and organisational efficiency.

Health and Wellbeing Highlights.

- Council developed a new community grant program for older adults. The grant provides up to $3,000 per community organisation to support activities that increase social connection and positive mental health for older adults.
- Council continued to implement the state-funded Free from Violence Project. The project aims to support and build the capacity of Darebin employees to embed gender equality and primary prevention of family and gender-based violence practices into their work.
- Council hosted the Molly Hadfield Social Justice Oration during the International Women's Day Celebrations. The oration focuses on women's social, economic and cultural empowerment. Approximately 150 people attended the event.
- 11,894 participants registered with Darebin sporting clubs in 2024-25, an increase of 8% compared with the previous year. Participation by our targeted cohorts all increased:
    - women and girls by 13%
    - Aboriginal and Torres Strait Islander peoples by 6.5%
    - people with a CALD background by 7%
    - people from a low socio-economic background by 6.3%.

<u>Actions at risk of not being delivered by 30 June 2025</u>

At the end of Q3 there are five actions at risk of not being delivered by 30 June 2025. This is due to minor timing variations and the complexity of the work.

Delayed action summary:

- Two actions are already incorporated as part of the development of the 2025-29 Council Plan

- Two actions are planned to be completed by Q1 of the 2025-26
- One action the Contaminated Land Framework is unlikely to be completed by end of June, however ongoing work is occurring and will continue into the new financial year.

The table below outlines the delayed actions and the corresponding commentary.

Strategic Direction	Strategic Action	Q3 Status	Commentary
Vibrant, Respectful and Connected	[1.5.1.1] Deliver Age Friendly Darebin and implement aged care reforms	Delayed	Action incorporated in the 2025-29 Council Plan.
Prosperous, Liveable and Flourishing	[2.2.2.1] Investigate and prioritise road safety and strategic transport improvements across Darebin by using a Local Area Placemaking approach - where one third of the city is reviewed, with community involvement, each year	Delayed	Action will be closed by October at the earliest.
Prosperous, Liveable and Flourishing	[2.3.1.1] Complete the Housing Strategy and report to Council on opportunities for more affordable and social housing	Delayed	Action planned to be completed in July
Prosperous, Liveable and Flourishing	[2.11.2.1] Commence a planning scheme amendment to implement the recommendations of the Darebin Housing Supply and Demand and Neighbourhood Character Study.	Delayed	Action incorporated in the 2025-29 Council Plan.
Climate, Green and Sustainable	[3.5.1.1] Finalise and implement the Contaminated Land Framework	Delayed	Action is unlikely to be completed by end of June, however ongoing work is occurring and will continue into the new financial year.

YTD Financial Performance

Overview

At the end of Q3, full year operating financial projections are $6.9M unfavourable against budget, primarily due to additional depreciation expense as a result of asset revaluations undertaken last financial year. At end Q3, actual operational financial performance had favourably exceeded budget by $2.3M, however this was primarily due to timing effects and the full year financial projections reflect the best estimate of what performance to expect for the full year.

Operating performance

Operating Financial Performance	YTD Budget $'000	YTD Actual $'000	YTD Var $'000	Adopted Budget $'000	Annual Forecast (Q3) $'000	Q3 Forecast v Budget $'000	Annual Forecast (Q2) $'000
Operating							
Revenue	197,417	200,034	2,617	**213,704**	215,347	1,643	214,389
Expenditure	(151,941)	(152,242)	(301)	**(203,511)**	(212,075)	(8,564)	(213,062)
Surplus (deficit)	45,476	47,792	2,316	**10,193**	3,272	(6,912)	1,327
Capital & other							
Revenue / grants – non-recurrent	(470)	(1,663)	1,193	**(1,620)**	(1,887)	267	(2,316)
Adjusted underlying Surplus/(deficit)	45,006	46,129	1,123	**8,573**	1,385	(7,188)	(989)

For the nine months ending 31 March 2025, the Council has recorded an operating surplus of $47.79m, which is **$2.32m** ahead of the year-to-date (YTD) budget. After eliminating capital and other items, the adjusted underlying surplus[1] is $46.13m, which is **$1.12m** favourable to the YTD budget.

Refer Appendix B for further analysis and commentary.

Capital performance

2024-25 Capital Works Financial Performance by Major Asset Class	YTD Budget $'000	YTD Actual $'000	YTD Var $'000	Adopted Budget $'000	Q3 Forecast $'000	Revised Forecast v Budget $'000	Q2 Forecast $'000
Property	5,788	5,302	486	**11,320**	13,072	(1,753)	14,063
Plant & equipment	3,712	2,135	1,577	**6,470**	8,287	(1,817)	7,392
Infrastructure	10,367	4,580	5,787	**14,055**	14,316	(261)	15,647
Total capital works	19,867	12,017	7,850	**31,844**	35,675	(3,831)	37,102

For the nine months ending 31 March 2025, the Council has expended $12.02m on the capital works program, which is **$7.85m** behind YTD budget. The variance is primarily due to delays in infrastructure works.

The projected capital expenditure for the financial year ending June 30, 2025, is forecast to be $35.68m, exceeding the original budgeted amount by $3.83m. This anticipated unfavourable variance at year-end is largely driven by $5.1m in capital projects carried forward from the previous financial year ***(non-cash impact – timing between periods)***. This increase in expenditure is partially mitigated by the early identification of approximately $2.25m in capital projects budgeted for in the current year now expected to be carried forward to future periods ***(non-cash impact – timing between periods).***

After adjustment for timing differences, a net cost pressure of approximately **$0.98M** is evident within the capital works program. This is largely attributable to two main factors: 1) $0.600M additional expenditure for the Council laptop renewal program, and an additional $0.340m required to cover unforeseen & unavoidable costs incurred during the delivery of various essential drainage renewal and upgrade projects.

Notwithstanding these specific pressures, the overall 2024-25 capital works program is projected to be delivered on time and within budget, a testament to stringent control and effective cost management.

[1] An underlying surplus is the net surplus for the year adjusted for non-recurrent capital grants and contributions. It is an accepted measure of financial sustainability as it is not impacted by non-recurring or once-off items of revenue and expenses that can often mask the operating results.

Anticipated delivery rates remain robust when compared to sector-wide benchmarks and are on track to achieve at least 80% completion of the total program.

Refer to Appendix A for further analysis and commentary

Financial Position

As of 31 March 2025, the Council's Cash & Investment balance stood at $81.95m. This represents an increase from the $64.87m closing balance on 30 June 2024, which included $6.8m in unspent budget carry forwards planned for expenditure this financial year. The YTD cash performance has also been positively influenced by higher than anticipated income (due to timing) and lower than budgeted expenditure on cash items (also timing-related). The end of year closing cash & investment balance is forecast to be $61.5m, which is line with expectations

Quarter 3 Budget Review & End of Year Re-forecast

Quarterly budget reviews are crucial for Council, as they provide timely opportunities to assess financial performance against projections, identify potential risks and enable proactive operational adjustments to be made before significant issues arise.

By reviewing revenue streams and expenditure patterns every three months, Council can ensure that its financial resources are being managed effectively, strategic priorities remain on track, and fiscal responsibilities are being maintained. This consistent oversight enhances transparency and accountability in the use of public funds.

End of Year Financial Forecast

Operating Budget

The Council has undertaken a review of its financial performance to date, combined with projections for the remainder of the current financial year. This review has identified several full year budget pressures that are anticipated to lead to a **$6.92m** unfavourable deviation from the original annual budget.

At a high level, the unfavourable Open Space Levy financial performance is offset by better than budgeted interest income, better than budgeted profit share income derived from Council's leisure contracts & unbudgeted capital income receipts.

Unfavourable expenditure budget pressures that are unable to be offset include additional unbudgeted depreciation expense (non-cash), prior year budget carry forwards (timing) and unbudgeted increase to Councils Tree maintenance contract renewal (cash impact).

Details of the main drivers are as follows:

Operating Revenue ($1.64m Favourable Net):

Mainly comprising of:

Other Income (2.74m Favourable Net)

- Leisure Contracts: Favourable adjustment to EOY forecast to the value of $1.7m - Prior year profit share earnings in accordance with contractual arrangements to be paid to Council in current year – not budgeted.
- Interest on Investments: Favourable adjustment to EOY forecast to the value of $812K – favourable external market conditions.

- Recycling Container Scheme: Favourable adjustment to EOY forecast to the value of $160K – Higher than budgeted income generation in first year of scheme.

Capital Grants (283K Favourable Net)

- Kinder expansion projects: $818K favourable – unbudgeted grant income received, to be delivered and spent over the next 2 financial years.
- Raleigh Street Kindergarten Compliance Works: $395K favourable– unbudgeted grant income received, to be delivered and spent in the current year.
- Partially offset by:
- Blackspot funding bids: ($525K) unfavourable – Reduction to EOY forecast relating to unsuccessful Blackspot funding bids.
- John Cain Memorial Female Friendly project: ($500k) unfavourable – Project delayed / to be completed next financial year. Construction to commence once funding agreement approved. Both expenditure and grant income budgets to be carried over into next year.

User Fees & Charges (662K Favourable Net)

- Reservoir Leisure Centre: Favourable adjustment to EOY forecast to the value of $141K – due mainly to higher than anticipated memberships.
- BP Golf Course: Favourable adjustment to EOY forecast to the value of $63K – Aligning annual forecast to updated contractual arrangements.
- DRRC Retail Sales: Favourable adjustment to EOY forecast to the value of $280K – Not included in original budget.
- Accounting adjustments: Favourable adjustment to EOY forecast to the value of $255K – Adjust accounts for prior year over/under Accounts Payable receipting for compliance purposes.
- Events & Festivals: Favourable adjustment to EOY forecast to the value of $132K – Higher than expected bar sales & room licence fees due to conservative original budget targets.

Partially offset by:

- Home Support Fees (Aged Care Services) – Unfavourable adjustment to EOY forecast to value of ($342K) –Relating to over estimation of original budget targets.

Operating Grants (204K Favourable Net)

- Community Services and Development - Favourable adjustment to EOY forecast to value of $388K compared to Budget, primarily due to anticipated higher than budgeted grant funding for Family and Youth Services programs.

Contribution Income ($1.60m Unfavourable Net)

- Open Space Levy (OSL) Developer Contributions: Unfavourable adjustment to EOY forecast to the value of $3.10m – Due to continued downturn in construction industry.
- Level Crossing Removal Project (LXRP) Contribution: $1.28m favourable adjustment reflects the State Government's contribution towards ongoing funding for the whole-of-life management and maintenance of assets constructed during the LXRP project ($920K - High St Reservoir / $355K - Keon Parade Reservoir). Timing – annual unspent contributions to be transferred to reserve. A further $675K contribution income expected to be received in FY 2025-26 ($500K – High St Reservoir / $175k Keon Parade Reservoir), once Council meets Stage 2 & 3 payment conditions.

- Unbudgeted developer contribution relating to Wood St, Preston: $168k favourable adjustment due to developer contributing the amount to Council to maintain land for 5 years. Timing – annual unspent contributions to be transferred to reserve.

Statutory Fees & Fines ($271K Unfavourable Net)

- Traffic Fine Income: Unfavourable adjustment to EOY forecast to the value of **$300K** – Due to staff turnover impacting volumes of fines issued.

Net gain/loss on disposal of assets ($380K Unfavourable Net)

- Right of Way Sales: Unfavourable adjustment to EOY forecast to the value of **$380K** – Reduction to income reflects a more realistic number of Right of Ways to be sold this year.

Operating Expenditure ($8.56m Unfavourable Net):

Mainly comprising of:

- Annual Depreciation & Amortisation: Unfavourable adjustment to EOY forecast to the value of $6.7m - As a result of prior year revaluations of Council assets – non-cash impact to budget.
- Budget Carry Forwards & Unspent Grants (Materials & Services): Unfavourable adjustment to EOY forecast to the value of $1.7m – Unspent budgets from prior year rolled over to the current year to complete service delivery. Funded from prior year cash surplus. When considered over the two years, this is best understood as a timing adjustment not an overspend.
- Tree Maintenance Program (Materials & Services): Unfavourable adjustment to EOY forecast to the value of $995k - Revised contract price significantly higher than previous arrangements.
- Bad & Doubtful debts – Animal Control: Unfavourable adjustment to EOY forecast to the value of $309K – mainly due to an increase in exemptions & withdrawal of fines previously issued.
- Replacement of Fleet Parts (Materials & Services): Unfavourable adjustment to EOY forecast to the value of $235k – Due to higher-than-expected expenditure on parts to replace Councils aging fleet equipment & machinery.

Partially offset by:

- Salaries & Oncosts: Favourable adjustment to EOY forecast to the value of $1.49m – mainly due to operating model efficiencies and ongoing staff turnover & vacancies.

Capital Works Program ($3.83m net unfavourable)

Mainly comprising of:

- ($5.10m) unfavourable - ELT approved budget carry forwards from prior year (non-cash impact – timing.
- ($600K) unfavourable – Laptop refresh program, as per Council resolution to award contract.
- ($410K) unfavourable - Bill Lawry Oval Pavilion - Repayment of unspent grant funding received in the prior year.
- ($395k) unfavourable - Raleigh Street Kindergarten Compliance Works – Grant funding received to deliver works.

- ($336K) unfavourable – Various drainage projects (Massey Avenue / 5 Hartington St, Spain Crt, Potter Crt, Northcote / Intersection Glasgow Avenue and Massey Avenue, Reservoir to Edgars Creek) – Primarily due to unexpected gas works, legal fees and additional work required due to unforeseen challenges during construction phase.

Partially offset by:

- $2.25m favourable**:** Early identification of projects now expected to be carried forward to future periods ***(non-cash impact – timing between periods).***
- $525k favourable: Blackspot funded projects: – Reduction to EOY forecast relating to unsuccessful Blackspot funding bids (Bell Street and Gilbert Road Intersection Traffic Signal Safety Improvements / Edwardes Street and Banbury Road).
- $487k favourable: Maryborough Avenue Kindergarten Expansion – EOY expenditure forecast reduced to reflect amount expected to be delivered & spent this FY. Remaining Project deliverables & budget deferred to be delivered in FY26. Project is grant funded.

Summary of projects identified for carry forward into 2025-26 ($2.25m) are as follows:

Council funded projects: $1.45m:

- **$920k** - Clements Reserve Acquisition project: Purchase of property will not occur until the remediation works are completed next financial year.
- **$300k** - Road Design & Construction - Botha Avenue (Allenby to McFadzean Av) project: Request for Quotation currently under evaluation. Based on contractor availability, the predicted start date is mid-May 2025 with a long 16-week construction program that will extend into July/August 2025. Target of 60% work completed this financial year with remainder to be carried forward.
- **$225k** - Miller St / Bracken Ave / Devon St Pedestrian Operated Signals: Significant delays in obtaining relevant Department of Transport & Planning (DTP) approvals. Designs require updating to meet DTP requirements which have not been finalized. Delays will mean construction and expenditure will be taken into next financial year.

Grant funded projects: $801k:

- **$445k** – John Cain Memorial Park Female Friendly Facilities project: A quantity surveyor has been engaged to manage project costs within the $500k grant budget, and the project's scope, costs, and timeline are being reviewed, with delivery now expected in the first half of next financial year.
- **$356k** – New Kindergarten design projects: Projects on hold. Waiting for direction from the Department of Education in confirming which, if any, kindergarten project should progress.

Procurement update

Procurement Principles

Council's Social and Sustainable Procurement Policy Principles continue to drive:

- Value for money is more than price paid.
- More opportunities for the local business community, in particular our social enterprises, to increase their capacity and capability to become suppliers to Council.
- Increased opportunities for local businesses and social enterprises to create capacity for local job seekers, especially those who are marginalised, disadvantaged and under-represented in the work force.

- Working to reduce our negative impact on the environment, support our climate emergency goals and move towards our aim of carbon neutral through purchasing behaviours.
- Lead procurement governance practices of integrity, probity and accountability while building organisational capability and expertise.
- Achieving equity, inclusion, and diversity outcomes.

Social & Sustainable Results

The following table below provides information of supplier and contract activities *for Q3 period January to March 2025*, which address our S&SP policy objectives in delivering local, social and sustainable benefits.

a) Local Economy

Supplier payments – local businesses identified by postcode within Darebin (includes contracted and adhoc payments)

Q3 October to March Results Supplier payments	**Transacted all Suppliers**	**Transacted Local Suppliers**	**%Transacted Suppliers**	**$Total aggregated payments all Suppliers**	**$Local Suppliers aggregated payments**	**%$Local Suppliers payments**
Payment to suppliers (excludes statutory payments)	666	143	21%	$18.2M	$2.8M	15.4% ($10.3M)

Expenditure will continue to be monitored. Practices include sourcing and inviting local suppliers to register and provide quotes and pricing.

Contracts awarded by Category – formal contracts ranging from one to five year term.

Q3 Results Awarded by Category	**No of contracts awarded**	**No of contracted awarded locally**	**$Total aggregated contract sum**	**Contract sum awarded locally**	**% $awarded locally**	**YTD 24/25FY Local Aggregated contracts**
Works	1	-	$2.7M	-	-	$18.7M
Services	4	-	$3.7M	-	-	$13.7M
Consultancy	3	-	$0.78M	-	-	-
Information Tech	4	-	$3.3M	-	-	-
Goods & Plant	3	-	$1.0M	-	-	-
Total	**15**	**-**	**$11.58M**	**-**	**-**	**32.4M**

Contract awarding will continue to move due to timing of retiring, new or renewal of capital and operational needs. Local businesses may not always be able to fulfill our requirements thus needing to source outside of Darebin. The consequences are less funds going back into the community. Social objectives is a mandatory 25% weighted criteria priority and continue to be promoted in improving local economy and achieving social objectives. Continued education of educate staff, promoting local business registration and sourcing activities continues to target local businesses.

b) Social Opportunities – resulting from contracting

Q3 Results S&SP Objective	**Awarded that identify supporting people**	**Contract total value**	**Aligned benefits (% or actual no).**	**YTD 24/25FY Aggregated social benefit contracts**
Indigenous & Torres Strait staff	2	$2.73M	• Employ permanent staff	8
Disadvantaged & local apprentices or trainees	0	-		2
Evidence of Local (15-25yo) Young 10% dividend	0	-		2
Gender Equity	14	$11.4M	• Gender equity policies, framework • Performance measures	26
Social or Charitable Enterprises engaged through contracting	0	-		0

Our Social procurement ensures that purchasing decisions always include equity, inclusion and diversity that will collectively achieve a more holistic community result, delivering maximum value for our community. Results continue to move as tendering dependicies are driven by new or renewinng procurement events.

Mandatory selection criteria and overall weighting of 25% is applied to:

- Local businesses at 5%
- Social at 5%
- Sustainability at 5% and
- Remaining 10% aligned to either category according to the procurement type or activity.

c) Sustainability

Q3 Results S&SP Objective	**No. contracts awarded that address environmental sustainable procurement objectives**	**YTD 24/25FY Aggregated sustainable benefit contracts**
Environmental policies and initiatives in reducing environmental impacts & Environmental Management System	12 contracts which activity evidence: - Environmental plans - Sustainability & Waste Minimisation programs - E-waste strategy - Carbon reduction plans - Green education plan	27 contracts

Council Resolutions update

In the third quarter of the 2024-25 financial year, 42 resolutions were made through Council meetings, 12 have been completed and 30 resolutions are in progress.

Due to the complexity of some of the resolutions, they may span multiple years and can be superseded or updated as the initiatives progress.

The current status of Council Resolutions for each quarter of the 2024-25, are shown in the table below:

2024-25	In Progress	Completed	Total
1 July – 30 September 2024 (Q1)	**13**	**24**	**37**
	35%	**65%**	**100%**
1 October – 31 December 2024 (Q2)	**9**	**15**	**26**
	37%	**63%**	**100%**
1 January 2025 – 31 March 2025 (Q3)	**30**	**12**	**42**
	29%	**71%**	**100%**

Note: Figures are subject to change when "in progress" actions are "completed".

CONSIDERATION OF LOCAL GOVERNMENT ACT (2020) PRINCIPLES

Community Engagement

The preparation of the 2024-25 Q3 Performance Report was supported by and involved detailed discussions with all senior leaders, project managers and relevant responsible officers.

The preparation of the Q3 Procurement Update was supported by and involved detailed discussions with all senior leaders, project managers and relevant responsible officers.

Overarching Governance Principles and Supporting Principles

(i) the transparency of Council decisions, actions and information is to be ensured.

Public Transparency Principles

(b) Council information must be publicly available unless (i) the information is confidential by virtue of this Act or any other Act; or (ii) public availability of the information would be contrary to the public interest;

Strategic Planning Principles

(e) strategic planning must provide for ongoing monitoring of progress and regular reviews to identify and address changing circumstances;

Service Performance Principles

(d) a Council should seek to continuously improve service delivery to the municipal community in response to performance monitoring;

COUNCIL POLICY CONSIDERATIONS

Environmental Sustainability Considerations (including Climate Emergency)

No Environmental Sustainability Considerations for the 2024-25 Q3 Performance Report.

Equity, Inclusion, Wellbeing and Human Rights Considerations

This report is based on performance across multiple areas. Equity, Inclusion, Wellbeing and Human Rights considerations are applied within the multiple areas, rather than this report.

Economic Development and Cultural Considerations

This report is based on performance across multiple areas. Economic Development and Cultural Considerations are applied within the multiple areas, rather than this report.

Operational Impacts

Operational impacts are considered when understanding performance trends.

Legal and Risk Implications

The reporting of progress toward the Council Plan Action Plan fulfils Council's legislative obligations in accordance with the principles of the Local Government Act 2020 and its accountability to the community.

IMPLEMENTATION ACTIONS

2024-25 Q3 Performance Report will be accessible to the community via the Darebin website and social media.

RELATED DOCUMENTS

- 2041 Darebin Community Vision
- Revised 2021-25 Council Plan (incorporating Municipal Health and Wellbeing Plan)
- 2024-25 Council Plan Action Plan
- Annual Budget 2024-25
- Financial Plan 2023-24 to 2032-33
- Local Government Act 2020
- Social and Sustainable Procurement Policy 2021 to 2025

Attachments

- Appendix A - 2024-25 Q3 Non-financial Performance Report (**Appendix A**) ⇩
- Appendix B - 2024-25 Q3 Financial Performance Report (**Appendix B**) ⇩

DISCLOSURE OF INTEREST

Section 130 of the *Local Government Act 2020* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any conflicts of interest in a matter to which the advice relates.

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

COUNCIL PLAN ACTION PLAN 2024–2025

PROGRESS REPORT Q3

City of DAREBIN

the place to live



INTRODUCTION

Welcome

Guiding the way Council delivers its services and plans for the future is the 2021–25 Council Plan. This plan was developed following the most recent election and revised in 2023-24. The plan outlines the objectives and aims of Council over its four-year term. Development of the plan included significant community consultation at community forums and social media.

Council has committed to four directions that will guide our actions and resources for a period of four years:

1. Vibrant, Respectful and Connected – making sure our community is one where all our people are valued, and no one is left behind
2. Prosperous, Liveable and Flourishing – building on Darebin's strengths in relation to business, services and industry, and creating a city where all services and facilities to support a balanced, healthy life are easily accessible to our residents
3. Climate, Green and Sustainable – ensuring Darebin is a leader in responding to the climate emergency, and our natural environment is protected and enhanced
4. Responsible, Transparent and Responsive – recognising we are here to serve our community, in all its diversity, and that we govern transparently and accountably.

For more detail on the Council Plan, go to www.darebin.vic.gov.au/About-Council/Council-structure-and-performance/Council-plan

Supporting the Council Plan is an annual Action Plan which sets out our work for the financial year to ensure that the objectives of the Council Plan are implemented.

We invite you to read on to see what we've done to implement the Council Plan in the third quarter of the 2024-25 financial year.

INTRODUCTION

How to Read This Report

This document outlines our progress in completing the 2024-25 Council Plan Action Plan.

There are four sections to this report:

Section one provides an overview of the 10 Big Action themes.

Section two provides the quarter three action commentary and progress status for the 71 actions from the 2024-25 Council Plan Action Plan. The actions are arranged by Council Plan strategic direction/objective and have commentary that outlines the progress against that action as at 31 March 2025.

Section three is the Capital Works Portfolio Status Report for Quarter One which provides the status and progress of all programs and major projects.

Section four is the status of Council Resolutions report which provides a summary of the organisation's progress in implementing Council's decisions for the 2024-25 financial year.

Darebin at a Glance

The City of Darebin is located between five and fifteen kilometres north of Melbourne's central business district.

It has been home to the Wurundjeri people for many thousands of years.

Our city covers 53 square kilometres of land stretching from the inner northern suburbs of Northcote and Fairfield to Reservoir and Bundoora.

In 2023, our city's estimated population was 155,683 people, and this is forecast to increase to 216,417 by 2046.

We are home to one of Victoria's largest and most diverse communities in the realms of culture, language, religion, socioeconomic background, employment status, occupation and housing need. In 2021, 46,688 of our residents were born overseas;18 per cent had arrived in Australia in the five years prior.

We have a diverse mix of properties – with 68,081 residential properties, 4,661 business properties and 531 mixed-use properties. Our largest industries are education and training, retail, manufacturing, health care and social assistance.

As a Council, we are responsible for a large part of our city's infrastructure and natural habitat. We own, manage, or maintain 333 buildings, 790 hectares of open space, 27 sports reserves, seven natural reserves, 57 playing fields/sports grounds, 130 playgrounds, 29 wetlands, 84,300 trees, 530 km of roads, 30 km of shared paths, 1,045 km of sealed footpaths, 66 road and foot bridges, 628 km of stormwater pipes, 23,194 stormwater pits, and 30 gross pollutant traps (structures that trap solid waste such as litter).

While our city's social and economic prosperity is changing, with more of our residents earning higher incomes, we still have many of our residents experiencing disadvantage.

The Socio-Economic Index for Areas (SEIFA) score ranks areas based on indicators that contribute to disadvantage (including unemployment and income). In 2021, Darebin's SEIFA disadvantage score was 1018, which is the same as for Greater Melbourne.

In December 2023, our job seeker rate was 4.3 per cent. This is 0.5 percentage points higher than the unemployment rate for Greater Melbourne (3.8 per cent), and Victoria overall (also 3.8 per cent).

10 BIG ACTIONS

Big Action Number	Council Plan Strategic Action Numbers	Big Action Description
BA1	(None in 2024-25)	**Build Infrastructure for the future** by developing Northcote Aquatic and Recreation Centre, redeveloping BT Connor Pavilion in Reservoir, and building Darebin Intercultural Centre in Preston.
BA2	2-2 2-3 2-6	**Plan infrastructure for decades to come** by redeveloping Reservoir Leisure Centre, activating Edwardes Lake Boat House in Reservoir, building new kindergarten facilities, and undertaking a feasibility study for a Global Learning Hub in Preston.
BA3	2-15 2-16 3-1 3-18	**Continue to lead with our response to the climate emergency** by updating our Climate Emergency Plan to set out how to best achieve zero greenhouse gas emissions for Darebin by 2030, offering solar installations and energy retrofits to pensioners and vulnerable communities, delivering new business and community power purchase partnerships, supporting a shift to a circular economy and programs aimed to improve safety for people cycling, walking and wheeling, increasing active travel which will also reduce transport emissions.
BA4	1-1 1-2 1-3 1-4	**Deepen our commitment to truth and justice for First Nations communities** in partnership with the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation and Aboriginal and Torres Strait islander peoples who live and work in Darebin.
BA5	2-40	**Support vulnerable members of our community** by providing support with COVID-19 recovery, expanding our Homelessness Assertive Outreach program, and supporting community-led programs in East Reservoir and East Preston, to achieve greater physical and mental health, and wellbeing for all.

10 BIG ACTIONS

Big Action Number	Council Plan Strategic Action Numbers	Big Action Description
BA6	2-49	**Champion local business and creative industries** by providing support with COVID-19 recovery, facilitating the establishment of a Darebin Chamber of Commerce, and improving the lighting and safety of our retail precincts and business activity centres.
BA7	1-6 1-7 1-10 1-12 1-13 1-14 1-19 1-35	**Build a more inclusive community for all** by supporting Darebin's multicultural communities, reducing racism and discrimination, increasing access to our Council's services and sporting assets by groups who are under-represented, developing our Disability Action Plan, to improve access for all to our services and infrastructure, and achieving Rainbow Tick accreditation (best practice in LGBTQIA+ inclusion) for our services and activities.
BA8	(None in 2024-25)	**Improve the quality of development** and work to protect all that we love about Darebin by pursuing protections for Preston Market, conducting a Planning Scheme review informed by in-depth community consultation, and reviewing to amend our Parking Permit Policy. [NOT INCLUDED ON 24/25 CPAP]
BA9	3-11	**Protect our natural environment and biodiversity** by significantly improving water quality in Edwardes Lake, increasing tree canopy coverage in our parks, residential areas and retail precincts, and enhancing understorey planting.
BA10	1-20 2-6	**Expand our delivery of quality universal services** across the lifespan by providing more three-year old kindergarten places, continuing to deliver our flagship Age Friendly Darebin Project, expanding aged care direct services, and registering to become a home care package provider.

Council Plan

1.0: Vibrant, Respectful and Connected

1.1: We will prioritise and respect the voices and aspirations of Traditional Owners and Aboriginal and Torres Strait Islander communities in Darebin

H&W	Strategic Action	Action	Comments	Status	Status
	[1-1] In consultation with the Traditional Owners, Darebin Aboriginal Advisory Committee and local Aboriginal and Torres Strait Islander Communities develop and commence implementation of a three-year Aboriginal Action Plan Key elements of this Plan, in addition to items mentioned in the Council Plan, to include: • Develop partnerships with local Aboriginal Community Controlled Organisations to enhance our work towards mutual goals • A meaningful and comprehensive response to the six key requests of DAAC's Our Black Lives Matter statement to Council • Continue to implement and expand our Aboriginal Employment Strategy and Aboriginal Action Plan • Begin discussions with Traditional Owners to understand the feasibility and resources required for Council to hand back land and responsibility for land management	Finalise and commence implementation of the Aboriginal Action Plan.	This action was deferred by Council at its meeting on 24 February 2025 and will be considered as part of developing the 2025-29 Council Plan. Further progress updates will be provided in Q3 and Q4.		Deferred
	[1-2] Progress a partnership with the Wurundjeri Woi- wurrung Cultural Heritage Aboriginal Corporation and continue to progress “decolonising” Bundoora Park	Progress a partnership with the Wurundjeri Woi- wurrung Cultural Heritage Aboriginal Corporation and continue to progress “decolonising” Bundoora Park	Wurundjeri Woi-wurrung Elders have been consulted with to give advice and feedback on a number of Council initiatives. Work continues on the Bundoora Park Truth-Telling display in consultation with the Elders.		On Track

H&W	Strategic Action	Action	Comments	Status	Status
	[1-3] Deliver initiatives that support truth telling, and provide opportunities for culturally diverse communities, and our broader Darebin community, to learn about Aboriginal and Torres Strait Islander culture and history	Deliver initiatives that support truth telling, and provide opportunities for culturally diverse communities, and our broader Darebin community, to learn about Aboriginal and Torres Strait Islander culture and history	The 7th Yarning conference was held in November 2024 with 470 year 5 students from 21 Darebin schools coming to learn about truth-telling and the history and cultures of Aboriginal and Torres Strait Islander peoples. The decolonising Bundoora park truth telling project continues in close partnership with the Wurundjeri Woi-wurrung Aboriginal Corporation.		On Track
	[1-4] Increase support to Aboriginal community-controlled organisations by incorporating a specific funding stream into our Community Grants Program	Implement the Aboriginal community-controlled Grants stream which was established in 2023-24	The second round of this grant program's application process was completed with funding allocated and fully disbursed. Projects are now being delivered. The 25/26 grant round is currently open with funding to be allocated in time for NAIDOC week in July 2025.		On Track

1.2: We will develop partnerships with organisations from across our city, to value and include people from multicultural and diverse backgrounds

&W	Strategic Action	Action	Comments	Status	Statu
	[1-6] Support and promote a significant increase in participation in Darebin's sports clubs, in particular, for Aboriginal and Torres Strait Islander peoples, women, girls, people of all abilities, and multicultural and diverse communities	Support and promote a significant increase in participation in Darebin's sports clubs, in particular, for Aboriginal and Torres Strait Islander peoples, women, girls, people of all abilities, and multicultural and diverse communities	In 2024-25, 11,894 participants registered with Darebin sporting clubs, an increase of 8% compared with the previous year. Participation by our targeted cohorts all increased: women and girls by 13%, Aboriginal and Torres Strait Islander peoples by 6.5%, people from a Culturally and Linguistically Diverse (CALD) background by 7%, and people from a low socio-economic background by 6.3%. Council collaborated with community sports clubs and leisure facilities operators to deliver a range of programs to increase participation and engagement. These included programs like Elders line dancing, Aboriginal men's golf, rainbow pickleball, go soccer mums, chair yoga, tai chi, active adults qigong and walking basketball.		On Track

&W	Strategic Action	Action	Comments	Status	Statu
	[1-7] Encourage and reward sporting and leisure groups/sporting teams that use Council's recreation spaces, by reducing user fees to those that demonstrate inclusion for Aboriginal and Torres Strait Island peoples, women, girls, people of all abilities, and multicultural and diverse communities	Encourage and reward sporting and leisure groups/sporting teams that use Council's recreation spaces, by reducing user fees to those that demonstrate inclusion for Aboriginal and Torres Strait Island peoples, women, girls, people of all abilities, and multicultural and diverse communities	A full review of the Performance Subsidy Program is being undertaken in 2025 as part of a review of relevant policies. In 2024-25, 15 clubs have achieved gold status, 2 clubs achieved silver status, and 6 clubs achieved bronze status in the Performance Subsidy Program. Applications for the winter performance subsidy program will open in May. Following a Fair Access Policy workshop in November 2024, all sports clubs are encouraged to complete a gender impact self-assessment with support provided by Council officers to recognise and celebrate progress while creating an action plan to address gaps.		On Track
	[1-9] Partner with Bowel Cancer Screening, Cancer Council Victoria and local community organisations to increase awareness of bowel cancer and improve community understanding, including for Aboriginal and culturally and linguistically diverse communities, of the benefits of screening, with a particular focus on underrepresented groups undertaking bowel cancer screening	Partner with Bowel Cancer Screening, Cancer Council Victoria and local community organisations to increase awareness of bowel cancer and improve community understanding, including for Aboriginal and culturally and linguistically diverse communities, of the benefits of screening, with a particular focus on underrepresented groups undertaking bowel cancer screening	A social media campaign post raising awareness and intervention strategies for diagnosis of bowel cancer is scheduled for Q4.		On Track

1.3: We will help to build an inclusive and empowered community, where social cohesion and community harmony are fostered

H&W	Strategic Action	Action	Comments	Status	Status
	[1-10] Develop the Disability Action Plan to improve access to services and infrastructure for our residents and visitors	Implement the Disability Action Plan to improve access to services and infrastructure for our residents and visitors	The Disability Action Plan is progressing well, with a strong focus on celebrating our diverse community in this quarter. Council celebrated International Day for People with Disability on 3 December at Reservoir Library in partnership with NeuroConnect, a local peer support group for neurodivergent youth. The event was highly successful, with 24 community members attending, positive feedback provided, and a Darebin Libraries 'disability pride book list' being co-created with participants. The Darebin Disability Advisory Committee has provided feedback on several important projects, including the rollout of e-scooters and the High Street Redevelopment. Council is currently planning events for Disability Pride Month in July and International Day for People with Disability in December.		On Track
	[1-12] Develop and deliver a program to support middle years students (later primary school, and early secondary school-aged) from Darebin schools to connect with each other, and take action on systemic racism issues together, to support student voices	Undertake advocacy to seek funding to deliver anti-racism programs	Support was provided to partner organisations (co-design with Wurundjeri woi-wurrung Aboriginal Cultural Heritage Corporation; support to Preston Mosque) as part of the State Government funding round for local anti-racism actions, stemming from the Victoria University racism research project in which Council participated in years two and three of this Council Plan. The connection between experiences of racism and the health and wellbeing outcomes of residents is still being considered in the context of the development of Council's new Municipal Health and Wellbeing Plan.		On Track

H&W	Strategic Action	Action	Comments	Status	Status
	[1-13] Develop a Cultural Diversity Action Plan to improve access, participation and engagement of people from culturally and linguistically diverse backgrounds including:- • Access to venues and encourage participation in Council services where participation is low • Work with our sporting and recreation clubs to increase participation • Identify creative opportunities to reflect Darebin's different cultures in the built environment across our city • Work with our local organisations to create an active Community Leader network comprising community leaders from our culturally diverse communities	Finalise a Cultural Diversity Action Plan to improve access, participation and engagement of people from culturally and linguistically diverse backgrounds including:- • Access to venues and encourage participation in Council services where participation is low • Work with our sporting and recreation clubs to increase participation • Identify creative opportunities to reflect Darebin's different cultures in the built environment across our city • Work with our local organisations to create an active Community Leader network comprising community leaders from our culturally diverse communities	This action was deferred by Council at its meeting on 24 February 2025 and will be considered as part of developing the 2025-29 Council Plan. Further progress updates will be provided in Q3 and Q4.		Deferred

1.4: We will embrace diversity and ensure everyone is included in our society, and no one is left behind - by combating discrimination, and championing equity, inclusivity and diversity

H&W	Strategic Action	Action	Comments	Status	Status
	[1-14] Continue to become more LGBTIQA+ inclusive across Council's services and activities including work towards Rainbow Tick accreditation for several services	Continue to become more LGBTIQA+ inclusive across Council's services and activities including work towards Rainbow Tick accreditation for several services	The development of the LGBTIQA+ action plan is incorporating the directions from Rainbow Tick accreditation to understand how Council can provide safe, welcoming and inclusive services and programs. The accreditation process highlighted areas of improvement and change that can be completed with the knowledge and approaches determined to make a difference for general access to opportunities.		On Track

H&W	Strategic Action	Action	Comments	Status	Status
	[1-19] Develop a Sexuality, Sex and Gender Diversity Action Plan to support the inclusion, rights and wellbeing of LGBTIQA+ communities and work to combat homophobia, biphobia and transphobia	Finalise and commence implementation of an LGBTIQA+ Action Plan to support the inclusion, rights and wellbeing of LGBTIQA+ communities and work to combat homophobia, biphobia and transphobia	This action was deferred by Council at its meeting on 24 February 2025 and will be considered as part of developing the 2025-29 Council Plan. Further progress updates will be provided in Q3 and Q4.		Deferred

1.5: We will increase social connection to reduce isolation and loneliness, and support positive mental health

H&W	Strategic Action	Action	Comments	Status	Status
	[1-20] Deliver Age Friendly Darebin and implement aged care reforms	Deliver Age Friendly Darebin and implement aged care reforms	Allocation of Age Friendly Darebin portfolios to community development officers by mid April 2025 Internal meetings established with teams to raise awareness of Age Friendly Darebin commitments and establish regular communication to capture project updates supporting age friendly Darebin philosophy/ commitments. Aged Care Reforms. Officers continue to monitor Commonwealth communication in relation to the Aged Care Reforms and participate in sector and peak body forums and meetings. Initial briefing held with new Council in March 2025, further workshops planned in May and July 2025		Delayed
	[1-23] Provide grants, and deliver and facilitate programs, services, and events that address loneliness, through supporting social connectedness and positive mental health	Provide grants, and deliver and facilitate programs, services, and events that address loneliness, through supporting social connectedness and positive mental health	Council has developed a new community grant program for older adults. The core focus of the grant is to provide up to $3,000 per community organization to support activities that increase social connection and positive mental health for older adults in the Darebin community.		On Track

1.6: We will ensure our festivals, events and functions are inclusive and respond equitably to, and value the diverse needs and aspirations of, our community

H&W	Strategic Action	Action	Comments	Status	Status
	[1-28] Deliver an annual cultural diversity and social cohesion oration as part of the FUSE festival	Deliver Molly Hadfield cultural diversity and social cohesion oration.	Planning is underway with the program confirmed and promotions launched. The event will be held on 2 April.		On Track
		Deliver new multicultural oration	Speakers are confirmed and a detailed brief is being developed in consultation with keynote speaker. Communications Plan and Event Management is progressing		On Track
	[1-29] Deliver a signature cultural event as part of the FUSE festival in and around the grounds of the Bundoora Homestead Art Centre that showcases culturally diverse artists, music, food, participatory workshops and performances.	Deliver annual FUSE Festival model	FUSE festival was successfully delivered in September 2024 with 503 artists engaged, 29 locations activated and 4413 attendees.		Completed

1.7: We will continue to be a local government leader in the prevention of violence against women, and gender equity

H&W	Strategic Action	Action	Comments	Status	Status
	[1-30] Implement and extend our Gender Equality and Preventing Violence Against Women Action Plan, using an intersectional approach	Extend the implementation of our Gender Equality and Preventing Violence Against Women Action Plan, using an intersectional approach	The Free from Violence program development continued with the first working group convened in February. Council's role as facilitator for information sharing and capability growth for this period was through Darebin's Family Violence Network (convened in February) and Darebin's Gender Equity Advisory Committee (convened in March). Gender Impact Assessments were conducted as part of Darebin's Equity Impact Assessment process on 4 projects during this quarter. .On International Women's Day (IWD), Darebin's annual Molly Hadfield Social Justice Oration was launched. The Reservoir Leisure Centre also held activities for IWD. Darebin's Gender Equality Action Plan and Gender Impact Assessment Progress Report 2021-2023 is now public on Darebin's Gender Equity webpage.		On Track

1.8: We will work towards a discrimination-free, and systemic racism-free Darebin, and reduce the impact of poverty and disadvantage

H&W	Strategic Action	Action	Comments	Status	Status
	[1-34] Address inequities in the distribution of resources, and ensure the needs of our most vulnerable people are prioritised by implementing our Towards Equality Framework	Address inequities in the distribution of resources, and ensure the needs of our most vulnerable people are prioritised by implementing our Towards Equality Framework	The Towards Equality Framework (TEF) continues to be implemented, through the application of the Equity Impact Assessment (EIA), incorporating the legally mandated Gender Impact Assessment (GIA). In Q3, four EIAs were undertaken on a range of projects, plans, and policies. This included a new iteration of the EIA for the draft Aboriginal Action plan, the E-scooter roll-out and Streetscape improvements to High Street Preston. The EIA Panel also provided support and advice on an additional two 'partial' EIAs, which all contribute towards the implementation of the TEF. These included Preston City Hall bathroom refurbishment and Australasian Challenge.		On Track
	[1-35] Work with the Darebin Ethnic Communities Council, our community, and local organisations, to foster respect and address systemic racism	Work with the Darebin Ethnic Communities Council, our community, and local organisations, to foster respect and address systemic racism	An anti-racism booklet is in development, in collaboration with Hume, Merri-bek, and Whittlesea Councils, with the booklet almost finalised. Support has continued to AMES residents and to the InterCultural Centre Open Access Program. Support is being given to the Truth-telling display project at Bundoora Farm in recognition of the importance of truth-telling for anti-racism practice.		On Track
	[1-36] Continue to implement the Welcoming Cities Standard, with the aim of becoming a 'Mentoring' level Council	Monitor the progress of improvement actions from the Welcoming Cities evaluation report	This action was deferred by Council at its meeting on 24 February 2025 and will be considered as part of developing the 2025-29 Council Plan. Further progress updates will be provided in Q3 and Q4.		Deferred

H&W	Strategic Action	Action	Comments	Status	Status
	[1-38] Mitigate the impacts of climate change on the health and wellbeing of our disadvantaged communities	Through the implementation of the year 1 actions of the Climate Emergency Plan, mitigate the impacts of climate change on the health and wellbeing of our disadvantaged communities	The first-year actions of the Climate Emergency Plan (CEP) continue to be rolled out. The Keep Cool program and heat health actions have been completed and are going through and evaluation process. We are speaking with partner organisation and recipients of our direct interventions in the community. The results of this evaluation will inform the next year actions to created heat resilience and support health and wellbeing of disadvantaged communities. We are also working with a network of community service organisations for best outcomes.		On Track

2.0: Prosperous, Liveable and Flourishing

2.1: We will deliver equitable and accessible infrastructure to provide opportunities for our community to live well

H&W	Strategic Action	Action	Comments	Status	Status
	[2-2] Redevelop Reservoir Leisure Centre, incorporating opportunities to enhance health, wellbeing and socioeconomic outcomes	Undertake minor renewal works while continuing scoping for the longer-term redevelopment of the Reservoir Leisure Centre to enhance health, wellbeing and socioeconomic outcomes	The Reservoir Leisure Centre (RLC) Scoping Study report was endorsed by Council and released to the public in March 2025. Council allocated funds in February 2025 to progress the longer-term redevelopment of RLC and continues to invest in renewal works to ensure it remains accessible for everyone.		On Track
	[2-3] Invest in the Edwardes Lake Boathouse in Reservoir to support a long-term lease arrangement	Continue to advocate to the descendants of the original owner to remove the restrictive covenants so appropriate renewal works of the boat house can occur	Transfer of funds to support the covenant removal has occurred. Representatives are working with Lawyers from the Uk to support the transition. Timeframes on final confirmation are still unknown, but the project is progressing well.		On Track
		Undertake a broad Expression of Interest process to identify interested parties and proposed uses (commercial, community or recreational) for the facility and provide an opportunity for the community to provide feedback about the uses they would like to see and any issues for Council to consider.	Council has been briefed on the proposed Expression of Interest (EOI) process. Consultants have been engaged to support with the marketing campaign and content development. This is being considered by Council for adoption at the April 2025 meeting		On Track

H&W	Strategic Action	Action	Comments	Status	Status
	[2-6] Expand funded 3-year-old kindergarten	Expand kindergarten places in areas of greatest unmet demand; including work in partnership with State Government to deliver additional Kindergartens on School Sites (KOSS)	The expansion of Maryborough Avenue Kindergarten is progressing. Following a public tender process to identify Council's preferred contractor, a recommendation was presented at the Council Meeting held on 24 February 2025. Council approved the selected contractor and Council Procurement issued a letter of intent to the contractor. The works are due to commence in April 2025. The kindergarten will be temporarily relocated to one of Darebin's other locations, Darebin North East Community Hub (DNECH) during the construction period. Council is in discussions with Department of Education around the next sites to go to design as part of the Building Blocks Partnership Agreement.		On Track
	[2-9] Redevelop KP Hardiman Pavilion in Kingsbury	Commence construction of the KP Hardiman Pavilion	Works have commenced on the construction of the new KP Hardiman Pavilion. Worksite establishment is complete, and earthworks have commenced (March 2025) Estimated completion date is on track for December 2025		On Track

H&W	Strategic Action	Action	Comments	Status	Status
	[2-11] Develop an Integrated Families, Youth and Children Strategy	Complete the Integrated Families Youth and Children Strategy and present to Council for adoption	An engaging public facing version of the Strategy has been designed with input from young leaders and key stakeholders. It will be published on the Council website along with a poster of the action areas that will be displayed at child and family friendly venues across Darebin. A video is being produced to provide a child-friendly version of the Strategy to communicate to children. Over 20 children and young people participated in interviews to talk about the 5 action areas. The video will feature on social media and the Council website. The next action to be delivered will be the continuing collaborative work with stakeholders to develop the first Council and Partner Collective Action Plan to implement the Strategy.		Completed
	[2-13] Plan for the redevelopment of John Hall pavilion and public toilet in Kingsbury	Complete construction of the John Hall Pavilion	The construction of John Hall Reserve Pavilion is a priority project addressing the current gap in gender inclusive facilities for sporting clubs in Darebin. Construction is progressing well, with regular site meeting and walkthroughs occurring. The construction program is currently on track with practical completion expected May 2025.		On Track

2.2: We will design and create public spaces where our people feel safe, welcome, and respected, including improving lighting and safety for people walking, wheeling, cycling and driving

H&W	Strategic Action	Action	Comments	Status	Status
	[2-15] Improve road safety, and the cycling, walking and wheeling network, by constructing high priority improvements	Improve road safety, and the cycling, walking and wheeling network, by constructing high priority improvements	Work continues on the road safety and access improvement projects that are planned for this year. The Clifton Grove raised children's crossing project is complete. The other projects are in the procurement stage or have started construction. All road safety projects with allocated budget for construction are expected to be delivered by the end of June 2025.		On Track
	[2-16] Investigate and prioritise road safety, accessibility, cycling, walking and wheeling improvements across Darebin by using a Local Area Placemaking approach - where one third of the city is reviewed, with community involvement, each year	Investigate and prioritise road safety and strategic transport improvements across Darebin by using a Local Area Placemaking approach - where one third of the city is reviewed, with community involvement, each year	The first stage of community consultation to seek input on issues and opportunities within the Group C areas of Council's 'Your Street Your Say' program is complete. Group C includes the areas of Northcote West, Preston East, Reservoir East and Kingsbury. Consultation on proposed treatments in the Group C area is expected to commence from July 2025.		Delayed
	[2-17] Develop and implement a Community Safety Framework	Finalise and commence implementation of the Community Safety Framework	This action is not expected to be completed by 30 June 2024 and will be considered in the development of the Council Plan 2025-2029.		Deferred

H&W	Strategic Action	Action	Comments	Status	Status
	[2-19] With State Government approval, reduce the speed limit in more local streets across our city	With State Government approval, reduce the speed limit in more local streets across our city	The speed limit has been reduced from 50km/h to 40km/h on the local roads between Gilbert Rd, Elizabeth St, Bell St and Murray Rd. The 40km/h speed limit on Gilbert Road has been extended between Burgess Street and Kendall Street. The 40km/h speed limit that operates between 8am and midnight on High Street, Reservoir will be extended in May 2025 to include the Crawley St intersection. An application will be made to State Government to reduce the speed limit to 30km/h near activity centres and schools in the Northcote, Fairfield and Alphington area to make the streets safer for everyone, including school children.		On Track
	[2-21] Develop a Community Infrastructure Plan to inform Council's decision making on the future of our assets, based on service needs across our city for the next 10 years	Finalise the draft Community Infrastructure Plan	This action was deferred by Council at its meeting on 24 February 2025 and will be considered as part of developing the 2025-29 Council Plan.		Deferred
	[2-23] Update flood risk assessments across Darebin, and incorporate them into our Darebin Planning Scheme	Continue to work with Melbourne Water to implement and apply the updated flood mapping for Darebin, including incorporation into the planning scheme	Council continues to work closely with Melbourne Water on their flood mapping update project.		On Track

H&W	Strategic Action	Action	Comments	Status	Status
	[2-24] Continue our Traffic Blackspot Design and Construction Program	Develop at least two scoping reports for submission to the Federal Blackspot program targeting places with history of crashes	Road safety audits and crash data for the last 5 years have been assessed for risks and groups of similar types of crashes within Darebin. Two locations were identified as eligible for funding applications through the Federal Blackspot program. The locations are Edwardes Street at Banbury Road, and Dundas Street at St David Street and Hotham Street. Scoping reports have been submitted seeking 100% funding to design and install safety changes at these locations. Community consultation and works would progress in the 2025/26 financial year if successful.		Completed
	[2-30] Undertake a review of the General Local law	Complete the review of Darebin's General Local Law and present to Council for adoption	Community Engagement has concluded. Council has been briefed 11 March and 17 March on the results of the community engagement and the updated draft of the Local Law. Council meeting 24 March to release the Draft Local Law for exhibition.		On Track

2.3: We will facilitate more affordable, social and public housing in Darebin, to meet our community's needs

H&W	Strategic Action	Action	Comments	Status	Status
	[2-31] Enable and facilitate more affordable and social housing across our city	Complete the Housing Strategy and report to Council on opportunities for more affordable and social housing	Council is considering community and stakeholder feedback on the Draft Darebin Housing Strategy and on-going State Government planning reforms to update the draft Strategy. A final proposed Darebin Housing Strategy is planned to be ready in early 2025/26.		Delayed
	[2-32] Partner with the State Government to ensure its social and public housing investment meets our community's needs, and creates liveable, connected communities through appropriate design and construction	Continue to negotiate with developers for the inclusion of social and public housing as part of major developments	Council officers continue to raise the need for social and affordable housing to be included as part of larger planning permit applications. Larger applications have been limited in volume this FY due to the downturn in the development industry. When agreed, these outcomes are generally secured through S173 Agreements on planning permits.		On Track

2.5: We will invest in services and the built environment to improve access for our residents and visitors

H&W	Strategic Action	Action	Comments	Status	Status
	[2-39] Create additional accessible car parking spaces in our city	Construct at least two accessible car parking spaces	Two new accessible parking bays in Collins Street Thornbury outside Penders Park have been completed in October 2024. A third accessible parking bay will be constructed as part of the current John Hall Reserve Pavilion construction works in Kingsbury to be completed by May 2025. Remaining budget from this program will be used by our Transport team to source designs for new locations to be constructed in the next financial year 2025-26.		On Track

2.6: We will support the human rights, housing and wellbeing needs of our people experiencing homelessness

H&W	Strategic Action	Action	Comments	Status	Status
	[2-40] Deliver programs that support people sleeping rough and experiencing homelessness including Assertive Outreach and advocate for funding for Towards Zero	Deliver programs that support people sleeping rough and commence the establishment of a Towards Zero program for Darebin	Council continues to deliver the Darebin Assertive Community Outreach Program and the Community Shower Access Program for people experiencing homelessness in Darebin. A project officer commenced on the Towards Zero Project in January 2025. They engaged key stakeholders in the Darebin Zero to Homelessness: Stakeholder Round Table on the 26 February to bring together key housing and homelessness stakeholders working with people who are rough sleeping in Darebin to explore options for a collective impact response. They are now following up with each of the stakeholders to explore next steps.		On Track

2.8: We will advocate to reduce the harm associated with electronic machine gambling, alcohol and tobacco

H&W	Strategic Action	Action	Comments	Status	Status
	[2-47] Support partner and local community organisations, groups, and clubs, to deliver initiatives that encourage the cessation of vaping and smoking	Support partner and local community organisations, groups, and clubs, to deliver initiatives that encourage the cessation of vaping and smoking	A social media campaign post to promote 'Flip the Vape', a campaign addressing vaping among Aboriginal and Torre Strait Islander youth people in Victoria, is scheduled for Q4.		On Track

2.9: We will leverage investment, partnerships and advocacy to drive Darebin's growth and sustainability and ensure Darebin is a great place to do business

H&W	Strategic Action	Action	Comments	Status	Status
	[2-48] Develop an Economic Development Strategy, based on the principles of a circular economy, food, health, renewables, creative and digital industries, jobs of the future, and leveraging partnerships	Undertake further consultation and engagement on the Economic Development Framework Present Economic Development Strategy to Council for adoption. Commence delivery	The Economic Development team have been undertaking a Business Survey to pulse check the challenges being experienced by the business community.		On Track

H&W	Strategic Action	Action	Comments	Status	Status
	[2-49] Invest in economic reactivation and recovery initiatives to support existing and new industries, to ensure Darebin's economy is robust and resilient	Plan for place revitalisation of Darebin's key activity centres and review of Council's Active Spaces program to ensure Darebin's economy is robust and resilient	Planning for place-based observations and data gathering is underway, to inform Place Vision and Place-Based Action Plan development with Traders Associations and wider community. The planning for revitalisation of the Active Spaces program will be undertaken in Q4, focused on delivering activations in vacant tenancies in FY25/26.		On Track
	[2-50] Continue to implement our Social and Sustainable Procurement Policy to increase the engagement of Aboriginal-led businesses, and focus on job creation for culturally and linguistically diverse peoples, and young people	Review, amend and adopt our Social and Sustainable Procurement Policy to increase the engagement of Aboriginal-led businesses, and focus on job creation for culturally and linguistically diverse peoples, and young people	This action was deferred by Council at its meeting on 24 February 2025 and will be considered as part of developing the 2025-29 Council Plan.		Deferred
	[2-51] Build partnerships across all levels of government and the private sector, to attract new industries and investment into Darebin, to support its future grow	Build partnerships across government and the private sector, to attract new industries and investment into Darebin, to support its future growth	The Economic Development team have been undertaking Darebin Business Network focus groups and undertaking face to face engagement to gather stakeholder feedback in preparation for taking the draft Economic Framework and Action Plan to Council for endorsement. This work will provide a roadmap to help Darebin become a great place to do business.		On Track

H&W	Strategic Action	Action	Comments	Status	Status
	[2-53] Catalyse new jobs at scale in Darebin with businesses, new industry attraction and our partners - including Jobs Victoria Advocates - focusing on jobseekers facing multiple employment barriers including culturally and linguistically diverse peoples, young people, women, and Aboriginal and Torres Strait Islander peoples	Catalyse new jobs at scale in Darebin with businesses, new industry attraction and our partners focusing on jobseekers facing multiple employment barriers including culturally and linguistically diverse peoples, young people, women, and Aboriginal and Torres Strait Islander peoples	There are three employment initiatives being delivered in the coming few months, including a Hopeful Horizon's workshop for linguistically diverse students at Melbourne Polytechnic as well as Workforce Australia participants. The workshop aims to provide guidance around successfully navigating the local job market for job seekers with varying education and English levels. There is also a 'Blue Collar' employment fair being delivered at City Hall in the coming few weeks with 25 employers offering roles to Workforce Australia participants locally and further afield. We will also be looking to partner with the Youth Services team to deliver the Northland Jobs Fair soon.		On Track

2.11: We will improve the sustainability, accessibility, and design of development on private land in our city

H&W	Strategic Action	Action	Comments	Status	Status
	[2-64] Review our Housing Strategy and planning zones including engaging with our community on where housing and development should be, and strengthening neighbourhood character provisions	Commence a planning scheme amendment to implement the recommendations of the Darebin Housing Supply and Demand and Neighbourhood Character Study.	The community engagement on the Draft Housing Strategy finished on 13 September 2024. Officers are analysing submissions from the community, and the State Government's recent planning reform announcements to feed into the next stage of work. A planning scheme amendment can proceed following adoption of the currently Draft Darebin Housing Strategy in early 2025/26.		Delayed
	[2-65] Complete major planning reform work to: • Introduce an open space levy to fund open spaces in our city • Introduce a Developer Contributions Scheme to help fund infrastructure for our growing population • Establish Heidelberg Road Corridor controls • Establish Thornbury Park Heritage Estate controls	Progress a planning scheme amendment to deliver an interim 5% Open Space Levy	Council endorsed the proposed amendment to introduce an open space levy of up to 5% in December. The planning scheme amendment has been sent to the Minister for Planning for approval. A decision has yet to be made by the Minister on this matter.		On Track

H&W	Strategic Action	Action	Comments	Status	Status
	[2-66] Complete our Central Preston Structure Plan	Work with the State Government to finalise a Central Preston Structure Plan	On 27 September and 4 October 2024, Council provided feedback to the State Government on their draft Activity Centre Plan for Preston Central. Feedback on all Activity Centre Plans was considered before the Minister for Planning released updated plans in February. The details of the new planning controls will be released at the end of March. At this stage it is unclear whether Council's Central Preston Structure Plan will be incorporated.		On Track

3.0: Climate, Green and Sustainable

3.1: We will adapt to climate change and build the resilience of our community, infrastructure and the built environment, with a focus on our vulnerable communities at risk of fuel poverty, and flooding

H&W	Strategic Action	Action	Comments	Status	Status
	[3-1] Through our Solar Saver 4-year program, support solar installation and energy efficiency retrofits for our vulnerable households, including public and social housing, and renters	Commence implementing the new Climate Emergency Plan including supporting residents to switch to electrical equipment through the revised Solar Saver program	The current Solar Saver program has expanded its product offering to include Split Systems for heating and cooling and Hot Water Heat Pumps. There are two rounds available for community to take up this offering before the end of the financial year.		On Track
	[3-3] Support our community members experiencing fuel poverty, to prevent heating and freezing	Support our community by delivering the heat health and fuel poverty first year actions in the renewed Climate Emergency Plan	Factsheets on heat health information widely distributed throughout libraries, community orgs and 150+ public housing residents in east Preston and East Reservoir. Fans, neckties and cooling mats were distributed to 150+ residents in public housing in East Reservoir and East Preston. Residents with split system air conditioners received information about how to use efficiently to keep bills low as possible. The heat health program also distributed 100 Keep Cool Kits to people sleeping rough in Darebin. Evaluation is underway to understand the benefits, impacts and learnings from the heat health project.		On Track

3.2: Aim to achieve 12% canopy cover on Council owned and managed land by 2025, prioritising catchment biodiversity and shopping areas

H&W	Strategic Action	Action	Comments	Status	Status
	[3-8] Acquire land to create new parks	Undertake site investigation works at Clements Reserve as required by the Environmental Action Notice and subsequently undertake the required remediation works to remove contamination	This action was deferred by Council at its meeting on 24 February 2025 and will be considered as part of developing the 2025-29 Council Plan.		Deferred
		Continue to progress the acquisition of the three parcels of land at Clements Reserve from the Department of Transport and Planning	This action was deferred by Council at its meeting on 24 February 2025 and will be considered as part of developing the 2025-29 Council Plan.		Deferred

3.3: We will drive significant improvements in water quality and biodiversity across Darebin, designating Edwardes Lake as a flagship project to demonstrate water recreation (in the long term)

H&W	Strategic Action	Action	Comments	Status	Status
	[3-11] Establish and adequately resource the Edwardes Lake Taskforce to significantly improve the water quality and amenity of Edwardes Lake in Reservoir	Continue to monitor the health of the lake and invest in activities that improve water quality (as recommended by the taskforce)	The Edgars Creek and Edwardes Lake Task Force continues to hold quarterly meetings with ongoing support. Monitoring has increased over the warmer months, with visual inspections focusing on the early detection of algal blooms. The Waterwatch group continues their monthly water testing program. Vegetation management continues, with volunteers and Council delivering ongoing weed control initiatives. New Rewilding areas have been prepared for planting this coming planting season. Several water pollution events have impacted on water quality and require rapid response by Council. The Environmental Protection Agency (EPA) has been engaged and are working with the duty holder in accordance with EPA processes.		On Track

3.5: We will reduce waste and stimulate a local circular economy, where waste resources are re-used rather than discarded

H&W	Strategic Action	Action	Comments	Status	Status
	[3-16] Develop a plan to respond to new State Government requirements for contaminated land	Finalise and implement the Contaminated Land Framework	The Contaminated Land Framework is drafted and under review. Planning of next steps is underway.		Delayed
	[3-18] Undertake waste reform and take action towards establishing a circular economy	Prepare for and deliver review of the kerbside waste services including glass	Kerbside waste service community consultation was completed in late 2023. Internal assessment and review is underway.		On Track

4.0: Responsible, Transparent and Responsive

4.1: We will ensure balanced and responsible financial decision making that meets the needs of our community now and into the future

H&W	Strategic Action	Action	Comments	Status	Status
	[4-2] Develop and implement an Advocacy Framework and four year Advocacy Plan, informed by our Council Plan priorities, aimed at influencing public policy change and attracting support and funding for our priorities including:• Investment in early intervention and tertiary mental health services• Dedicated sexual and reproductive health service in the Northern region• Key transport priorities• Increased funding for road safety infrastructure, driver behaviour and law enforcement• Towards Zero approach to address homelessness• Local Economic Development priorities• Protection of Strathallan as public land• Community and business use of energy efficiency initiatives• Higher and mandatory Environmentally Sensitive Design (ESD) standards in building and planning controls	Develop and implement an annual statement of advocacy priorities including: • Investment in early intervention and tertiary mental health services • Dedicated sexual and reproductive health service in the Northern region • Key transport priorities • Increased funding for road safety infrastructure, driver behaviour and law enforcement • Towards Zero approach to address homelessness • Local Economic Development priorities • Protection of Strathallan as public land • Community and business use of energy efficiency initiatives • Higher and mandatory Environmentally Sensitive Design (ESD) standards in building and planning controls	Project is progressing on development of annual advocacy statement to align with new Council Plan		On Track
	[4-3] Develop a Revenue and Rating Plan that supports the Financial Plan and ensures fee structures support the most disadvantaged within our community, providing a guide to our budget decisions to ensure they are responsible and sustainable	Review the Revenue and Rating Plan in accordance with the Local Government Act and present to Council for adoption by 30 June 2025	A draft Revenue & Rating Plan will be presented to Council for endorsement in April 2025.		On Track
	[4-4] Review our 10 year Financial Plan to ensure a level of revenue and expenditure that maintains a balance between service delivery, asset maintenance and renewal, and provides a strong, sustainable base for the future	Review the 10 Year Financial Plan in accordance with the Local Government Act and present to Council for adoption by 30 June 2025	A financially sustainable 10-year finance plan will be presented to Council for endorsement in April 2025.		On Track

4.2: We will ensure our assets are optimised for the benefit of our community

H&W	Strategic Action	Action	Comments	Status	Status
	[4-5] Review our Asset Portfolio, to ensure maximum benefit for our community is being realised, including the occupancy of unused and under-utilised Council buildings	Complete the Property Strategy	This action was deferred by Council at its meeting on 24 February 2025 and will be considered as part of developing the 2025-29 Council Plan.		Deferred
		Commence work on the Master Planning of the site at 2 Wingrove Street, Alphington	The existing buildings are being assessed for condition and a site conditions assessment is being prepared. Council is developing a plan for community engagement for the site, which will take place within the next few months.		On Track
		Finalise a Lease and Licensing Policy, with consideration to the inputs provided through deliberative engagement to inform the Council Plan	This action was deferred by Council at its meeting on 24 February 2025 and will be considered as part of developing the 2025-29 Council Plan.		Deferred
	[4-6] Explore opportunities for Council owned and managed land (including airspace) to be used as temporary housing for people at risk or who are experiencing homelessness	Incorporate the consideration of temporary housing opportunities for people at risk or who are experiencing homelessness into the development of the Property Strategy for Council owned land	Several underutilised sites across the City have been identified for Expression of Interest (EOI) and has been scheduled for consideration by Council at its meeting of 28 April 2025 with the engagement process expected to commence in May 2025. Incorporation of the consideration of temporary housing opportunities for people at risk or experiencing homelessness will form part of the development of the Property Strategy which is to be considered as part of developing the 2025-29 Council Plan.		On Track
	[4-8] Improve delivery of our services to our community by developing an Asset Management Plan for Open Space, establishing a level of service for each class of our assets, and collecting data on our drainage assets	Continue to undertake drainage asset condition inspections to support the early detection of damage and deterioration	The inspection survey was awarded to Rapid Map Pvt LTD., and the site work started during the First week of March.		On Track
	[4-9] Develop a 10 year Asset Plan in compliance with Local Government Act 2020 requirements	Review and update the Asset Plan in accordance with the Local Government Act and present to Council for adoption	The initial draft of the Asset Plan has been completed, with the exception of the financial outlook for the next ten years. The final draft will be finalised upon receipt of the projected asset expenditure.		On Track

4.3: We will transform our services and service delivery models to ensure they meet the current, emerging and future needs of our community

H&W	Strategic Action	Action	Comments	Status	Status
	[4-10] Transform our models of service delivery through the development of service profiles and conduct service reviews, to improve and ensure accessibility, inclusivity for under-represented groups and consistency of our customer experience	Conduct service reviews, to improve service delivery, drive efficiencies and improve customer experience	This period, we continued to focus on three key service reviews: Waste Management, Youth Services, and Planning. The recommendations for Waste Management based on best practices, technology solutions, and community feedback, are being reviewed and will progress to implementation. In Youth Services we are engaging with the youth community on current programs and for Planning, documenting current state is on track and progressing well.		On Track
	[4-12] Develop and implement a new 4 year Organisational Strategy to deliver on Council Plan Strategic Direction 4 and other organisational improvement priorities in an integrated and efficient way	Implement year 2 actions of the Organisational Strategy that will deliver on Council Plan Strategic Direction 4 : Responsible, Transparent and Responsive, and drive organisational performance in an integrated and efficient way	Year Two actions are in progress with some projects deferred due to limited resourcing. Continuous improvement of reporting, integration and governance is ongoing, adapting to priorities. Internal communications highlighting success stories and learnings across the organisation are shared regularly.		On Track
	[4-13] Establish a long-term investment in IT systems to improve our customer experience, enable our people and deliver effective governance, compliance, improved data and cyber risk management	Complete the procurement process for the ERP program and commence implementation	An approach to ensuring we invest in the most suitable IT system has been developed. The approach includes getting expert advice and completing detailed planning in 2025 to help us make the best choice to improve our customer experience and enable our people to deliver services to our community. A tender for a partner to provide expert advice will be published in April 2025.		On Track

1.4: We will improve the effective governance and public accountability of Council

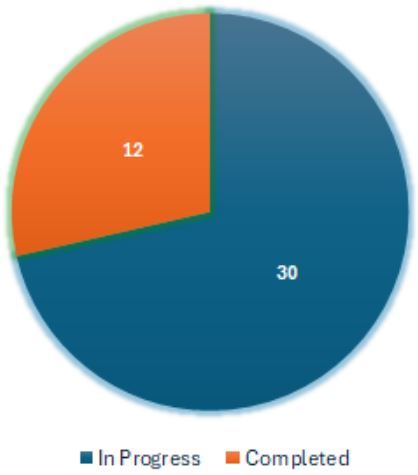
H&W	Strategic Action	Action	Comments	Status	Status
	[4-14] Improve effective governance and accountability of Council	Provide regular reporting to Council to improve transparency on matters including: the status of Council resolutions, the number of Notices of Motion, training undertaken by Councillors, the number of complaints received - customer complaints and complaints about Councillors, matters referred to or received from integrity agencies and the cost of Councillor Conduct matters.	Regular reporting on a range of governance matters occur via the Governance Report presented to Council every month.		On Track
		Promote the 2024 Council election to raise awareness for potential Councillor candidates across the municipality	Ongoing communications were published on both the Intranet page and Council webpage. Events run by external organisations such as Victorian Electoral Commission (VEC), Municipal Association of Victoria (MAV) and Victorian Local Governance Association (VLGA) have been promoted on Darebin social media pages. Darebin actively produced materials for the awareness campaign, including a case study video to encourage community members to consider nominating for Council.		Completed

COUNCIL RESOLUTIONS

In the third quarter of the 2024-25 financial year, 42 resolutions were made through Council meetings, 12 have been completed and 30 resolutions are in progress.

Due to the complexity of some of the resolutions, they may span multiple years and can be superseded or updated as the initiatives progress.

The current status of Q2 Council resolutions is shown in the chart below:



CITY OF DAREBIN

274 Gower Street, Preston
PO Box 91, Preston, Vic 3072
T 8470 8888 **F** 8470 8877
E mailbox@darebin.vic.gov.au
darebin.vic.gov.au

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CAPITAL WORKS

Buildings and Operational Sites		
Building Renewal Program		
Air Conditioning Renewal - Northcote Library Main Cooling System Replacement	🔴	Following a detailed site inspection by the appointed consultant that found that the existing aged air-conditioning system requires an upgrade in the short to medium term, an engineering design was undertaken and completed to a schematic design level. A cost plan accompanied this that resulted in costs for a complete system upgrade exceeding the current financial year budget. The design and cost plan are currently under review, and a plan for the upgrade is being determined by the project team in collaboration with the stakeholders that considers the need to close the library. However, works are progressing to install a new main switchboard to enhance electrical capacity to service the air-conditioning system. It is anticipated that this will be completed this FY.
Air Conditioning Renewal (Gas Removal stage 1) - Preston Library	🔴	Following early engineering design work for the air-conditioning renewal work, it was determined that further detailed site investigations were required that has resulted in the need to revise components of the design which is currently underway. This has caused a delay to the program and has also confirmed that the budget allocation this financial year is insufficient. Accordingly, a plan is being determined in collaboration with key stakeholders which focusses on completing the detailed design work this financial year and, subject to approval of the designs and associated budget, delivery the work next year financial year. Closure of library will be required to undertake the work, so careful planning will be required.
Airconditioning and Generator control upgrades	🟢	The emergency power supply at Preston office precinct is provided by a large generator located in the car park. This funding to upgrade the controls and automation to enable remote monitoring of the generator and add additional alarm and alert functions to ensure the reliability can be assured. Project is on track to be completed by June.
Asbestos removal at priority locations	🟢	Funding is set aside the remove hazardous building materials and replace them with safe and compliant products. Quotes have been received and are under review.
Bill Lawry Oval	🟡	The Bill Lawry Oval Pavilion Project has been reignited to investigate how Council could best move forward with design and delivering a new pavilion for the community which meets the needs of users, offers value for money and maximum community benefit. A cross divisional team is currently working through what an appropriate budget would look like to achieve a core project scope that delivers the key requirements of the new pavilion.
Building Fire Safety Compliance works	🟢	Council has ongoing responsibilities to maintain fire safety compliance systems in community buildings. Works are ongoing to upgrade fire hydrants, fire doors, and other Essential Safety Measures (ESM) compliance work. Project is on track.

🔵 Completed 🟢 On Track 🟡 At Risk 🔴 Off Track 🟣 Deferred ⚪ Not Started 🟤 Discontinued

CAPITAL WORKS

Buildings and Operational Sites		
Building Renewal Program		
Darebin Childcare Centre - Veranda repairs	●	At the Darebin Childcare Centre, the rear veranda had rotted in sections, leading to persistent leaks into the building. The veranda roof re-graded and replaced ensuring the building can remain watertight and in service. New windows under veranda will be fitted before the end of the financial year.
Darebin North-East Community Hub - New Fire Indicator Panel and smoke / fire detectors	●	All Works completed just waiting for final paperwork and invoice
Electrical supply upgrade at Operations Centre (Stage 1)	●	Project is currently on hold, with the budget reallocated to support the shortfall in the Jika Jika project.
Electrical switchboard upgrades	●	Funding is directed to addressing any electrical switchboard non compliances and for renewing end of life electrical switchboards. A condition report has been completed, and new switchboard works have been completed at 350 High Street, Solaris building and Donald Street Community Hall.
Electronic Security Systems & CCTV renewals	●	The existing security and access control systems in many Council-owned buildings are no longer supported by the manufacturer. A priorities list of replacements is underway to ensure reliable security and access control systems are in place. New installations have been completed at Preston Library, Yanada House and CT Barling Pavilion.
Emergency and Exit Lighting Renewals - Preston Offices Precinct	●	Emergency lighting systems are vital for community buildings and as with other light fittings require regular maintenance and renewal. Work has started and due for completion in the coming weeks.
Emergency Power - new generator Preston Maternal Child Health	●	Project Completed.
Jika Jika Community Centre flooring project stage 2 (construction)	●	Following confirmation that a venue was sourced as temporary accommodation for the community centre during construction works (being the Courthouse at 59A Roseberry Ave, Preston), the Jika Jika floor restumping and replacement works to correct the uneven floor levels have been approved to proceed. A construction contract has been awarded, and the site will be handed over to the builder mid-April, with completion due by end of June 2025.
Kitchen appliance replacements as required	●	Council owned and operated a large number of Commercial kitchen appliances and many of these are aging and in need for renewal.
Mains Electrical supply capacity upgrade - A H Capp	●	Funding has been allocated to address all non-compliance issues with electrical switchboards and upgrade capacity to AH Capp Reserve, Preston. Switchboard shop drawings were completed and approved by the Power Authority and a order for the board will be placed early April for delivery in May 2025.

● Completed ● On Track ● At Risk ● Off Track ● Deferred ● Not Started ● Discontinued

CAPITAL WORKS

Buildings and Operational Sites		
Building Renewal Program		
Mains Electrical supply capacity upgrade - Crisp Park	●	Funding has been allocated to address all non-compliance issues with electrical switchboards and upgrade capacity to Crispe Park, Reservoir. Switchboard shop drawings were completed and approved by the Power Authority and a order for the board will be placed early April for delivery in May 2025.
Mains Electrical supply capacity upgrade - JE Moore Park	●	Funding has been allocated to address all non-compliance issues with electrical switchboards and upgrade capacity to JE Moore Park, Reservoir. Switchboard shop drawings were completed and approved by the Power Authority and a order for the board will be placed early April for delivery in May 2025.
Northcote Library Air Conditioning Renewal	●	Following a detailed site inspection by the appointed consultant that found that the existing aged air-conditioning system requires an upgrade in the short to medium term, an engineering design was undertaken and completed to a schematic design level. A cost plan accompanied this that resulted in costs for a complete system upgrade exceeding the current financial year budget. The design and cost plan are currently under review, and a plan for the upgrade is being determined by the project team in collaboration with the stakeholders that considers the need to close the library. However, works are progressing to install a new main switchboard to enhance electrical capacity to service the air-conditioning system. It is anticipated that this will be completed this FY.
Painting and Flooring Renewals for Council buildings	●	This project allocates funding towards floor finish renewal or replacement and painting renewal in Council owned buildings. Works underway or recently completed include new floor finishes at the Maternal Child Health Centres in Northcote, Preston and Thornbury Kindergarten, Darebin Childcare Centre and Kindergarten. Additional painting and flooring renewal works have been scoped for four sites (East Reservoir Neighbourhood House, Kingsbury Youth Club, Keon Park Children's Hub & Ibis Room at Bundoora Park Farm) and are currently in the procurement stage, with the intent to complete this financial year.
Plumbing - building renewal program at various locations	●	Many plumbing assets are aging and in need of renewal to ensure reliability and to avoid emergency repair costs. Works completed to date include, • Partial roof replacements • Replacement of failed section of water supply to fire services • Replacement of auto boil / chill units • Sewer pump replacement • Sewer relining works at Bundoora Park • Installation of Heat pump hot water services to replace end of life gas units

● Completed ● On Track ● At Risk ● Off Track ● Deferred ● Not Started ● Discontinued

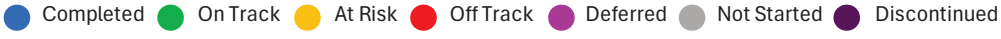
CAPITAL WORKS

Buildings and Operational Sites		
Building Renewal Program		
Plumbing Renewal - Gas appliances removals (will mean Gas no longer at these sites)	●	This program covers the replacement of various gas appliances with electrical to achieve Council's sustainability goals. It addresses degassing at various sites, with works undertaken in stages to effectively manage the budget allocation. Electric heating units are being installed at three sporting pavilions including JE Moore, Crispe and Ruthven Reserve. The Reservoir Community and Learning Centre is also scheduled for completion in this financial year. The Preston City Hall has also been identified, and quotes are due early April for the replacement of various appliances including industrial ovens with electric. Due to the lead time to manufacture industrial ovens, delivery of this work may progress into early part of the next financial year.
Plumbing Renewals - New Roof (part ONLY) includes Gutters and Downpipes at IW Dole Reserve Pavilion	●	Project Completed
Plumbing Renewals - New Roof includes Gutters and Downpipes at Donald Street Community Hall	●	The Donald Street Community Hall Roof Replacement Project involves the partial replacement of roofing, gutter and downpipes, focussing on the critical areas. Construction commenced mid-March, with complete due early April 2025.
Preston City Hall toilet refurbishments	●	Due to limited budget the scope involves a basic refresh of the amenities including but not limited to replacement of vanities and basins, some toilets (where necessary), sanitary fixtures (where necessary) and repainting. A construction contract is due to be awarded in April with works scheduled to commence late April for completion this financial year.
Preston offices precinct security and access control system renewal	●	The electronic access control system serving the main council office buildings in Preston is no longer supported by the manufacturer with parts and service. All works are now completed and new system commissioned and working well.
Upgrading accessibility to various buildings	●	Many buildings have challenges for those with a disability, funding is set aside to make improvements such as automation of doors and installation of non-slip surfaces, handrails and signage as risks are identified. Project is on track. Automated door systems have been fitted at City Hall accessible toilet and Gower Street level 2 lift lobby entrance.
Darebin Furniture Purchases (including Libraries)		
Darebin Furniture Renewal Purchases (including libraries)	●	This is a program of works to upgrade furniture across key community facilities including Reservoir Leisure Centre, Preston Maternal and Child Health, Bundoora Park Farm and various Community Hub. The final components of the program were delivery in March 2025.

● Completed ● On Track ● At Risk ● Off Track ● Deferred ● Not Started ● Discontinued

CAPITAL WORKS

Buildings and Operational Sites		
DRRC Asset Renewal		
Pavement works at the Darebin Resource Recovery Centre		New pavement works to the east ramp of the Recovery Centre seeks to improve serviceability and longevity of the facility by replacing existing gravel with concrete. A contractor has been engaged, and construction is due to commence by end of April for completion by mid-June.
Funded Three-Year-Old Kindergarten		
Works to support Kindergarten expansion program		**New Kindergarten Design:** The project is on hold at least until May/June 2025 while the Department of Education undertaken more research for Gellibrand and Blake St Kindergartens to confirm a direction on which, if any, to progress further design work**.** **Maryborough Avenue Kindergarten Expansion:** The Maryborough Avenue Kindergarten Expansion is in the Council's CW 4-year plan. It is jointly funded by Council and the State Government through the building blocks partnership. Council appointed the winning contractor at the February Council Meeting. The construction contract has been executed, Officers and consultants are finalising the building permit, with the intent to commence construction by mid-April 25. The kindergarten has successfully relocated to their temporary location at Darebin North-East Community Hub.
John Cain Memorial Park Female Change Facility		
John Cain Memorial Park Female Change Facility		This project will deliver a female friendly change rooms and amenities at John Cain Memorial Park. A quantity surveyor was engaged to cost designs and, in light of concerns with sufficient funding to deliver the scope, provide advice to ensure the project can be strictly managed to the $500k budget set by the SRV Victoria grant. Costs, scope and program are currently under review, with delivery of the project now planned for the first half of the next financial year.
John Hall - Pavilion Redevelopment		
John Hall - Pavilion Redevelopment		The construction of John Hall Reserve Pavilion is a priority project addressing the current gap in gender inclusive facilities for sporting clubs in Darebin. Construction began on site in August 2024. Council officers are attending regular site meetings, reviewing contractor communications and keeping stakeholders informed of progress. The construction program is currently on track in line with recently approved extensions of time, granted in line with contract conditions. The contractor experienced some delays due to steel supply, but they have made up this time through additional hours and overlapping trades. In response to frequent overnight break-ins, the contractor has prioritised completion of lock up stage. Completion is expected in May 2025.



CAPITAL WORKS

Buildings and Operational Sites		
KP Hardiman Pavilion Redevelopment		
KP Hardiman Pavilion Redevelopment	●	Following a robust procurement process, a construction contract was executed for a new Pavilion with the preferred contractor and works commenced on site on 6 March. Works are scheduled to be completed early 2026. During excavation activities, cultural artefacts were discovered and the process documented in a cultural heritage management plan was followed. While this caused a minor delay to excavation works which have since recommenced, there is no impact to the overall construction program.
Other		
10 CLEELAND ST CARPARK	●	The projects scope includes Asphalt resurfacing, line markings and bollard replacement. A construction contract has been awarded, and works will be completed by end of April 2025.
Additional skate park equipment for new site	●	Following site inspections with internal teams to prepare the project scope for additional stake park equipment, a decision was made to discontinue the project and transfer the budget to Skate Park Precincts project to cover budget shortfalls.
BR-3000- Dunne Street bridge wingwall repair	●	The project to replace the wing wall along with removal of vegetation is now complete
New music and sound production equipment	●	Project Completed
RALPH ST CPK 3 CARPARK	●	The projects scope includes Asphalt resurfacing, line markings and bollard replacement. A construction contract has been awarded, and works will be completed by end of April 2025.
Various improvements, to be prioritised	●	Council funding has been allocated and set aside this financial year for any unanticipated priority works identified throughout the financial year. This may include safety works, repair and improvements identified through the municipality. This funding source is used for such projects and works are planned and scheduled on a case-by-case basis. Funding has been directed to Northcote Town Hall Studio 2 structural investigations.
Reservoir Leisure Centre		
Essential reactive maintenance works Reservoir Leisure Centre	●	Essential maintenance and replacements to ensure Reservoir Leisure Centre remains in operation are underway. All identified critical items have been actioned. Further works will be carried out to ensure efficient operation of RLC

● Completed ● On Track ● At Risk ● Off Track ● Deferred ● Not Started ● Discontinued

CAPITAL WORKS

Buildings and Operational Sites		
Workplace Office Accommodation		
Workplace office accommodation		Council undertook a staff accommodation assessment at the Preston Campus with a view to optimising the workspace and improving operational efficiency. This initiative is being implemented in two stages: Stage 1 - Reorganising existing workspaces to align with the new operating model, fostering better work environment and collaboration between related departments. Stage 2 - Gradually implementing strategic physical improvements to the workspace over time, ensuring they meet modern workplace standards and evolving council needs. The deliverables for Phase 1 are still being refined as the results of the organisation wide engagement program which concluded early April 25 are being assessed to understand how the feedback can be incorporated in the design. The current focus is on what items can be undertaken this FY (Phase 1) that do not compromise the overall masterplan. Next steps include a cost plan review and staged implementation plan, with delivery of some key elements progressing into the first half of the next financial year.
IT, Equipment, Collections		
Art collection acquisitions		
Art Collection Acquisitions - Bundoora Homestead Art Centre		Project Acquisition meeting has been held, and procurement process will start in April.
Arts Venues Asset and Equipment Renewal		
Arts Venues Asset and Equipment Renewal		Equipment purchases ongoing. Budget is fully allocated for the remainder of the year.
Commission, construction and installation of Migration Artwork		
Commission, construction and installation of Migration Artwork		Council officers have collaborated with the successfully appointed artist for the Migration public artwork and confirmed installation location. Artist has commenced the work on commission work.
Darebin Libraries Product Purchases (Collection)		
Darebin Libraries Product Renewal Purchases (Collection)		Library collection purchasing is tracking well against the prepared budget and will be completed by June 2025.
IT Improvement Program		
IT Improvement Program - Accelerated deployment: Development of ICT Capabilities of Meeting Rooms		Contract establishment is underway with preferred supplier.

Completed On Track At Risk Off Track Deferred Not Started Discontinued

CAPITAL WORKS

IT, Equipment, Collections		
IT Improvement Program		
IT Improvement Program - Accelerated deployment: Development and Enhancement of BI Reporting Functions		This project has been deferred this financial year due to organisational structural adjustments. The project will be re-established at a later date
IT Improvement Program - Bookings, Events and Ticketing Management Systems		Project is currently in the procurement stage for the acquisition of a new Bookings, Events and Ticketing Management Systems.
IT Improvement Program - Development and Enhancement of BI Reporting Functions		This project has been deferred this financial year due to organisational structural adjustments. The project will be re-established at a later date.
IT Improvement Program - Development of ICT Capabilities of Meeting Rooms		Contract establishment is underway with preferred supplier.
IT Improvement Program		
IT Improvement Program - Objective software upgrade		Establishment of upgraded test environment underway. To be completed in early April. Upgrading is required to ensure Council is utilising supported versions of key software like Objective, as well as being able to take advantage of new features as and when they become available.
IT Improvement Program - Software Licencing Improvements		A new and improved IT contracts and software database has been implemented to better manage the software renewal process. Agreement renewals are now pro-actively managed
IT Improvement Program - Website and Intranet upgrade		Project Completed.
IT Infrastructure Implementation		
IT Improvement Program - Accelerated deployment: Customer Data Management		This project has been deferred this financial year due to organisational structural adjustments.
IT Improvement Program - Addressing existing Cyber Security Risks		Proof of concept (POC) with Zscaler is completed. Zscaler is a cloud-based cybersecurity platform that uses zero trust architecture to securely connect users to applications, bypassing traditional network security appliances. Procurement process is underway to seek a supplier to provide the system.
IT Improvement Program - Asset Management Systems Remediation		This project has been deferred due to key stakeholders not ready to undertake the project at this time, as well as awaiting impacts of decisions around the planned ERP project.

Completed On Track At Risk Off Track Deferred Not Started Discontinued

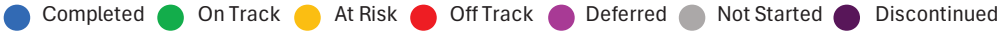
CAPITAL WORKS

IT, Equipment, Collections		
IT Infrastructure Implementation		
IT Improvement Program - Customer Data Management	●	Work continuing on Council's Name and Address Register (NAR) data cleansing, with over 20,000 records now updated.
IT Improvement Program - Deployment of ICT Packaging & Monitoring Tools	●	Work on this project is aligned with new laptop roll-out project and majority of the work will occur in May and June.
IT Improvement Program - Infrastructure improvement (Switch & hardware replacement)	●	The procurement process of replacement of switch and wireless access points (WAPs) has completed, and contract has been awarded. Project implementation has commenced.
IT Improvement Program - IT Refresh (Laptops, Desktops and Mobile Devices)	●	The process of procuring new laptop computers has been completed and contract is awarded.
IT Improvement Program - Upgrade of important Applications (Pathway)	●	Council has recently undertaken a significant project in upgrading Pathway to Pathway UX, providing a new and improved user interface. Project is currently in the procurement stage.
Pit Lid Renewal Program		
Replacing Broken Pit Lids throughout the municipality	●	Project Completed
Replacement of Mobile Garbage, Green Waste and Recycling Bins		
Replacement of mobile garbage, green waste and recycling bins	●	This program is dedicated to replacing damaged garbage, food organics and green waste (FOGO), and recycling bins throughout Darebin. Part of the delivery already completed, and an order has been placed for the remaining bins needed for the current financial year. The program is on track and within budget.
Vehicular Plant Replacement - Heavy Vehicle		
Replacement of fleet 564 (rear loader) for hard waste truck for dumped rubbish collection	●	One Mower and one Tipper arrived in March. Waiting for the delivery of the new van, which is scheduled to be delivered in April and the garbage trucks. All heavy fleet items are expected to be delivered by 30 June 2025
Replacement of fleet 591 (side loader) for waste collection of garbage bins.		
Replacement of fleet 594 (side loader) for waste collection of garbage bins		
Replacement of parks equipment (mowers etc.)		

● Completed ● On Track ● At Risk ● Off Track ● Deferred ● Not Started ● Discontinued

CAPITAL WORKS

IT, Equipment, Collections		
Vehicular Plant Replacement - Light Vehicle		
Additional funding to achieve appropriate renewal rate for size of fleet Replacement of light vehicle for Health Inspectors Replacement of light vehicle for Youth Services		Seven passenger cars have been identified for replacement in the current financial year. To date, six vehicles have been delivered, including three fully electric vehicles and three hybrid vehicles. Final vehicle is expected to be delivered in before June 2025.
Youth Services Asset Renewal Program		
Decibels Music equipment and sound production equipment		An equipment list and procurement plan is finalised and purchasing has commenced in line with agreed plan.
Recreation & open space		
Civic Square Northcote Town Hall		
Civic Square Northcote Town Hall essential design to address a structural renewal need		This project focuses on site investigations and design work required for the Civic Square at Northcote Town Hall to address a structural renewal need to the platform and suspended bridge. The asset has further deteriorated and will complete replacement to minimize maintenance and extend useful life. Procurement for a design consultant has commenced and, following contract award, the design will be completed this financial year.
Clements Reserve Remediation		
Clements Reserve remediation of Council owned portion		This project is deferred until the Department of Transport Planning remediate the contaminated land that is part of the sale agreement with Council. Council officers are working with the State Government to understand how the works will impact the proposed timeline.
Cricket Practice Nets and Cages		
TW Blake Cricket Nets		The scope covers the design and construction of proposed cricket practice nets located at TW Blake Reserve in Preston. Quotes received from contractors have highlighted challenges with the budget which the project team is currently resolving through scope changes. A revised scope is anticipated to be confirmed in April. Once confirmed, the project will be retendered, and delivery is anticipated to occur in the first half of the next financial year.
Drainage System Renewal and Upgrade Program		
Drainage system renewal & upgrade - 256 Plenty Road, Preston		The design project at 256 Plenty Road, Preston, is part of a 10-year capital initiative aimed at mitigating flooding and water ponding issues. The work has been awarded to the consultant and work commence on the survey and service location.



CAPITAL WORKS

Recreation & open space		
Drainage System Renewal and Upgrade Program		
Drainage system renewal & upgrade - 440 St Georges Road Thornbury	●	The project aims to upgrade an under-capacity pipe (600mm) that has been contributing to flooding in the area between Murray Street & St. Georges Road intersection and Hutton Street & St. Georges Road intersection. While the pipe itself is owned by VicRoads, the increased runoff from local properties has made it undersized, necessitating an upgrade by the council. The project's primary goal is to eliminate flooding without creating new problems downstream. This project is currently in the design phase, with the goal of completing the design before end of the financial year.
Drainage system renewal & upgrade @ 19 Bourke Street, 13 Knox Street, 7 Dwyer Avenue, 5 Academy Avenue & 636 Gilbert Road Reservoir	●	The project aim is to design a new drain or upgrade the existing ones in the area to alleviate flood situation. This project is identified as the 10-Year capital program. It was decided that the design would be completed in two phases, or two fiscal years, due to the scope of the project. Concept design will be completed this financial year, and the detailed design will be completed next financial year.
Drainage system renewal & upgrade at Intersection Glasgow Avenue and Massey Avenue, Reservoir to Edgars Creek	●	This project is the continuation of the drainage upgrade to Stage 1 on Massey Avenue. Contract has been awarded, and construction work will commence in April 2025 and is on track to complete by end of financial year.
Drainage System renewal upgrade 5 Hartington St, Spain Crt, Potter Crt, Northcote	●	This project focuses on the construction of a drainage upgrade to the existing network. The site has been identified following multiple events of flooding in the area. Works on track and progressing well.
New storm water pipe installation at Summerhill Avenue	●	The project scope has been reassessed for a more cost-effective solution and updated design plans have been received from the consultants and reviewed by project team. The proposal has been accepted, and contract has been awarded to start work in April 2025.
Repairs and upgrades to existing drainage network	●	Project Completed.
Irrigation Upgrades and Renewals Program		
New sportsground irrigation system at D.R. Atkinson Reserve, Reservoir	●	This project involves the installation of a new irrigation system at DR Atkinson Reserve in Reservoir. This will provide a more modern, efficient and uniform watering system for the reserve and the community that utilise this space. Project is in its final stages of completion with sportsground handover to the winter tenant from April this year.
Sportsground irrigation system power upgrade at H.P. Zwar Park, Preston	●	This project involves upgrading the electrical switchboard at Zwar Park in Preston. The upgrade design has been approved by the power authority and council is finalising the installation schedule with stakeholders

● Completed ● On Track ● At Risk ● Off Track ● Deferred ● Not Started ● Discontinued

CAPITAL WORKS

Recreation & open space		
Open Space Improvements program		
Design and prepare for Edwards Lake water quality improvements for Edgers Creek Pollution Trap	●	Contractors are engaged and initial site assessments by consultants are scheduled. Site assessment, data collection, and gap analyses are completed, with internal review of proposed recommendations underway.
Native planting in second year to establish the Rewilding at various locations	●	Review of future sites for infill requirements matching open space level of service is completed, and documentation of nominated sites is currently underway.
Project: Park Asset Gap Fill New Park fencing at Bundoora Park Replacement of 2 Seats at John Hall Reserve Kingsbury	●	This program focuses on upgrading existing infrastructure and delivering new park assets throughout a number of locations in Darebin. • Drainage upgrade works at East Preston Tennis and the A.G. Davis Playground rubber path extension in Preston were completed in October 2024. • Significant improvements were completed on the Kingsbury Tennis Club fence in 2023/24, and a full renewal is no longer necessary. • The signage at The Parade Playground in Northcote was completed in 2023/24 as part of the playground upgrade, and further updates are not required. • Two new park seats at John Hall Reserve in Kingsbury have been scoped, and their locations have been determined, with installation planned by the end of the 2024/25 financial year. • At Bundoora Park Farm and Visitor Centre, the car park will receive new recycled plastic/timber bollards, with works rescheduled to February 2025 outside of school holidays. This initiative marks the beginning of our transition from timber to recycled, sustainable infrastructure. • Remaining asset upgrades at Preston City Oval, (Soil Bay, wash bay and goal storage), CT Barling Reserve (Drinking fountain), Florence Adams reserve (Bollard Installation) and Newman Park Preston are all on track to be delivered before the end of June 2025.
Replacement of failed trees across the municipality due to extreme weather conditions, storm damage, vandalism or unexplained loss Tree planting streetscapes in Preston and Reservoir to mitigate urban heat island effects	●	This project focuses on replacing failed trees throughout the municipality due to extreme weather conditions, storm damage, vandalism, or unexplained loss. It involves planting trees in the streetscapes of Preston and Reservoir to mitigate urban heat island effects, as well as filling gaps in various areas to increase canopy cover across the entire municipality. Establishment works are continuing for all newly planted trees, and planting is being set for new trees within the April to October planting season.

● Completed ● On Track ● At Risk ● Off Track ● Deferred ● Not Started ● Discontinued

CAPITAL WORKS

Recreation & open space		
Open Space Improvements program		
Planting sites to fill gaps to increase canopy cover across the entire municipality Prioritization of areas where shade is needed along pathways and trails, playgrounds and other park assets to create shade ways and establish canopy cover	●	This project focuses on replacing failed trees throughout the municipality due to extreme weather conditions, storm damage, vandalism, or unexplained loss. It involves planting trees in the streetscapes of Preston and Reservoir to mitigate urban heat island effects, as well as filling gaps in various areas to increase canopy cover across the entire municipality. Establishment works are continuing for all newly planted trees, and planting is being set for new trees within the April to October planting season.
Unallocated Projects	●	This project budget is to be used for new projects that arise because of asset failure or at end of life that cannot wait until the new financial year. The following replacement work is complete as part of the project. • Northcote Golf Course - Creek pump and Mains pump replaced. • Wilson Boulevard Reserve, Reservoir - BBQ replaced. • C.T. Barling Reserve, Reservoir - Sports field lighting alarm system installed.
Oval and Sportsground Renewal and Upgrade Program		
Additional security measures for sportsground lighting at J.C. Donath Reserve, Reservoir Relocate the vehicle entry on pitch two at B.T. Connor Reserve, Reservoir Replace the drainage pit at B.T. Connor Reserve, Reservoir	●	This project aims to enhance security and safety at our parks and facilities, helping to mitigate damage, theft, and vandalism. • At Cranross Tennis Club in Preston, car park • lighting is renewed and safety entrance lighting is complete. • Alarm system installations are planned for the sports field lighting at J.C. Donath Reserve in Reservoir. • Modifications are complete on the drainage pit and pitch two fence infrastructure at B.T. Connor Reserve in Reservoir. Contractors are currently working on each of these uncompleted projects, which are set to be completed during the 2024/25 financial year.
Design and prepare sportsground drainage renewal at G.H. Mott Reserve, Preston Design and prepare sportsground drainage renewal on ground eight at J.C. Donath Reserve, Reservoir Design and prepare sportsground renewal at C.H. Sullivan Reserve, Reservoir	●	This project is for investigation and design for drainage renewal at Donath Reserve (Ground 8), GH Mott Reserve and a design for sportsground renewal at CH Sullivan Reserve. Works to two of three sites is at risk or off track, as follows: CH Sullivan - Finalising discussions around the concept design. Stakeholders have decided to cancel the project. GH Mott - Project on track. Finalising design documentation. Donath 8 - Parks and Leisure decided to reassess whether works are required at this site

● Completed ● On Track ● At Risk ● Off Track ● Deferred ● Not Started ● Discontinued

CAPITAL WORKS

Recreation & open space		
Oval and Sportsground Renewal and Upgrade Program		
Remove the coach's box at L.E. Cotchin Reserve, Reservoir	●	This scope covers the replacement of coaches' boxes to meet AFL guidelines at Preston City Oval, and the removal of a coach's box at Le Cotchin Reserve. The works are on track for completion this financial year despite having to work around cricket finals in March. Construction works to both sites commenced on 31 March and be completed by the end of April.
Three new coach's boxes at Preston City Oval		
Renew the turf wicket at Bill Lawry Oval, Northcote	●	Project Completed.
Two new AFL goals for Preston City Oval	●	This project relates to the upgrade of goal posts at Preston City Oval. Site inspections have been undertaken, and stake holders have been notified. The successful contractor will install the new posts and out of season storage facility. Upgrade will be completed in April 2025.
Park Asset Renewal Program including Drinking Fountains		
New amphitheatre seating at Bundoora Park Farm	●	Project Completed.
Renew multiple pedestrian and vehicle tracks at Edwardes Lake Park Reservoir, Strettle Reserve Thornbury; and Merri Park, Northcote	●	Edwardes Lake Park Reservoir gravel pathway improvements completed. Strettle Reserve Thornbury additional site assessments and surveying completed; options provided for internal review. Merri Park, Northcote gravel path surface renewal awarded. Works communications to be confirmed based on contractor commencement date.
Renewal of Shelter and sign at All Nations Park	●	Project Completed.
Line marks the basketball key at Hartington St. Basketball Court, Northcote	●	This project aims to renew existing park assets across our parks, reserves, and facility sites. •Three vegetable planter boxes have been replaced at Blake Street Kindergarten in Reservoir. •Two drinking fountains have been received for Merri Park in Northcote and A.G. Davis Park in Preston, with installations expected to be completed in the third quarter of the fiscal calendar. •One drinking fountain has been installed at Northcote Tennis and is complete. •Two single BBQs have been replaced at Edwardes Lake Park in Reservoir and Mayer Park in Thornbury. •Refurbishment and painting of the bridges at Ray Bramham Park, Preston has also been recently completed. Council has committed funds to deliver new Basketball backboard, ring and net at Shand Reserve, Reservoir and at Pitcher Park, Alphington, the installation of one new entrance bollard at Bundoora Park and Line marking of the basketball key at Hartington St. Basketball Court, Northcote
New concrete pads for seating at Northcote Senior Citizens Centre		
New planter boxes at Blake St. Kindergarten, Reservoir		
New retaining wall seating at J.E. Moore Park, Reservoir		
One new basketball backboard, ring and net at A.G. Davis Park, Preston		

● Completed ● On Track ● At Risk ● Off Track ● Deferred ● Not Started ● Discontinued

CAPITAL WORKS

Recreation & open space		
Park Asset Renewal Program including Drinking Fountains		
One new basketball backboard, ring and net at Pitcher Park, Alphington		
One new basketball backboard, ring and net at Shand Reserve, Reservoir		
One new bench seat along the Darebin Creek Corridor, Reservoir		
One new drinking fountain at A.G. Davis Park, Preston		
One new drinking fountain at Clifton St Northcote Tennis Courts		
One new entrance bollard at Bundoora Park	●	This project aims to renew existing park assets across our parks, reserves, and facility sites. •Three vegetable planter boxes have been replaced at Blake Street Kindergarten in Reservoir. •Two drinking fountains have been received for Merri Park in Northcote and A.G. Davis Park in Preston, with installations expected to be completed in the third quarter of the fiscal calendar. •One drinking fountain has been installed at Northcote Tennis and is complete. •Two single BBQs have been replaced at Edwardes Lake Park in Reservoir and Mayer Park in Thornbury. •Refurbishment and painting of the bridges at Ray Bramham Park, Preston has also been recently completed. Council has committed funds to deliver new Basketball backboard, ring and net at Shand Reserve, Reservoir and at Pitcher Park, Alphington, the installation of one new entrance bollard at Bundoora Park and Line marking of the basketball key at Hartington St. Basketball Court, Northcote
One new drinking fountain at Merri Park, Northcote		
Paint and refurbish the bridges at Ray Bramham Park, Preston		
Paint and refurbish two seats at Lakeview Tennis Courts, Reservoir		
Paint Park Table & Seats at H.L.T. Oulton Reserve Preston		
Two new basketball backboards, rings and nets at Judith Scott Memorial Park, Kingsbury		
Two new bench seats along the Darebin Creek Corridor, Kingsbury		

● Completed ● On Track ● At Risk ● Off Track ● Deferred ● Not Started ● Discontinued

CAPITAL WORKS

Recreation & open space		
Playspace Renewal Program		
Judith Scott playspace - full renewal	●	The Judith Scott Memorial Park Renewal is part of Darebin's 24/25 Playspace Renewal Program. The new design responds to the results of the community consultation, with a focus on providing nature and sensory play, improved seating, and new play equipment. The works will be undertaken in April and completed in May.
Playspace - Batman - Replace Timber Uprights & Wood Repairs	●	Project Completed
Playspace - Blake St Kinder - Swing Playspace - Pearl Reserve - Swing Surface Repairs Playspace - Woolhouse (Croxton School) - Replace Roll Over Bars	●	This project focuses on the renewal of equipment at various play spaces in Darebin. At Blake Street Kindergarten in Reservoir, the swings and surfacing have been replaced and project completed. Additionally, a section of the rollover bars at Woolhouse Playground in Northcote has been removed and repaired to ensure proper functionality. The rubber surfacing work at Pearl Reserve in Thornbury is complete.
Playspace - BP Farm Playground (ALL)	●	The rectification works at Bundoora Park Farm Playground are part of Darebin's 24/25 Playspace Renewal Program. The project is back on track after running a little behind, delayed by delivery of documentation. The quotation for works was over the original project budget, as suspected due to issues arising during site investigations. Approval to proceed was provided based on the importance of completing this project from a community safety perspective and additional budget allocated. The expected construction completion date will be in the middle of school holidays, which is just missing the original target.
Polaris (Lancaster Gate) playspace - full renewal	●	Works to renew the playspace have been completed except for one final element, installation of the play boat, which is scheduled for April 2025.
Reservoir Leisure Centre Gym Equipment and Group Exercise Equipment		
Reservoir Leisure Centre: New Gym and Group Exercise Equipment	●	Procurement for new gym and exercise equipment at Reservoir Leisure Centre is currently underway and the project remains on track for completion by June 2025.
Sportsground Sub-surface Drainage		
AH Capp - drainage renewal	●	AH Capp Sportsground Preston - Drainage Renewal. This project has focused on the renewal of and to also complement and enhance the existing sportsground drainage system. This drainage upgrade will provide an improved quality of sportsground surface to the community, particularly after significant or sustained rainfall. The project is in its final stages of preparation of the sportsground for handover to the winter tenant from April 2025.

● Completed ● On Track ● At Risk ● Off Track ● Deferred ● Not Started ● Discontinued

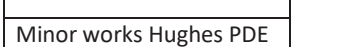
CAPITAL WORKS

Recreation & open space		
Soil Contamination		
Various remediation sites		This program of works aims to remediate contamination at various sites. **Darebin Park Lands:** A series of investigations and site monitoring have been undertaken across the Park Lands site under this program to facilitate ongoing use. A scope to define a broader management/remediation plan for this complex site is currently being determined in conjunction with the environment team **Fuel Tank Removal:** This project intends to remove and replace the Bundoora Park fuel tank with a new 5000liter tank. Tenders for the fuel tank works were evaluated, and a budget shortfall was confirmed. Due to insufficient funding and in an attempt to align with the implementation of a new fuel card system at operations centre, the decommissioning of the fuel tank will be shifted to next year. Possible additional funding or any surplus from this year 24/25 will be reviewed to top up the budget required for this project.
Synthetic Cricket Wicket Installation		
Replace the synthetic cricket wicket on ground five at J.C. Donath Reserve, Reservoir		Project Completed
Transport, footpaths & streetscapes		
Footpath Renewal Program		
Additional segments to be nominated to accelerate addressing backlog Footpath Renewal -		This project encompasses both minor and major footpath renewal efforts designed to enhance safety and functionality within our municipality. The scope includes the repair and replacement of aging infrastructure. Four contractors are currently working on this program and have completed 65% of the footpaths. This project will be completed by the mid of June 2025. This projection is in line with Council's proposed timeline and set to comply with the available budget
BARRY STREET, NORTHCOTE		
BEACONSFIELD PARADE, NORTHCOTE		
BROADHURST AVENUE, RESERVOIR		
CLIFTON STREET, NORTHCOTE		
EVANS CRESCENT, RESERVOIR		
GILLIES STREET, FAIRFIELD		
GLADSTONE AVENUE, NORTHCOTE		
HAYES STREET, NORTHCOTE		
HENRY STREET, NORTHCOTE		

Completed On Track At Risk Off Track Deferred Not Started Discontinued

CAPITAL WORKS

Transport, footpaths & streetscapes		
Footpath Renewal Program		
HIGH STREET, PRESTON		
Kelvin Grv, THORNBURY		
MERRI PARADE, NORTHCOTE		
NORMANBY AVENUE, THORNBURY		
REGENT STREET, PRESTON		
ROSEBERRY AVENUE, PRESTON		
TRUDGEON AVENUE, RESERVOIR		
WILCOX STREET, PRESTON		
Further additional segments to be nominated to accelerate addressing backlog		
Minor Footpath renewal works – reactive renewal		
Minor works Andrew St		
Minor works Bastings St		
Minor works Beauchamp ST		
Minor works Bradshaw ST		
Minor works Darling St		
Minor Footpath renewal works Grange BLvd		
Minor works Hughes PDE		
Minor works Link ST		
Minor Footpath renewal works Mahoneys Road		
Minor works Palm St		
Minor works Railway Pl		
Minor works Rene ST		
Minor works Separation St		
Minor works Shoalhaven St		
Minor works Sugargum Dr		
Minor works Westgarth St		
Minor works Yarralea St		
Minor works Young ST		



This project encompasses both minor and major footpath renewal efforts designed to enhance safety and functionality within our municipality. The scope includes the repair and replacement of aging infrastructure. Four contractors are currently working on this program and have completed 65% of the footpaths. This project will be completed by the mid of June 2025. This projection is in line with Council's proposed timeline and set to comply with the available budget

Completed On Track At Risk Off Track Deferred Not Started Discontinued

CAPITAL WORKS

Transport, footpaths & streetscapes		
Kerb and Channel Renewal Program		
Kerb & Channel renewal works - Alphington (various)	●	Construction works are progressing well. Kerb and Channel renewal works are in progress in Preston, Kingsbury, Northcote, Thornbury and Reservoir
Kerb & Channel renewal works - Bundoora (various)		
Kerb & Channel renewal works - Fairfield (various)		
Kerb & Channel renewal works - Kingsbury (various)		
Kerb & Channel renewal works - Northcote (various)		
Kerb & Channel renewal works - Preston (various)		
Kerb & Channel renewal works - Reservoir (various)		
Kerb & Channel renewal works - Thornbury (various)		
Replace Kendal-Harding Bridge		
Kendall / Harding Street shared path bridge renewal and improved accessibility	●	Detailed designs work is progressing well, including finalizing landscaping plans.
Right of way rehabilitation program		
Laneway (ROW) renewal at various locations	●	Construction of ROW adjacent to 85 Darebin Road, Thornbury, has been completed. ROW improvements and construction completed at Charles Street, Northcote.
Road Rehabilitation Design & Construction Program		
Road Design & Construction - Botha Avenue (Allenby to McFadzean Av)	●	As part of Councils Road rehabilitation program, Botha Avenue has been nominated to be upgraded. Works include reconstruction of the existing central median, kerb and channel repairs, deep asphalt repairs where the pavement has lifted or failed, new asphalt over the entire surface and new raised safety treatments. Community will be notified about the upcoming works. Tender submissions are under evaluation with contract award predicted for April and construction commencement in mid-May 25. Due to a 16-week construction program, completion of the project will extend into the first half of the next financial year. Potential savings after evaluation. In addition, trees could be a risk during construction and cause delays.

● Completed ● On Track ● At Risk ● Off Track ● Deferred ● Not Started ● Discontinued

CAPITAL WORKS

Transport, footpaths & streetscapes		
Road Rehabilitation Design & Construction Program		
Road Design & Construction - Hickford St. / Darebin Blvd Intersection - Preston	●	As part of Councils Road rehabilitation program, Hickford Street and Darebin Boulevard has been nominated to be upgraded. Works will include demolition of existing road pavement including new asphalt and new full depth road subbase, new underground drainage, kerb and channel, Vehicle Crossings and footpath repairs. Works will also include the replacement of the roundabout with a new raised intersection to promote safer speed environment and provide safer crossing points for pedestrians and improved connections to the Reservoir Views Primary school. Works commenced on 8 April and are scheduled for completion by end of April 2025.
Testing & Design for future year Road Rehabilitation Works (High Street)	●	This project involves investigations and design work required for future projects on Councils long term road Rehabilitation program. This program aims to improve the condition, safety and appearance of a number of roads within the City. Four sites have been identified including Wilmoth Street (two sections), Jessie Street, and Knox/Corben Roundabout. Design work in on track for completion by June 2025.
Road Resurfacing Program		
ARTHURTON ROAD-SHAKESPEARE to WINIFRED	●	The road resurfacing program aims to improve the condition and safety of 38 streets within the city of Darebin. The delivery of two packages of work - Recycled materials (Steel Slag) and asphalt using Recycled Plastics - have been awarded. Construction for Steel slag asphalt works is scheduled to commence on 30 April 2025 for completion by 20 May 2025. Construction for Recycled Material asphalt works is scheduled to commence on 9 May 2025 for completion by 30 May 2025. The possibility for additional packages of work under this program is under review.
BANBURY ROAD-BOGONG to LUKE		
- BANBURY ROAD-BROADHURST to BOGONG		
- BANBURY ROAD-LUKE to THROWER		
BANBURY ROAD-THROWER to EMMA		
BASTINGS STREET-NEWMARKET to SHARP		
BASTINGS STREET-OXFORD to NEWMARKET		
BORRIE STREET-MIRANDA to ST. VIGEONS		
CHIFLEY DRIVE-BRUTHEN to BELL		
CUTHBERT ROAD-ROYAL to MARCHANT		
DAVIDSON STREET-LOCKTON to DAWSON		
DENNIS STREET-SALISBURY to REID		

● Completed ● On Track ● At Risk ● Off Track ● Deferred ● Not Started ● Discontinued

CAPITAL WORKS

Transport, footpaths & streetscapes		
Road Resurfacing Program		
DUNDAS STREET-NEWCASTLE to VICTORIA RD		
DUNDAS STREET-STATION to JONES		
ELIZABETH STREET-FURZER to COOL		
ELIZABETH STREET-HORTON to JENKIN		
GILBERT ROAD-BURGESS to MILLER		
GILBERT ROAD-EDWARDES to LAKE		
GILBERT ROAD-KANE to COLLINS		
HICKFORD STREET-DUNDEE to BORRIE/DAREBIN		
HICKFORD STREET-JOHNSON to SMITH		
HIGH STREET-BEAVERS to BEACONSFIELD		
HIGH STREET-COLLINS to PENDER	●	The road resurfacing program aims to improve the condition and safety of 38 streets within the city of Darebin. The delivery of two packages of work - Recycled materials (Steel Slag) and asphalt using Recycled Plastics - have been awarded. Construction for Steel slag asphalt works is scheduled to commence on 30 April 2025 for completion by 20 May 2025. Construction for Recycled Material asphalt works is scheduled to commence on 9 May 2025 for completion by 30 May 2025. The possibility for additional packages of work under this program is under review. The road resurfacing program aims to improve the condition and safety of 38 streets within the city of Darebin. The delivery of two packages of work - Recycled materials (Steel Slag) and asphalt using Recycled Plastics - have been awarded. Construction for Steel slag asphalt works is scheduled to commence on 30 April 2025 for completion by 20 May 2025. Construction for Recycled Material asphalt works is scheduled to commence on 9 May 2025 for completion by 30 May 2025. The possibility for additional packages of work under this program is under review.
HIGH STREET-GOOCH to MANSFIELD		
HIGH STREET-LAWRY to SEPARATION		
HIGH STREET-MC CUTCHEON to BEAVERS		
HIGH STREET-OAKOVER to SHOWERS		
HIGH STREET-OAKOVER to SHOWERS		
INVERMAY STREET-HICKFORD to ST. VIGEONS		
LEINSTER GROVE-NORMANBY to WOOLTON		
MARSHALL DRIVE-MURIEL to INVERMAY		
MASSEY AVENUE-GODLEY to GLASGOW		
MCFADZEAN AVENUE-BARRY to O'CONNOR		

● Completed ● On Track ● At Risk ● Off Track ● Deferred ● Not Started ● Discontinued

CAPITAL WORKS

Transport, footpaths & streetscapes		
Road Resurfacing Program		
ORRONG AVENUE-MCMAHON to STRATHMERTON		
REGENT STREET (ROBINSON TO RAIL X-ING)		
REGENT STREET-HIGH to ROBINSON		
REGENT STREET-SPRING to MYRTLE		
SEPARATION STREET-PERRY to GRANGE		
SOUTH CRESCENT-PARSONS to JAMIESON		The road resurfacing program aims to improve the condition and safety of 38 streets within the city of Darebin. The delivery of two packages of work - Recycled materials (Steel Slag) and asphalt using Recycled Plastics - have been awarded. Construction for Steel slag asphalt works is scheduled to commence on 30 April 2025 for completion by 20 May 2025. Construction for Recycled Material asphalt works is scheduled to commence on 9 May 2025 for completion by 30 May 2025. The possibility for additional packages of work under this program is under review.
SOUTH CRESCENT-SIMPSON to PARSONS		
SOUTH CRESCENT-VICTORIA to LEES		
TAYLOR STREET-HUTTON to RENNIE		
TYLER STREET-ARLINGTON to JEFFREY		
TYLER STREET-ELLISON to JOFFRE	●	
TYLER STREET-JEFFREY to ELLISON		
- TYLER STREET-JOFFRE to PLENTY		
VICTORIA ROAD-CHRISTMAS to CLIFTON		
VICTORIA ROAD-CLARENDON to CLYDE		
VICTORIA ROAD-CLYDE to SPEIGHT		
VICTORIA ROAD-FLINDERS to MANSFILED		
VICTORIA ROAD-JENKINS to CHRISTMAS		
- VICTORIA ROAD-MANSFIELD to ROSSMOYNE		
VICTORIA ROAD-RALEIGH to CLARENDON		
WOOLHOUSE STREET-ARTHURTON to BEAVERS		

● Completed ● On Track ● At Risk ● Off Track ● Deferred ● Not Started ● Discontinued

CAPITAL WORKS

Transport, footpaths & streetscapes		
Street Furniture and Equipment Renewal Program		
Street Furniture Renewal Program	●	Replacement of street furniture is undertaken as required in multiple streets.
Street lighting safety renewal program		
Central Preston lighting renewal (part)	●	Replacement of street furniture is undertaken as required in multiple streets.
Public lighting audit in community areas, car parks, open spaces (not streetlights)	●	Lighting Audits completed for the Clarendon Street carpark (east of Station Street). Additional locations are being identified as per the community safety survey with audits to commence
Street lighting renewal forward design	●	This project has been deferred due to be included within the scope of the works for High Street Road Rehabilitation and Streetscape projects.
Transport Safety Projects Construct (including Blackspot Program)		
Blackspot - Bell Street and Gilbert Road intersection Traffic Signal safety improvements	●	This project involves the improvement of the existing signal operation at Bell Street and Gilbert Road intersection to enhance safety. While the project will be delivered externally by the Department of Transport and Planning, officers are involved to understand the timing and support delivery.
Blackspot - Edwardes Street and Banbury Road (application pending)	●	Council have now been notified that they have been unsuccessful in obtaining funding for this project this year. This project has been deferred.
Blackspot - High Street and Crawley Street (application pending)	●	Blackspot-High Street and Crawley Street project includes traffic modifications to increase safety at this intersection. The works have been tendered and are currently under evaluation. works are expected to commence in May and be completed by mid-June.
Construct Clarendon Street raised zebra crossing - Psarakos Market	●	The project includes construction of raised zebra crossing on Clarendon st at Psarakos Market. Council teams are working collaboratively to complete this project this financial year, particularly given the construction program is two weeks. While design work is being finalised, tender documentation is being prepared in anticipation of receiving the designs.
Construct McIntosh at James Street	●	This project which includes installation of raised school crossing at James Street on McIntosh Street is part of the road safety program which seeks to address the Darebin Precincts most in need of local area traffic management interventions. A construction contract has been awarded, and works are scheduled to commence during the 2025 Easter school holidays.
Construct Raised children's crossing on Clifton Grove at Sacred Heart School	●	Project completed

● Completed ● On Track ● At Risk ● Off Track ● Deferred ● Not Started ● Discontinued

CAPITAL WORKS

Transport, footpaths & streetscapes		
Transport Safety Projects Construct (including Blackspot Program)		
Construct raised school crossing opposite James Street at St Joseph Primary school gates	●	This project which includes installation of a raised school crossing at St Joseph primary school gates on James Street is part of the road safety program which seeks to address the Darebin Precincts most in need of local area traffic management interventions. A construction contract has been awarded, and works are scheduled to commence during the 2025 Easter school holidays.
Street lighting safety renewal program		
Construct raised threshold Clapham Street (north) at Hutton Street	●	This project which includes a raised threshold on Clapham Street (north) at Hutton Street is part of the road safety program which seeks to address the Darebin Precincts most in need of local area traffic management interventions. A construction contract has been awarded, and works are scheduled to commence in the first week of June and will be completed by mid-June 2025.
Quick Wins YSYS	●	The Notice of Motion stopped the work to install a one-way trial at Railway Place and trial modal filter at South Crescent. Consultation with school for Breen Street completed, consultation with surrounding properties to occur in late April. Delivery of John Cain gate project completed to improve bike access. Quotes for other minor works being received to deliver other minor projects
Street Lighting Projects	●	Leinster Grove and Woolhouse lights procurement work completed with CitiPower to undertake work. Davidson Street lighting project procurement work completed with Jemena to undertake work
Transport Safety Projects Design		
Accessible Parking Spaces Design and Construction	●	Two new locations have been awarded for design work and has commenced, with feature and level surveys completed.
Design of raised zebra crossing on Cramer Street	●	Majority of the work related to detail design are completed and underground service proving with drawings to be finalized
Design of speed humps on Radford Road between Edwardes Street and Broadhurst Avenue	●	Project Completed
Design Pedestrian Operated Signal and Raised Shared Path Crossing Cheddar Road at Crookston Road	●	Delay with obtaining approvals from the Department of Transport and Planning, once approvals received detailed designs to commence

● Completed ● On Track ● At Risk ● Off Track ● Deferred ● Not Started ● Discontinued

CAPITAL WORKS

Transport, footpaths & streetscapes		
Transport Safety Projects Construct (including Blackspot Program)		
Priority projects identified in the Your Street Your Say Program		Detailed Designs for Newcastle Street raised zebra crossing being finalized Feasibility Studies for Victoria Road (South Crescent to Darebin Road) and Pedestrian Operated Signal design works at NARC have commenced and preparing for community consultation Feasibility Studies for Dundas Street (Victoria Street to Matisi Street) have commenced and preparing for community consultation Newcastle Street raised zebra crossing will not be delivered due to required time for light pole installation and required approvals from DTP.

Completed On Track At Risk Off Track Deferred Not Started Discontinued

FINANCIAL REPORT

Nine months ended
31 March 2025

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Financial Report
9 months ended 31 March 2025

1. Executive Summary

This report presents the Darebin City Council's Quarter 3 budget review for the period ending 31 March 2025. The review indicates a mixed financial performance with a strong short-term operating surplus, but emerging pressures that impact long-term financial sustainability.

The Council achieved a $47.79m operating surplus, $2.32m favourable to the year-to-date (YTD) budget. The adjusted underlying surplus is $46.13m, $1.12m favourable to budget.

However, the full-year forecast projects a **$6.92m** unfavourable deviation from the original budget. This is largely attributed to a $6.7m increase in depreciation costs (a non-cash expense) reflecting prior-year asset revaluations, $1.7m in carried-forward expenditures from prior year and favourable Other Income projections, specifically within the Leisure Contract services & Interest on Financial Investments program.

While YTD revenue is $2.62m favourable and expenditure is $0.301m unfavourable, this trend is not expected to continue, with projected decreases in Open Space Levy and traffic fine revenue, and increases in tree maintenance costs expected in the final quarter.

Capital expenditure for the nine months was $12.02m, $7.85m below the YTD budget, primarily due to infrastructure-related project delays.

The full-year capital expenditure is forecast to be $35.68m, **$3.83m** above the original budget. This overspend is primarily due to $5.1m in carried-forward projects ***(non-cash impact – timing between periods***), partially offset by $2.25m in delayed projects, earmarked for budget carry forward into next year ***(non-cash impact – timing between periods***).

After accounting for timing differences, a net cost pressure of approximately **$0.980m** is evident within the capital works program. This is largely attributable to two main factors: the allocation of $0.600m additional funding for the necessary procurement and timely renewal of Council laptops, and an additional $0.340m required to cover unforeseen & unavoidable costs incurred during the delivery of various essential drainage renewal and upgrade projects.

Notwithstanding these specific pressures, the overall 2024-25 capital works program is projected to be delivered on time and within budget, a testament to stringent control and effective cost management.

Cost management in the capital program means that overall projects are coming in approximately on budget, however delivery of carry forward from last year is being seen in greater expenditure in the 2024-25 year. At this stage, less carry forward is forecast into 2025-26 and delivery is expected to 'catch up' to some degree. Anticipated delivery rates remain robust when compared to sector-wide benchmarks and are on track to achieve at least 80% completion of the total program.

The Council's Cash & Investment balance as of 31 March 2025 was $81.95m[1], a $17.08m increase from the 1 July 2024 opening balance of $64.87m. This is primarily due to favourable timing of income and expenditure.

Financial Sustainability Implications:

While the Council has a strong cash position, the projected full-year unfavourable operating result at Q3 raises concerns about long-term financial sustainability. The increased depreciation expense, while non-cash, reflects the real costs of asset consumption (which also reflects higher construction prices) and highlights the need for adequate long-term asset renewal funding.

[1] The Council's Cash & Investment balance as of 31 March 2025 of $81.95m, includes 0.445m in accrued interest on investments.

Financial Report
9 months ended 31 March 2025

The reliance on carried-forward funds for some capital projects indicates potential challenges in aligning project planning and budgeting. Careful management of these factors will be crucial to ensure the Council's ongoing financial health.

2. FY 2024-25 Quarter 3 Budget Review & End Year Re-Forecast (Q3 Forecast) Results

Quarterly budget reviews are crucial for Council, as they provide timely opportunities to assess financial performance against projections, identify potential risks and enable proactive operational adjustments to be made before significant issues arise.

By reviewing revenue streams and expenditure patterns every three months, Council can ensure that its financial resources are being managed effectively, strategic priorities remain on track, and fiscal responsibilities are being maintained. This consistent oversight enhances transparency and accountability in the use of public funds.

Operating Budget

The Council has undertaken a review of its financial performance to date, combined with projections for the remainder of the current financial year. This review has identified several full year budget pressures that are anticipated to lead to a **$6.92m** unfavourable deviation from the original annual budget.

Unfavourable Open Space Levy financial performance is expected to be offset by better than budgeted interest income, better than budgeted profit share income derived from Council's leisure contracts & unbudgeted capital income receipts.

Unfavourable expenditure budget pressures that are unable to be offset include additional unbudgeted depreciation expense (non-cash), prior year budget carry forwards (timing) and unbudgeted increase to Councils Tree maintenance contract renewal (cash impact).

Details of the main drivers are as follows:

Operating Revenue ($1.64m Favourable Net):

Mainly comprising of:

Other Income (2.74m Favourable Net)

- Leisure Contracts: Favourable adjustment to EOY forecast to the value of $1.7m - Prior year profit share earnings in accordance with contractual arrangements to be paid to Council in current year – not budgeted.
- Interest on Investments: Favourable adjustment to EOY forecast to the value of $812K – favourable external market conditions.
- Recycling Container Scheme: Favourable adjustment to EOY forecast to the value of $160K – Higher than budgeted income generation in first year of scheme.

Capital Grants (283K Favourable Net)

Financial Report
9 months ended 31 March 2025

- Kinder expansion projects: $818K favourable – unbudgeted grant income received, to be delivered and spent over the next 2 financial years.
- Raleigh Street Kindergarten Compliance Works: $395K favourable– unbudgeted grant income received, to be delivered and spent in the current year.

Partially offset by:

- Blackspot funding bids: ($525K) unfavourable – Reduction to EOY forecast relating to unsuccessful Blackspot funding bids.
- John Cain Memorial Female Friendly project: ($500k) unfavourable – Project delayed / to be completed next financial year. Construction to commence once funding agreement approved. Both expenditure and grant income budgets to be carried over into next year.

User Fees & Charges (662K Favourable Net)

- Reservoir Leisure Centre: Favourable adjustment to EOY forecast to the value of $141K – due mainly to higher than anticipated memberships.
- BP Golf Course: Favourable adjustment to EOY forecast to the value of $63K – Aligning annual forecast to updated contractual arrangements.
- DRRC Retail Sales: Favourable adjustment to EOY forecast to the value of $280K – Not included in original budget.
- Accounting adjustments: Favourable adjustment to EOY forecast to the value of $255K – Adjust accounts for prior year over/under Accounts Payable receipting for compliance purposes.
- Events & Festivals: Favourable adjustment to EOY forecast to the value of $132K – Higher than expected bar sales & room licence fees due to conservative original budget targets.

Partially offset by:

- Home Support Fees (Aged Care Services) – Unfavourable adjustment to EOY forecast to value of ($342K) –Relating to over estimation of original budget targets.

Operating Grants (204K Favourable Net)

- Community Services and Development - Favourable adjustment to EOY forecast to value of $388K compared to Budget, primarily due to anticipated higher than budgeted grant funding for Family and Youth Services programs.

Contribution Income ($1.60m Unfavourable Net)

- Open Space Levy (OSL) Developer Contributions: Unfavourable adjustment to EOY forecast to the value of $3.10m – Due to continued downturn in construction industry.
- Level Crossing Removal Project (LXRP) Contribution: $1.28m favourable adjustment reflects the State Government's contribution towards ongoing funding for the whole-of-life management and maintenance of assets constructed during the LXRP project. Timing – annual unspent contributions to be transferred to reserve.
- Unbudgeted developer contribution relating to Wood St, Preston: $168k favourable adjustment due to developer contributing the amount to Council to maintain land for 5 years. Timing – annual unspent contributions to be transferred to reserve.

Statutory Fees & Fines ($271K Unfavourable Net)

Financial Report
9 months ended 31 March 2025

- Traffic Fine Income: Unfavourable adjustment to EOY forecast to the value of **$300K** – Due to staff turnover impacting volumes of fines issued.

Net gain/loss on disposal of assets ($380K Unfavourable Net)

- Right of Way Sales: Unfavourable adjustment to EOY forecast to the value of **$380K** – Reduction to income reflects a more realistic number of Right of Ways to be sold this year.

Operating Expenditure ($8.56m Unfavourable Net):

Mainly comprising of:

- Annual Depreciation & Amortisation: Unfavourable adjustment to EOY forecast to the value of $6.7m - As a result of prior year revaluations of Council assets – non-cash impact to budget.
- Budget Carry Forwards & Unspent Grants (Materials & Services): Unfavourable adjustment to EOY forecast to the value of $1.7m – Unspent budgets from prior year rolled over to the current year to complete service delivery. Funded from prior year cash surplus. When considered over the two years, this is best understood as a timing adjustment not an overspend.
- Tree Maintenance Program (Materials & Services): Unfavourable adjustment to EOY forecast to the value of $995k - Revised contract price significantly higher than previous arrangements.
- Bad & Doubtful debts – Animal Control: Unfavourable adjustment to EOY forecast to the value of $309K – mainly due to an increase in exemptions & withdrawal of fines previously issued.
- Replacement of Fleet Parts (Materials & Services): Unfavourable adjustment to EOY forecast to the value of $235k – Due to higher-than-expected expenditure on parts to replace Councils aging fleet equipment & machinery.

Partially offset by:

- Salaries & Oncosts: Favourable adjustment to EOY forecast to the value of $1.49m – mainly due to operating model efficiencies and ongoing staff turnover & vacancies.

Capital Works Program ($3.83m net unfavourable)

Mainly comprising of:

- ($5.10m) unfavourable - ELT approved budget carry forwards from prior year (non-cash impact – timing.
- ($600K) unfavourable – Laptop refresh program, as per Council resolution to award contract.
- ($410K) unfavourable - Bill Lawry Oval Pavilion - Repayment of unspent grant funding received in the prior year.
- ($395k) unfavourable - Raleigh Street Kindergarten Compliance Works – Grant funding received to deliver works.
- ($336K) unfavourable – Various drainage projects (Massey Avenue / 5 Hartington St, Spain Crt, Potter Crt, Northcote / Intersection Glasgow Avenue and Massey Avenue, Reservoir to Edgars Creek) – Primarily due to unexpected gas works, legal fees and additional work required due to unforeseen challenges during construction phase.

Partially offset by:

- $2.25m favourable: Early identification of projects now expected to be carried forward to future periods ***(non-cash impact – timing between periods).***

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9 months ended 31 March 2025

- $525k favourable: Blackspot funded projects: – Reduction to EOY forecast relating to unsuccessful Blackspot funding bids (Bell Street and Gilbert Road Intersection Traffic Signal Safety Improvements / Edwardes Street and Banbury Road).
- $487k favourable: Maryborough Avenue Kindergarten Expansion – EOY expenditure forecast reduced to reflect amount expected to be delivered & spent this FY. Remaining Project deliverables & budget deferred to be delivered in FY26. Project is grant funded.

Summary of projects identified for carry forward into 2025-26 ($2.25m) are as follows:

Council funded projects: $1.45m:

- **$920k** - Clements Reserve Acquisition project: Purchase of property will not occur until the remediation works are completed next financial year.
- **$300k** - Road Design & Construction - Botha Avenue (Allenby to McFadzean Av) project: Request for Quotation currently under evaluation. Based on contractor availability, the predicted start date is mid-May 2025 with a long 16-week construction program that will extend into July/August 2025. Target of 60% work completed this financial year with remainder to be carried forward.
- **$225k** - Miller St / Bracken Ave / Devon St Pedestrian Operated Signals: Significant delays in obtaining relevant Department of Transport & Planning (DTP) approvals. Designs require updating to meet DTP requirements which have not been finalized. Delays will mean construction and expenditure will be taken into next financial year.

Grant funded projects: $801k:

- **$445k** – John Cain Memorial Park Female Friendly Facilities project: A quantity surveyor has been engaged to manage project costs within the $500k grant budget, and the project's scope, costs, and timeline are being reviewed, with delivery now expected in the first half of next financial year.
- **$356k** – New Kindergarten design projects: Projects on hold. Waiting for direction from the Department of Education in confirming which, if any, kindergarten project should progress.

Financial Report
9 months ended 31 March 2025

3. Financial Analysis

3.1. Operating performance

The information in the table below presents the Council's income and operating expenditure for the period ended 31 March 2025. The columns of data provide information on the following:

- YTD budget to 31 March 2025 (i.e. estimated timing of income and expenditure).
- YTD actual results to 31 March 2025.
- YTD variance of actuals compared to budget.
- Annual budget as adopted by Council.
- Q3 (annual) forecast for the year end performance.
- Variance of original budget adopted by Council and revised end of year forecast.

City of DAREBIN

Financial Report
9 months ended 31 March 2025

This report serves as a crucial assessment of the Council's YTD financial performance. It's important to note that variations observed in the YTD figures often reflect timing differences in revenue collection and expenditure, and these interim variances do not necessarily indicate a deviation from the overall annual budget projections.

For Period Ending March 2025

Darebin City Council Financial Performance - Operating Results

DCC Operating Performance	YTD Actuals '000	YTD Budget '000	YTD Variance '000	YTD Variance %	Annual Budget '000	Revised Forecast '000	Revised Forecast V Budget '000	Revised Forecast V Budget %
Revenue								
Rates and Charges	155,986	156,004	(18)	**(0.0)**	157,373	157,373	-	**0.0%**
Contributions	2,942	3,979	**(1,037)**	**(26.1)**	6,607	5,009	**(1,598)**	**(24.2%)**
Grants - Operating	14,820	14,340	**480**	**3.4**	18,105	18,309	**204**	**1.1%**
Grants - Capital	1,998	1,220	**778**	**63.7**	2,639	2,922	**283**	**10.7%**
Statutory Fees and Fines	6,640	7,504	**(864)**	**(11.5)**	9,332	9,060	**(271)**	**(2.9%)**
User Fees	9,928	9,261	**666**	**7.2**	12,562	13,224	**662**	**5.3%**
Other Income	7,399	4,752	**2,647**	**55.7**	6,356	9,100	**2,744**	**43.2%**
Net gain/(loss) on disposal of assets	322	357	(35)	**(9.9)**	730	350	**(380)**	**(52.1%)**
Total Revenue	**200,034**	**197,417**	**2,617**	**1.3**	**213,704**	**215,347**	**1,643**	**0.8%**
Expenses								
Salaries & Associated Costs	(80,571)	(81,963)	**1,392**	**1.7**	(107,423)	(105,933)	**1,490**	**1.4%**
Borrowing and Finance Costs	(1,204)	(1,206)	**2**	**0.2**	(1,608)	(1,608)	-	**0.0%**
Materials and Services	(39,643)	(42,933)	**3,290**	**7.7**	(59,647)	(62,666)	**(3,019)**	**(5.1%)**
Other Expenses	(3,974)	(3,885)	**(89)**	**(2.3)**	(5,247)	(5,249)	**(2)**	**(0.0%)**
Depreciation & Ammortisation	(25,496)	(21,186)	**(4,310)**	**(20.3)**	(28,247)	(34,971)	**(6,724)**	**(23.8%)**
Bad and Doubtful Debts	(1,346)	(768)	**(577)**	**(75.1)**	(1,339)	(1,648)	**(309)**	**(23.1%)**
Capital Expenditure	(10)	-	**(10)**	**(100.0)**	-	-	-	
Total Expenses	**(152,242)**	**(151,941)**	**(301)**	**(0.2)**	**(203,511)**	**(212,075)**	**(8,564)**	**(4.2%)**
Operating Surplus / (Deficit)	**47,792**	**45,476**	**2,316**	**5.1**	**10,193**	**3,272**	**(6,921)**	**(67.9%)**

YTD Variance $$: + $50K = Favourable / - $50K = Unfavourable | YTD Variance %: + 5% = Favourable / -5% = Unfavourable

As mentioned previously, for the nine months ending 31 March 2025, the Council has recorded an operating surplus of $47.79m, which is **$2.32m** ahead of the year-to-date (YTD) budget. After eliminating capital and other items, the adjusted underlying surplus[2] is $46.13m, which is **$1.12m** favourable to the YTD budget

Several factors are expected to bring YTD financial performance in line with the revised Quarter 3 end of year forecast over the remaining three months. These include a continued increase to annual depreciation expense, higher-than-budgeted tree maintenance costs (seasonal work), and substantial decreases in Open Space Levy (OSL) and traffic fine revenue.

[2] An underlying surplus is the net surplus for the year adjusted for non-recurrent capital grants and contributions. It is an accepted measure of financial sustainability as it is not impacted by non-recurring or once-off items of revenue and expenses that can often mask the operating results.

Financial Report
9 months ended 31 March 2025

Key moves, emerging trends & financial risk areas are as follows:

- ✓ **Open Space Levy** income is $1.54m below budget YTD. The end of year (EOY) forecast has been revised down by $3.10m due to continued significant downturn in the construction industry.
- ✓ **Level Crossing Removal Project (LXRP) Contribution**: $1.28m favourable adjustment to end of year forecast reflects the State Government's contribution towards ongoing funding for the whole-of-life management and maintenance of assets constructed during the LXRP project. Timing – annual unspent contributions to be transferred to reserve. Additionally, a further $675k contribution is expected from the State Government next financial year.
- ✓ **Interest income on financial investments is** $1.07m above budget YTD. The EOY forecast has been increased by $812K due to favorable market conditions. However, anticipated RBA interest rate reductions in the coming months are expected to unfavourably impact this revenue source.
- ✓ **Salary & oncosts** are $1.39m under budget YTD, excluding $590K in Workcover recoveries (reported under Other Income). Including these recoveries, the YTD variance is $1.98m favourable. The EOY forecast has been adjusted favorably by $1.49m, now meeting the broader **$2.4M** savings target for 2024-25. This target was not yet operationalized when the budget was developed back in June 2024.
- ✓ **Renewal of the Tree Maintenance contract** has resulted in a significant increase to the Council's annual cost base, totaling $1.5m. Council's Long Term Financial Plan modelling updated to reflect this permanent increase . Seasonal work is scheduled to begin primarily in March/April, with the EOY forecast unfavourably adjusted by $995k.
- ✓ **Leisure Contracts** profit sharing arrangement from prior year not budgeted to value of $1.7M (received in Jan 25). Council's Long Term Financial Plan modelling updated to reflect this income.
- ✓ **Traffic enforement income –** Ongoing staff vacancies are expected to significantly impact traffic fine revenue for the remainder of the fiscal year, despite YTD traffic enforcement income appearing on track. This has resulted in a $300K unfavorable adjustment to EOY forecast at the third quarter. Ongoing management and monitoring required.

3.2. Capital performance

The information in the table below shows capital expenditure for the period ended 31 March 2025. The columns of data provide information on the following:

- YTD budget to 31 March 2025 (i.e. estimated timing of income and expenditure).
- YTD actual results to 31 March 2025.
- YTD variance of actuals compared to budget.
- Annual budget as adopted by Council.
- Q3 (annual) forecast for the year end performance.
- Variance of original budget adopted by Council and revised end of year forecast.

Financial Report
9 months ended 31 March 2025

This report serves as an assessment of the Council's YTD financial performance. It's important to note that variations observed in the YTD figures often reflect timing differences in expenditure, and these interim variances do not necessarily indicate a deviation from the overall annual budget projections.

For Period Ending March 2025

Darebin City Council Financial Performance - Capital Works Program Results

DCC Capital Works Performance	YTD Actuals '000	YTD Budget '000	YTD Variance '000	YTD Variance %	Annual Budget '000	Revised Forecast '000	Revised Forecast v Budget '000	Revised Forecast v Budget %
Infrastructure								
Bridges	(32)	(105)	73	69.9	(119)	(209)	(89)	(74.7%)
Drainage	(1,290)	(1,530)	240	15.7	(1,990)	(2,406)	(416)	(20.9%)
Footpaths and cycleways	(1,308)	(2,850)	1,542	54.1	(3,016)	(2,855)	161	5.3%
Parks, open space and streetscapes	(1,167)	(1,675)	507	30.3	(2,887)	(3,710)	(823)	(28.5%)
Recreational, leisure and community facilities	(128)	(140)	12	8.9	(200)	(338)	(138)	(68.8%)
Roads	(655)	(4,067)	3,412	83.9	(5,843)	(4,799)	1,044	17.9%
Total Infrastructure	**(4,580)**	**(10,367)**	5,787	262.7	**(14,055)**	**(14,316)**	(261)	**(1.9%)**
Plant and equipment								
Computers and telecommunications	(735)	(2,089)	1,354	64.8	(3,160)	(4,948)	(1,788)	(56.6%)
Fixtures, fittings and furniture	(52)	(36)	(17)	(46.9)	(50)	(55)	(5)	(9.3%)
Library books	(572)	(679)	107	15.8	(800)	(800)	-	0.0%
Plant machinery and equipment	(776)	(908)	132	14.5	(2,460)	(2,484)	(24)	(1.0%)
Total Plant and equipment	**(2,135)**	**(3,712)**	1,577	48.2	**(6,470)**	**(8,287)**	(1,817)	(28.1%)
Property								
Building improvements	(34)	(100)	66	66.1	(140)	(1,335)	(1,195)	(853.5%)
Buildings	(4,911)	(4,579)	(331)	(7.2)	(9,223)	(10,870)	(1,647)	(17.9%)
Land	(8)	(540)	532	98.5	(1,220)	(158)	1,062	87.1%
Land Improvements	(349)	(569)	219	38.5	(737)	(710)	27	3.6%
Total Property	**(5,302)**	**(5,788)**	486	195.9	**(11,320)**	**(13,072)**	(1,753)	(15.5%)
Total Capital Works Program	**(12,017)**	**(19,867)**	7,850	39.5	**(31,844)**	**(35,675)**	(3,831)	(12.0%)

YTD Variance $$: + $50K = Favourable / - $50K = Unfavourable | YTD Variance %: + 5% = Favourable / -5% = Unfavourable

As mentioned previously, for the nine months ending 31 March 2025, the Council has spent $12.02m on the capital works program, which is $7.85m behind YTD budget. The variance is primarily due to delays in infrastructure works.

Main Drivers of YTD performance – Capital Works Program – Top 10 variances:

- $1.55m favourable – Footpath Renewal Program - YTD underspend mainly due to timing.
- $1.35m favourable - Road Resurfacing Program - mainly due to timing.
- $600k favourable - Road Design & Construction - Hickford St. / Darebin Blvd Intersection – Preston Project – YTD underspends mainly due to timing with work commencing in early April 25.
- $526k favourable – IT refresh – Laptops program - YTD underspend mainly due to implementation delays.

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- $460k favourable - Clements Reserve Acquisition Project: Purchase of property will not occur until the remediation works are completed next financial year. Project earmarked for budget carry forward.
- $451k favourable - Road Design & Construction - Botha Avenue (Allenby to McFadzean Av) Project - YTD underspends mainly due to delays in tender evaluation and availability of contractor. Project earmarked for budget carry forward.
- $471k favourable – John Hall Pavillion Project - YTD underspend due to timing. Contractor experienced some delays due to steel supply. Completion is expected in May 2025.
- $296k favourable - Kerb and Channel Renewal Program – YTD underspends mainly due to timing.
- $285k favourable - Drainage-Renewal & Upgrade at Intersection Glasgow Avenue and Massey Avenue, Reservoir to Edgars Creek Project – YTD underspends mainly due to timing.

Partially offset by

- ($410K) UNFAV – Bill Lawry Oval Pavilion Project - Repayment of unspent grant funding received in the prior year.

Refer relevant attachment to Council report for a comprehensive project status report.

3.3. Cash Performance

	Opening Balance as of 1 Jul 24 $'000	Closing Balance as 31 Mar 25 $'000	YTD Movement (Transfers) $'000	Annual Budget $'000	Annual Forecast $'000
Cash & Investment Balances	64,872	81,945[3]	17,045	54,094	$61,493

As of 31 March 2025, the Council's Cash & Investment balance stood at $81.95m. This represents an increase from the $64.87m closing balance on 30 June 2024, which included $6.8m in unspent budget carry forwards planned for expenditure this financial year. The YTD cash performance has also been positively influenced by higher than anticipated income (due to timing) and lower than budgeted expenditure on cash items (also timing-related).

Cash & Investment balance

The chart below shows projections of how Council's cash balance is expected to perform over the course of the 2024-25 financial year. The chart portrays:

- YTD budget to 31 March 2025
- YTD actual results to 31 March 2025
- YTD variance of actuals compared to budget
- Annual budget as adopted by Council
- Restricted Cash

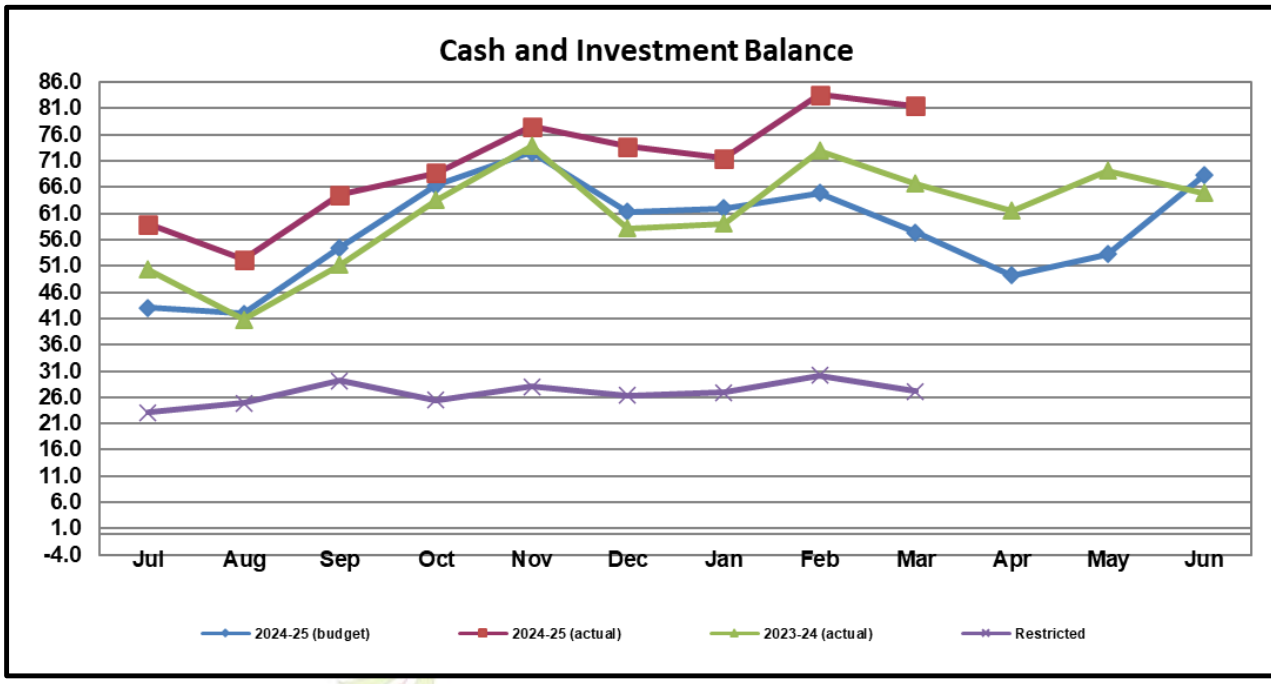
Restricted cash includes:

[3] The Council's Cash & Investment balance as of 31 March 2025 of $81.95m, includes 0.445m in accrued interest on investments.

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9 months ended 31 March 2025

- Drainage development reserve
- Recreational lands and Developer Contribution Plan contributions received
- Carried forward capital works
- Trust funds and deposits.

The graph below shows Council's cash balance is within expectations. Every opportunity is taken to invest surplus cash to maximize investment returns.



Note 1: Cash and investments include term deposits with a maturity date exceeding 90 days which are classified as other financial assets in the Balance Sheet.

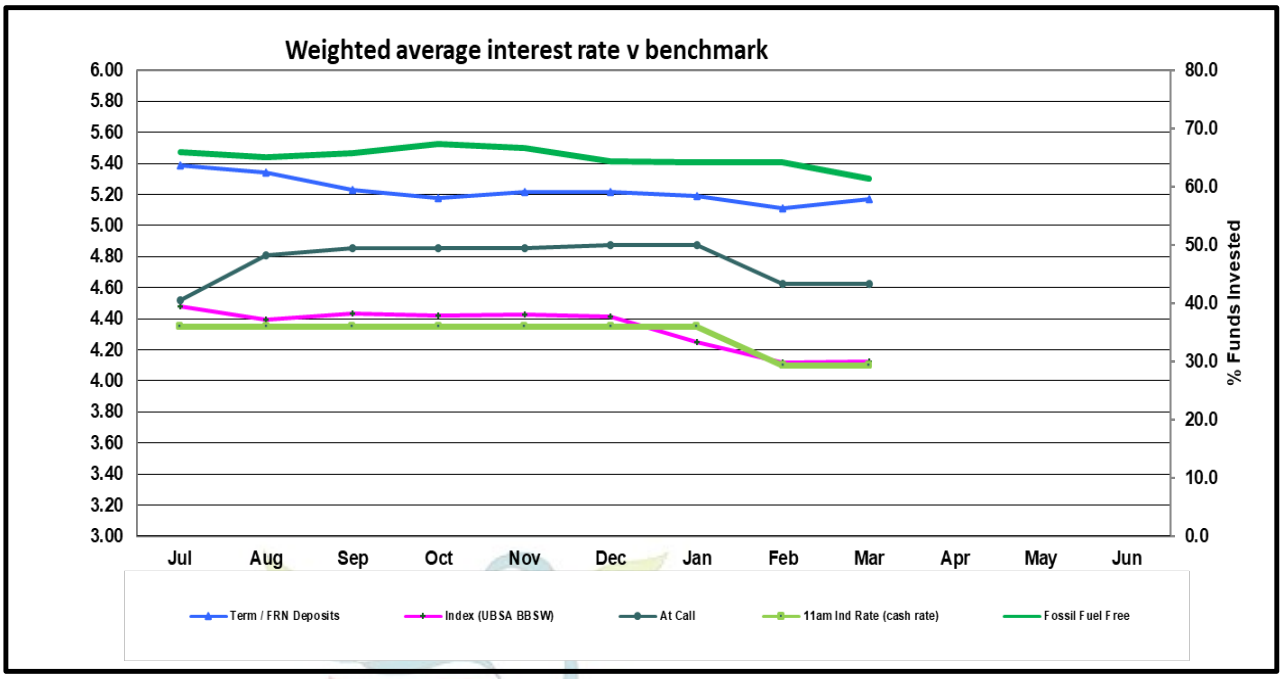
Note 2: The Cash & Investment balance shown in this chart exclude 0.445m in accrued interest on investments as at 31March 2025.

The graph below shows the Council's interest performance against the market as well as showing the percentage of investments that were placed with financial institutions and authorized deposit-taking institutions (ADI's) which do not have a record of funding fossil fuels.

As at 31 March 2025, 61% of all invested funds were placed with financial institutions and ADI's which do not have a record of funding fossil fuels (31 Dec 2024 53%).

Financial Report
9 months ended 31 March 2025

A comprehensive review of the Council's investment portfolio has been undertaken for the 9 months ended 31 March 2025. The council's investment portfolio has earned $2.73m in interest on investments, with term deposits, floating rate deposits and cash investments earning an annualized rate of 5.04% (Dec 2024: 5.08%).

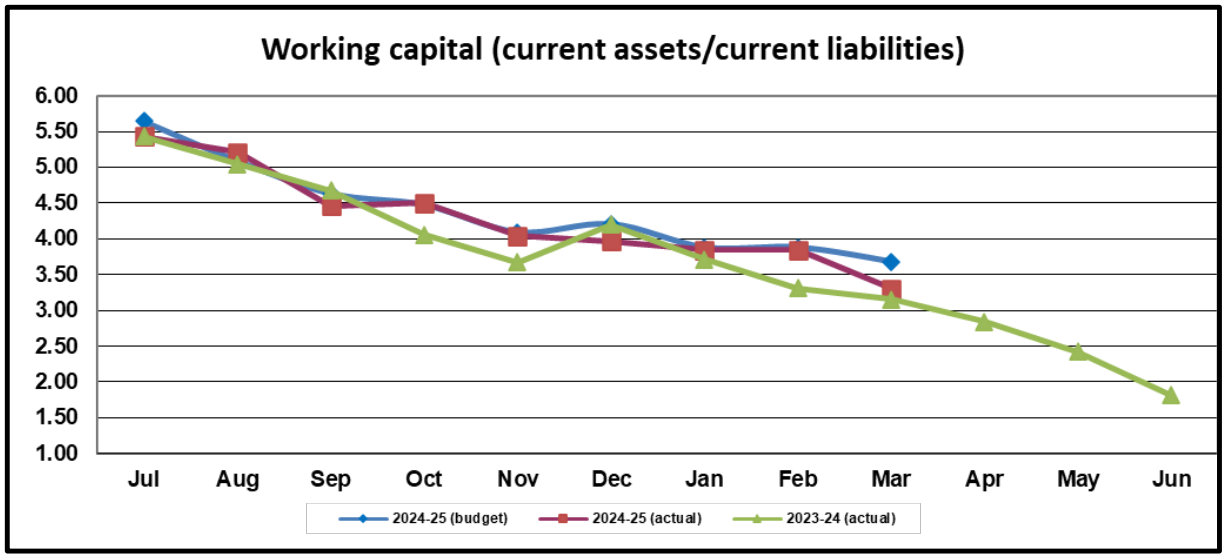


Working capital

The chart below shows projections of the movement in Council's working capital over the course of the 2024-25 financial year. The chart portrays:

- Budgeted 2024-25 working capital
- Actual 2024-25 working capital
- Comparative Actual 2023-24 working capital

Financial Report
9 months ended 31 March 2025



Working capital is the difference between a Council's current assets (like cash, inventory, and accounts receivable) and its current liabilities (like accounts payable and short-term debt). It essentially measures Councuil's ability to meet its short-term financial obligations.

In short, monitoring working capital helps assess whether Council has the necessary funds to operate smoothly and maintain financial stability.

The above chart illustrates Council has a positive working capital. This indicates, as at 31 March 2025, Council has sufficient liquid assets to cover its immediate debts.

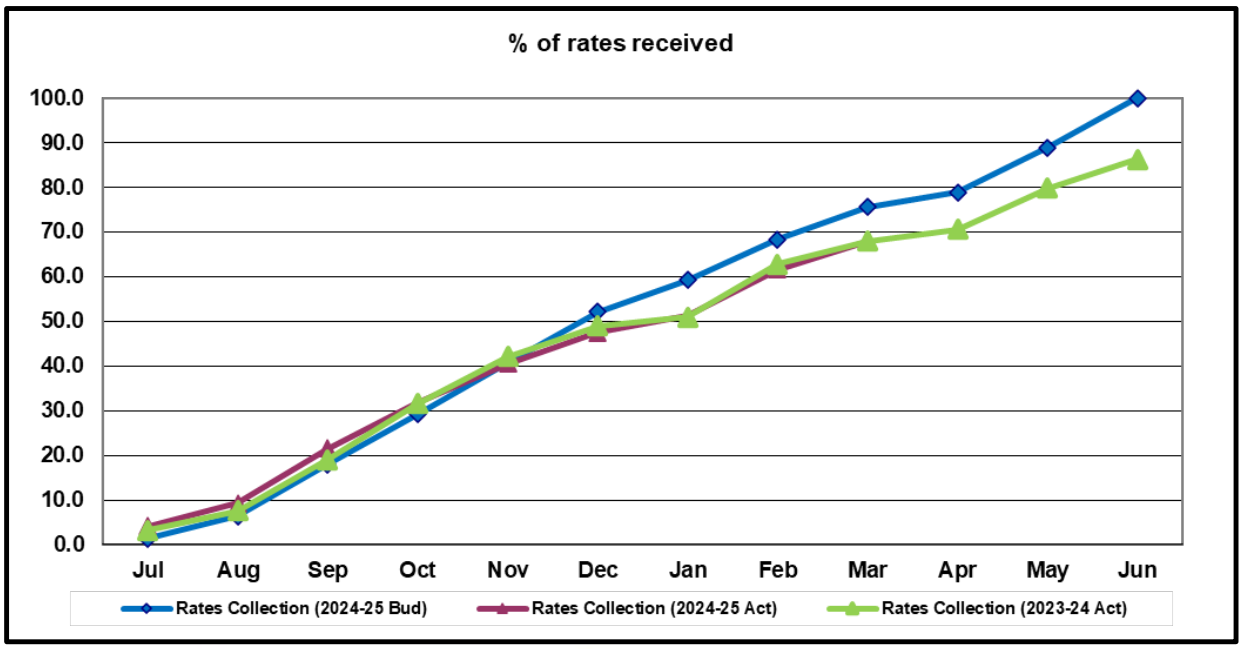
Rates & Charges Outstanding debt

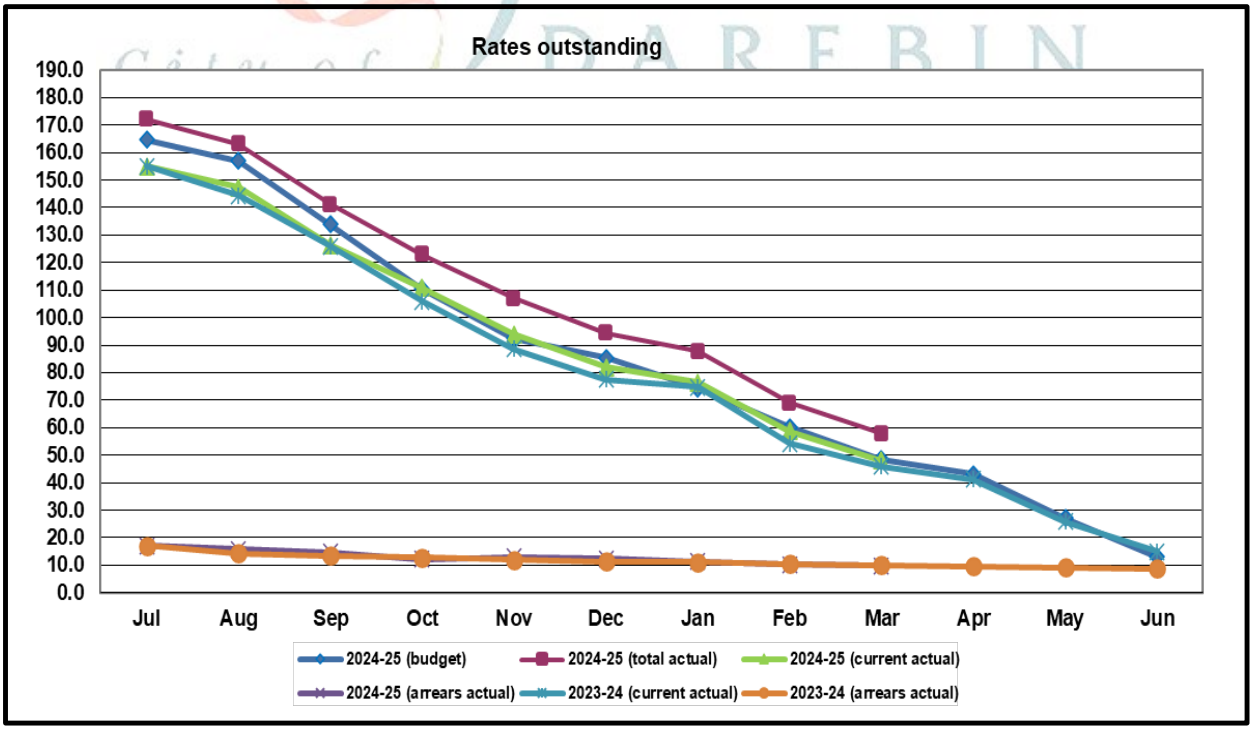
In the current year, the Council has raised $155.26m in general rates (including supplementary rates) and waste rates & charges as of 31 March 2025. Of this amount, 67.98% has been collected with the final installment due 31 May 2025.

Active debt collection efforts have significantly improved the Council's cash performance lowering outstanding debt from $21.8m (excluding Special Charges) at the end of 2023-24 to $10.4m as of 31 March 2025 (31 March 2024: $11.2M). In line with the Local Government Legislative Amendment (Rating and Other Matters) Act 2022, which made changes to the arrangements for unpaid rates and charges in consideration of ratepayers facing financial hardship, the current year unpaid rates are excluded from the above figures as they are considered current and not in arrears.

The following graphs show that the current year's collection trends, compared to prior year trends and the budgeted collection trend:

Financial Report
9 months ended 31 March 2025





Financial Report
9 months ended 31 March 2025

APPENDIX A – Financial Statements

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

Financial Report
9 months ended 31 March 2025

DAREBIN CITY COUNCIL
Comprehensive Income Statement
For the 9 months ended 31 March 2025

	YTD Budget $'000	YTD Actual $'000	YTD Variance $'000	YTD Variance %	**Annual Budget $'000**	Annual Forecast $'000	Forecast Variance $'000	YTD Variance %
Income								
Rates and charges	156,004	155,986	(18)	(0.0%)	**157,373**	157,373	(0)	(0.0%)
Statutory fees and fines	7,504	6,640	(864)	(11.5%)	**9,332**	9,060	(272)	(2.9%)
User fees	9,261	9,928	666	7.2%	**12,562**	13,224	662	5.3%
Grants - operating	14,340	14,820	480	3.4%	**18,105**	18,309	204	1.1%
Grants - capital	1,220	1,998	778	63.7%	**2,639**	2,922	283	10.7%
Contributions - monetary	3,979	2,942	(1,037)	(26.1%)	**6,607**	5,009	(1,598)	(24.2%)
Net gain on disposal of property, infrastructure, plant and equipment	357	322	(35)	(9.9%)	**730**	350	(380)	(52.1%)
Other income	4,752	7,399	2,647	55.7%	**6,356**	9,100	2,744	43.2%
Total income	197,417	200,034	2,617	1.3%	**213,704**	215,347	1,643	0.8%
Expenses								
Employee costs	81,963	80,571	1,392	1.7%	**107,423**	105,933	1,490	1.4%
Materials and services	42,933	39,643	3,290	7.7%	**59,647**	62,666	(3,019)	(5.1%)
Depreciation & Ammortisation	21,186	25,496	(4,310)	(20.3%)	**28,247**	34,971	(6,724)	(23.8%)
Bad and doubtful debts	768	1,346	(577)	(75.1%)	**1,339**	1,648	(309)	(23.1%)
Borrowing and Finance Costs	1,206	1,204	2	0.2%	**1,608**	1,608	0	0.0%
Other expenses	3,885	3,984	(99)	(2.5%)	**5,247**	5,249	(2)	(0.0%)
Total expenses	151,941	152,242	(301)	(0.2%)	**203,511**	212,075	(8,564)	(4.2%)
Surplus/(Defict) for the year	45,476	47,792	2,316	5.1%	**10,193**	3,272	(6,921)	(67.9%)
Less								
Grants - capital (non-recurrent)	(470)	(1,663)	1,193	253.9%	**(1,620)**	(1,887)	267	16.5%
Adjusted underlying surplus/ (deficit)	45,006	46,128	1,122	2.5%	**8,573**	1,385	(7,188)	(83.8%)

Financial Report
9 months ended 31 March 2025

DAREBIN CITY COUNCIL
Balance Sheet
For the 9 months ended 31 March 2025

	YTD Budget $'000	YTD Actual $'000	YTD Variance $'000	**Annual Budget $'000**	Annual Forecast $'000	Audited 2024 $'000
Current assets						
Cash and cash equivalents	43,178	35,564	(7,614)	**39,940**	29,967	33,346
Trade and other receivables	58,467	61,658	3,191	**22,741**	23,431	24,992
Other financial assets	14,154	46,382	32,228	**14,154**	31,526	31,526
Inventories	66	61	(5)	**66**	61	61
Prepayments	324	2,369	2,045	**-**		2,508
Other assets	(62)	896	958	**145**	961	961
Total current assets	116,127	146,931	30,804	**77,046**	85,946	93,394
Non-current assets						
Trade and other receivables	509	9	(500)	**1,571**	2,569	2,556
Other financial assets	6	6	(0)	**6**	6	6
Property, infrastructure, plant & equipment	1,665,511	1,881,078	215,567	**1,670,576**	1,905,678	1,904,291
Right-of-use assets	-	222	222	**194**	71	222
Investment property	9,270	9,840	570	**9,270**	9,840	9,840
Intangible assets	342	852	510	**-**	807	1,339
Total non-current assets	1,675,638	1,892,007	216,369	**1,681,617**	1,918,971	1,918,254
Total assets	1,791,765	2,038,937	247,172	**1,758,663**	2,004,916	2,011,648
Current liabilities						
Trade and other payables	(22)	6,292	(6,314)	**9,919**	10,203	15,818
Trust funds and deposits	6,954	8,096	(1,142)	**6,910**	6,953	6,953
Contract and other liabilities	107	3,300	(3,193)	**107**	2,396	2,396
Provisions	20,133	22,201	(2,068)	**19,233**	22,127	22,127
Interest bearing loans and borrowings	4,395	4,395	-	**4,398**	4,398	4,257
Lease liability	-	33	(33)	**-**	72	33
Total current liabilities	31,567	44,318	(12,751)	**40,567**	46,149	51,584
Provisions	2,380	2,485	(105)	**2,380**	2,485	2,485
Interest bearing loans and borrowings	35,904	35,907	(3)	**34,845**	34,845	39,221
Lease liability	-	189	(189)	**-**		189
Total non-current liabilities	38,284	38,581	(297)	**37,225**	37,330	41,895
Total liabilities	69,851	82,899	(13,048)	**77,792**	83,480	93,479
Net assets	1,721,914	1,956,038	234,124	**1,680,871**	1,921,436	1,918,169
Equity						
Accumulated surplus	650,716	640,212	(10,504)	**609,673**	605,609	602,342
Asset revaluation reserve	1,055,675	1,301,562	245,887	**1,055,675**	1,301,563	1,301,563
Other reserves	15,523	14,264	(1,259)	**15,523**	14,264	14,264
Total equity	1,721,914	1,956,038	234,124	**1,680,871**	1,921,436	1,918,169

Financial Report
9 months ended 31 March 2025

DAREBIN CITY COUNCIL
Statement of Cash Flow
For the 9 months ended 31 March 2025

	YTD Budget $'000	YTD Actual $'000	YTD Variance $'000	**Annual Budget $'000**	Annual Forecast $'000	Forecast Variance $'000
Cash flows from operating activities						
Rates	121,930	113,523	(8,407)	**157,366**	159,618	2,252
Statutory fees and fines	7,259	7,391	132	**10,261**	10,066	(195)
User fees & charges (inclusive of GST)	10,116	11,051	935	**13,813**	14,693	880
Grants - operating	14,340	16,546	2,206	**18,093**	18,493	400
Grants - capital	1,220	3,699	2,479	**2,637**	2,951	314
Contributions - monetary	4,925	8,189	3,264	**6,607**	5,009	(1,598)
Other income	2,733	6,997	4,264	**4,362**	7,320	2,958
Employee costs	(83,122)	(84,454)	(1,331)	**(106,382)**	(108,183)	(1,802)
Materials and services (inclusive of GST)	(54,307)	(52,815)	1,492	**(69,905)**	(78,096)	(8,191)
Net FSPL refund / payment	10		(10)	**-**		-
	25,104	30,127	5,023	**36,852**	**31,871**	(4,982)
Interest	1,336	1,336	0	**2,384**	2,841	457
Trust funds and deposits	-		0	-		-
Net GST refund / payment	5,808	1,657	(4,151)	**3,389**	3,196	(193)
Net cash provided by operating activities	32,248	33,120	872	**42,625**	37,908	(4,718)
Cash flows from investing activities						
Proceeds from sale of property, plant & equipment	519	354	(164)	**803**	385	(418)
Payment for property, infrastr, plant & equipment	(19,868)	(12,017)	7,851	**(31,844)**	(35,675)	(3,831)
Repayment of loans and advances	9		(9)	**-**		-
Payment for other financial assets	-		-	**-**		-
Net cash used in investing activities	(19,340)	(11,663)	7,678	**(31,041)**	(35,290)	(4,249)
Cash flows from financing activities						
Finance costs	(1,206)	(1,206)	0	**(1,608)**	(1,763)	(155)
Repayment of borrowings	(3,178)	(3,178)	0	**(4,237)**	(4,235)	2
Net cash used in financing activities	(4,384)	(4,384)	(1)	**(5,845)**	(5,997)	(152)
Net increase / (decrease) in cash & cash equivalents	8,524	17,073	8,549	**5,739**	(3,379)	(9,118)
Cash & cash equivalents at the beginning of the year	48,356	64,872	16,516	**48,355**	64,872	16,517
Cash & cash equivalents at the end of the period	56,880	81,945	25,065	**54,094**	61,493	7,399

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

Financial Report
9 months ended 31 March 2025

DAREBIN CITY COUNCIL
Statement of Capital Works
For the 9 months ended 31 March 2025

	YTD Budget $'000	YTD Actual $'000	YTD Variance $'000	**Annual Budget $'000**	Annual Forecast $'000	Forecast Variance $'000
Capital works						
Property						
Land	540	8	532	**1,220**	158	1,062
Buildings	4,579	4,911	(331)	**9,223**	10,870	(1,647)
Building improvements	100	34	66	**140**	1,335	(1,195)
Total property	5,219	4,953	267	**10,583**	12,362	(1,779)
Plant & equipment						
Plant, machinery & equipment	908	776	132	**2,460**	2,484	(24)
Fixtures, fittings & furniture	36	52	(17)	**50**	55	(5)
Computers & telecommunications	2,089	735	1,354	**3,160**	4,948	(1,788)
Library books	679	572	107	**800**	800	0
Total plant & equipment	3,712	2,135	1,577	**6,470**	8,287	(1,817)
Infrastructure						
Roads	4,067	655	3,412	**5,843**	4,799	1,044
Bridges	105	32	73	**119**	209	(89)
Footpaths & cycleways	2,850	1,308	1,542	**3,016**	2,855	161
Drainage	1,530	1,290	240	**1,990**	2,406	(416)
Land Improvements	569	349	219	**737**	710	27
Recreation, leisure & community facilities	140	128	12	**200**	338	(138)
Parks, open space & streetscapes	1,675	1,167	507	**2,887**	3,710	(823)
Total infrastructure	10,936	4,929	6,006	**14,791**	15,026	(234)
Total capital works	19,867	12,017	7,850	**31,844**	35,675	(3,831)
Represented by:						
Asset renewal	14,017	8,480	5,537	**22,468**	25,172	(2,704)
New assets	3,857	2,333	1,524	**6,182**	6,926	(744)
Asset expansion	440	266	174	**705**	790	(85)
Asset upgrade	1,553	939	614	**2,489**	2,788	(299)
Total capital works	19,867	12,017	7,850	**31,844**	35,675	(3,831)

9.7 25 EDWARDES STREET RESERVOIR - PROPOSED LEASE TO HANDS-ON-HEALTH AUSTRALIA

Author: Team Leader Leasing and Licensing
Head of Property

Reviewed By: General Manager Infrastructure, Operations & Finance

EXECUTIVE SUMMARY

This report recommends that Council establish a new lease for 25 Edwardes Street, Reservoir ("**the Property**"), with Hands-on-Health Australia (**'HoHA'**) for the purpose of operating a community wellbeing hub.

HoHA applied for a lease of the property through an Expression of Interest process undertaken by Council officers in 2023. This provided a fair and open process for interested parties to apply to use the building.

HoHA is proposing to undertake significant capital investment in the Property to make it fit for purpose. This would bring the currently vacant and dilapidated building into a condition that is fit for use. This investment in a Council facility, as well as the proposed use, have been assessed as providing benefit to the Darebin community.

Following the decision of Council at its meeting on 24 March 2025 to proceed to community engagement, engagement was undertaken for a period of 3 weeks from 2 April 2025 to 23 April 2025, in line with Council's obligations under the *Local Government Act 2020*.

Submissions were received at the Hearing of Submissions Committee Meeting on 12 May 2025. The majority of submissions received were strongly in support of the proposed lease.

It is recommended the lease be endorsed on the terms as advertised to the community. This would benefit community by enabling a currently unused building in a zone that is constrained to public uses to be opened up for community use. The terms proposed would result in investment by the tenant in improvements to the building, providing further benefit. Considering the community use and the investment, rental subsidies are proposed as are extension options for the lease.

Officer Recommendation

That Council:

(1) Notes that Hands-on-Health were assessed as successful applicant to an Expression of Interest seeking interest in occupation of 25 Edwardes Street, Reservoir.

(2) Notes that community engagement was undertaken on the proposed lease to Hands-on-Health Australia, in line with Council's obligations under s115 of the *Local Government Act 2020* (Vic).

(3) Notes and has regard to the submissions received from the community by the Hearing of Submissions Committee at its meeting on 12 May 2025.

(4) Enters into a lease with Hands-on-Health Australia for the property at 25 Edwardes Street Reservoir on the following key terms:

a. Initial Term – 5 years

b. Further Terms – 2 further terms of 5 years subject to the tenant meeting set conditions

c. Rent - $104.00 per annum plus GST

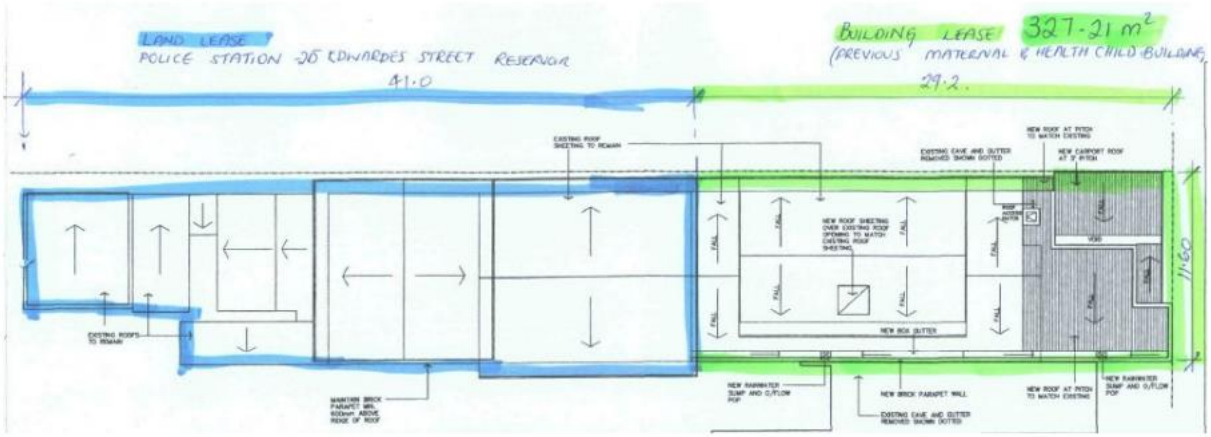
(5) Authorises the Manager Buildings, Property & Capital or their delegate to negotiate all and finalise all other terms of the lease.

BACKGROUND / KEY INFORMATION

Site Context and Background

The relevant Property is the Council-owned land and building located at 25 Edwardes Street, Reservoir. The original building on the site was built by the City of Preston in approximately 1960 and was initially used by Council as a Maternal and Child Health Centre.

From 1974, the Property was leased to Victoria Police, who built a sizeable extension on the rear of the land. A plan of the land with the original building outlined in green and the extension in blue is below:



Victoria Police formally vacated the Property in 2021 and as part of the settlement agreement, ownership of the extension passed to Council.

While the building would have conformed with the relevant regulations at the time of construction, the building in its current form does not comply with current NCC/BCA building codes in relation to fire resistance, egress and access, health and amenity and essential safety measures. Significant investment is required to make the Property occupiable and fit for purpose.

Expression of Interest

The Expression of Interest process ('EOI') for the future use of this property opened on Monday 10 July 2023 and closed on Friday 18 August 2023. Two responses were received during the EOI period with one respondent withdrawing following commencement of the evaluation process in May 2024.

The EOI response submitted by HoHA, being the remaining EOI applicant, which includes a description of their proposed use, is attached at **Confidential Appendix A**.

Two meetings were held between HoHA and the EOI evaluation panel in May and June 2024 to allow the panel to further understand the proposal and ask clarifying questions.
A copy of the additional information provided is attached at **Confidential Appendix B**.

Following the meetings with HoHA the evaluation panel completed the scoring of the application, with HoHA receiving a score of 84.875 out of 100. A copy of the Evaluation scoring is attached at **Appendix C**.

Previous Council Resolutions

At the Hearing of Submissions Committee meeting held on 12 May 2025, the Committee resolved:

***'That** Council:*

(1) Receives the written and verbal submissions.

(2) Thanks all submitters and presenters for addressing the Committee in support of their written responses.

(3) Receives a report at the 26 May 2025 Council Meeting as part of Council's deliberations in considering the proposed lease of 25 Edwardes Street, Reservoir, to Hands-on-Health Australia'.

At its meeting held on 24 March 2025, Council resolved:

'That Council:

(1) Notes that an Expression of Interest ('EOI') campaign to lease 25 Edwardes Street, Reservoir ('the Property') was open for submissions from 10 July 2023 to 18 August 2023.

(2) *Notes that Council received two submissions in response to the EOI with one submission being withdrawn by one of the parties during the evaluation process.*

(3) *Endorses the proposal to enter a new lease arrangement with the preferred applicant ('Applicant') for the purposes of consulting with community.*

(4) *Endorses a community engagement program in accordance with Section 115 of the Local Government Act 2020 of Council's intention to enter into a lease to the Applicant incorporating the below key terms:*

   a. Initial Term – 5 years

   b. Further Terms – 2 further terms of 5 years subject to the Applicant meeting set conditions

   c. Rent - $104.00 per annum plus GST

(5) *Notes that any submissions made will be heard by Council's Hearing of Submissions Committee at a meeting to be held in the Council Chamber on Monday 12 May 2025 at 7.30pm.*

(6) *Receives a further report following the Hearing of Submissions, to enable Council to make a decision on endorsing the lease, having consideration to any submissions heard.'*

At its meeting held on 26 September 2022, Council resolved:

'*That Council:*

1. Note that the demolition and reinstatement works have not been finalised and that Victoria Police are currently obtaining updated cost estimates for the demolition of the rear portion of the Police Station that was constructed by Victoria Police.

2. Rescind the decision on 22 February 2021 to instruct Victoria Police to demolish their section of the building at the rear of 25 Edwardes Street Reservoir including the removal of the internal ramp and reinstatement of the rear wall as per the provisions in

the ground lease between Darebin City Council and Victoria Police, unless a different outcome was negotiated before 15 March 2021.

3. *Authorise the Chief Executive Officer to consider the cost estimates provided by Victoria Police and determine whether the demolition and reinstatement works will be undertaken to support future use of the facility.*
4. *Authorise Council Officers to undertake an Expression of Interest campaign to determine the highest and best community use of the facility and whether the demolition works will be required.*
5. *Note that Victoria Police have indicated willingness to financially remediate Council for the projected demolition costs should Council not wish to have the works undertaken.*
6. *Authorise the CEO to preserve any funds received from Victoria Police as compensation for the projected demolition costs (should the CEO determine the demolition works not be undertaken) for the future use of the site.*
7. *Notes that a strategic approach to determine the long term future of 25 Edwardes Street and the Former Reservoir Library site is to be considered for inclusion as actions in the new 2021-2024 Council Plan;*
8. *Receives a further report on the future use of 25 Edwardes Street Reservoir at a future Council meeting once Council officers have undertaken an Expression of Interest campaign.'*

At its meeting held on 22 February 2021, Council resolved:

'That Council:

1. *Authorises the Chief Executive Officer, under delegation, to instruct Victoria Police to demolish their section of the building at the rear of 25 Edwardes Street Reservoir including the removal of the internal ramp and reinstatement of the rear wall as per the provisions in the ground lease between Darebin City Council and Victoria Police, unless a different outcome can be negotiated before 15 March 2021;*
2. *Notes that a strategic approach to determine the long term future of 25 Edwardes Street and the Former Reservoir Library site is to be considered for inclusion as actions in the new 2021-2024 Council Plan;*
3. *Refer the property of 25 Edwardes Street Reservoir to the Revitalise Reservoir board for consideration of state government investment;*
4. *Receives a further report on the future use of 25 Edwardes Street Reservoir and the former Reservoir Library at the Council meeting in July 2021.*

ALIGNMENT TO 2041 DAREBIN COMMUNITY VISION

Strategic Direction 2: Prosperous, Liveable and Flourishing

ALIGNMENT TO 2021-25 COUNCIL PLAN

Strategic Direction 4 Responsible, Transparent and Responsive

ALIGNMENT TO COUNCIL PLAN STRATEGIC OBJECTIVES

2.1 We will deliver equitable and accessible infrastructure to provide opportunities for our community to live well

4.2 We will ensure our assets are optimised for the benefit of our community

DISCUSSION

Community Engagement

As the total lease term proposed by Council is greater than 10 years (15 years made up of three terms), under section 115 of the *Local Government Act 2020*, Council was required to undertake community engagement in line with its community engagement policy.

The engagement period ran for a period of 3 weeks, during which time methods of outreach undertaken included:

- Notice published on the 'Public Notices' section of Council's website
- Information and FAQ available on Council's 'YourSay' page
- Posts on Council's social media platforms
- Letter drop to residents and businesses within a 100m radius of the property (including translated summaries in 12 languages)
- Posters displayed at Reservoir Community and Learning Centre, as well as notice boards at nearby supermarkets

A total of 12 valid submissions were received ('**Submissions**') made up of 11 submissions received on the YourSay page (attached as **Confidential Appendix D**) and one submission received by email (attached as **Confidential Appendix E**).

Of the 12 submissions:

10 submissions expressed a strong level of support for the proposal

Community members expressing support were in favour of the proposed tenant, their proposed use of the site and/or the activation of the space.

One submission did not support the peppercorn rent as proposed and expressed a desire to see market rent paid.

HoHA is a charity registered with the Australian Charities and Not-for-profits Commission (**'ACNC'**) and would be providing a number of free services for community.

HoHA is proposing to invest a significant amount into the capital improvement of the Property, and this financial contribution should be taken into account in determining an appropriate rent.

Considering the community benefit of the services to be provided by the proposed tenant, as well as the investment proposed in the facility by the tenant, officers' assessment is that there is community benefit overall in leasing this property as proposed at a peppercorn rent and therefore with a rental subsidy.

One other submission opposed the location on the basis that it would further decrease parking for businesses whose parking is already taken by library users and further expressed a concern over safety following the police vacating the Property.

Assessment of location overall

Generally, community services of this nature are recommended to be located in Major Activity Centres like Reservoir because they are near public transport and this means that more people travel to them by Public Transport which reduces car usage and congestion when considered across the whole of the City. This sort of location is also recommended because it can be accessed by households that do not have a car, and because services can attract people who then also visit local businesses and support the local economy and jobs. For these reasons the Victorian Planning Scheme encourages community services to be located in places like this near public transport and near other services.

Safety

This location is currently vacant and unused. Reactivating this site with a tenant organisation is generally expected to improve safety by having more community activity and also having a tenant on site to care for it.

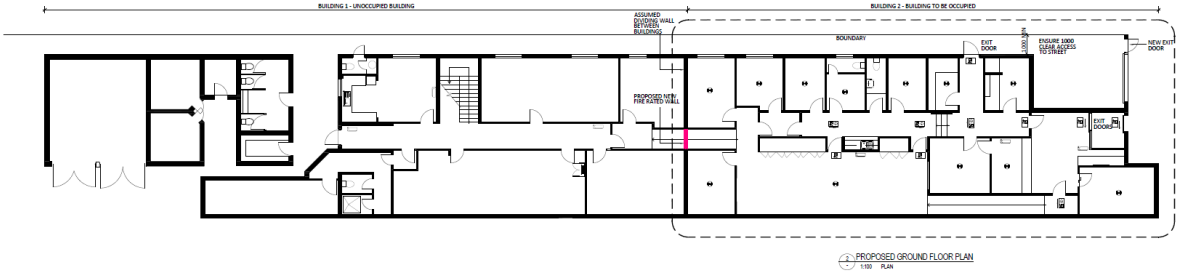
Victoria Police independently made the decision to vacate the Property and relocate to a new premises on Mahoneys Road (approx. 3.5-4km away) in 2021. It is not in Council's power to change this.

Parking

The carpark is not to form part of the lease and there is no proposal to decrease the number of spaces available in the public carpark for the benefit of any tenant. While some visitors or staff may park in the nearby area, this is regarded as a normal level of change that would be expected as buildings move from vacant to tenanted and vice versa. There is large scale carparking in the area and this is one building of many – any effect on parking demand is expected to be minor if any.

Proposed Works to the Property

A Building Suitability Report prepared on behalf of Council in 2020 noted the possibility of dividing the building into two by way of installing a fire rated wall at the location shown on the below diagram in red:



This could allow for an occupancy permit to be obtained for the front portion of the building while the occupant continues with necessary works on the rear portion.

Due to the extensive works required to the Property in order to make it fit for purpose, HoHA have proposed a 'staged' approach to the works which would allow them to install the fire rated wall as recommended, then undertake initial compliance works and occupy the front section of the building.

Works to the rear of the building would follow at a later stage and date as indicated below:

Stage 1 – Initial Works

- Initial Compliance Works (see **Appendix F**) – July to December 2025
- Commencement of Operations – January 2026

Stages 2 – Fundraising for a multi-purpose community facility (inc. capital appeal from 2025)

- Raising sufficient funds for a full refurbishment with investment from public and private sectors and fundraising.
- Capital appeal & fundraising approx. $1.6m

Stage 3 – Further works

- Full works completed approx. 2031
- Signage and outside mural façade – 2031
- Landscape works rear and frontage – 2032
- Garage works completed – 2033

While any works can be undertaken by HoHA, Council ultimately has overarching responsibility as the owner for the building including ensuring compliance with essential safety measures under the relevant legislation.

Additionally, where tenants carry out works on Council buildings, there is risk that they may not be able to secure the funding or deliver the works in full due to unforeseen circumstances. In these circumstances its often highly challenging and costly for the tenant as well as creating risk for Council. In other projects this has created substantial financial cost for Council to rectify or complete works and this can risk reducing community funds available for delivery of other services or projects.

The scope of works proposed in Stage 1 includes various types of work, ranging from painting and cleaning to demolition and electrical work, the level of risk to Council as owner also varies.

Accordingly, it is proposed that a Project Control Group (**'PCG'**) will be established including members of HoHA and Council Officers, to ensure Council has oversight on key decisions throughout the works.

The PCG will project manage those items which are deemed 'high risk' (e.g. demolition, structural work) and HoHA will project manage those items deemed 'low risk' (e.g. painting, cleaning).

Proposed lease term

In recognition of the proposed investment into the building, a long lease term would be appropriate – to make it feasible for HoHA to raise the required funding to deliver their project.

A shorter lease term takes away the security required for a tenant to invest in a building they don't own. As a result, they are unable to secure grants and funding.

To manage the risk of the Tenant not being able to deliver their proposed investment in the building, the lease is proposed to be structured in the following way:

- Commencing Term – 5 years
- Further Terms* – 5 + 5 years

*The Further Terms would be conditional on:

Second Term:

i) Completing Stage 1 Works; and

ii) Raising sufficient funds (Stage 2) to complete the Stage 3 Works.

Third Term:

i) Completion of the Stage 3 Works.

If HoHA is unable to meet the conditions of the Further Term, the extension beyond 5 years would not be offered and an EOI would be advertised in a fair and open process to see if others are interested using the building.

HoHA would not be excluded from also applying for a new lease through the EOI process.

As a lease option is at the Tenant's discretion, it also grants the Tenant some flexibility as to whether they are willing/able to commit to the further term.

This 'conditional further term' approach seeks to mitigate the risks outlined in relation to HoHA undertaking works to a Council-owned property, however it ensures that HoHA would still be able to apply for and make the necessary funding arrangements as they have a commitment from Council as to their tenure.

As an additional risk mitigation measure, the Commencing Term would only cover the front portion of the building, from the entrance onto Edwardes Street to the location of the fire rated wall which would divide the building.

Upon the commencement of the Second Term, the lease would automatically be varied to include the back section of the building, enabling HoHA to undertake the Stage 3 works.

Community benefit assessment

Like all property leasing decisions, the key question to consider is whether the proposed community benefit is greater than any costs or risks, and whether this is a priority use of this property (noting any opportunity cost).

In this case:

- HoHA's proposed use would deliver services providing direct community benefit through offering health and education services for the most vulnerable and marginalised members of the community - the proposed use of the building aligns with Council's Strategic Goals.
- The site is a Public Use Zone which means that there are few commercial tenancy options that could be considered – hence the proposed community benefit represents an optimal use of the site.
- In the longer run, the large landholdings in Reservoir could be considered for rezoning and this would allow Council to consider the ideal mix of community benefit from community uses and private development. Any rezoning process would require 5 to 10 years and any development would likely be staged over 10 to 20 years.

Therefore, a lease in this location for up to 20 years represents a valuable proposition for the site. A lease term longer than twenty years would generally not be recommended unless we introduce a break/demolition clause in the agreement.

Other options

Council could decide to readvertise the opportunity. It is noted that there were low levels of participation for the EOI, with only two applicants, one of which dropped out prior to evaluation. This reflects in part the constraints of the planning zone which reduce opportunities for commercial uses, as well as the fact that the building needs investment to be suitable for occupation.

The EOI process sought respondents by using internal Council stakeholders to seek interest from known parties and external stakeholders.

CONSIDERATION OF LOCAL GOVERNMENT ACT (2020) PRINCIPLES

Financial Management

A peppercorn rent is recommended reflecting the benefit of the investment provided by HoHA, as well as the community benefit which HoHA would provide through the service operated.

Cost of lease

Despite it being vacant, Council continues to incur running costs associated with the leased property including the fire service levy, building insurance, structural maintenance/repair costs and essential service costs. Council could recover all costs (other than costs for structural maintenance/repair and essential safety measures) from the tenant under the lease.

As a rule of thumb, Council's running costs (if not recovered) associated with a leased building are 25 to 33% of the NAV. The NAV for this building is assessed as $53,500 annually and therefore the estimated costs to Council are around $13K-$18K per year.

Council would remain responsible for depreciation costs and over time incur long run costs associated with renewal of the building at end of life.

Benefit of third-party investment in building

Council has limited community funds available to invest in facilities and it needs to carefully prioritise investments. The Property is not currently seen as a priority for Council to develop as there are other locations that could deliver greater community benefit and/or commercial rental return that could then be used to fund community services. Therefore, a tenant willing to invest creates an opportunity for Council to bring a building to usable standard that it may otherwise be unable to reopen for use in the near future.

By having a third party invest in the works required to make the Property fit for purpose, Council and community ultimately receive the benefit of the improvements.

Community Engagement

The proposed lease term totals 15 years, being an initial term of 5 years with two further conditional terms of 5 years.

Where the lease term proposed by Council is greater than 10 years, under section 115 of the *Local Government Act 2020*, Council is required to undertake community engagement in line with its community engagement policy.

Officers have undertaken the required process in line with the principles of Council's Community Engagement Policy, by:

- providing the minimum period for the engagement process
- ensuring information is made accessible through translation services and various forms of communication (paper and online)
- providing different methods for community members to share their submissions

Other Principles for consideration

Overarching Governance Principles and Supporting Principles

(b) priority is to be given to achieving the best outcomes for the municipal community, including future generations;

Public Transparency Principles

(a) Council decision making processes must be transparent except when the Council is dealing with information that is confidential by virtue of this Act or any other Act;

Strategic Planning Principles

(a) an integrated approach to planning, monitoring and performance reporting is to be adopted;

COUNCIL POLICY CONSIDERATIONS

Environmental Sustainability Considerations (including Climate Emergency)

The alternative to development and repurposing of the existing buildings on the Property would be demolition and removal. In the event that the Property is left vacant, it will continue to become more dilapidated to the point where demolition becomes the only option. Repurposing rather than replacing the building is aligned with reuse and recycling goals and minimises carbon emissions needed for building.

Equity, Inclusion, Wellbeing and Human Rights Considerations:

No Equity Impact Assessment or Gender Impact Assessment is required for this matter.

Economic Development and Cultural Considerations

Activation of an empty building has the potential to increase activity in the local area, thereby better activating the Reservoir Activity Centre.

Operational Impacts

Council does not currently have any intention to develop or otherwise use the Property. By leasing the Property, Council is activating an asset that would otherwise remain vacant and thereby maximising utilisation of its existing property portfolio with a community focus.

Legal and Risk Implications

As outlined above, allowing a tenant of a Council-owned property to undertake works without adequate controls in place would put Council at risk in the event that HoHA is unable to complete the works or does not meet Council's expected standards. Staging the works and establishing a PCG would minimise the risks which have been identified by ensuring higher risk works have appropriate Council oversight and involvement.

Council would engage its solicitors to prepare the lease agreement, to ensure that the risk mitigation measures are appropriately incorporated into the agreement, and to identify and mitigate any further risks to Council that accompany a longer lease such as the one proposed.

IMPLEMENTATION ACTIONS

1. Development of Project Working Group – June 2025
2. Negotiation of Lease Terms – June 2025
3. Execute lease agreement – June-July 2025
4. HoHA commence Stage 1 works – July – December 2025
5. Commencement of operations – Early 2026

RELATED DOCUMENTS

Nil.

Attachments

- EOI Submission - Hands-on-Health Australia (**Appendix A**) Confidential - enclosed under separate cover
- Hands on Health Further Information (**Appendix B**) Confidential - enclosed under separate cover
- EOI Scoring - Hands-on-Health Australia (**Appendix C**) ⇩
- YourSay Submissions (**Appendix D**) Confidential - enclosed under separate cover
- Email Submission (**Appendix E**) Confidential - enclosed under separate cover
- Scope of Works (**Appendix F**) Confidential - enclosed under separate cover

DISCLOSURE OF INTEREST

Section 130 of the *Local Government Act 2020* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any conflicts of 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.

Evaluation Criteria Scoring

Evaluation Criteria	Respondent's Score	Maximum Possible
Applicant is a not-for-profit organisation or registered charity with no regular source of income	20	**20**
Governed or managed by volunteers	4.5	**5**
Primary business is to assist Council's most vulnerable in the community	14.25	**15**
Business Goals are aligned to the Council Plan and Community Vision	4.5	**5**
No paid Directors or Executives	4.5	**5**
Primary business/activities are for community usage	4.5	**5**
Service delivery to Culturally and Linguistically Diverse (CALD), diversity, women or First Nations communities	13.25	**15**
Has a documented commitment to diversity and inclusivity and there are no barriers to participation	4.25	**5**
Enables multi-use participation in the agreement where requested from Council or its officers	3.625	**5**
Has the financial capacity to undertake the necessary works to ensure the Premises are safe for occupation, compliant and fit for purpose	11.5	**20**
Proposed use is compliant with the zoning of the site	Considered likely compliant through a permit if not exempt through a service agreement	**Essential**
Total	**84.875**	**100**

9.8 JEMENA ALPHINGTON COMMUNITY BATTERY - ENDORSEMENT OF LEASE

Author: Team Leader Leasing and Licensing

Reviewed By: General Manager Infrastructure, Operations & Finance

EXECUTIVE SUMMARY

This report recommends that Council enter into a lease with Jemena for a community battery at the South-Eastern corner of Pitcher Park in Alphington (**'Proposed Location'**)

At its meeting on 3 March 2025, Council noted that Jemena was undertaking community consultation in relation to a proposed community battery at the Proposed Location and requested a report on the outcomes of the consultation process, together with options for a lease.

Jemena has now concluded its community engagement, which it undertook from 7 March 2025 to 16 April 2025.

There was a good level of support from the community for a Battery in Alphington, however feedback showed mixed views about whether the battery should go ahead at the Proposed Location including some strongly held views both for and against. This site has been assessed as generally appropriate as it is not expected to prevent any other uses of the Park and no other feasible site has been identified at this time despite extensive investigation. On this basis, Officers recommend that Council endorses the lease to Jemena.

Council could also decide not to proceed or to advise Jemena to seek an alternative site, however Jemena has advised there is a high risk they would not be able to secure an extension to the grant and that the project would not go ahead.

Officer Recommendation

That Council:

(1) Notes the results of the community engagement undertaken by Jemena.

(2) Enters into a lease with Jemena for the installation and operation of a community battery at the South-Eastern corner of Pitcher Park, Alphington.

(3) Authorises the Manager Buildings, Property and Capital or their delegate to negotiate and finalise all other terms of the proposed lease.

BACKGROUND / KEY INFORMATION

Community Battery

Jemena is the gas and electricity supplier to millions of households across Victoria, including to over 60% of the land within Darebin.

In 2023 Jemena applied for and was successful in obtaining a grant of $500,000 through the Department of Energy, Environment and Climate Action (DEECA), for the purpose of installing a 360kWh community battery in Alphington.

Jemena wrote to Council seeking a lease of approximately 15m2 to 24m2 of land at Pitcher Park, Alphington, for the purpose of constructing the community battery. Jemena advised that the battery would directly benefit up to 185 households within the area of the battery. The benefits Jemena advised would result from the installation of the battery included:

- Supporting solar uptake by increasing capacity for households to export energy into the grid;
- reducing electricity costs through a leasing battery operation to a third-party to manage peak-demand;
- reducing risk to network reliability by supporting an at capacity transformer;
- avoiding network losses; and
- reducing emissions.

Jemena had raised the possibility of establishing a Community Fund from the profits derived from the battery – however, they have noted this is a new, untested concept and Jemena is unable to confirm with certainty that there would be profits available to place in such a fund.

Proposed Location

The proposed location is at the south-eastern corner of Pitcher Park, at the corner of Parklands Avenue and Keith Street (**'Proposed Location'**). Taking into account the existing cricket nets which also sit in this corner of the park, there is an area of roughly 500m2 within which the battery could sit, as shown on the aerial map below.

Using this location for a battery would prevent it being used for other open space uses and one shrub would need to be removed, however considering the overall size of the park, this is not expected to have a practical detrimental effect on any park users. Jemena would undertake some planting in the park to offset the loss of the shrub.



Proposed Location - Aerial view with location highlighted

Other locations had been previously explored both in consultation between Jemena and Council - alternative locations explored included the south-western corner of Pitcher Park (near the carpark and clubrooms) and along Separation Street to the North of Pitcher Park.

Additionally, independently Jemena explored the possibility of locating the battery in a neighbouring Council, however this was also considered not feasible.

Preliminary inspections of the Proposed Location undertaken by Council officers note that while the area is mainly vacant, there are several established trees on the site, though these are relatively sparse. Depending on the exact placement of the battery within the Proposed Location, it is anticipated that at least one tree would have to be removed.

Community Engagement

Community Consultation was undertaken by Jemena for a period of approximately 6 weeks, from 7 March 2025 to 16 April 2025.

Forms of engagement undertaken by Jemena during this period included a letter drop, survey, online information session, survey, Community Reference Group ('**CRG**'), email correspondence and telephone calls.

A summary of the consultation methods employed by Jemena and the results obtained is attached as **Appendix A.**

Previous Council Resolution

At its meeting held on 3 March 2025, Council resolved:

'That Council:

(1) Notes that correspondence has been sent to Jemena reaffirming Council's commitment to negotiate a lease in Alphington.

(2) Notes that Jemena is planning on commencing a community consultation process on the installation of a battery at the south-eastern corner of Pitcher Park in late February.

(3) Requests a report by May 2025 on the outcomes of Jemena's community consultation process and options for a lease at either the first priority location or alternative locations.

At its meeting held on 28 January 2025, Council resolved:

'That Council:

(1) Notes that in early 2023 the Federal Labor Government awarded $500,000 to Jemena to install a community battery in Alphington.

(2) Notes that this grant, includes improvements to the area surrounding the battery, such as planting trees and providing artistic work on the battery to enhance the amenity of the site.

(3) Urgently writes to Jemena to confirm council's commitment to having a community battery in Alphington.

(4) Discusses the Pitcher Park location with immediately impacted local residents and the Parkside Sports Club on the installation of a community battery at the south-eastern end of the park, near the corner of Keith Street and Parklands Avenue, as this area would incur no net loss of open space and would benefit from additional trees being planted to improve the amenity of the site.

(5) Receives a report at the 24 February 2025 Council meeting about locating the community battery as a first priority, at the south-eastern end of Pitcher Park near the corner of Keith Street and Parklands Avenue Alphington. If this site is not supported by those impacted, provide options for alternative locations in Alphington for immediate installation.'

ALIGNMENT TO 2041 DAREBIN COMMUNITY VISION

Strategic Direction 3: Climate, Green and Sustainable

ALIGNMENT TO 2021-25 COUNCIL PLAN

Strategic Direction 4 Responsible, Transparent and Responsive

ALIGNMENT TO COUNCIL PLAN STRATEGIC OBJECTIVES

2.1 We will deliver equitable and accessible infrastructure to provide opportunities for our community to live well

3.1 We will adapt to climate change and build the resilience of our community, infrastructure and the built environment, with a focus on our vulnerable communities at risk of fuel poverty, and flooding

4.1 We will ensure balanced and responsible financial decision making that meets the needs of our community now and into the future

DISCUSSION

Community Engagement Results

The complete results of Jemena's survey undertaken as part of their community engagement process is attached as **Appendix B**.

When asked whether they had any concerns regarding the Proposed Location, many respondents to the survey raised concerns regarding the appearance of the battery, its size, safety and personal impact.

In addition to the survey responses as an indicator of the community sentiment concerning the battery, members of the CRG were asked for their position following each of the three meetings held during the consultation period.

Throughout all three meetings, members' attitudes remained mixed. By the conclusion of the final meeting, four were strongly supportive, three were strongly opposed, and two were somewhat supportive (including one who expressed a preference for an alternative location).

The question of whether an alternative location could be considered was raised throughout Jemena's consultation, including in the meetings of the CRG.

Alternative Locations

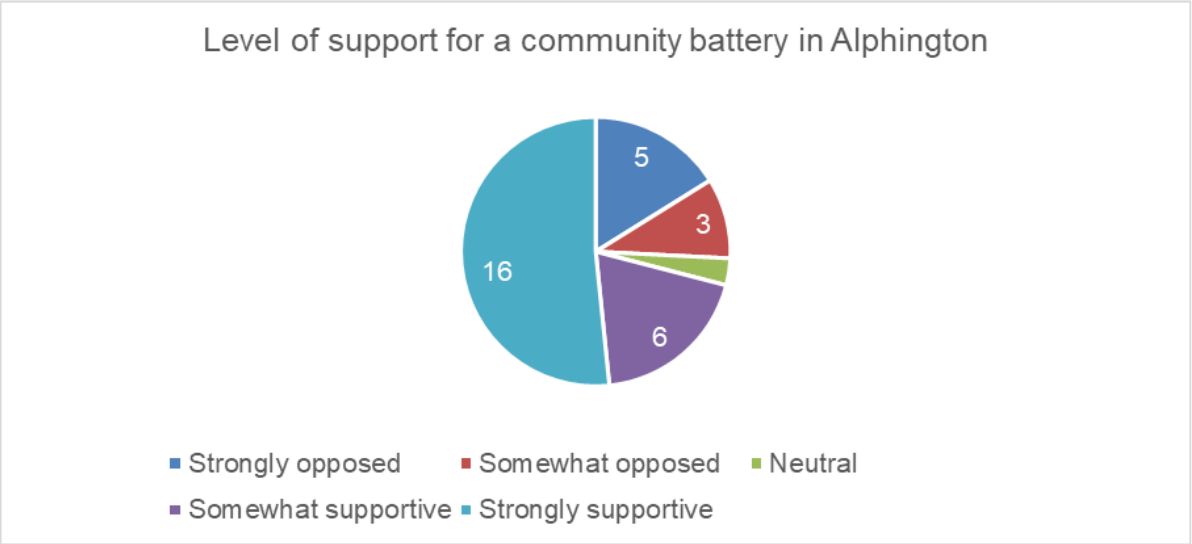
Prior to consultation, Jemena had undertaken extensive initial investigations with Council officers on the viability of alternative locations across the areas of Alphington within Darebin City Council, and within the neighbouring Yarra City Council.

Jemena have advised that, in total, 20 individual sites have been considered for the installation of the battery and the Proposed Location remains the only site which is suitable based on the project timelines and considering physical limitations (eg underground infrastructure), network requirements, grant requirements and Council policy (open space). If the timeline was unlimited, it may be possible to identify an alternative site, but at this point in time, no suitable site has been identified that would also allow Jemena to meet the strict project deadlines.

Jemena has advised:

> *"Jemena has a strict deadline to deliver a battery by 30 June 2025. The project has been extended previously to find an alternate site so a further extension is not an option."*

As to whether alternative sites within Alphington would receive a greater level of support from the community than the Proposed Location, it is worth noting that the 31 survey respondents were asked generally whether they were supportive of a community battery within Alphington and, while the majority were supportive, there was some opposition to a battery being located anywhere within Alphington:



Proposed Lease Terms

If endorsed, the lease would be on the below key terms, with the remaining terms to be negotiated:

Lease Term:	A maximum of 9 years
Lease Area:	Approximately 20 sqm
Rent:	Market Value (expected to be approx. $1,200 per annum plus GST)
Repairs/Maintenance:	Tenant responsible for all maintenance

Options

	Option 1 (Recommended)	Option 2	Option 3
Summary	Endorse the proposed lease for the 9-year term as requested.	Reject the request to lease on the basis that Jemena have already advised no alternative locations are suitable.	Reject the lease at the Proposed Location, advise Jemena to seek an extension of the grant from DEECA while further locations are explored.

	Option 1 (Recommended)	Option 2	Option 3
Risks	• Objection from community who have expressed opposition to the location in the engagement • Slight loss of underutilised open space	• Relatively minor loss of potential rent • Loss of potential energy benefits – eg increased uptake of solar • Jemena lose grant funding from DEECA	• High probability that Jemena will not be able to extend based on their previous communications (see risks outlined for Option 2) • If grant deadline is extended, extreme difficulty in finding any alternative location, as this has been explored • Further time and resources spent investigating
Benefits	• Those energy benefits outlined by Jemena • Rent (although relatively minor)	• Avoids reputational risk from objectors in the community	• May find suitable location agreeable to all residents

CONSIDERATION OF LOCAL GOVERNMENT ACT (2020) PRINCIPLES

Financial Management

During previous investigations, Officers had obtained an independent valuation which indicated that the market rental rate for a similar area within the park would be $60 per square metre, or $900 to $1,440 per annum for a lease area of 15m2 to 24m2.

A new valuation would be obtained by Officers if the lease is endorsed by Council and Jemena would be expected to pay rent at the market rate.

Jemena would be expected to bear the costs of all outgoings (noting that due to the nature of the project this would be minimal) and would be 100% responsible for all maintenance costs.

Other Principles for consideration

Overarching Governance Principles and Supporting Principles

(c) the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted;

Public Transparency Principles

(c) Council information must be understandable and accessible to members of the municipal community;

Strategic Planning Principles

(a) an integrated approach to planning, monitoring and performance reporting is to be adopted;

COUNCIL POLICY CONSIDERATIONS

Environmental Sustainability Considerations (including Climate Emergency)

Benefits which Jemena has advised are likely to result from the installation of the batter include:

- supporting solar uptake by increasing capacity for households to export energy into the grid;
- reducing electricity costs through a leasing battery operation to a third-party to manage peak-demand;
- reducing risk to network reliability by supporting an at capacity transformer;
- avoiding network losses; and
- reducing emissions.

Equity, Inclusion, Wellbeing and Human Rights Considerations:

An Equity Impact Assessment has not been undertaken on this proposal.

Economic Development and Cultural Considerations

There are no economic developments and cultural considerations in relation to the proposed lease.

Operational Impacts

No significant operational impact is expected.

Legal and Risk Implications

The risk to Council in deciding whether to grant or not grant a lease to Jemena at this site is largely reputational. Community consultation serves to mitigate that risk by ensuring that concerns are expressed and considered by Council in the making of any decision. It is clear that there are mixed views including some strong views both for and against locating a battery in the Proposed Location. Councillors should take this feedback into account when making the decision.

Provided that Council ensures that any lease is conditional on ensuring that planning controls and all other restrictions on the land are complied with, there is minimal risk to Council in regards to Council's obligations as landowner.

Council would engage a solicitor to prepare the lease document and provide final review following negotiation of the terms, to ensure that the risk to Council arising from any agreement is mitigated.

IMPLEMENTATION STRATEGY

- Negotiation of Lease Terms — May-June 2025
- Finalise Lease execution — Early June 2025
- Installation of battery — June 2025

RELATED DOCUMENTS

Nil.

Attachments

- Summary of Community Engagement (**Appendix A**) ⇩
- Survey Responses (**Appendix B**) ⇩

DISCLOSURE OF INTEREST

Section 130 of the *Local Government Act 2020* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any conflicts of 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.

YARRA ENERGY FOUNDATION

Yarra Energy Foundation

ABN 31 145 846 091

139/425 Smith Street, Fitzroy, Victoria 3065

+61 3 7037 6040 | information@yef.org.au

Alphington Neighbourhood Battery

Community Engagement Summary

Date updated: 17/4/2025

Engagement activities

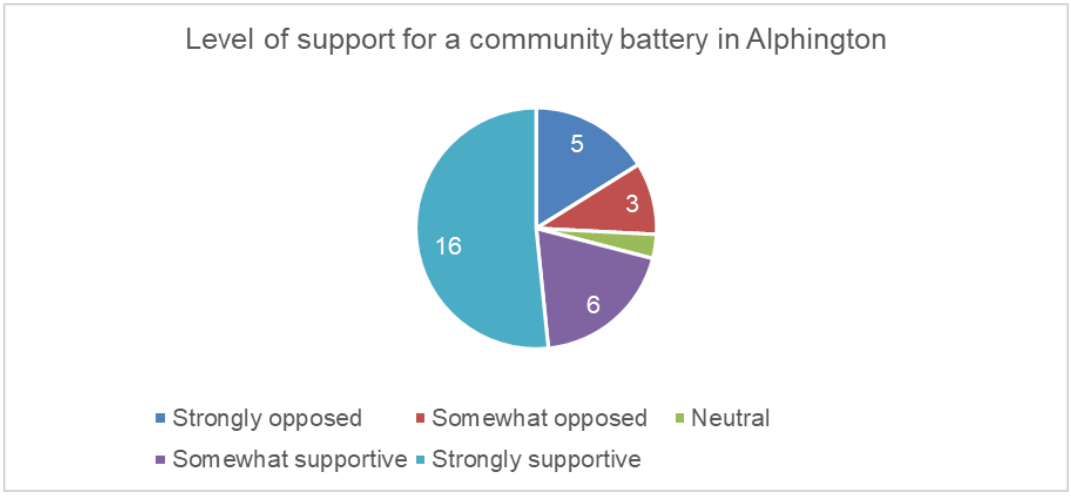
Community engagement activities for the Alphington Neighbourhood Battery have included the following:

- letter drop to nearby residents on Friday 7th of March (including a link to a survey, invitation to the info session, EOI for the community reference group);
- online information session held on Thursday 13th of March with 11 attendees and three presenters;
- formation of a Community Reference Group (CRG) with nine members;
- two one-on-one calls with nearby neighbours; and
- emails with the CRG, key stakeholders such as the local sporting clubs and nearby residents.

Further details regarding these activities are provided below.

Community survey

Jemena's Alphington community survey was launched in early March, when the first letter drop occurred. Since then, 31 survey responses have been received (as of April 16th). Twenty-nine of these responses came from Alphington residents, with another two from neighbouring suburbs (Northcote and Thornbury). Thirty identified as property owners, with no renters or businesses completing the survey. When asked *"How do you feel about a community battery being installed in your suburb?"* the following responses were provided:



However, it is important to note that this question referred to ‘a community battery in your suburb’, rather than the exact proposed location. In an open text question seeking general feedback, 11 respondents (out of 22) noted concerns regarding the site, spreading across support levels. Site concerns including those who indicated they were strongly supportive (3), somewhat supportive (1), neutral (1), somewhat unsupportive (3) and strongly unsupportive (3).

Key concerns raised in the survey included:

- How the battery will look (16);
- How big the battery will be (10);
- How safe the battery is (11); and
- How installation may impact them (4).

Summary of follow-up conversations

Two one-on-one conversations were done with community members who asked for more information in the community survey.

- ***Person 1***: Was very supportive of the concept of neighbourhood batteries but felt as though the initial presentation that went to Council regarding the battery proposal indicated unanimous community support. This person was not supportive of the site and believed others shared that view.
- ***Person 2:*** Wanted to understand how the battery worked and the benefits they can provide in more detail. Was mostly interested in if it would affect their energy bills or solar export. Their questions were resolved during the call.

Summary of Community Reference Group discussions

The first meeting of the Alphington Neighbourhood Battery Community Reference Group (CRG) was held on 20 March 2025 to introduce Jemena’s battery project and gather community feedback on the proposed location in Pitcher Park. Six CRG members were able to attend with one apology.

The main focus of the meeting was a discussion around the site. While the majority of the CRG were not opposed to the site (one strongly opposed, another somewhat opposed) questions were raised as to whether a better location could be proposed. Jemena staff described the process and challenges of finding suitable sites that are technically, socially and environmentally feasible, and in-line with their grant funding commitments.

Key concerns raised in this meeting included the loss of potential open space, visual impact and reducing the amenity value of the site.

The CRG raised the idea of opportunities to improve site amenity by considering site remediation efforts such as landscaping, installing a chair or storage at the site. Other ideas included spaces for training. However, Jemena noted that there was a constrained budget for site works. To close out the meeting a poll was conducted on support for the site yielding the following results: strongly supportive (1), somewhat supportive (1), somewhat opposed (1) and strongly opposed (1). After the meeting another CRG member provided their response, bringing the results to:

- Strongly supportive (2)
- Somewhat supportive (1)
- Somewhat opposed (1)
- Strongly opposed (1)

1 CRG member was unable to provide their response in time for the poll and this report.

Post CRG questions and follow up

After the first CRG meeting, some members raised additional questions. These included seeking clarity on the scope of potential site remediation options, the batteries operating model, fire safety, noise and other key questions. This led to the creation of a *CRG and Stakeholder Questions* document which has been updated and shared with all members of the CRG. This document can be provided on request.

One of the key questions in the CRG meeting and follow up questions was the potential scope for site works. Jemena confirmed after this meeting that ~$2,000 dollars is available for landscaping, storage or seating. However, site remediation is contingent on council approval.

CRG Meeting 2

The second meeting of the Alphington Neighbourhood Battery Community Reference Group (CRG) was held on 8th of April 2025 with nine CRG members or proxies in attendance. This meeting included a neighbour who lives very close to the proposed battery site. The focus of this meeting was to offer more time to discuss questions raised by the CRG members, their concerns and discuss preferences for site work options.

The meeting started with a project update, presentation on the community engagement survey and was followed by open discussion time. Key concerns raised regarded potential noise impacts and treatments, and enabling optionality for sports club expansion. A key point of concern was regarding open space. Three CRG members wanted to highlight Council's policy on preserving public open spaces and the potential visual impact to the area. Another CRG member believed the battery could improve open space by removing an existing shrub that was undesirable, and another indicated that the battery would have negligible impact on what they saw as a highly modified area. In addition, the nearby neighbour wanted to learn more regarding noise impacts and potential treatments.

The CRG sought greater clarity on whether other sites in Alphington could be considered, even in Pitcher Park. Some CRG members reiterated their support for the battery to support the wider energy transition.

CRG members were then asked to preference site works between seating or landscaping options and all supported landscaping over seating. However, three explicitly noted this did not shift their position on the suitability of the site. There were also suggestions from some CRG members that if the artwork could be adjusted to more green tones it would better suit the location.

At the end of the meeting a short reflection was undertaken with the nine CRG members summarising their positions. In summary, four were strongly supportive of the battery and

supportive of the proposed location, two were strongly opposed to the location but supportive of neighbourhood batteries, two were marginally less opposed but would prefer a different location and one CRG member shifted from supporting the battery to being opposed to the location.

- Strongly supportive (4)
- Somewhat opposed (3)
- Strongly opposed (2)

Further site information provided 16/04/2025

On April 16th, additional information was provided to clarify Jemena's efforts to secure a site for the Alphington battery. This information was provided in a slide deck listing investigated sites with some commentary regarding steps taken and relevant barriers for some of these locations.

In addition, as some CRG members had also raised questions regarding the possibility of deployment at the site of another proposed community battery, the Village Power project on Wingrove St, a statement from Village Power was provided. This information re-stated Village Power's intention to deliver a battery at Wingrove St, Alphington.

CRG members were then asked to clarify if this information influenced their position on the battery location and asked them to re-state their "level of support" from strongly supportive, supportive, neutral, opposed or strongly opposed. Their responses are summarised below:

1. CRG member 1 (and sports club representative)

Level of support: Supportive of the community battery concept, but the site is not preferred

Key points: Open to the idea in principle, prefers an alternative location to Pitcher Park (e.g. Wingrove Street farmers market) if feasible, and emphasised the need for flexibility to relocate the battery if the clubs need this change.

2. CRG member 2

Level of support: Supportive with conditions

Key points: Lives opposite the site and is concerned about noise, but supports the location provided fans face away from homes (ideally NW to N); reassured by visit to Bellfield battery but noted the risk of noise over time; accepts that alternatives may be limited despite lack of detail in the site selection.

3. CRG Member 3

Level of support: Strongly opposed

Key points: Position unchanged after reviewing new info; believes alternative sites were not adequately considered; values Pitcher Park as essential public open space; suggests alternatives near the train line, Wingrove Street depot, or less intrusive areas of the park.

4. CRG Member 4

Level of support: Strongly opposed

Key points: Maintains opposition; believes other sites (e.g. Wingrove or VicTrack parcels) are more appropriate and would avoid impact on open space.

5. CRG Member 5

Level of support: Strongly opposed

Key points: Believes the proposal would harm community use of Pitcher Park; sees the land as irreplaceable; suggests more suitable locations such as the train station car park or land near the EPA site.

6. CRG Member 6

Level of support: Strongly supportive

Key points: Reviewed the slide deck and felt reassured by the investigation process; had no further comments or concerns.

7. CRG Member 7

Level of support: Strongly supportive

Key points: Noted that Pitcher Park appears to be the preferable location of those studied based on the information provided.

8. CRG Member 8

Level of support: Strongly supportive

Key points: Supports both the Village Power and Pitcher Park proposals; sees Pitcher Park as suitable and timely; supports community-led renewable energy initiatives.

9. CRG Member 9

Level of support: Highly supportive

Key points: Supports the location near the cricket nets at Pitcher Park; visited Bellfield site multiple times and was reassured by low noise; believes the installation will improve amenity and safety; suggested using Bellfield-style artwork featuring the tawny frogmouth.

Optional review of the CRG report

CRG members were also given the opportunity to review the report above, prior to the most recent survey update and addition of the “Further site information” section above.

CRG Member 5

- Concern that the survey was not site specific.
- Corrections regarding survey numbers where one figure was incorrect.
- Request to share information impartially regarding both supportive and opposed positions.

- Noted that the speed of consultation could contribute to community concern that their feedback has not been thoroughly considered.

CRG Member 9

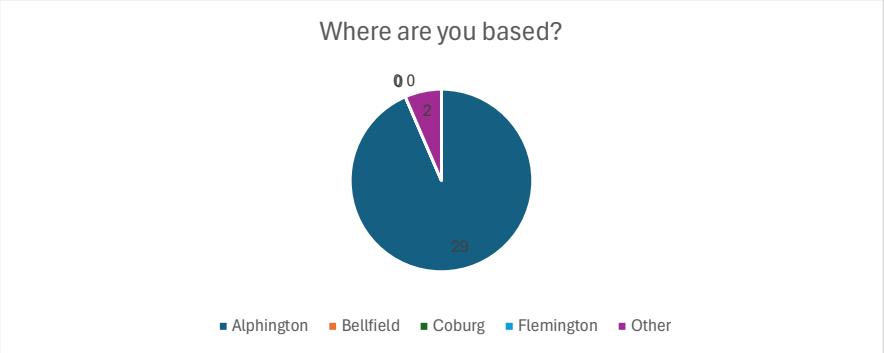
- Wanted to clarify some of the survey responses regarding open space concerns.
- Wanted greater clarity regarding some of the follow-up conversations held with survey respondents.
- Wanted the summary to highlight that in the second meeting a resident who lives very close to the proposed site joined the meeting and what their key concerns were.
- Requested further detail on the scope of perspectives regarding open space impacts and how some CRG members thought this iwas relatively minor.

About the respondent

Total respondents
31
Total no. of responses
31

Where are you based?

Alphington	Bellfield	Coburg	Flemington	Other
29	0	0	0	2



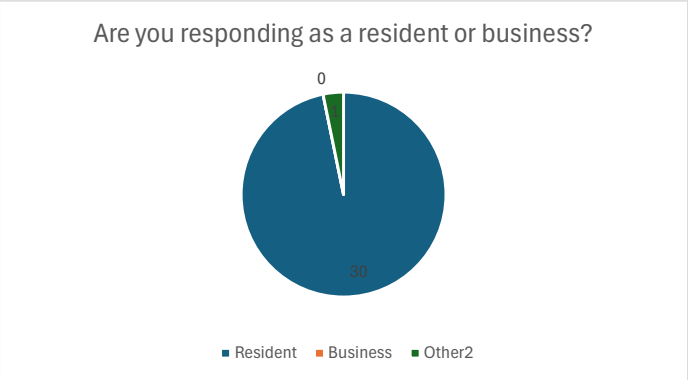
'Other' Suburbs:

Thornbury
Northcote

Total respondents
31
Total no. of responses
31

Are you responding as a resident or business?

Resident	Business	Other2
30	0	1



'Other' Respondents:

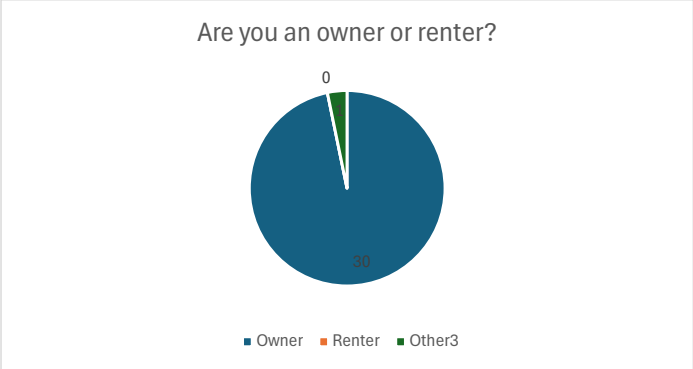
Sporting Club

About the respondent

Total respondents
31
Total no. of responses
31

Are you an owner or renter?

Owner	Renter	Other3
30	0	1



'Other' Respondents:

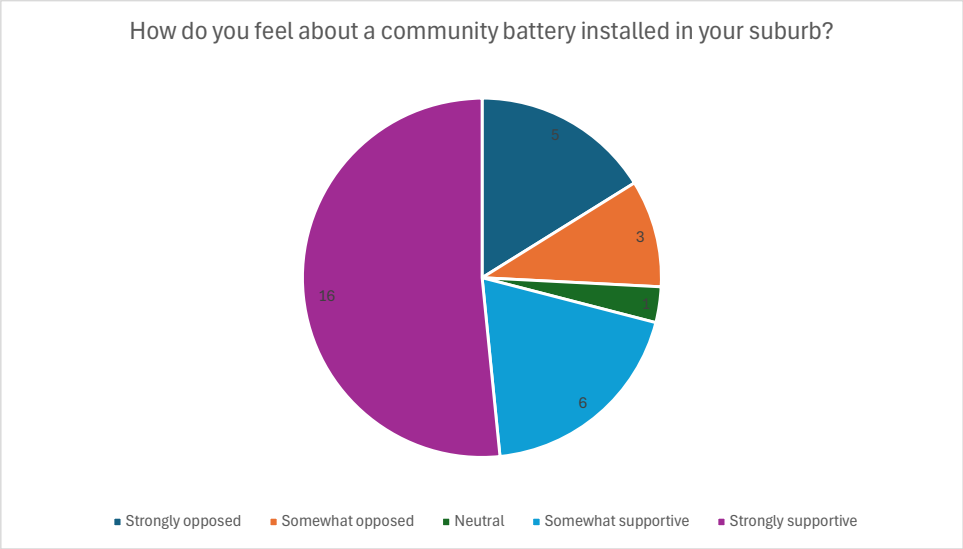
Sporting Club

Battery support

Total respondents
31
Total no. of responses
31

How do you feel about a community battery installed in your suburb?

Strongly opposed	Somewhat opposed	Neutral	Somewhat supportive	Strongly supportive
5	3	1	6	16

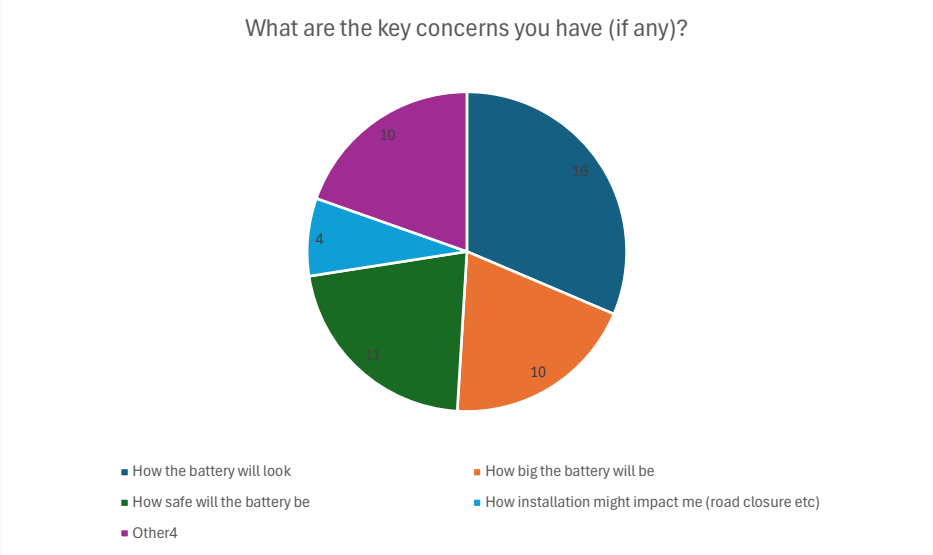


Key concerns

Total respondents
25
Total no. of responses
51

What are the key concerns you have (if any)?

How the battery will look	How big the battery will be	How safe will the battery be	How installation might impact me (road closure etc)	Other4
16	10	11	4	10



'Other' Concerns Noted:

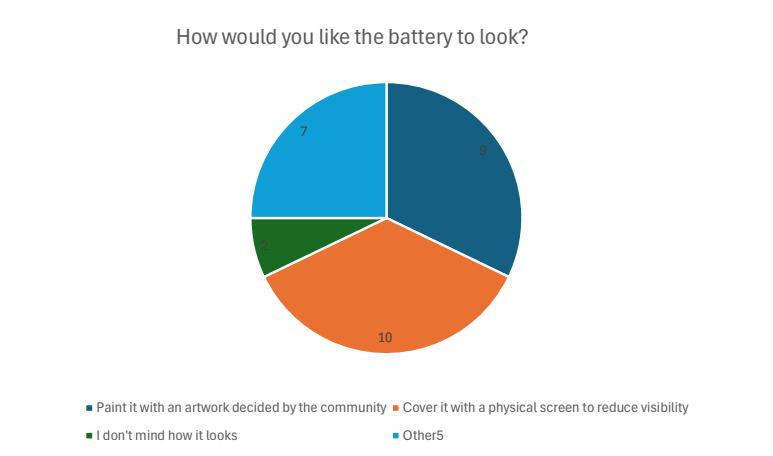
Where there battery is located
As much as I fully support the idea of a battery. The proposed location of the battery is right on a prime focal point to the park which, if installed here will be visually detrimental to this green open space. Once a battery is installed it is permanent and sets a precedent for more infrastructure like this to be added at a later date. Have all potential alternative locations been investigated?
Do not have enough about it as yet
Specific site location around existing infrastructure ensuring future planning for sports club
Safety . Any health issues concerns with a large battery? Will there be seen wires coming to it which may affect amenity?
where the battery will be placed
Eyesore
Strongly oppose location proposed at Pitcher Park
Whilst I am in favour of a battery, I don't support the location. I would prefer it to be out of sight. E.g. behind the footy oval change rooms.
Location chosen for the battery

Battery appearance

Total respondents
28
Total no. of responses
28

How would you like the battery to look?

Paint it with an artwork decided by the community	Cover it with a physical screen to reduce visibility	I don't mind how it looks	Other5
9	10	2	7



'Other' Comments on Appearance:

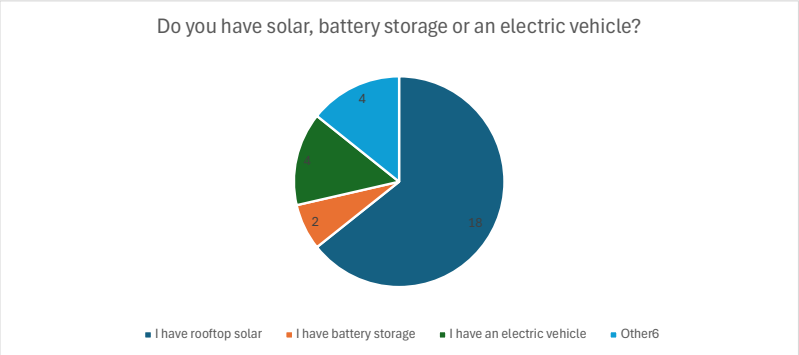
I would not want to see the battery in a green space. No amount of paint or screening would improve the visual impact in the current proposed location.
To blend with the surroundings.
Paint it with the club colours of the Parkside Sports Club
hedge screen
Plantings as a physical screen
Would need to see options . Unsure
Don't put it in the middle of a lovely, open spaced parkland used by the community, sports teams and a massive number of local children. The whole concept is unacceptable.

Household solar, battery and Evs

Total respondents
21
Total no. of responses
28

Do you have solar, battery storage or an electric vehicle?

I have rooftop solar	I have battery storage	I have an electric vehicle	Other6
18	2	4	4



'Other' Comments on Solar, Battery Storage or EV Ownership:

Hybrid vehicle
In the process of having solar panels installed
Have none of those, but intending to install solar & a battery within 12 months.
it's just a dangerous battery near homes

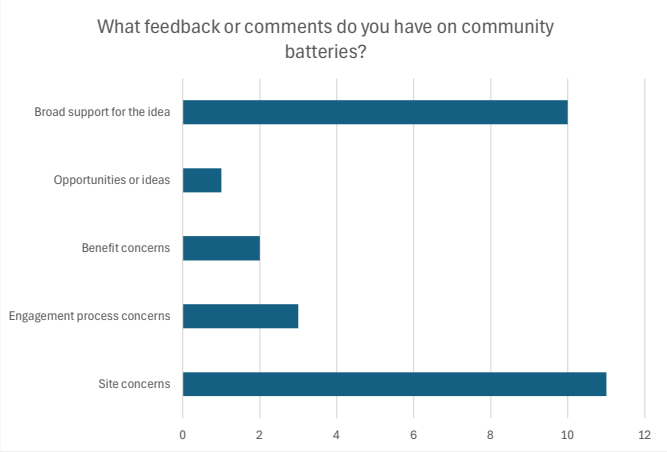
General feedback

Total respondents	22
Total no. of instances a theme was raised	27

What feedback or comments do you have on community batteries

Site concerns	Engagement process concerns	Benefit concerns	Opportunities or ideas	Broad support for the idea
11	3	2	1	10

*Please note, a thematic analysis was used to process these responses. Some respondents provided multiple themes in their response. This is why the response number is greater than the number of respondents and why we have stated "Total no. of instances a theme was raised".



General Feedback/Comments Provided:

Get on with it!!
I am very supportive about this community battery initiative. I hope to see many more installed around Melbourne & rural Victoria.
I am very supportive of trialling local, sustainable energy storage options. However, I am strongly opposed to the battery being located on the Pitcher Park corner. As a large, solid structure, I really think an alternative site needs to be found. I would much rather see an ugly tree replaced with nicer plantings rather than a large solid structure. I find it hard to believe that there is no alternative site in all of Alphington except a prominent corner in our local park.
I like the idea, thank you
I love how the timing of this aligns with the recent release by Infrastructure Victoria of their 30 - year infrastructure requirements and that neighbourhood batteries are specifically mentioned as being needed.
I think this is the beginning of fantastic opportunity to future-proof the grid and support the transition to renewable energy in Alphington, however very careful consideration must be given to the location when installing a facility like this in a uniquely picturesque area like Alphington.
I understand the excess solar energy will be stored in the battery. How will the allocation of the electricity to each household be decided?
Strongly for community battery as long as it's positioned out of sight.
They sound like a good idea. The electricity stored could be available during power outages
This is an excellent initiative and we welcome it to the Alphington precinct.
We need to invest in them to have sustainable electricity options as we move to renewables
Broadly supportive, just want to make sure existing park users get to input to ensure best outcome for all. Want to ensure north alphington cricket club or Parkside sports club are represented in next stage consultation. Thanks
I am a concerned about where the battery might be located. I feel it is best for it to be located somewhere nonvisible or if placed in a visible spot, somewhere where there are already batteries or sheds to hide it and blend it into the surroundings.
I don't really understand what the benefits are.

What about solar cells being fitted to the battery building to further enhance the availability of energy. *battery building connected to EV coin in the slot (or credit card timer) chargers around the perimeter of the park for those who come to watch the cricket /footy-----number of which can be added to as use increases.*
The current proposed location is unsuitable, as it takes away from genuine community space and creates a dangerous environment for all the kids playing sport. *The battery should be placed near the train line or industrial area.*
It should be placed near the darebin park lands not on the oval.
It would be nice to leave Pitcher park unspoiled and install the battery elsewhere where it's less visible
Whilst I am in favour of a battery, I would prefer it was out of sight. E.g. that it is placed behind the footy oval change rooms.
I have spoken with numerous neighbours and only 1 household received the flyer in regard to this proposal, even though your webpages states "Letters to residents/businesses - March 2025". None of the residents that i spoke to were aware of the information session that was apparently held last night. *More time needs to be provided for residents to provide their feedback on this issue which impacts them.*
I live next to Pitcher Park. I think the battery should be placed in the industrial area. There is plenty of space there off Grange Road and it will not impact residents.
Why the hell are we having this thing foisted on us without any right to have a say, a vote or any form of input? Funny how residents received a letterbox drop that had NO PHOTOGRAPHS of what the battery and its surrounding building will look like, and have been given zero idea of what the expected impact on the flora and fauna and look of the park.

9.9 EXPRESSION OF INTEREST FOR VACANT OR UNDERUTILISED PROPERTIES

Author: Head of Property
Team Leader Leasing and Licensing
Leasing & Licensing Officer

Reviewed By: General Manager Infrastructure, Operations & Finance

EXECUTIVE SUMMARY

This report is seeking Council's endorsement to proceed with a proposed Expression of Interest campaign ('**EOI**') for up to **twenty-nine** selected properties in Council's property portfolio out of which twenty-four sites are vacant and the remaining five properties currently have tenancy arrangements that are either approaching expiry or are beyond the original term and the tenancy is continuing 'in overholding'.

The EOI process and list of properties will deliver a range of community benefits as it will:

- Facilitate an open, fair, transparent and equitable process for letting of Council owned properties, that is underpinned by good governance and probity.
- Maximise reach and visibility of Council property leasing opportunities for community organisations as well as commercial enterprises.
- Collect data about what level of community and commercial need or demand there is for Council's properties. This will help Council with long term planning for infrastructure and property to meet community need.
- Identify and test opportunities to partner with other organisations to improve or develop selected Council owned landholdings to deliver benefits for community that Council would not be able to deliver on its own.

Council officers have facilitated an independent probity risk assessment of the EOI process and draft documentation, and relevant feedback has been addressed.

Officer Recommendation

That Council:

(1) Notes that in order to best meet local government policy and guidelines for probity and governance, it is prudent for Council to undertake a public procurement process before entering into long-term leases, licenses and/or other contractual agreements for its properties.

(2) Authorises the CEO (or their delegate) to offer for lease the properties outlined in **Appendix A** through an Expression of Interest campaign ('EOI'), to promote this in accordance with a robust Communications Plan to attract expressions of interest for the properties under offer, and to assess EOI in line with the evaluation criteria outlined in this report for the relevant category.

(3) Requests a further report on the outcomes of the EOI be provided to Council following evaluation of the EOI submissions, seeking endorsement of the recommendations resulting from the evaluation.

BACKGROUND / KEY INFORMATION

Council officers have carried out a review of all properties within Council's portfolio which are vacant; occupied but in overholding (original term expired); and occupied but due to expire shortly. Subsequently, Council officers have compiled a **Property Shortlist** detailing the properties proposed to be included in the EOI, together with considerations relevant to why they should be included in a broad EOI process (refer to **Appendix A**).

Proposed EOI Process and Timelines

The EOI is proposed to be conducted for three categories of properties (refer property category details below). The EOI is proposed to be launched on 14th July 2025 for a period of up to 10 weeks, prior to closing on 22 September 2025. This timing is to ensure that the potential probity risks associated with Category 2 Properties (2 Wingrove St) will have been addressed.

Briefings will be conducted during the EOI period to provide guidance to prospective applicants. All EOI submissions will be assessed by an evaluation panel and interviews may be conducted with shortlisted applicants to clarify responses. Recommendations will be provided to Council for a decision in around October 2025 with the aim of commencing lease negotiations with successful applicants from November 2025.

In accordance with the EOI Communications Plan, the EOI launch will entail formal media announcements, followed by a series of media communications throughout the EOI period. Communication roll-out will commence up to two weeks prior as correspondence will be sent out to those parties who are in the EOI database, giving them a heads-up about the upcoming EOI and anticipated timeframes.

Only five of the properties in the EOI campaign have existing agreements in place – that are either in overholding or approaching expiry. These tenants have already been informed in advance of the proposed EOI launch date. They have been advised of the purpose of the EOI and encouraged to apply through the EOI for their existing premises and any other properties that may suit their purposes.

Format of the EOI

The EOI documentation will include the following three parts:

Part A – Council's strategic context, EOI purpose, key contact details, EOI process and timelines

Part B – Information required for the three different categories of properties and the relevant Evaluation Criteria (Response Schedule)

Part C – List of properties with detailed information pertaining to each site

Property Categories

The EOI campaign is proposed to have the following three categories of properties.

Category 1 – Community Benefit

Twenty-one properties are proposed to fall under Category 1 – these are properties that have been prioritised for community uses due to a range of factors such as property location, the town planning zone, or site conditions.

While both community and commercial applications would be considered the evaluation criteria and their weighting prioritises community benefits.

Category 2 – 2 Wingrove Street Alphington (long-term redevelopment partnership)

Council has previously resolved to prepare a masterplan for this site to explore its future and preliminary site investigations have commenced (building engineering reports, EPA, geotechnical reports, planning) to inform future site vision and masterplan.
This site is included for the following two reasons:

- To secure tenancies for vacant spaces (Areas 2 and 4 in Shed 1D)
- To openly test the market for interest in the site's redevelopment through private partnerships - to accommodate future uses having regard to site constraints. Third parties have previously expressed interest to partner with Council to develop this site. Information received through this EOI campaign will be used to assess viable site redevelopment opportunities and to allow Council to progress to future market engagements.

Particular process for this site:

Preliminary site due diligence investigations are currently underway to assess site limitations and indicate high-level cost estimates for remediation/redevelopment purposes – these investigations are expected to be completed by mid-late June 2025.

Furthermore, community consultation is also set to take place in June, to invite community members to indicate their aspirations for the site, following Council's endorsement of the community engagement plan.

Both the Feasibility Report and the Communication Consultation Report will be provided to the Category 2 registered EOI applicants as an addendum.

Category 3 – medium-long-term opportunities – targeted marketing to reach commercial operators

The following seven properties are proposed to be marketed as 'Category 3' properties where there is potential to secure commercial tenants. Applications would be open to community organisations, and a targeted marketing strategy would also be undertaken to reach commercial organisations. While a marketing strategy is necessary to find out if there is commercial interest in these sites, it is not a guarantee that commercial applications will be received. All applications both community and commercial will be evaluated in accordance with the criteria.

1. 152-154 St Georges Road, Northcote (Pioneers Retreat)
2. 200A Edwardes Street, Reservoir (Edwardes Lake Boathouse)
3. 42 Quinn Street, Preston
4. 43 James Street, Northcote
5. 59B Roseberry Avenue, Preston
6. 8 Robinson Road, Reservoir (commercial kitchen)
7. 15-17 Ralph Street, Reservoir (former library building only)

Category 3 presents opportunities for Council to invite community and/or private/commercial enterprises to co-invest and partner with Council to upgrade and/or restore the subject properties so that they can be activated for long-term revenue generation.

For Category 3 (as well as Category 2) properties, Council officers are recommending that a 2-stage approach is taken:

- Stage 1 - EOI submissions are sought from interested parties during the EOI period.
- Stage 2 - A second stage following the format of a Request for Proposal ('RFP') is undertaken in which Council seeks additional information and further documents to progress.

EOI Evaluation Plan

Council Officers have prepared an EOI Evaluation Plan) that provides details of the EOI evaluation panel, evaluation process, guidelines and indicative timelines.

The following Evaluation Criteria whereby properties and weighting criteria are categorised is recommended. Assessment against these criteria would be done in line with the evaluation matrix (**Appendix B**). The EOI documentation will clearly articulate which property is designated for which proposed use. The weighting is proposed to be different for the different categories, done strategically so that scoring for Category 1 places more weight on community benefit and Categories 2 and 3 place higher weight on investment in development at a site and on rental.

Category 3 properties will include a targeted marketing approach in collaboration with a commercial marketing agent. Following submission and assessment of marketing proposals from real estate agencies, Hudson Bond Commercial was chosen to facilitate the EOI campaign for these properties.

The proposed evaluation criteria for the relevant category of properties is outlined in the table below.

Evaluation Criteria	Weighting (%) (Category 2 and 3 properties)	Weighting (%) (Category 1 properties)
Community benefit	10%	40%
Rental	40%	20%
Financial capacity and ability to raise finance to meet requirements	20%	10%
Alignment with Council's values and policy positions	20%	20%
Previous experience with similar dealings	10%	10%
Demonstrates a clear understanding of the town planning controls for the site	(Compulsory Y/N)	(Compulsory Y/N)
Site specific criteria or conditions	(Compulsory Y/N)	(Compulsory Y/N)

Assessment of Applications

The Evaluation Panel will conduct an initial review and scoring of the EOI responses ahead of a clarification/interview round as required.

Interviews will be undertaken with relevant applicants to clarify responses prior to the finalisation of the evaluation process.

Where an applicant has applied for a specific property or requested a specific term length, the interviews may also allow a chance to address whether the applicant would consider any of the other properties if they were not the preferred for their requested property, whether the term length is flexible etc. The EOI documentation will seek this information to be provided in the submission.
Following the interviews, the Evaluation Panel will finalise their scores for each applicant to inform the preparation of the EOI evaluation report. Discussions among the Evaluation Panel can take place before the scoring is finalised.

There is a scale by which each criterion will be scored and officers will average the scores from the Evaluation Panel and multiply each score by the weighting for the relevant criterion, to come up with a total score for each applicant.

Recommendations would be made for Council's consideration such that highest-scoring applicants are granted their first preference. Where an applicant scores well (i.e. above the threshold of 75% - see below), but does not receive their first preference, assessment would be made to see if this applicant qualifies for alternative properties that they have listed in their submission. Council will maintain its discretion to best match high quality applicants with available properties that they have expressed interest in and are suitable for their requirements.

A threshold minimum score of 75% will be made clear in the terms and conditions of the EOI, to allow Council discretion to not make an offer to applicants who are unsuitable as they are unable to sufficiently meet the Evaluation Criteria. Council will maintain its discretion to offer a property to any applicants.

Following evaluation, the assessment report will be put to a Council meeting for decision. After decision, successful applicants would be invited to progress discussions and negotiate key terms with the intention to enter into Heads of Agreement for either a lease or licence of the relevant property.

It may be necessary, where a proposed lease meets any of the threshold criteria set out in the *Local Government Act 2020* ('**LGA**'), to advertise Council's intention to enter into the proposed lease before the lease itself can be endorsed.

Previous Council Resolutions regarding 2 Wingrove Street, Alphington

At its meeting on *3 March 2025* Council resolved:

'That Council:

(1) Notes that stage one of work towards a Masterplan for 2 Wingrove Street Alphington ("the Project"), is in progress and includes a preliminary feasibility study on the condition of buildings on site, the geotechnical conditions on the site and work to run an Expression of Interest (EOI process).

(2) Notes that the 2024/2025 operating budget currently does not include any allowance for community consultation for the Project.

(3) Authorises Council Officers to proceed with Option 1 with respect to community consultation for the Project, and informs the community of the current project status, indicative timelines, upcoming milestones and future consultation rounds and authorises any additional expenditure associated with this.

(4) Receives a briefing to consider the process, implications and the cost of Council creating a Community Reference Group with Terms of Reference that reflect community representation at all stages of the Masterplanning Process, beginning with the feasibility study.'

At its meeting on *16 December 2024*, Council resolved:

'That Council:

(1) Notes at the 27 May 2024 council meeting, council resolved to direct all future decisions relating to short, mid and long-term use of at 2 Wingrove Street Alphington be reported to Council meetings for decision rather than being made under delegation as follows:

a) Decisions relating to the future use of the site including establishment or conclusion of leases or licences.

b) Decisions at key stages of the work towards master planning including approval of the project plan (and scope), approval of the community engagement plan, receiving the feasibility study and decisions about outcome of any future EOI process.

c) For avoidance of doubt, other currently delegated functions relating to this site are unchanged

(2) Resolves that for avoidance of doubt, only operational matters relating to this site are to remain within the CEO's delegated authority.

(3) Receives a report at the 24 February 2025 council meeting to include broader community consultation as part of stage one of master planning for the site at 2 Wingrove St Alphington.'

ALIGNMENT TO 2041 DAREBIN COMMUNITY VISION

Strategic Direction 2: Prosperous, Liveable and Flourishing

ALIGNMENT TO 2021-25 COUNCIL PLAN

Strategic Direction 2: Prosperous, Liveable and Flourishing

Strategic Direction 4 Responsible, Transparent and Responsive

ALIGNMENT TO COUNCIL PLAN STRATEGIC OBJECTIVES

2.10 We will leverage investment, partnerships and advocacy to drive Darebin's growth and sustainability
4.2 We will ensure our assets are optimised for the benefit of our community

DISCUSSION

Council-owned, leased or managed properties should be used in ways that achieve net community benefit and overall to maximise benefits to community. There are a range of ways property can generate community benefits – from returning funding to Council that funds other community services, to providing locations for delivery of community services by not for profit organisations.

To ensure that Council can fund provision of buildings for community use, it is important to consider and balance opportunities for properties to generate commercial rent alongside opportunities for provision of community services.

CONSIDERATION OF LOCAL GOVERNMENT ACT (2020) PRINCIPLES

Financial Management

Utilisation of properties

Leaving properties vacant for extended period results in buildings becoming insecure, dilapidated and increases the risk of vandalism and trespassing occurring. The costs to council of holding properties that are not used or not used effectively is high and includes costs of maintenance, repair, safety checks, utilities and ultimately the cost of redevelopment of a site.

By placing occupants in these properties, Council can facilitate activation of these properties, thereby mitigating security risks as well as financial risks associated with repair and maintenance costs.

Outgoings

It is recommended that outgoings are passed on to the parties granted leases/licences through this EOI process, except where legislation would not permit Council to recoup costs.

Rent/licence fee

By obtaining a commercial rent from select properties, Council is ensuring that it can support other organisations through provision of properties at a peppercorn rent/licence fee. This is in addition to other investment back into community services which can be achieved through the additional income to Council.

The ongoing costs to Council of providing a building (not including building replacement at the end of its life) are roughly ¼ to 1/3 of the cost of full rental. Where council provides buildings at peppercorn rent, it is covering these costs and providing an indirect subsidy.

Development partnerships

The proposed EOI would enable Council to identify if there are opportunities to work with development and/or commercial partners to utilise vacant Category 2 and 3 properties – which could allow Council to 'unlock' sites for better uses by community and increase benefit to community. Working with partners can help Council achieve outcomes that it would be unable to achieve on its own.

Council must consider budget in its delivery of major development projects. By offering interested organisations the opportunity to partner with Council to improve buildings or properties, Council can achieve win-win outcomes for community and partner organisations.

Community Engagement

Communications Plan

A strategic Communications Plan has been drafted to support this project, incorporating both paid and unpaid channels. The plan includes tailored messaging and channel selection to ensure broad community participation, with a focus on reaching hard-to-reach groups, culturally and linguistically diverse (CALD) communities, and Aboriginal and Torres Strait Islander people.

EOI documentation has been drafted and independently reviewed by an independent probity advisor.

Council officers are developing a message bank and FAQ to be provided to the Customer Service Team, ELT and Councillors for their use in the lead-up to and throughout the EOI 'open' period.

Only five of the properties have tenancies in place – that are either in overholding or approaching expiry. These tenants have been notified in advance of the proposed EOI campaign and the rationale behind the EOI as outlined below:

1. These tenants have been informed that through the EOI process all interested parties (including existing tenants) will have the opportunity to consider Council's available properties to identify sites that are best suited for their purposes and express their interest accordingly.
2. Council is seeking to generate public interest in these properties to ensure that it is maximising the use/activation of these properties for the long term – hence optimising community benefit for the long term – without precluding the current tenant from expressing their interest in the relevant property.

Community Engagement Requirement Under the Local Government Act 2020 (LGA*)*

Under section 115 of the LGA, if Council proposes to either lease land:

- for one year or more, and
    - the rent for any period of the lease is $100K or more a year; or
    - the current market rental value of the land is $100K or more a year, or
- for 10 years or more,

then, before entering into a lease, Council must either include details of the proposed lease in the budget or undertake a community engagement process in accordance with Council's community engagement policy in respect of the proposal.

Accordingly, if any EOI applicants are successful and are seeking a lease that fits within the above parameters, the granting of any lease would need to be subject to inclusion in the budget (which would result in delays) or further community engagement.

Licences (non-exclusive use) are not covered under the LGA – the above legislative requirement applies only to leases (which offer exclusive use by a tenant).

Other Principles for consideration

Overarching Governance Principles and Supporting Principles

(a) Council decisions are to be made and actions taken in accordance with the relevant law;
(b) priority is to be given to achieving the best outcomes for the municipal community, including future generations;
(i) the transparency of Council decisions, actions and information is to be ensured.

Public Transparency Principles

(a) Council decision making processes must be transparent except when the Council is dealing with information that is confidential by virtue of this Act or any other Act;

Strategic Planning Principles

(a) an integrated approach to planning, monitoring and performance reporting is to be adopted;

Service Performance Principles

(b) services should be accessible to the members of the municipal community for whom the services are intended;

Other Principles for consideration

Overarching Governance Principles and Supporting Principles

(a) Council decisions are to be made and actions taken in accordance with the relevant law;

(b) priority is to be given to achieving the best outcomes for the municipal community, including future generations;

(i) the transparency of Council decisions, actions and information is to be ensured.

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(a) Council decision making processes must be transparent except when the Council is dealing with information that is confidential by virtue of this Act or any other Act;

Strategic Planning Principles

(a) an integrated approach to planning, monitoring and performance reporting is to be adopted;

Service Performance Principles

(b) services should be accessible to the members of the municipal community for whom the services are intended;

COUNCIL POLICY CONSIDERATIONS

Environmental Sustainability Considerations (including Climate Emergency)

For the former Council depot site at 2 Wingrove Street Alphington (Category 2), the Environment and Community Outcomes team has advised that an agreement with clear controls and accountability should be entered into with the new operator and that the contaminated land management plan currently in place must be shared.

For all other properties, individual site environmental requirements will be noted within the EOI Document.

Equity, Inclusion, Wellbeing and Human Rights Considerations:

A partial Equity Impact Assessment was completed in March 2025. The recommendations will be incorporated into the EOI Process insofar as possible including:

- Ensuring the **Towards Equality Framework** and **Darebin's Social and Sustainable Procurement Policy** are considered under Alignment with Council's values and policy positions evaluation criterion when assessing the application.
- Putting in place a solid Communications Plan for this proposed EOI to consider how information can be relayed effectively not only to the target market but also to existing tenants and licensees, how groups with limited English proficiency can participate i.e., by promoting the opportunity to reach them and if necessary, creating an application or presentation in their language.

- Offering translation service in the EOI communications.
- Distributing EOI promotional material beyond digital advertising on the Council website and social media to ensure the digital divide is taken into account.
- The project team working with internal and external stakeholders to distribute to their networks to ensure community organisations and groups known to Council that fit the criteria are aware of the EOI process and know they can apply.
- Consideration of extensions (within reason) if applications are received from groups who come from culturally diverse or disadvantaged organisations.

Economic Development and Cultural Considerations

The EOI aims to address and meet the demands and needs of the local community (including its more vulnerable members) by providing information on Council's vacant and underutilised properties to the community organisations through a proactive, transparent, equitable and fair process.

The process also enables Council to support emerging local businesses and non-for-profit organisations through providing premises where they can undertake their operation.

The EOI will also support and enable refurbishment, redevelopment and activation of vacant and underutilised Council assets by attracting private investment and enhancing local business and economic activity.

Operational Impacts

No particular impacts to Council operations are expected arising from this decision.

Legal and Risk Implications

There is no specific requirement in the LGA for Council to undertake an EOI before granting a lease. It is, however, best practice to conduct a public procurement process (e.g. EOI) for long-term leases. This is in line with the *Local Government Best Practice Guidelines for the Sale, Exchange and Transfer of Land 2009*, which, although does not specifically refer to leases, may be seen as applying similarly to a lease as a sale, exchange or transfer, on the basis that it also constitutes parting with an interest in land.

Based on the legal advice received, where Council uses its discretion to grant a lease without a public procurement process, Council is recommended to have regard to term length, market rental value and whether other parties are likely to be interested in leasing Council land.

Council has standard lease and licence templates previously prepared by its solicitors, which are reviewed every 2 years. But for any new lease or licence relating to category 2 and 3 properties, Council may engage a solicitor to ensure that any risk to Council, is mitigated or significantly reduced.

IMPLEMENTATION ACTIONS

17 March 2025	Council Briefing
26 May 2025	Council Meeting
April -June 2025	Preparation of EOI documentation, probity risk assessment and development of EOI Communications Plan and ancillary documentation (including FAQ)
14 July 2025	EOI opens
*25 August 2025	EOI closes for Category 3 properties
22 September 2025	EOI closes for Category 1 and 2 properties
September - October 2025	Assessment of applications
October 2025	Recommendations to Council
November 2025	Commencement of lease negotiations with successful applicants

**The exceptions to the EOI closing date will be with respect to the following:*

- *Category 3 properties will run for a period of 6 weeks only to ensure that the commercial organisations are incentivised to participate and remain engaged in an efficient and streamlined process.*

RELATED DOCUMENTS

Nil

Attachments

- Appendix A - Property Shortlist (**Appendix A**) ⇩
- Appendix B - Evaluation of Responses (**Appendix B**) ⇩

DISCLOSURE OF INTEREST

Section 130 of the *Local Government Act 2020* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any conflicts of interest in a matter to which the advice relates.

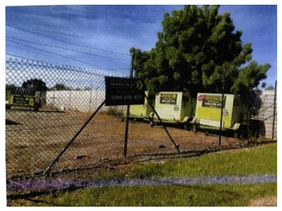
The Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

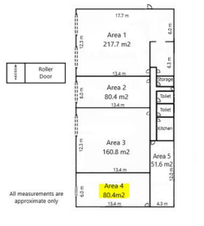
LIST OF PROPERTIES PROPOSED TO GO OUT TO EOI

Type	Description	Location	Expiry Date	Status	Building/Use	Planning Scheme Zones	Property Category and Target Market
1	Merrilands Estate - Electrical Easement Lot	106 Broadhurst Avenue Reservoir (947 sqm in land area) 			**Vacant land**	GRZ, GRZ1	**CATEGORY 1** **<u>Merrilands Estate Electrical Easement Lots</u>** 16 parcels of land across Reservoir that is surplus land as a result of the sale of the electricity companies. The entire land is encumbered with powerlines running about 22 feet above the surface of the land. No structure can be built under the powerlines that is more than nine feet in height including trees. Contamination assessment will be required prior to activation of any kind. Council is seeking interest for active use of these parcels from community groups.
2	Merrilands Estate - Electrical Easement Lot	131 Broadhurst Avenue Reservoir (741 sqm in land area) 			**Vacant land**	GRZ, GRZ1	
3	Merrilands Estate - Electrical Easement Lot	133 Broadhurst Avenue Reservoir (691 sqm in land area) 			**Vacant land**	GRZ, GRZ1	
4	Merrilands Estate - Electrical Easement Lot	16 Tracey Street Reservoir (821 sqm in land area) 			**Vacant land**	GRZ, GRZ1	
5	Merrilands Estate - Electrical Easement Lot	18 Tracey Street Reservoir (821 sqm in land area) 			**Vacant land**	GRZ, GRZ1	
6	Merrilands Estate - Electrical Easement Lot	18-20 Wilson Boulevard (Cnr Elliot) Reservoir (1239 sqm in land area) 			**Vacant land**	GRZ, GRZ1	

Type	Description	Location	Expiry Date	Status	Building Use	Planning Scheme Zones	Property Category and Target Market
7	Merrilands Estate - Electrical Easement Lot	30 Morris Street Reservoir (1049 sqm in land area) 			**Vacant land**	GRZ, GRZ1	
8	Merrilands Estate - Electrical Easement Lot	3A Carson Street (Cnr Morris) Reservoir (890 sqm in land area) 			**Vacant land**	GRZ, GRZ1	
9	Merrilands Estate - Electrical Easement Lot	2 Tovey Street (Cnr Rosenthal Cres) Reservoir (826 sqm in land area) 			**Vacant land**	GRZ, GRZ1	
10	Merrilands Estate - Electrical Easement Lot	49 Hughes Parade (Cnr Rosenthal Cres) Reservoir (836 sqm in land area) 			**Vacant land**	GRZ, GRZ1	
11	Merrilands Estate - Electrical Easement Lot	2 Ryan Street Reservoir (809 sqm in land area) 			**Vacant land**	GRZ, GRZ1	

Type	Description	Location	Expiry Date	Status	Building Use	Planning Scheme Zones	Property Category and Target Market
12	Merrilands Estate - Electrical Easement Lot	52 Hughes Parade Reservoir (739 sqm in land area) 			**Vacant land**	GRZ, GRZ1	
13	Merrilands Estate - Electrical Easement Lot	5 Lindenow Street Reservoir (1049 sqm in land area) 			**Vacant land**	GRZ, GRZ1	
14	Merrilands Estate - Electrical Easement Lot	6 - 8 Lindenow Street Reservoir (1,784 sqm in land area) 			**Vacant land**	GRZ, GRZ1	
15	Merrilands Estate - Electrical Easement Lot	52-54 McFadzean Avenue (Cnr Glasgow) Reservoir (826 sqm in land area) 			**Vacant land**	GRZ, GRZ1	
16	Merrilands Estate - Electrical Easement Lot	62 Glasgow (Cnr Ryan) Reservoir (919 sqm in land area) 			**Vacant land**	GRZ, GRZ1	
17	Former Courthouse	59A Roseberry Avenue Preston 			**Vacant building**	PDZ, PDZ2	**CATEGORY 1** This site is leased by Council from a statutory body corporate until 31 October 2027 and is currently vacant. Council is seeking interest for active use of the site (must be consistent with the permitted use under the head lease) from community groups.

Type	Description	Location	Expiry Date	Status	Building Use	Planning Scheme Zones	Property Category and Target Market
18	Land - Resource Recovery Centre	Rear of 30 Kurnai Avenue Reservoir *Note that Planning Vic shows this parcel as part of 15 Carawa Drive, Reservoir and that 30 Kurnai Avenue is the adjacent small piece of land, but the titles are showing that the parcel is part of either 15 Carawa Drive or 30 Kurnai Avenue i.e., part of Lot 2 on Plan PS344359H 	3/10/2025	Current	Skip bin storage	PUZ6	**CATEGORY 1** The land is currently leased and used for storage of skip bin trailers until 3 October 2025. It is zoned PUZ - Public Use Zone 6 - Local Government. There are no existing easements on the land. Council is seeking interest to determine the highest and best use of the land – subject to any improvements (at tenant's cost) from community groups, but this does not preclude the existing tenant from participating in the EOI process.
19	Tennis Courts	Tennis Courts at 64 Clyde Street Thornbury 			Vacant tennis courts	GRZ, GRZ1	**CATEGORY 1** Council is seeking interest for active use of the site from community groups.
20	Tennis Courts	Northcote Tennis Courts at 180 Victoria Road Northcote 	30/6/2025	Current	Tennis courts	PPRZ	**CATEGORY 1** There is a licence in place (renewed annually) with a commercial operator. Council is seeking interest for a longer licence/lease term from community groups, but this does not preclude the existing licensee from participating in the EOI process.
21	Office Premises	35 Copernicus Crescent Bundoora (Top Floor Only) 	30/6/2026	Current	Community radio station	MUZ	**CATEGORY 1** The premises are currently used for a community radio station and a licence is in place until 30 June 2026. Council is seeking interest for a longer licence term from community groups, but this does not preclude the existing licensee from participating in the EOI process.

Type	Description	Location	Expiry Date	Status	Building Use	Planning Scheme Zones	Property Category and Target Market
22	Formerly MIC (Outlined in Blue)	2 Wingrove Street Alphington 		Certain areas are occupied	Entire site	PUZ6	**CATEGORY 2** Council is seeking interest for two vacant sheds below (Category 1) from community groups and from prospective development partners who would like to partner with Council to invest in the redevelopment of the entire site (Category 2). Council is currently procuring a feasibility study – the outcomes of which will be provided to interested parties as they become available. It should also be noted that Council will be conducting a community consultation process to collect information on community aspirations for the future of the site – these findings would also be made available to interested parties. Having regard to the above, the EOI period for the site will be 6 months.
		*Area 2 in Shed 1D  FLOOR PLAN 		Vacant		PUZ6	Council is seeking interest for active use of the premises from community groups.
		*Area 4 in Shed 1D  FLOOR PLAN 		Vacant		PUZ6	Council is seeking interest for active use of the premises from community groups.

Type	Description	Location	Expiry Date	Status	Building Use	Planning Scheme Zones	Property Category and Target Market
23	Land	42 Quinn Street Preston 	7/11/2025	Current	Temporary site office	IN3Z	**CATEGORY 3** The land is currently leased as a temporary construction office. There are easements on the land relating to drainage, sewerage and transmission of electricity. There is also a gross pollutant trap (GPT) on site. Proposed uses are to be aligned with environmental sustainability such as conservation – as the property abuts the Darebin Creek. Council would like to invite all parties (community and/or commercial organisations), but this does not preclude the existing licensee from participating in the EOI process, to submit their proposal.
24	Former Police Station	43 James Street Northcote 			Vacant building	NRZ, NRZ1	**CATEGORY 3** Council would like to invite all parties (community and/or commercial organisations) to submit their proposal to optimise the use of the building, subject to capital improvements (at tenant's cost) to make the building fit for purpose.
25	Commercial Kitchen	8 Robinson Road Reservoir (commercial kitchen) 			Vacant commercial kitchen	GRZ, GRZ2	**CATEGORY 3** Council would like to invite all parties (community and/or commercial organisations) to submit their proposal to optimise the use of the premises.
26	Former Boathouse	200A Edwardes Street Reservoir (Boathouse) 			Vacant building	PPRZ	**CATEGORY 3** Council would like to invite all parties (community and/or commercial organisations) to submit their proposal to optimise the use of the building, subject to capital improvements (at tenant's cost) to make the building fit for purpose.

Type	Description	Location	Expiry Date	Status	Building Use	Planning Scheme Zones	Property Category and Target Market
27	Pioneers Retreat Building	152-154 St Georges Road Northcote 	**31/03/2025**	**Overhold**	**Community Bike Repair**	**PPRZ**	**CATEGORY 3** The premises are currently used for community bike repair and the licence is currently in overholding. Council would like to invite all parties (community and/or commercial organisations), but this does not preclude the existing licensee from participating in the EOI process, to submit their proposal.
28	Former Library	15-17 Ralph Street Reservoir (Current address is 11-33 Ralph Street, Reservoir) 			**Vacant building**	PUZ6	**CATEGORY 3** Council would like to invite all parties (community and/or commercial organisations) to submit their proposal to optimise the use of the former library building, subject to capital improvements (at tenant's cost) to make the building fit for purpose.
29	Former Police Station	59B Roseberry Avenue Preston 			**Vacant building**	PDZ, PDZ2	**CATEGORY 3** Council would like to invite all parties (community and/or commercial organisations) to submit their proposal to optimise the use of the building, subject to capital improvements (at tenant's cost) to make the building fit for purpose.

Evaluation of Responses

Superior	**Response** Highly convincing and credible. Response demonstrates superior capability, capacity and experience relevant to, or understanding of, the requirements of the evaluation criterion. Comprehensively documented with all claims fully substantiated. Insignificant risk.	10
Outstanding	**Response** Highly convincing and credible. Response demonstrates outstanding capability, capacity and experience relevant to, or understanding of, the requirements of the evaluation criterion. Documentation provides complete details. All claims adequately demonstrated and substantiated. Insignificant risk.	9
Excellent	**Response** Response complies, is convincing and credible. Response demonstrates excellent capability, capacity and experience relevant to, or understanding of, the requirements of the evaluation criterion. Some minor lack of substantiation but the Respondent's overall claims is supported. Low risk.	8
Very Good	**Response** Response complies, is convincing and credible. Response demonstrates very good capability, capacity and experience, relevant to, or understanding of, the requirements of the evaluation criterion. Minor uncertainties and shortcomings in the Respondent's claims or documentation. Low risk.	7
Adequate	**Response** Response complies and is credible but not completely convincing. Response demonstrates adequate capability, capacity and experience, relevant to, or understanding of, the requirements of the evaluation criterion. Respondent's claims have some gaps. Low risk.	6

Marginal	**Response** Response has minor omissions. Credible but barely convincing. Response demonstrates only a marginal capability, capacity and experience relevant to, or understanding of, the requirements of the evaluation criterion. Medium risk.	5
Limited	**Response** Barely convincing. Response has shortcomings and deficiencies in demonstrating the Respondent's capability, capacity and experience relevant to, or understanding of, the requirements of the evaluation criterion. Medium risk.	4
Poor	**Response** Unconvincing. Response has significant flaws in demonstrating the Respondent's capability, capacity and experience relevant to, or understanding of, the requirements of the evaluation criterion. High risk.	3
Very Poor	**Response** Unconvincing. Response is significantly flawed and fundamental details are lacking. Minimal information has been provided to demonstrate the Respondent's capability, capacity and experience relevant to, or understanding of, the requirements of the Evaluation Criterion. High risk.	2
Inadequate	**Response** Response is totally unconvincing and requirement has not been met. Response has inadequate information to demonstrate the Respondent's capability, capability and experience relevant to, or understanding of, the requirements of the evaluation criterion. High risk.	1
Not acceptable	**Response** Response was not evaluated as it did not provide any requested information relevant to the EOI and/or contravened nominated restrictions. High risk.	0

9.10 DAREBIN ECONOMIC FRAMEWORK

Author: Head of Economic Development & Activation

Reviewed By: General Manager Community

EXECUTIVE SUMMARY

The Local Government Act 2020 requires Councils to provide economic sustainability. This report presents the Darebin Economic Framework (**Appendix A**) to guide Council's investment, support and program delivery to enhance wealth and prosperity of the Darebin community.

The Economic Framework (the Framework) project commenced in October 2023, with extensive consultation, research and development informing a draft Framework, created with the goal to assist prioritisation and decision-making for Council's activities in economic development. The draft was endorsed for consultation purposes on 26 August 2024.

Wide ranging feedback has been gathered on the draft Framework (**Appendix B**) which has been taken into consideration and informed the final Framework and Economic Action Plan (**Appendix C**) being considered by Council.

Darebin's economic and business landscape currently faces several challenges:

- Cost-of-living crisis increasing the cost of doing business (Darebin Business Survey '25)
- Declining consumer confidence (ANZ-Roy Morgan Consumer Confidence Index)
- Key Darebin exporting sectors, including manufacturing, educations and health, are subject to changing global conditions

Officer Recommendation

That Council:

(1) Adopts the Darebin Economic Framework in **Appendix A**.

(2) Notes the Darebin Economic Framework Engagement Report in **Appendix B**.

(3) Notes the Economic Development Action Plan **Appendix C**

(4) Thanks the Major Stakeholders and members of the Darebin Economic Futures Network Working Group for their time and contribution.

BACKGROUND / KEY INFORMATION

Framework purpose

The Local Government Act 2020 (Act) requires Council's to provide economic sustainability.

The Darebin Economic Framework responds to requirement of the Act and provides a wholistic response to the economic development actions in the Council Plan Action Plan 2021-2025.

The Economic Framework will guide the work of the Economic Development Unit in resourcing, support and program delivery to enhance the wealth and prosperity of the Darebin community. This is particularly relevant during the current cost of living crisis, Economic Development is a priority to the Darebin business ecosystem as evidenced in recent Darebin Business Survey outlined in the Darebin Economic Framework Engagement Report (**Appendix B**).



Previous Council Resolution

At its meeting held on 18 December 2023, Council resolved:

'That Council

1) *Congratulates the attendees on the success of the Economic roundtable discussions and the Economic Forum held on November 30th.*

2) *Notes that outputs from the roundtables and forum will be used to inform a new Economic Development strategy for the City of Darebin.*

3) *Request that the CEO completes an evaluation report of the Economic roundtable and forum and presents this back to Council as part of the briefings on the new Economic Development strategy with the evaluation report to include:*

   a. *Analysis of feedback from the events.*

b. An overview of the benefits of continuing a forum for the business community.

c. An overview of future strategies that could be implemented to strengthen our business community within Darebin.

4) Thanks staff for their work in conducting the round tables and forum.

At a second meeting held on 26 August 2024, Council resolved:

'That Council

1) *Notes and thanks those members of the Darebin business community and key stakeholders who participated in the development of the draft Economic Framework.*

2) Endorses the draft Economic Framework as outlined in Attachment A for consultation and delegates to the Chief Executive or delegate the ability to make minor editorial changes that do not materially alter the content of the Framework to enable it to be published.

3) Notes that engagement on the draft Economic Framework will not commence until after the 2024 caretaker and general election period.

4) Notes that feedback received in part 3, together with input from Council will be used to further refine the Framework and develop an inaugural annual Economic Action Plan and that both will be presented to Council in 2025.

5) Requests the Chief Executive Officer or delegate convenes a Project Working Group with business representatives for a 3-month period to inform the development of a Darebin Business Network.

ALIGNMENT TO 2041 DAREBIN COMMUNITY VISION

Strategic Direction 2: Prosperous, Liveable and Flourishing

ALIGNMENT TO 2021-25 COUNCIL PLAN

Strategic Direction 2: Prosperous, Liveable and Flourishing

ALIGNMENT TO COUNCIL PLAN STRATEGIC OBJECTIVES

2.9 We will focus on our economic assets and recovery to ensure Darebin is a great place to do business

DISCUSSION

The Economic Framework leverages Darebin's strengths, such as its iconic main streets, vibrant arts and media sector, strong educational institutions, dynamic manufacturing sector and diverse workforce. It provides a clear economic direction to help business to thrive and ensure prosperity stays in the Darebin community.

ECONOMIC PILLARS & PROJECTS

Extensive engagement with Darebin's economic community was undertaken in the development of the Framework. Four priority themes emerged early and were validated through detailed economic analysis and case study learnings.

All four pillars detail challenges for the business community, recommended solutions and mapped locational opportunities within the municipal area, with 11 lighthouse projects proposed to realise the opportunities and move towards Darebin moving towards economic stability and growth.



Lighthouse projects

Empowering Darebin's economy for sustainable growth

SHOP

Partner with local businesses, social enterprises and not for profits to establish a Darebin Economic Futures Network that supports networking, enables small business to participate in economic partnerships and learn, grow and scale-up

Explore establishment of a CEO-to-CEO Network to facilitate partnerships with major Darebin employers

Research the feasibility of establishing a B2B program for Darebin Businesses to purchase from local suppliers

Collaborative mainstreet revitalisation

Develop Shared Place Visions for each activity centre and a Business Support Plan for the High Street Streetscape Upgrade to guide collaborative social & economic revitalisation and reconnect local customers with activity centres

Review and revitalise Darebin's award-winning Active Spaces program to proactively address shopfront vacancy rates

Partnering with service providers and social enterprises to deliver capacity building and skills training initiatives led by young people to achieve inclusive employment outcomes

Mobilising health and education for community wealth

Define the Plenty Road allied health cluster around La trobe Hospital and develop vision and investment attraction prospectus

Partner with La Trobe University, Banyule Council and NorthLink to develop the Northern Innovation and Sustainability Precinct (NISP) to drive social, economic and sustainability outcomes in the North

Activating enterprise clusters for growth

Municipal Economic Land Use Study to understand the future needs and opportunities to optimise land use for job creation

Deliver a program to support small and medium businesses to become more resilient and transition to a net-zero economy

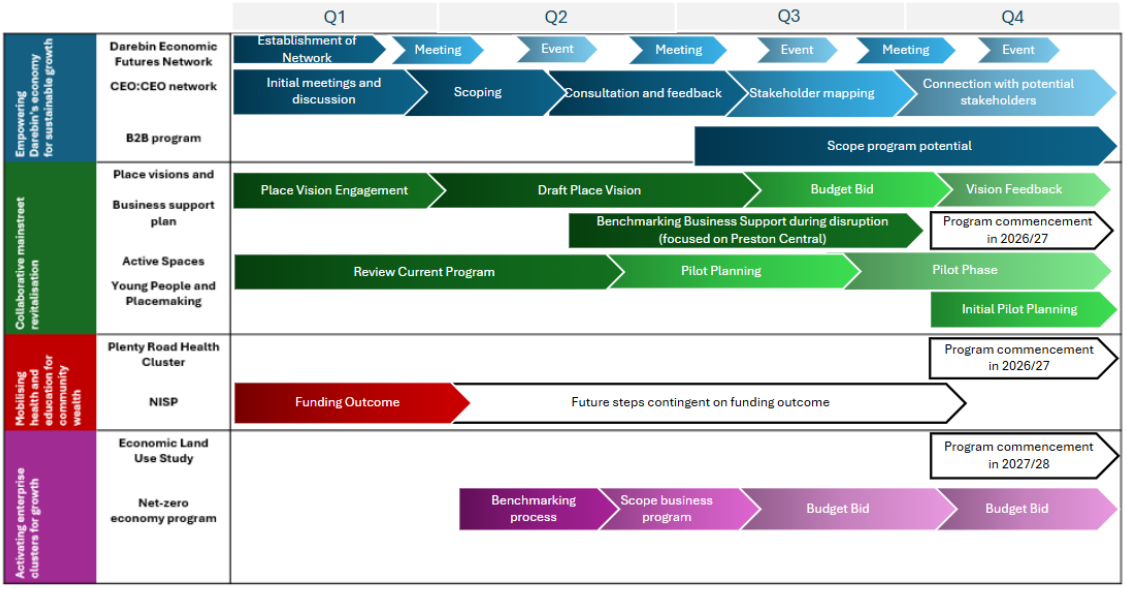
Identify, define and promote existing informal clusters:

- Sustainable manufacturing & food production clusters in the Reservoir Industrial Precinct
- Live music cluster in Thornbury and Croxton

ECONOMIC ACTION PLAN

This Framework is intended to guide future priorities, projects, programs and partnerships of Council to strengthen Darebin's economy while remaining agile and resilient to change. Once endorsed by Council the Economic Framework will become the strategic document which informs the planning, programming, and budgeting decisions of the Economic Development Unit.

The Economic Development Action Plan (**Appendix C**) articulates a flexible 4-year implementation plan that may be adapted as economic challenges evolve. The proposed Year 1 Action Plan for year 25/26 is provided below.



CONSIDERATION OF LOCAL GOVERNMENT ACT (2020) PRINCIPLES

Financial Management

The draft Framework endorsed for consultation purposes in 2024 has been scaled back in response to Councils tight economic context. Future operating project budgets however will be required to make a significant impact on Darebin's economy in line with this framework.

Existing resources (staff and budgets) will be aligned to deliver on a number of Action Plan actions (predominantly in the Mainstreet Revitalisation Pillar) however additional investment will be required to facilitate economic impact across all Economic Framework Pillars.

The initial action for a Darebin Economic Futures Network was costed at $75,000 for a first year, and $50,000 per annum beyond that. Action Plan inclusions in later years would determine the necessary project budgets, these could be up to $250,000 per annum if all projects are included, and then considered as part of Council's annual budget and planning process. This approach would enable Council to respond in an agile manner to emerging economic needs.

Community Engagement

Extensive community consultation on the draft Economic Framework to date as summarised in the adjacent diagram.

A Working Group was established with a diverse range of business representatives to discuss and scope a Darebin Economic Futures Network. Group members attended three workshops run by an external facilitator to ensure a range of stakeholder views were represented in recommendations (**Appendix B**).

327	*Economic stakeholders who participated*
972	*Individual comments gathered*
1,162	*Votes cast on comments*
405	*Minutes of guest presentations*
450	*Minutes of networking*
1020	*Minutes of group discussion*

Engagement outcomes can be viewed in the Community Engagement Report (**Appendix B**).

Should the Economic Framework be endorsed a full communication plan has been prepared detailing the launch, communications and socialisation of the Economic Framework (**Appendix D**).

Overarching Governance Principles and Supporting Principles

(c) the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted;
(d) the municipal community is to be engaged in strategic planning and strategic decision making;

Public Transparency Principles

(c) Council information must be understandable and accessible to members of the municipal community;

Strategic Planning Principles

(a) an integrated approach to planning, monitoring and performance reporting is to be adopted;

Service Performance Principles

(a) services should be provided in an equitable manner and be responsive to the diverse needs of the municipal community;

COUNCIL POLICY CONSIDERATIONS

**Environmental Sustainability Considerations (including Climate Emergency) **

Consultation with business has demonstrated an interest in circular economy business, waste management infrastructure, solar and renewables, and energy efficiency being further explored as components of the Framework and future strategic action plans. Examining Council's current service and program delivery in this space will form part of the action plan.

Equity, Inclusion, Wellbeing and Human Rights Considerations:

In preparation for the Economic Roundtable and Summit stakeholder engagement series an Equity Impact Assessment process was commenced with EIA and GIA subject matter experts consulted. A follow up engagement occurred at the early stages of the Economic Framework build to ensure that the vision for Darebin's economic participation includes people of diverse backgrounds.

Economic Development and Cultural Considerations

This paper outlines Council's commitment to supporting business and economic growth through strategic approaches, with particular emphasis on social enterprise, Aboriginal and Torres Strait Islander business opportunities and models, and the potential of care economies, local employment, and skills development to support local people. Factors of the built environment including transport connections, infrastructure optimisation, co-working opportunities, micro-business supports have been examined in the development of the Framework.

Operational Impacts

Each year careful resource planning will be undertaken, and initiatives phased in a way to ensure that delivery of the framework is sustainable for Council, within the resource capacity of Economic Development Unit staff. Only one proposed lighthouse project, on growing a Net-Zero economy, will require third party resource support as these skills are not held in house.

Legal and Risk Implications

The Framework's implementation allows for iterative rolling action plans to help in mitigating risks, by providing a flexible and adaptable approach. The pandemic experience demonstrated the need to have this style of strategic planning in place for local economies.

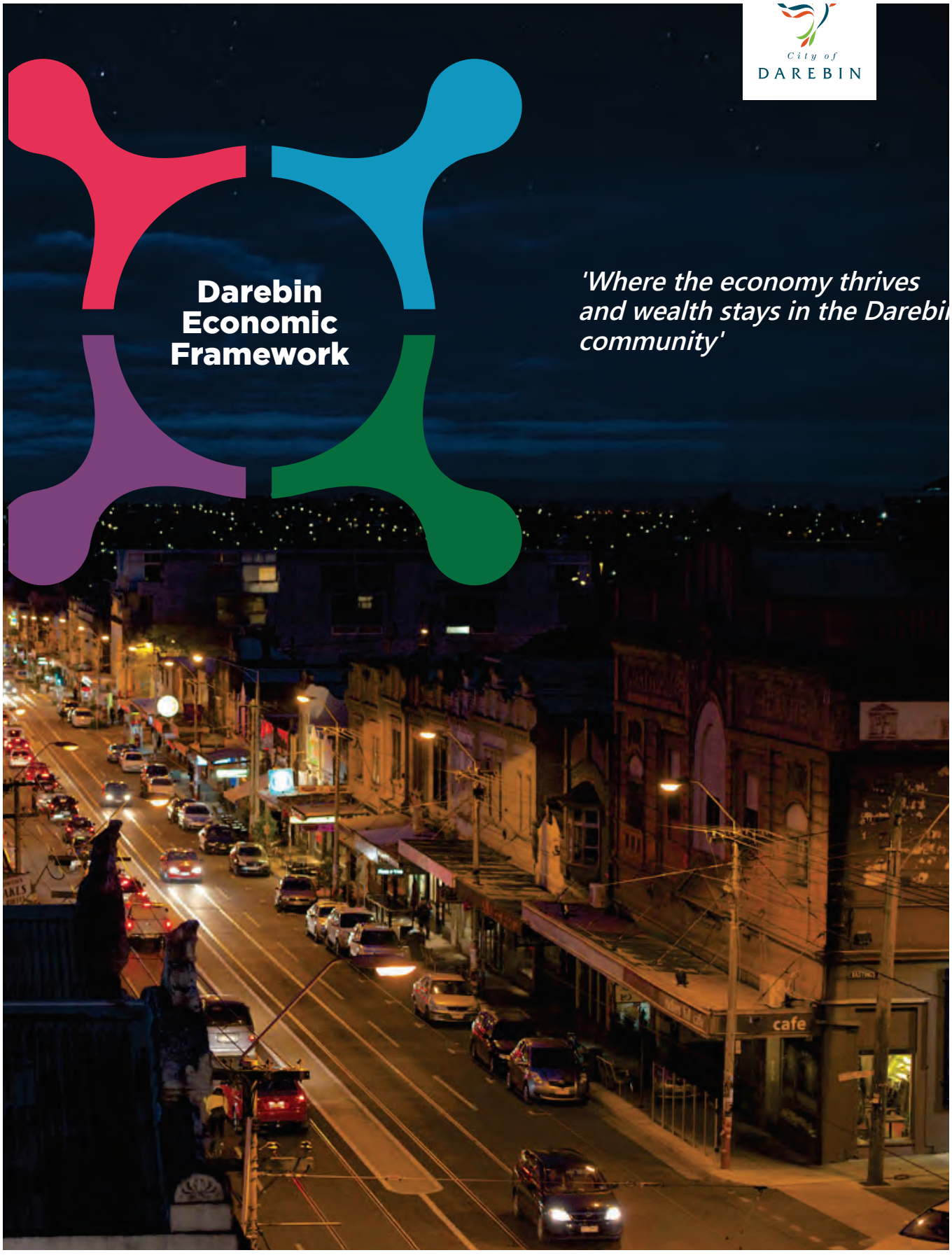
Attachments

- Darebin Economic Framework (**Appendix A**) ⇩
- Darebin Economic Framework Engagement Report (**Appendix B**) ⇩
- Darebin Economic Framework Action Plan (**Appendix C**) ⇩
- Darebin Economic Framework Communications Plan (**Appendix D**) ⇩

DISCLOSURE OF INTEREST

Section 130 of the *Local Government Act 2020* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any conflicts of 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.


City of
DAREBIN
Darebin
Economic
Framework
'Where the economy thrives
and wealth stays in the Darebi
community'
cafe

Darebin City Council acknowledges the Wurundjeri Woi-wurrung people as the Traditional Owners and custodians of the land and waters we now call Darebin and affirms that the Wurundjeri Woi-wurrung people have lived on this land for millennia, practicing their customs and ceremonies of celebration, initiation and renewal. Council acknowledges that Elders past and present are central to the cohesion, intergenerational wellbeing and ongoing self-determination of Aboriginal communities. They have played and continue to play a pivotal role in maintaining and transmitting culture, history and language.





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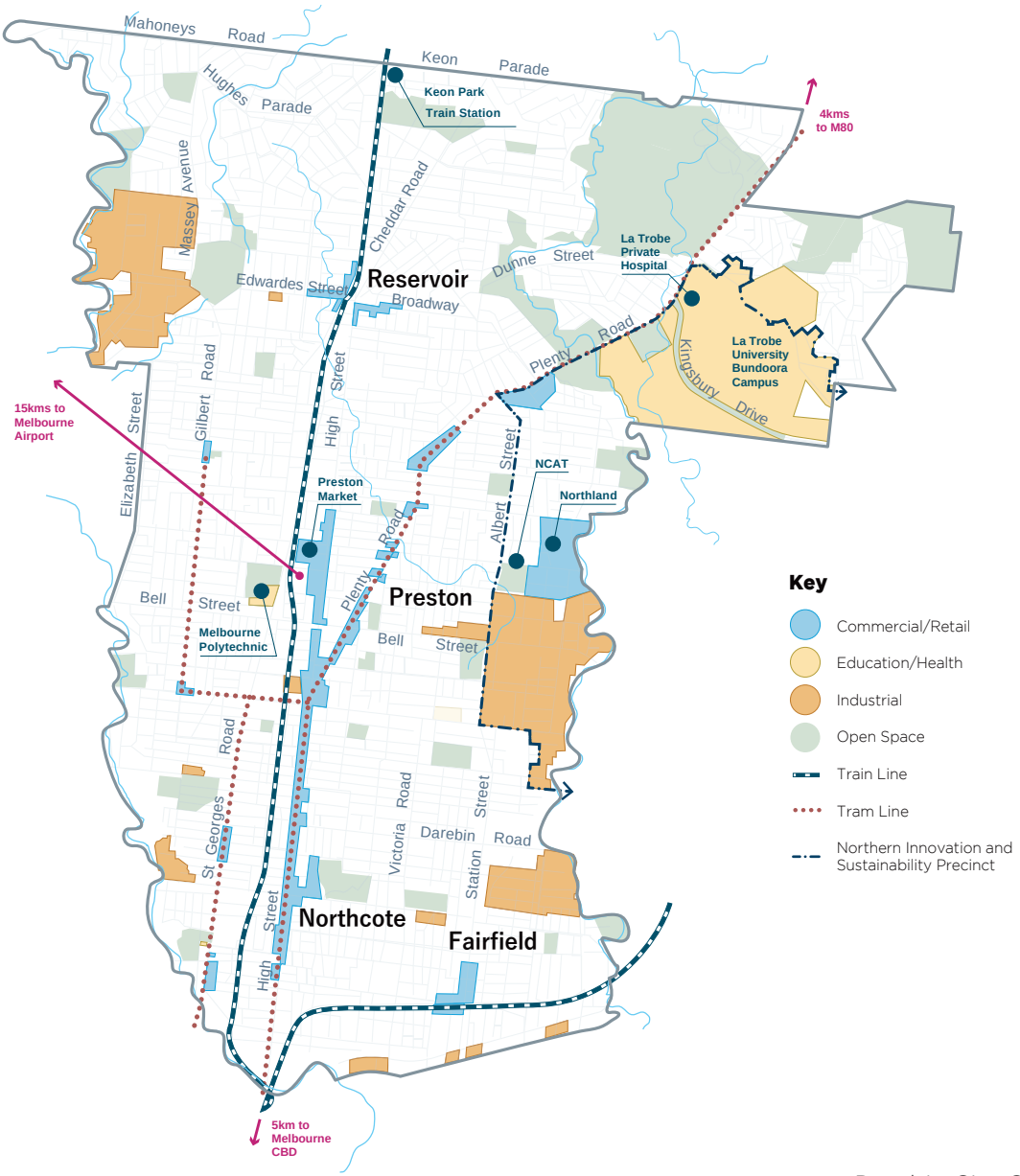
Darebin Economic Framework

Introduction

Purpose of the Framework

At Darebin, we understand how economic, environmental and social drivers both enable and constrain economic growth and job creation within our community. The current cost of living pressures have highlighted the need for adaptable and resilient economic strategies.

Our Economic Framework (Framework) provides a guide for how Council works with its businesses, industry, and partners to build a cohesive and clear economic direction for Darebin. It aims to leverage Darebin's strengths, such as its vibrant arts and media sector, strong educational institutions, and diverse workforce, to grow health, job opportunities, and overall prosperity.



Research and consultation approach

A comprehensive research and consultation approach was undertaken to develop the Framework. Between October 2023 and July 2024, a series of consultations with local businesses and economic stakeholders were conducted. This involved engaging with 327 businesses and stakeholders through round tables, summits, and workshops, resulting in 961 individual comments and 1162 votes on those comments.

The consultation process also included 405 minutes of guest presentations, 450 minutes of networking, and 1,020 minutes of group discussion, covering 15 different industries. To ensure the Framework is grounded in best practices and evidence-based development, an extensive review of case studies was conducted.

This review identified successful strategies and innovative approaches, providing valuable insights and benchmarks for Darebin.

Local knowledge and experience were carefully examined alongside these case studies to tailor the framework to Darebin's unique context. Data analysis played a crucial role in shaping the Framework. Statistical data was analysed to identify trends, opportunities, and challenges within the Darebin economy.

This evidence-based approach ensures that the Framework is not only responsive to current economic conditions but also strategically positioned to anticipate and address future changes. The integration of robust data analysis underscores the importance of making informed decisions and crafting economic development plans that are backed by evidence, enhancing the Framework's effectiveness and relevance. The commitment to a rigorous, data-driven development process reflects Council's dedication to ensuring a resilient and prosperous economic environment in Darebin.



Engagement contributions



327 businesses and stakeholders came to a round table summit or workshop



972 individual comments gathered



1,162 votes were cast on comments



405 minutes of guest presentations



450 minutes of networking



1020 minutes of group discussion



15 industries represented



179 people completed a business survey



26 people completed a community survey



8 Council departments were engaged


Why Darebin?
A diverse, multicultural community passionate about great food!


Why Darebin?
A business community that prioritises hiring locals.
RECEPTION
8
Darebin City Council

Role of Council in economic development

Local government operates in a complex economic environment. We serve as both major employers and catalysts for job creation within our communities.

As significant consumers and purchasers of goods and services, we also play a vital role in stimulating local economies.

However, our ability to influence broader economic outcomes is often constrained by external factors and Council's key revenue base is rate capped.

Our Framework therefore positions Council in differing roles depending upon local economic needs and resource capability.

Council's role	Description
Advocate	Advocate for our business and wider community on economic reform, including industry, business, place, sustainability, and social issues.
Capacity builder	Facilitate and support businesses, employers, and employees with capacity-building training.
Communicator	Share knowledge and information to improve economic, business, and place outcomes and partnerships.
Connector	Connect Darebin's communities together and to the wider regions to drive and strengthen partnerships and investment.
Action leader	Make impactful and/or sustainable change by successfully delivering on agreed actions in an efficient manner.
Partner	Work in collaboration with internal and external partners to provide value to each other and strategic outcomes for Darebin.
Placemaker	Enhance the physical and social fabric of our community spaces to foster thriving business environments and retail precincts.
Planner	Strategically plan to optimise land-use to support industry, business growth, and employment, and encourage business size diversification.
Regulator	Support and work with business to attract and efficiently process regulatory applications and solve compliance issues.
Referrer	Direct businesses to appropriate stakeholders and levels of government for information, grants, and support to help their business grow.

Place-led approach

By adopting a place-led approach, we ensure that economic development strategies are tailored to the specific needs and strengths of each community within Darebin. This involves close collaboration with local businesses, residents, and other stakeholders to create vibrant, resilient, and prosperous neighbourhoods. Council acts as a vital referrer, guiding businesses to relevant stakeholders and higher levels of government for additional resources and support, to enhance their growth and sustainability.

Economic development within a climate emergency

Darebin City Council was the first government in the world to declare a Climate Emergency in response to community calls in 2016. Local businesses play a crucial role in addressing climate change as they are responsible for around half of our greenhouse gas emissions and are also highly vulnerable to its impacts.

However, disruption brings opportunity. Darebin offers significant growth prospects for businesses in clean tech and sustainable food tech, which can leverage the local community's passion, expertise, and commitment to climate action. The transition to electrification and a circular economy presents numerous opportunities and benefits, including lower operating costs, enhanced resilience, and new avenues for business growth.

The Framework highlights these opportunities and encourages businesses that prioritise social and environmental responsibility to establish themselves in Darebin. By fostering a supportive environment for clean tech and sustainable food tech, we aim to attract businesses that align with our community values and contribute to a sustainable future.

This strategic focus on climate adaptation and the green economy ensures that Darebin not only addresses the challenges of climate change but also capitalises on the economic benefits of becoming a hub for sustainable innovation and entrepreneurship.



Darebin City Council



Why Darebin?
It's home to a dynamic social enterprise sector.

Darebin's economic profile

Darebin's economic landscape is anchored by its resilient manufacturing sector, despite national trends, remaining a major export earner and provider of local jobs. The health and social assistance sectors are trending for significant growth, supported by major educational providers like La Trobe University and Melbourne Polytechnic, who supply skilled professionals to meet increasing industry demands. Darebin is becoming a hub for green technology and sustainable practices, attracting businesses committed to environmental sustainability. We have a diverse, multicultural and creative community that contributes a wide array of skills and innovative ideas, to make for a dynamic business environment.

Local business summary

155,683	Population
$8.44	**Billion** Gross Regional Product
13,988	Locally registered businesses
98%	Small businesses (<$10 million turnover, **70%** micro/sole trader)
17	Businesses with **200+** employees
250	Businesses with a turnover over **$10 million**
61,681	Local jobs

Top 3 employing industries

2,152	Construction (**30%** with 1-4 employees)
1,983	Professional, scientific and technical (**92%** with 1-4 employees)
1,462	Rental, real estate and hiring

Youth employment

13.9%	Youth unemployment (compares to 13.8% for Victoria)

Source: Economic profile | Darebin | economy.id

Comparative advantage by industry

Expanding sectors with a traditional strength (Top 3)

1. Education and Training
2. Retail Trade
3. Healthcare and Social Assistance

Emerging sectors (Top 3)

1. Construction
2. Professional, Scientific and Technical Services
3. Transport, Postal and Warehousing

Declining Industries with a traditional strength

1. Manufacturing

Declining industries without comparative advantage (Top 3)

1. Financial and Insurance Services
2. Electricity, Gas, Water and Waste Services
3. Wholesale Trade

Source: SGS Economics and Planning (2024) using data from ABS Census 2016 and 2021 – Place of work data.

While manufacturing has declined in Darebin, it still plays a vital role in the Darebin economy. Manufacturing is Darebin's largest export earner and remains a key employment industry. Health and social assistance are projected to show the greatest growth over the next decade.

Local economic drivers

Top 5 resident local expenditure categories in Darebin (April 2024)

1. Grocery Stores and Supermarkets **$21,659,477**
2. Dining and Entertainment **$19,482,679**
3. Specialised Food Retailing **$11,677,610**
4. Specialised and Luxury Goods **$10,374,824**
5. Transport **$9,670,532**

Top exports from the Darebin Economy, 2022/23

1. Manufacturing **$858,600,000**
2. Education and Training **$675,800,000**
3. Healthcare and Social Assistance **$378,600,000**
4. Wholesale Trade **$304,400,000**
5. Retail Trade **$282,900,000**

Source: SGS Economics and Planning (2024) using Spendmap data by Geografia. Note: Only top 5 spending categories are included.

Economic vision for the future

'Where the economy thrives and wealth stays in the Darebin community.'

Darebin is an economy where local independent business prospers, providing a catalyst for job growth within our community. An interconnected and resilient entrepreneurial ecosystem is perfectly positioned for growth, enhancing the livelihoods of our residents and reinforcing the local economy.

Strengthened supply chains ensure the benefits of our economic progress – wealth, jobs, and talent - remain within Darebin, helping more residents live out their career dreams without the commute.

Darebin's sustainability commitments are nationally recognised with our manufacturing sector leading transition towards a net-zero, climate-resilient economy. Our reputation as a sustainable and innovative business hub continues to attract investments in circular economy initiatives.

People feel connected, welcomed and proud to call Darebin their home. Darebin's thriving main streets are celebrated as among the 'coolest High Streets' globally. Vibrant street culture, live music, art and a unique Darebin 'vibe' are an integral part of our local identity. Cultural dining destinations, markets and community events draw visitors back time and again.

The Northern Innovation and Sustainability Precinct (NISP) is an economic powerhouse driving education, health and research innovation. La Trobe University is a thriving city of the future, driving advancement in education, health, and research while connecting communities within a vibrant urban precinct. La Trobe Private Hospital is surrounded by a thriving cluster of health professionals and entrepreneurs. Local talent and supply chains have bolstered Darebin's health and education sector and reinforcing our vision of a thriving, job-rich local economy.

Why Darebin?

A community that supports local independent business.



14 Darebin City Council



Framework pillars



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Local residents strongly support independent businesses, many of which choose to expand within Darebin.

Darebin City Council



Empowering Darebin's economy for sustainable growth



Strategic goal

Enable partnerships that support businesses of all scales for sustainable growth and workforce equity.

Strengths

- A strong small businesses sector.
- A professionally oriented workforce.
- A diverse, multicultural community.
- Sustainability values including the Net-Zero Business Program and Climate Emergency Plan.

Problems	Solutions	Council's role	Measures
Businesses are under pressure, feeling increasingly isolated and are seeking connection with local supply chains.	• Form a Darebin Economic Futures Network	Action leader	# Participants % Growth business connection # Businesses # Industries # Partnerships secured
	- Connect businesses for peer-to-peer support and localise supply chains	Connector	
	- Promote industry champions / achievements and grant opportunities provided by third parties	Communicator	
	- Facilitate business peer-to-peer mentoring to help small businesses to learn, grow and scale	Connector	
	- Partner with local providers to provide assistance to small businesses and entrepreneurs – e.g. start-up support, business planning	Partner	
	- Celebrate local climate and circular economy business champions to foster peer to peer inspiration and learning.	Communicator	



Problems	Solutions	Council's role	Measures
Building stronger resilience is required, with 98% of businesses being small and 65% being micro/ sole traders.	• Investigate creating a local networking group to foster opportunities for collaboration between businesses, to grow a resilient ecosystem	Partner	# Participants # Businesses
Only a small base of businesses have over 200 employees.	• Establish partnerships with major employers, including education and health service providers, to investigate a CEO-to-CEO network	Connector	# Partnerships secured
	• Collaborate with major employers and industry providers to plan for local workforce development and job pathways for young people, people with disabilities, CALD and First Nations communities to build an inclusive workforce	Partner	

Collaborative mainstreet revitalisation



Strategic goal

Collaborate for social and economic revitalisation and grow local partnerships through place-led activities.

Strengths

- A network of distinct retail and commercial centres and strips.
- Places and destinations for visitors such as High Street, Northcote. Preston Market. Northland as key retail hub for inner north-east.

Problems	Solutions	Council's role	Measures
Consumer and business confidence trending down. Activity centre customers not local, only 15-20% of visitors are from Darebin.	• Collaboratively develop shared place visions that amplify unique strengths, activate local communities and drive social and economic revitalisation	Action leader	# Participants % Social connection (met someone new)
	• Revive shop local campaigns to increase local visitation and reduce economic leakage	Action leader	# Business partnerships # Landlord partnerships
	• Develop annual place measurement framework and place satisfaction survey to track impact of initiatives	Action leader	# Annual report and place satisfaction survey
Online spend still a challenge to bricks and mortar. Foot traffic declining.	• Empower local communities and grow locally-led activation skills and culture	Capacity builder	# Participants # Businesses
	• Provide placemaking and activation grants	Action leader	# Grant funded projects
	• Establish regular local activation calendar	Action leader	% Local pride
Youth unemployment high – 13.9%.	• Enhance youth civic agency by building capability in community development, event organisation and public space activation	Capacity builder	# Participants
	• Partnering with youth service providers and social enterprises to deliver initiatives led by young people with long-term inclusive employment outcomes	Capacity builder	# Partnerships secured

Problems	Solutions	Council's role	Measures
Streetscape upgrade scheduled for High Street, Preston, causing major disruptions impacting businesses.	• Creation of Business Support Plan to ensure trade continues during the works, minimising economic impacts	Action leader	# Participants # Business partnerships % Local Pride




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Darebin City Council

Mobilising health and education for community wealth



Strategic goal

Mobilise partnerships, clusters and localised supply chains to grow community wealth.

Strengths

- A growing health and education sector.
- Designated Northern Innovation and Sustainability Precinct in Bundoora.
- A highly skilled and multilingual population and workforce.
- A range of key anchor institutions - La Trobe University, La Trobe Hospital, Melbourne Polytechnic.
- Establish clusters within NorthLink including Melbourne's North Food Group and Melbourne's North Advanced Manufacturing Group

Problems	Solutions	Council's role	Measures
Darebin's key growth industries are not well supported by allied clusters of local supply chains.	• Identify, promote and grow local allied clusters to strengthen localised supply chains in proximity with health providers	Action leader	# Participants % Business connection # Business partnerships
	• Formation of allied health network groups to strengthen localised supply chains	Action leader	
	• Grow relationships and partner with hospitals, education providers and other major employers to grow inclusive employment and wellbeing outcomes for young people and vulnerable communities	Partner	
Only 22% of Darebin residents work in Darebin. Local employees with specialised skills are hard to find, especially in the north.	• Collaborate with strategic partners to develop initiatives for the Northern Innovation and Sustainability Precinct	Partner	# Partners $ Funding # Grant funded projects
	• Support better transport connection between education providers, health providers and other major employers	Partner	
	• Attract talent and skilled workforce within the Northern Innovation and Sustainability Precinct	Partner	

Activating enterprise clusters for growth



Strategic goal

Activate clusters, support transition and plan for optimised land use for long term prosperity.

Strengths

- A strong and resilient manufacturing sector.
- Large areas of industrial land.
- High value manufacturing activities.
- A highly educated local workforce.

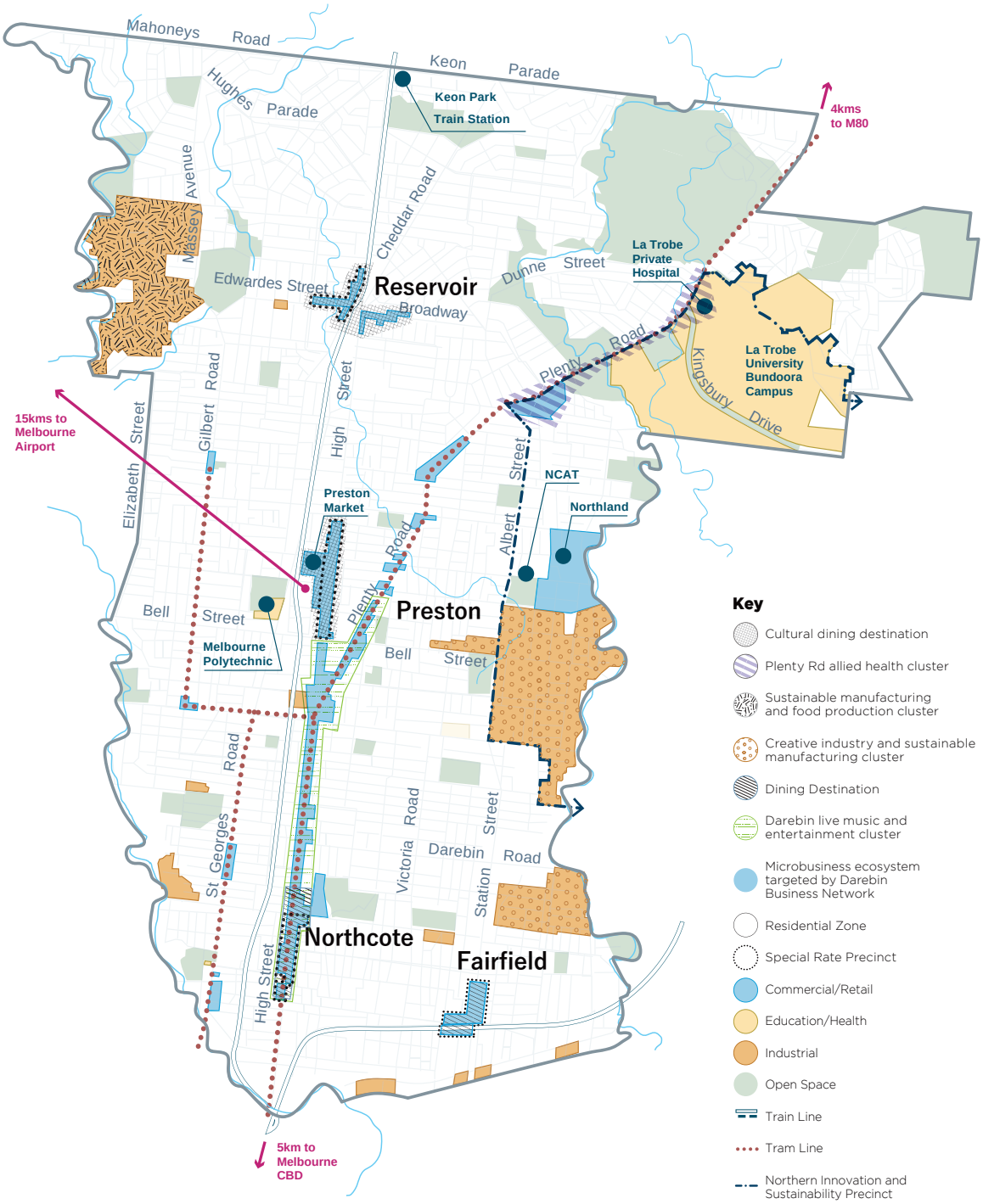
Problems	Solutions	Council's role	Measures
Darebin's manufacturing sector is declining as industries transition to areas with larger lot sizes	• Investigate current and potential industrial zoning to attract new business and investment	Action leader	# New businesses # Business participants
	• Partner with a third party to support small and medium sized business to be climate resilient and plan to manage risks with business transition to a net-zero economy	Partner	
	• Engage with the growing creative manufacturing sector in Preston and Thornbury and link to local startups and social enterprises	Connector	
	• Advocate for funding to support increased training opportunities, including free TAFE programs and workforce training, for local residents to take up job opportunities in the zero-carbon economy	Advocate	



Source: Semiconductor Media

Problems	Solutions	Council's role	Measures
Land use not optimised for local employment	• Undertake an economic land use study to inform planning settings which respond to strategic strengths, support economic development and long term employment growth	Action leader	Measures to be defined
Emergent enterprise clusters undefined. Darebin's unique identity and strengths under-capitalised on and opportunities are lost.	• Identify, promote and grow Darebin's iconic live music cluster to strengthen the ecosystem and attract new business and investment	Action leader	# Partners $ Funding # Grant funded projects
	• Collaborate with business associations to promote and grow Darebin's iconic dining destinations to attract visitation and new business investment	Partner	
	• Attracting last mile distribution, food and beverage and other large employers to Darebin	Advocate	

Economic opportunity



Lighthouse projects

Empowering Darebin's economy for sustainable growth



Partner with local businesses, social enterprises and not for profits to establish a Darebin Economic Futures Network that supports networking, enables small business to participate in economic partnerships and learn, grow and scale-up

Explore establishment of a CEO-to-CEO Network to facilitate partnerships with major Darebin employers

Research the feasibility of establishing a B2B program for Darebin Businesses to purchase from local suppliers

Collaborative mainstreet revitalisation



Develop Shared Place Visions for each activity centre and a Business Support Plan for the High Street Streetscape Upgrade to guide collaborative social & economic revitalisation and reconnect local customers with activity centres

Review and revitalise Darebin's award-winning Active Spaces program to proactively address shopfront vacancy rates

Partnering with service providers and social enterprises to deliver capacity building and skills training initiatives led by young people to achieve inclusive employment outcomes

Mobilising health and education for community wealth



Define the Plenty Road allied health cluster around La trobe Hospital and develop vision and investment attraction prospectus

Partner with La Trobe University, Banyule Council and NorthLink to develop the Northern Innovation and Sustainability Precinct (NISP) to drive social, economic and sustainability outcomes in the North

Activating enterprise clusters for growth



Municipal Economic Land Use Study to understand the future needs and opportunities to optimise land use for job creation

Deliver a program to support small and medium businesses to become more resilient and transition to a net-zero economy

Identify, define and promote existing informal clusters:

- Sustainable manufacturing & food production clusters in the Reservoir Industrial Precinct
- Live music cluster in Thornbury and Croxton


Why Darebin?
There's support for creating change in the community.


Darebin Economic Framework
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The lifecycle of the Framework

The Framework is intended to guide future priorities, projects, programs and partnerships of Council to develop Darebin's economy. Council will continue to listen to the community, businesses, and our stakeholders to ensure that we are responsive and relevant throughout the lifecycle of the Framework. This lifecycle will involve consultation, program design, action plan delivery and implementation and evaluation to develop regular action plans from the Framework.

Each action plan from the Framework will be preceded by an interim Evaluation Report, bringing together updated consultation outcomes, new data analysis, feedback and measurements to invest into the next action plan.

Annual survey

- An annual business survey will be conducted with local businesses and stakeholders to provide an understanding of key challenges, opportunities and identify emerging trends across Darebin's economy.

Design

- Every action will have process, performance, outcome and impact evaluation measures built into its design

Delivery

- Following endorsement of the Economic Framework by Council a rolling Economic Action Plan will inform annual actions for delivery
- Our businesses and partners working with Council on actions will be provided opportunities to engage with their customers and stakeholders to cultivate a feedback loop

Evaluation

- Participant and recipient feedback, new research and statistical analysis will be used to identify changes, trends, and innovation

Acknowledgements

The development of this Framework was supported through the contributions of hundreds of businesses and economic partners in and near Darebin through participation in workshops, completing surveys, sharing their experiences, and reflecting on the materials gathered. Thank you for your contribution. Council looks forward to the many partnerships and projects to be created to realise this Framework's objectives.

Further reading

If you would like to find out more about the various pieces of information gathered through research and consultation that contributed towards this Framework, please follow this link to information on the Darebin City Council Website.

Please contact the Economic Development Unit at Darebin City Council for more information by phone **(03) 8470 8344** or email **business@darebin.vic.gov.au**.



Our vibrant street culture, featuring live music, art, and cultural events, is an integral part of local community identity.



Source: Lucy Lucy (Lucy Desbordes)

CITY OF DAREBIN

274 Gower Street, Preston
PO Box 91, Preston, Vic 3072
T 8470 8888 **F** 8470 8877
E mailbox@darebin.vic.gov.au
darebin.vic.gov.au

National Relay Service
relayservice.gov.au

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T 8470 8470

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Darebin Economic Framework Engagement Report

17 April 2025



Acknowledgement of Country

I acknowledge the Wurundjeri Woi wurrung People who are the Traditional Owners of the Land. I recognise their continuing connection to Land, Water and Culture.
I pay my respects to Elders past, present and emerging.

Artwork by Natashia Ellis-Corrigan, proud Jinibara/Bundjalung woman.
Aboriginal artist from Jinibara Designs.

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Executive summary

The draft Economic Framework (the Framework) was approved by Council for public consultation in August 2024. The Framework will guide Council on how it works with business, industry and partners to build a cohesive and clear economic direction for Darebin. In developing the Framework extensive research and community engagement had taken place to provide data-based evidence to ensure the Framework aligned with current trends, needs and required support.

The consultation on the draft Economic Framework consisted of four phases: public feedback via the Your Say page on the City of Darebin's website, targeted engagement with key businesses and industry stakeholders, Darebin's Annual Business Survey and Darebin Business Network Working Group focus groups. 110 people participated in this round of consultation which was used to refine the Framework to reflect the sentiment of the current business landscape.

The key findings from this engagement

1. Generally, the feedback on the Framework was positive with the document being well accepted.
2. The current cost-of-living crisis is having a significant effect on businesses and industry with Annual Business Survey showing emerging downward trends in the number of employees per business and business performance.
3. Feedback received from major stakeholders highlighted general concerns related to the future delivery of programs to support economic development. Collaborative mainstreet revitalisation and empowering Darebin's economy of sustainable growth were the main themes to emerge from this feedback.
4. The Working Group provided constructive recommendations to guide a new Darebin Economic Futures Network being established.

Project overview

The Darebin Economic Framework (the Framework) has been developed to guide Council's investment, support and program delivery to enhance the health, wealth and prosperity of the Darebin community through its Economic Development Programs.

The Framework is intended to provide overall direction, within which rolling annual action planning can occur to strategically respond to emergent needs within the business community, developing opportunities and resourcing, and ongoing Council program and service reviews.

Extensive research and consultation took place with the Darebin business and wider community during 2023 and 2024 resulting in the development of a draft Economic Framework. This draft was exhibited for further consultation during a period commencing in October 2024 through to March 2025 further building on the original engagement. This process has contributed to the understanding articulated in the Darebin Economic Framework with the goal to assist prioritisation and decision-making for Council's activities in economic development.

This report outlines the consultation that took place regarding the Draft Economic Framework.



Types of engagement

Initial community engagement took place to develop the draft Economic Framework, this was then presented to Council to seek approval for further public consultation on the document on the 26 August 2024 (as attachment B).

Consultation that has taken place on the draft Economic Framework is outlined in Table 1 below.

Table 1: Types of Engagement

Campaign	Dates	Audience	Respondents
1. Your Say Darebin	6 Nov - 8 Dec 2024	Darebin Community	11
2. Major Stakeholders	01 Feb - 25 Mar 2025	Targeted to key stakeholders/potential delivery partners	14
3. Annual Business Survey	21 Jan - 16 Mar 2025	Darebin Registered Business only	70
4. Darebin Business Network Working Group	3 workshops 4th, 11th and 20th February	Targeted to diverse range of Darebin based businesses	15

Profile of respondents

Your Say Darebin

A page was set up on the City of Darebin's Your Say website and was opened to the public from 6th November until the 8th December 2025. During this time only 11 responses were received. The profile of demographics show that just over 90% of respondents were located in Preston and Reservoir, and 90% of respondents were residents and 27% business owners. The tables below provide further details.

Table 2: Age of Respondents

Age Bracket (years)	Responses	Percentage (%)
36-45	4	36.34
46-55	2	18.18
56-65	3	27.27
66-75	1	9.09
DNA	1	9.09

Table 3: Birthplace of Respondents

Place	Responses	Percentage %
Australia	9	81.82
Overseas	2	18.18

Table 4: Connection to Darebin

Connection	Responses	Percentage %
Business Owner	3	27.27
Resident	9	81.82
Work	2	18.18

Table 5: Suburb of Respondent

Suburb	Responses	Percentage %
Northcote	1	9.09
Preston	7	63.63
Reservoir	3	27.27

Note: Percentage may equal more than 100% where respondents have answered multiple times. E.g. Respondent both owns a business and lives in Darebin.

Profile of respondents

Major Stakeholders

Face to face engagement with 14 key business stakeholders from 9 different industry sectors was conducted to gain industry specific feedback on the Framework. Table 6 below lists the meeting that took place with major stakeholders.

Table 6: Meetings with Major Stakeholders

Organisation	Employee Position	Industry
Vicinity Northland	Centre Manager Sustainability Manager Customer Experience Manager	Retail
Bridge Darebin	CEO	Social Enterprise
La Trobe University	Community Relations Manager	Education
Shiny Enterprises	CEO	Manufacturing
Northcote Theatre	General Manager	Entertainment
Quest Preston	Business Development Executive	Tourism
Northlink	Executive Director	Association
Wellways	CEO	Healthcare
Preston Traders Association	President	Traders Association
Preston Markets	General Manager	Retail
Northcote Traders Association	President Secretary Marketing Coordinator Marketing Coordinator	Traders Association
Melbourne Polytechnic	Director Director	Education
Weird Flex Studio	Owner/Founder	Tech
Fairfield Traders Association	Marketing Coordinator	Traders Association

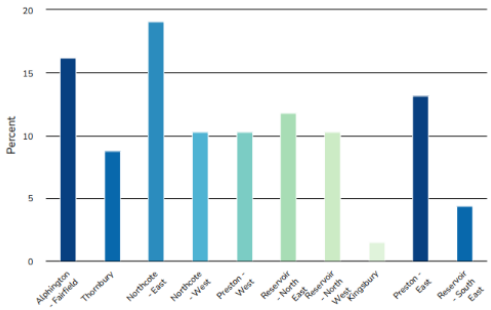
Profile of respondents

Annual Business Survey

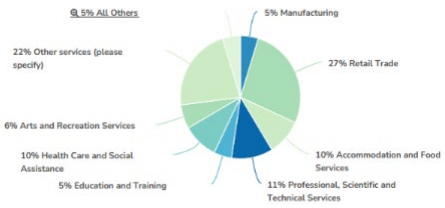
The annual business survey is conducted as a yearly pulse check on how businesses are faring in current economic climates. The data gathered is analysed and used to inform programming decisions, track trends and compare year on year statistics and data. For the 2025 survey there were 70 respondents from across Darebin. The respondents were mainly small retail businesses with a local customer base, and many of them were also residents of Darebin.

Figure 1: Responses to the Annual Business Survey

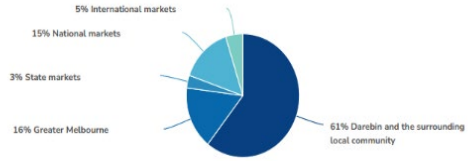
1. I own and/or run a business in the following suburb/-s in Darebin:



4. In which industry do you primarily operate in?



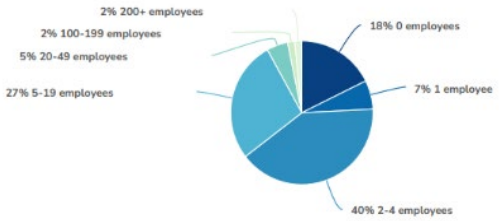
7. Where are your main customers or clients located?



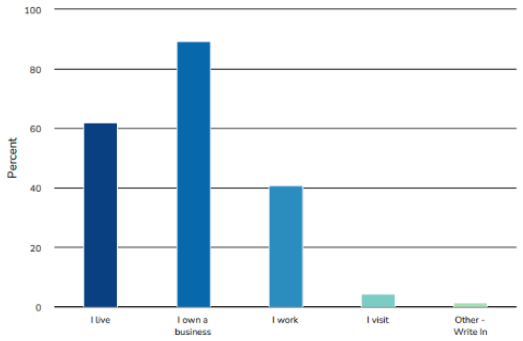
Profile of respondents

Figure 1 (Continued): Responses to the Annual Business Survey

9. How many employees does your business currently have?



21. What is your connection to Darebin?



Profile of respondents

Darebin Economic Futures Network

The working group included 15 participants representing diverse industries such as manufacturing, retail, hospitality, and professional services, not-for-profit, technology, education and health services. Businesses represented for and not-for profit sectors, and included small, medium and large-scale businesses.

Working group members were recruited by Council through an Expression of Interest process. A total of 26 people applied to participate, and 16 people were invited to join the working group. In selecting the group, Council aimed to include the following representation of businesses and people:

two x business owners or managers
two x health business representatives
two x manufacturing business representatives
two x higher education representatives
two x Mainstreet trader representatives
six x open seats, available for individuals with economic interest in Darebin.

Profile of respondents

Darebin Economic Futures Network (continued)

To ensure diverse participation, other criteria which was considered in the selection including:

- Businesses from different geographical locations in Darebin
- Diversity of participants across age, gender, ability and cultural background
- Different size businesses including home based businesses
- Business experience, skills and both new and long-established businesses
- Genuine interest and motivation to support Darebin to continue to be a thriving and growing business community.

Attendance

All workshops were well attended, with:

14 participants attending workshop 1
14 attending workshop 2
12 attending workshop 3
All working group participants attended at least two workshops.

STAKEHOLDER DISCUSSION FEEDBACK

What we heard

Major Stakeholders

Targeted meetings were held with key external stakeholders to discuss the draft Framework and its impacts and opportunities with each industry. Following the meeting a copy of the draft feedback was sent to each person to read over and provide individual comments. Sixteen emails were received and overall, the business community were satisfied with the Framework and, where relevant, feedback was taken on and incorporated into the final document. This included the following:

Table 7: Major Stakeholder Feedback

Feedback Received	Draft Document wording	Resolution
….can council assets and resources help to promote economic growth through business collaboration…	Partner with local businesses to establish a Darebin Business Network that supports networking, enables small business to participate in economic partnerships and scale. Research feasibility of a B2B program for small businesses to apply for vouchers to be used with local businesses from a list of preferred Darebin business suppliers	This will be addressed in the programs within these lighthouse projects.
Looking at ways Council assets can more effectively add to the fabric of mainstreet revitalisation…….	Develop Shared Place Visions ……	This will be addressed in the programs within this lighthouse project.

What we heard

Major Stakeholder Feedback

Feedback Received	Draft Document Wording	Resolution
It is really disappointing to find that the words 'social enterprise' do not appear once within the document….. I think there is a real missed opportunity here…. Put simply, it's good for all businesses. In the recent Network workshops, we heard the complete lack of understanding of the economic benefits for for-profit businesses if they partner with NFPs & SE, not the least of these are employee attraction and retention. If Council doesn't show leadership in the SE space, then I don't know who will? Solid data shows that work-integrated social enterprises are the key to employment for disadvantaged learners, particularly those with learning difficulties..	Develop skills with local communities and youth, and provide placemaking grants to empower locally–led activation ecosystem Partner with youth service providers and others to establish youth placemaking champion's network	Partner with service providers and social enterprises to deliver capacity building and skills training initiatives led by young people to achieve inclusive employment outcomes. Partner with youth service providers and social enterprises to deliver initiatives led by young people with long-term inclusive employment outcomes.
On page 10, the focus is on a place-led approach. Then, Goal 1 mentions 'partnerships. ' Goal 2 discusses social and economic revitalisation, and Goal 3 mentions partnerships again. Since place-led, partnership-based activities are the lifeblood of community organisations, I'm surprised that they do not get a mention.	2.Collaborate for social and economic revitalisation and grow local stewardship.	Collaborate for social and economic revitalisation and grow local partnerships through place-led activities.

What we heard

Major Stakeholder Feedback

Feedback Received	Draft Document Wording	Resolution
With youth unemployment at 12.8%, who will most likely be able to reach, connect with and re-educate those disengaged young people? Bridge Darebin, PRACE and other community education providers are who. TAFE aren't helping now, even with a plethora of free courses. Youth unemployment takes a whole of community approach.	Developing locally-led place activation skills, with local communities and youth, and provide placemaking grants to empower locally–led activation ecosystem	Partnering with service providers to deliver initiatives led by young people to build capacity for inclusive employment
The other word I cannot find is 'inclusive'. Any reference to increasing employment must include the word inclusive as a prefix.	Developing locally-led place activation skills, with local communities and youth, and provide placemaking grants to empower locally–led activation ecosystem Also throughout the document	Partnering with service providers to deliver initiatives led by young people to build capacity for inclusive employment
The Framework does not mention that the Darebin Business Network can be a voice back to Council, something that emerged very strongly during the recent consultations. Relevant to pp. 18-19.		This is addressed in the Darebin Business Network's recommendation report.

What we heard

Major Stakeholder Feedback

Feedback Received	Draft Document Wording	Resolution
There is a sentence that does not makes sense "Identify, promote and grow sustainable manufacturing zones to strengthen existing and Reza attract new business and investment". p.24	Identify, promote and grow sustainable manufacturing zones to strengthen existing and Reza attract new business and investment	Investigate current and potential industrial zoning to attract new business and investment.
It might also be worth noting that NORTH Link is based in the City of Darebin and that NORTH Link and its cluster groups, the Melbourne's North Food Group and Melbourne's North Advanced Manufacturing Group, could be tapped into to achieve the objectives under this pillar.	Strengths • A strong and resilient manufacturing sector. • Large areas of industrial land. • High value manufacturing activities. • A highly educated local workforce.	Strengths • A strong and resilient manufacturing sector. • Large areas of industrial land. • High value manufacturing activities. • A highly educated local workforce. • Established clusters within NorthLink including Melbourne's North Food Group and Melbourne's North Advanced Manufacturing Group.

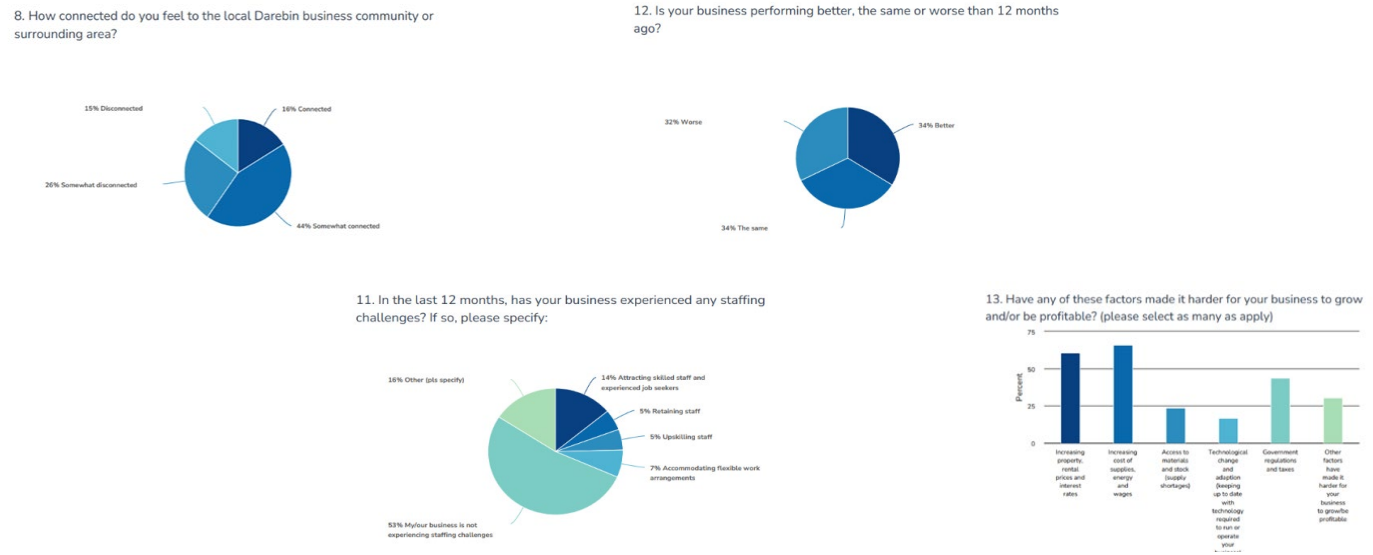
ANNUAL DAREBIN BUSINESS SURVEY 2025

What we heard

Annual Business Survey

Overall, the Annual Business Survey told us that businesses are struggling in several areas in the current economic climate. There was a significant reduction in the number of responses (down approx. 33%) also indicates that businesses resources are stretched. This is impacting the number of people being employed and shows owners are taking on more day-to-day responsibilities rather than employing staff.

Figure 3: Responses to the Annual Business Survey

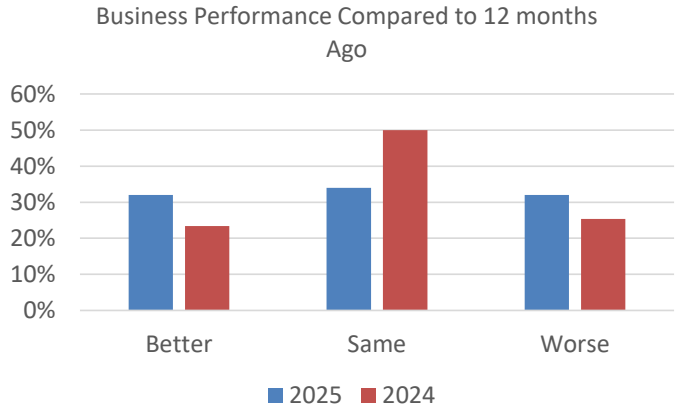


What we heard

Annual Business Survey (continued)

When comparing the results year on year from 2024 to 2025 we can see the following trends starting to emerge:

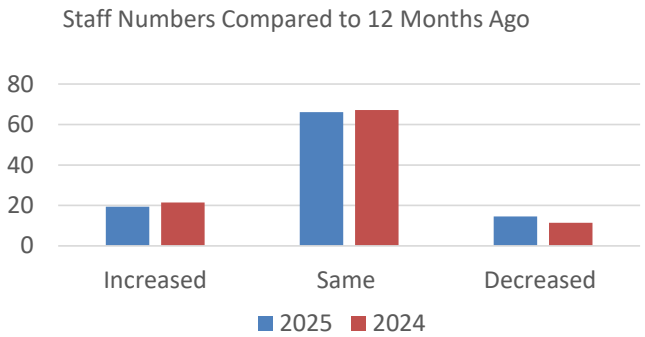
The survey showed businesses continues to struggle, either staying the same or only slightly increasing or decreasing in size. When asked ***is your business performing better, the same or worse than 12 months ago business responded:***



What we heard

Annual Business Survey (continued)

Businesses are reluctant to hire new staff and are either maintaining the same numbers or only slightly expanding their workforce. In response to the question: ***Compared to 12 months ago the number of staff in your business has:***



This is also reflected in Darebin's youth unemployment rate jumping from 12.8% in 2024 to 13.9% in 2025.

Generally the things that respondees cite as what makes it hard for them continue are:

- Costs of everything including compliance, rent, supplies, insurance
- Government regulations
- Look and feel of the activity centres (safety concerns, poor maintenance)

Overall businesses identified key areas of more assistance include with grants, funding, networking and improvements to the streetscapes.

What we heard

Annual Business Survey (continued)

This is also reflected in Darebin's youth unemployment rate jumping from 12.8% in 2024 to 13.9% in 2025.

Generally, hiring challenges cited by respondees include:

- Costs of everything including compliance, rent, supplies, insurance
- Government regulations
- Look and feel of the activity centres (safety concerns, poor maintenance)

Overall businesses identified key areas of more assistance include with grants, funding, networking and improvements to the streetscapes.

DAREBIN BUSINESS NETWORK WORKING GROUP RECOMMENDATIONS

What we heard

Darebin Business Network Working Group

Consultation with the Darebin Business Network Working Group resulted in a set of recommendations aimed to guide the establishment of a Darebin Business Network (DBN).

The working group collaboratively explored and defined a set of recommendations that outlined the purpose, resourcing, activities, membership, governance and success outcomes of a proposed DBN.

Table 8: Darebin Business Network Recommendations – Success Outcomes

Theme	Recommendation
Success Outcomes	• DBN members build relationships, learn more about other businesses in the area and share challenges, opportunities and knowledge. • Markers of success include improved business operations and income, supporting other local businesses by referrals, customer growth, and raised awareness of local offerings. A growing DBN membership base is a measure of success. • The DBN will start small, focussing on 'quick wins' and scale-up as the group became established. • The DBN achieves social impact by working together collectively on challenges that are beyond the scope of everyday operations. • A thriving local business community helps the wider community to thrive, such as by creating local employment opportunities.

What we heard

Darebin Business Network Working Group (continued)

Darebin Business Network Recommendations – Purpose & Activities

Theme	Recommendation
Purpose	• The DBN provides a conduit of Darebin economic interest to Council. • Group are supportive of an interdependent network, with administrative support from Council. Resources will be governed by Council decision making. • The DBN fosters a connected and supportive business community, by encouraging members to collaborate to strengthen local commerce.
Activities	• The DBN focuses on activities that support networking for local business and enterprise interests. • The working group was realistic in terms of the need for the DBN to create a model that could be scaled as future need and capacity allows. • Activities are predominantly free and low-cost to encourage participation, while paid events can provide premium opportunities.

What we heard

Darebin Business Network Working Group (continued)

Darebin Business Network Recommendations - Membership

Theme	Recommendation
Membership	• The DBN is open to all Darebin based businesses, involvement is voluntary. • Participation in this network is voluntary – Council anticipates there will be significant time, likely over 12 months, until the membership reaches the critical mass leading to the establishment of a leadership group. • The Group acknowledged that the Network would need to start small and grow/scale recognising that sub-groups may emerge. The group will need to be provided with further guidance around realistic timeframes for this to take place. • DBN members agree to a Code of Conduct. — • All ticketing/membership fees must be included within Councils annual budgets, managed through Darebin's established finance system, and require annual reconciliation to ensure all funds are transparently reported and accounted for.

What we heard

Darebin Business Network Working Group (continued)

Darebin Business Network Recommendations - Resourcing

Theme	Recommendation
Resourcing	• Initial investment in the establishment of the DBN is minimised, with a pay-as-you go model for event attendance. To deliver larger-scale or specialised events, external funding may be sought through corporate sponsorships, private investment and/or grants. • DBN members use their own available spaces and resources where feasible. Council-owned facilities can also be used for events and meetings. • The DBN proactively communicates with new business owners, by offering a welcome pack and inviting participation. The importance of regular communication with members and the wider business community is key, including marketing, and promotion of events and meetings. • Council staff have a defined role to support the DBN through administrative tasks such as facilitating meetings and providing support, sharing information and grant opportunities. This also includes facilitating two-way communications between the DBN and Council.

What we heard

Darebin Business Network Working Group (continued)

Darebin Business Network Recommendations - Governance

Theme	Recommendation
Governance	• Council resources support the initial establishment of the DBN and development of its Leadership Group. • The Leadership Group provides structure to the DBN. The representatives broadly represent industries in the Darebin business community. Participation in the Leadership Group is voluntary, and this will be reviewed were the DBN were to scale up and require a greater commitment. • There is Council officer representation at meetings (e.g., Head of Economic Development and Activation) when invited to provide advice and guidance. • A Terms of Reference outlines the purpose and expectations Leadership Group members.

YOUR SAY DAREBIN ENGAGEMENT

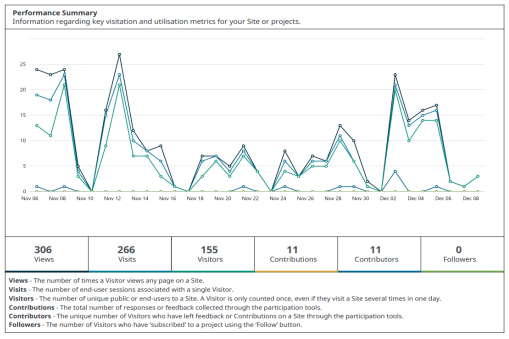
What We Heard

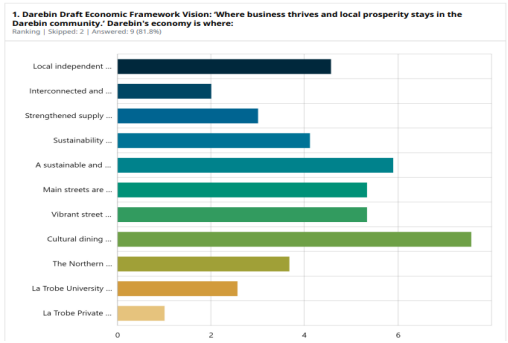
Your Say Darebin Page

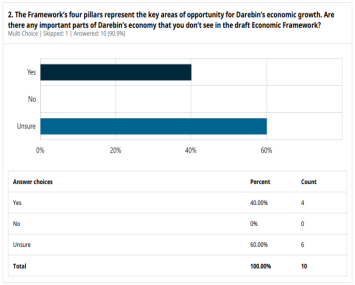
306 people viewed the Your Say Darebin page on the website with only 11 responding to this survey. None of them expanded on any questions available with free text. The low rates of responses to the survey indicates an overall level of satisfaction with the draft Economic Framework. The draft Economic Framework has been downloaded 47 times from the website.

Interestingly, to the question '*Are there any important parts of Darebin's economy that you don't see in the draft Economic Framework?',* 40% of respondents answered yes and 60% answered they were unsure. However, no one elaborated further to give context to their reasoning, making it difficult to identify where the gaps were perceived to be.

Figure 2: Responses to Your Say Darebin Page







Outcomes and next steps

The feedback received on the draft Economic Framework has been analysed and where appropriate amendments have been made. The Economic Development team have also conducted a thorough review of the draft document resulting in the final version of the document being produced, and this will be taken to Council for Endorsement on May 26th.

Accompanying the Framework will be a high-level action plan outlining the programs and timings for the delivery of the Lighthouse Projects identified. Additional annual action plans will be developed to ensure milestones are being met and to further detail the implementation of programs.

Annual Business Surveys will also be conducted to continually monitor business sentiment across the municipality.



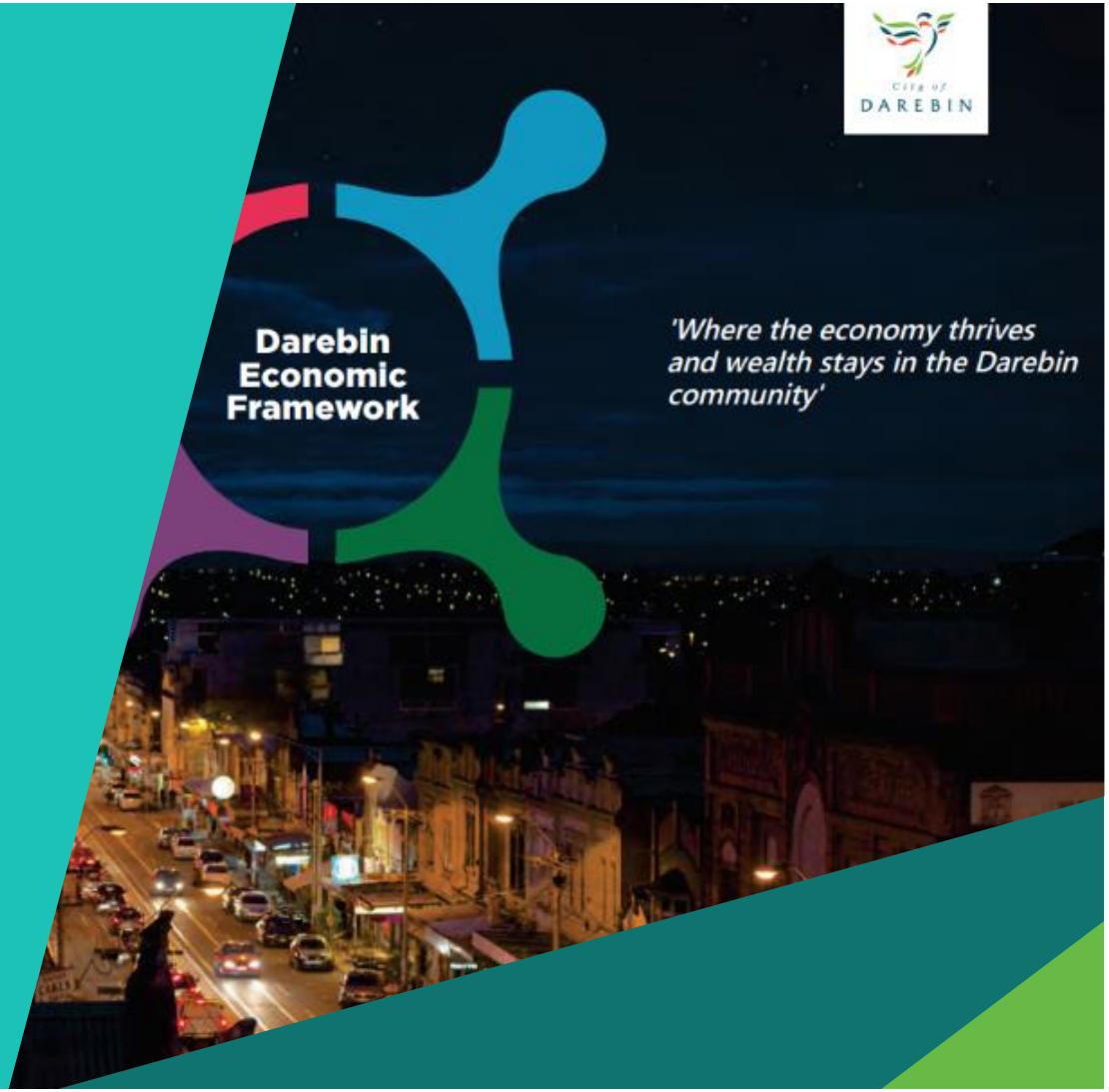

City of
DAREBIN

Economic Framework

Action Plan including year one breakdown

Helen Myers

Head of Economic Development and Activation



Acknowledgement of Country

I acknowledge the Wurundjeri Woi wurrung People who are the Traditional Owners of the Land. I recognise their continuing connection to Land, Water and Culture.
I pay my respects to Elders past, present and emerging.

Artwork by Natashia Ellis-Corrigan, proud Jinibara/Bundjalung woman.
Aboriginal artist from Jinibara Designs.

Overview of Lighthouse Projects

The Economic Framework had identified four strategic pillars each with a number of key Lighthouse Projects

Empowering Darebin's economy for sustainable growth



- Partner with local businesses, social enterprises and not for profits to establish a Darebin Economic Futures Network that supports networking, enables small business to participate in economic partnerships and learn, grow and scale-up
- Explore establishment of a CEO-to-CEO Network to facilitate partnerships with major Darebin employers
- Research the feasibility of establishing a B2B program for Darebin Businesses to purchase from local suppliers

Collaborative mainstreet revitalisation



- Develop Shared Place Visions for each activity centre and a Business Support Plan for the High Street Streetscape Upgrade to guide collaborative social & economic revitalisation and reconnect local customers with activity centres
- Review and revitalise Darebin's award-winning Active Spaces program to proactively address shopfront vacancy rates
- Partnering with service providers and social enterprises to deliver capacity building and skills training initiatives led by young people to achieve inclusive employment outcomes

Mobilising health and education for community wealth



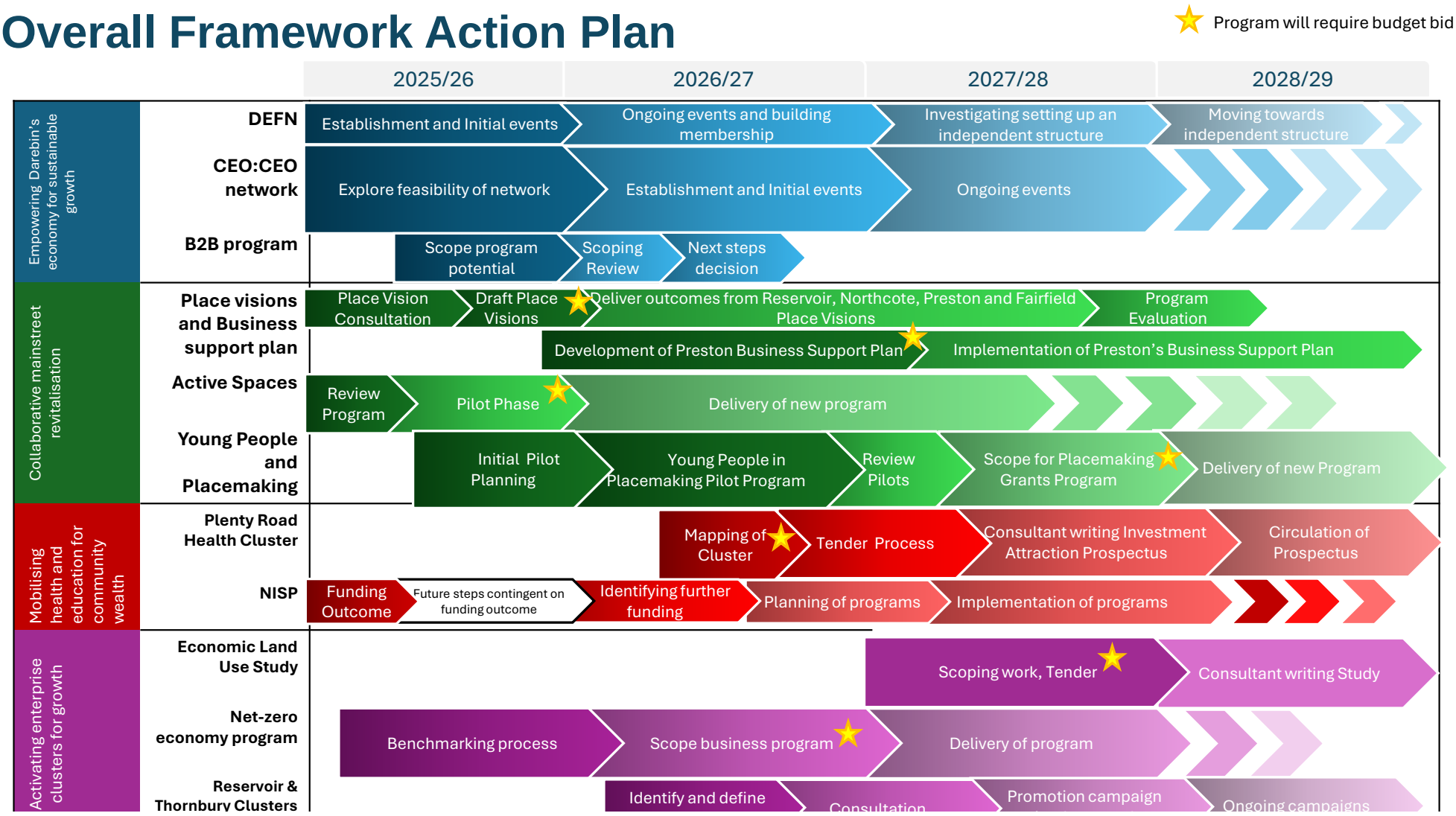
- Define the Plenty Road allied health cluster around La trobe Hospital and develop vision and investment attraction prospectus
- Partner with La Trobe University, Banyule Council and NorthLink to develop the Northern Innovation and Sustainability Precinct (NISP) to drive social, economic and sustainability outcomes in the North.

Activating enterprise clusters for growth

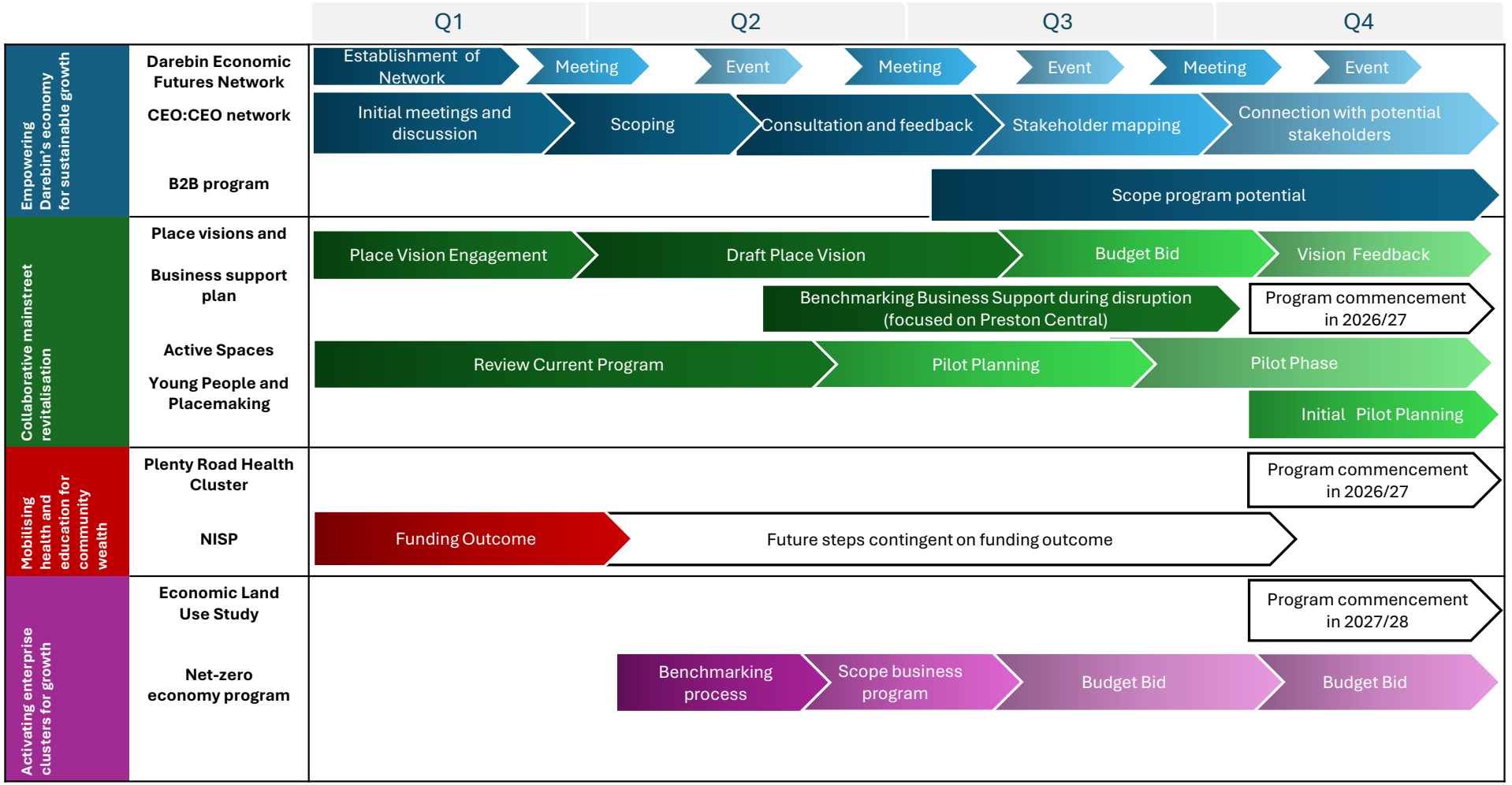


- Municipal Economic Land Use Study to understand the future needs and opportunities to optimise land use for job creation
- Deliver a program to support small and medium businesses to become more resilient and transition to a net-zero economy.
- Identify, define and promote existing informal clusters:
  - Sustainable manufacturing & food production clusters in the Reservoir Industrial Precinct
  - Live music cluster in Thornbury and Croxton

Overall Framework Action Plan



2025/26 Economic Framework Action Plan



Darebin Economic Framework

COMMUNICATIONS PLAN

DRAFT

BACKGROUND

Following community consultation on how we can improve the health of our local industries, encourage growth and innovation and provide much needed support for local businesses, we have developed an Economic Framework.

Our Economic Framework provides a guide for how Council works together with its businesses, industries, and partners to build a cohesive and clear economic direction for Darebin.

We want to let the community know that the Framework was endorsed by Council on 26 May 2025.

STAKEHOLDERS

- Darebin businesses

TACTICS

OBJECTIVES

- To inform the Darebin Business and Industry sector and the wider community, about the Darebin Economic Framework.
- To provide updates on the lighthouse projects within each pillar of the Framework.

KEY MESSAGES

- To inform the public, particularly the businesses who were involved in the consultation, about the Darebin Economic Framework.
- The Framework will now be put into action across our business networks.
- It provides a guide for how Council works together with businesses, industries, and partners to build a cohesive and clear economic direction for Darebin.
- There are four pillars that the Framework focuses on:
    1. Empowering Darebin's Economy for sustainable growth
    2. Collaborative main street revitalisation
    3. Mobilising health and education for community wealth
    4. Activating enterprise clusters for growth (building on our strong manufacturing sector, large areas of industrial land and a highly educated local workforce).

CALL TO ACTION

- Find more about the new Economic Framework and its four main pillars at Business and industry City of Darebin

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Timing	Tools/Tactics	Messaging	Responsibility	Approval	Completed
COMMUNITY-FACING					
2 June	**Your Say page - updates**	Any updates to the Framework to be reflected on the Your Say page.	**Camilla**		
2 June	**Website news item**	**Darebin Economic Framework – Now Endorsed** On 26 May 2025, Council endorsed the **Darebin Economic Framework** – our roadmap for building a stronger and more sustainable local economy. The Framework was shaped by input from hundreds of local businesses and community members through surveys, workshops and conversations across Darebin. It focuses on four key priorities:	**Camilla**		

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		1. Empowering all businesses to succeed We'll launch a **Darebin Economic Future's Network** to bring local business owners together to share ideas and support. We'll spotlight local success stories, offer mentoring opportunities, and back small businesses and entrepreneurs – especially those just starting out. **2. Revitalising our main streets, together** We'll work closely with traders and the community to refresh our local shopping strips. That means creating shared visions for welcoming, vibrant streets where people want to visit, shop and spend time. We'll also support local skills development and events, especially those led by young people. **3. Creating jobs through health and education** We'll help local businesses connect with major local employers like hospitals, schools and universities. This includes improving transport links,			

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		supporting local supply chains and partnering on big initiatives like the Northern Innovation and Sustainability Precinct. **4. Growing local industries and jobs** We'll help grow Darebin's strong manufacturing sector by making the most of local land and attracting new, sustainable businesses. We'll also back our skilled workforce and encourage industries that bring long-term benefits to our community. With the Framework now endorsed, we're getting to work – turning ideas into action and building an economy that works for everyone. **Find out more at:** Business and industry City of Darebin			
2 June	**Social Media** FB, IG and LinkedIn	**Darebin's Economic Framework has been endorsed and now we're getting to work!** After six months of listening to local	**Camilla**		

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		businesses and community members, we've developed a plan to support a stronger and more vibrant local economy. The Framework focuses on four key areas: 1. Helping Darebin's economy to grow and connect 2. Bringing new life to our shopping strips 3. Creating local jobs through health and education 4. Supporting local industry and smart, sustainable growth Next, we'll start putting these ideas into action – boosting our local economy, backing small businesses and building opportunities for our community. 👉 Stay in the loop: Business and industry City of Darebin			

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June newsletters	**Teams Newsletters** • Your Darebin • Business enews	**Darebin's Economic Framework has been endorsed – and now we're getting to work!** After six months of listening to local businesses and community members, we've developed a plan to support a stronger and more vibrant local economy. The Framework focuses on four key areas: 1. Helping Darebin's economy grow and connect 2. Bringing new life to our shopping strips 3. Creating local jobs through health and education 4. Supporting local industry and smart, sustainable growth	**Camilla**		

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		Next, we'll start putting these ideas into action – boosting our local economy, backing small businesses and building opportunities for our community. Stay up to date with our progress: Business and industry City of Darebin			
STAFF-FACING					
Early June	**Staff-to-Staff**	**Darebin's Economic Framework has been endorsed – and now we're getting to work!** After six months of listening to local businesses and community members, we've developed a plan to support a stronger and more vibrant local economy. The Framework focuses on four key areas: 1. Helping Darebin's economy grow and connect 2. Bringing new life to our	**Camilla**		

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		shopping strips 3. Creating local jobs through health and education 4. Supporting local industry and smart, sustainable growth Next, we'll start putting these ideas into action – boosting our local economy, backing small businesses and building opportunities for our community. Stay up to date with our progress: Business and industry City of Darebin			

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9.11 KEON PARADE LEVEL CROSSING REMOVAL PROJECT: OWNERSHIP OF NEW COMMUNITY ASSETS

Author: Manager City Development
Level Crossings Removal Project, Project Lead

Reviewed By: General Manager City Sustainability and Strategy

EXECUTIVE SUMMARY

The Keon Parade level crossing was removed in 2024 by building a 750 meter rail bridge over the road. The Level Crossing Removal Authority (LXRA) has asked that Council take on ownership and the associated maintenance of new assets which include drainage, a shared user path, footpaths and landscaping. These assets have improved the public realm and surrounding community pedestrian and cycling usability.

This report outlines the assets proposed to be transferred to Council's ownership and LXRA's proposed maintenance contribution for these assets, which is to be formalised in a Memorandum of Understanding and associated documents.

Council ownership of the assets provides certainty and control over the ongoing commitment to the asset and its quality. As the asset owner, Council would also have control over elements such as the approach to biodiversity management and species selection. Many of the assets sit within Council's road reserve and given their proximity to existing Council assets, their maintenance is less financially and administratively challenging.

It is recommended that Council authorises the CEO to negotiate and execute handover documentation that would transfer non-rail assets to Council and secure a $250,000 payment to Council for ten year maintenance costs of the assets.

Officer Recommendation

That Council

1. Authorises the Chief Executive Officer to negotiate and execute the handover documentation for the Keon Parade Level Crossing Removal Project, which will:
   a. confirm Council's ownership and maintenance commitments of the non-rail infrastructure assets
   b. require the Level Crossing Removal Authority making a lump sum contribution of $250,000 to Council to contribute to the 10-year maintenance costs of these assets
   c. generally be in alignment with the details outlined in this report.

BACKGROUND / KEY INFORMATION

The Keon Park level crossing removal project was announced in mid-2021. It removed the level crossing through a 750 metre rail bridge over road solution, which also involved moving the station from north of Keon Parade (in Whittlesea) to the south side of the road (in Darebin) in proximity to the Keon Park shops.

The project is seen as a positive outcome for the Keon Park neighbourhood and the municipality more broadly: removing a level crossing from a major road and creating economic benefits through-out construction.

The new modern Keon Park Station opened in June 2024 on the southern side of Keon Parade, providing better access to the station and improved connections to local neighbourhoods, JC Donath Reserve, buses and Johnson Street shops, cafés, and eateries. The creation of a new station in proximity to the Keon Park shops and recreational facilities provides an opportunity to integrate and benefit this local shopping centre, leading to longer term economic benefits and urban renewal.

As is standard with level crossing removal projects across Melbourne, the LXRA construct a range of community infrastructure and landscaping associated with each project. As the LXRP are a project delivery agency, rather than an ongoing service delivery agency, they seek to transfer the assets and their maintenance to other entities, typically councils.

Council has adopted a conservative/cautious approach to community asset transfer in relation to Keon Parade to minimise the cost of ongoing maintenance. The primary asset of value to the community will be the shared user path. The table below shows a summary of the new assets proposed to be taken on by Council.

Description	Amount	Unit	Comments
Cycle Path / Shared User Path	393	Linear metre	
Pavement / Footpath	220	Linear metre	Located within road reserve
Roadworks	140	Sqm	Raised crossing near JC Donath Reserve + kerb outstands on Johnson Street
Lighting	21	Items	A lighting plan has already been provided to DCC.
Drainage	30	Linear metre	Located within road reserve There are 3 drainage pits to be maintained by DCC on Johnson St.
Soft landscaping	724	Sqm	Located within road reserve.

The project reached practical completion in late 2024, and Council officers have since completed defects inspection walks for the assets proposed to be transferred to Council. LXRA is in the process of rectifying all recorded defects. LXRA has a two-year defect liability period, where they will manage and maintain the landscape assets that were delivered.

Officers have been working with the LXRA to finalise a draft license agreement, deed of transfer of assets and allocation plans to complete this handover process.

Following negotiations between Council and the LXRA, it is proposed that LXRA will make a lump sum contribution of $250,000 to Council to contribute to the 10 maintenance costs of these assets. This will be formalised and agreed in a memorandum of understanding between both parties, which is currently being prepared.

Previous Council Resolution

At its meeting held on 27 February 2023, as part of the report entitled '*LXRP Keon Park - community engagement outcomes and next steps'*, Council resolved:

'That Council

(1) *Notes that on the 2 December 2022 the LXRP released final designs for Keon Park Station.*

(2) *Writes to the responsible Minister(s) requesting:*

a) Details on specific support that will be provided to local business as a result of disruption during the construction period.

b) The provision of direct platform access north of Keon Parade in addition to the planned concourse entries included in the final design plans to ensure the safety of pedestrian commutators using the northern carpark.

c) Writes to the LXRP seeking increased standards for graffiti management, including rapid removal, at rail and station infrastructure at both Keon Park and Reservoir Stations and other stations.

(3) *Endorses the Keon Park Design Guidelines (Appendix A) to guide Council's ongoing advocacy to the LXRP.*

(4) *Thanks the community for their feedback on Council's draft Keon Park Design Guidelines.*

ALIGNMENT TO 2041 DAREBIN COMMUNITY VISION

Strategic Direction 3: Climate, Green and Sustainable

ALIGNMENT TO 2021-25 COUNCIL PLAN

Strategic Direction 4 Responsible, Transparent and Responsive

ALIGNMENT TO COUNCIL PLAN STRATEGIC OBJECTIVES

4.4 We will ensure major changes in our city achieve significant improvements in our City

DISCUSSION

The Keon Park level crossing removal project delivered infrastructure assets which have improved the public realm and surrounding community pedestrian and cycling usability.

The new assets delivered as part of the Keon Park project need to be maintained, and LXRA have requested Council formally take on ownership and maintenance of them.

Many of the assets sit within Council's road reserve. Given their proximity to existing Council assets, their maintenance is not considered financially and administratively challenging.
LXRA has offered a $250,000 maintenance contribution for Council to take on the new assets, which equates to approximately 10 years of maintenance budget.

Handover documentation for completion

Finalising the asset transfer will involve Council entering into several agreements. It is recommended that Council delegate authority to the CEO to sign the following agreements:

- *License agreement* - The Licence Agreement gives Council permission to access MTM operated (Victrack owned) land to perform maintenance tasks. Council has signed a head licence for Grange Road, and it is understood that Keon Park will be added to that licence as an addendum.
- *Asset Transfer deed* - As the assets will be owned by Council, a transfer deed will be completed as part of the allocation process. This will be done at no cost to Council. This agreement contains the asset allocation plans, and a matrix explaining who is responsible for what within the plan boundaries.
- *Memorandum of Understanding* – Sets out the LXRP maintenance contribution as well as a contribution payment to Council, as well as Council maintenance responsibilities.

Benefits of taking over community assets

During the design of the project, Council and the community influenced the plans and advocated for improved outcomes for landscaping and connectivity throughout the area. If Council had not been involved or advocated during the design stage, the project would likely have been designed and delivered with the objective of affordability, rather than improving the area for the community. It has been indicated that these design changes and improvements were completed in good faith by LXRP and that Council would take over the asset upon project completion.

The community assets were delivered by LXRP at no cost to Council but provide our community with an improved public realm. Council ownership of the assets provides certainty and control over the ongoing commitment to the asset and its quality. As the asset owner, Council would also have control over elements such as the approach to biodiversity management and species selection.

External land managers or other government agencies follow their own maintenance and management standards, which may be different to Council's. Should Council take on the maintenance and management of non-rail assets, it will have more control over the standard to which the land is maintained, which is more likely to align with community's and Council's expectations.

Not taking over assets

If Council does not agree to take on the assets, officers expect the Victorian Government to maintain it at a minimal level, or not at all. It would be reasonable to expect infrequent weeding, mowing and other maintenance to be done. This risks creating an 'orphan asset', which would be a burden that impacts Council. Council would be likely to receive complaints and customer requests relating to maintenance, and there are unavoidable costs associated with these enquiries.

It is also considered that there would be reputational risk if Council did not take over the assets, given we advocated for these assets. On balance, it is considered that the benefits presented outweigh the costs, which have been offset through the maintenance contribution.

Analysis of options

Officers consider Council has two options to finalise this handover process as outlined in the analysis table below:

Option 1 1. Council refuse ownership and maintenance of assets and area created by LXRP Not recommended	Pros • No direct cost to Council Cons • Reputational risk given Councils level of input during design stage • No upfront capital works contributions or leverage for review elsewhere • Results in orphan assets Some indirect costs associated with community questions and requests relating to this area. • May negatively impact Council's relationship with LXRA and therefore negotiation capacity for current projects
Option 2 1. Council sign full handover documents, agreeing to ownership of asset and maintenance of the non-rail assets. Recommended	Pros • Ownership of asset provides certainty over ongoing control of assets • Maintenance controlled to higher service standards • LXRA $250,000 maintenance contribution paid to Council Cons • Ongoing costs for maintenance • Ongoing costs for renewal

Summary and Recommendations

It is recommended that Council take on these assets because:

a. LXRP is offering $250,000 maintenance contribution which covers approximately 10 years.

b. Council advocated for their design and construction.

c. The assets provide a community benefit and were constructed without any cost to Council.

d. Council managing these is efficient when considering the proximity to other Council assets.

e. Our maintenance regime is a higher standard than external agencies and will better meet Community aspirations.

There will be a modest ongoing operational budgetary impact if Council take on these assets, however on balance it is considered that taking on these new assets is the best outcome for our community.

It is therefore recommended that Council provide in-principle agreement to taking ownership of the non-rail community assets outlined within the report and authorise the CEO to finalise and sign the associated agreements and licences.

CONSIDERATION OF LOCAL GOVERNMENT ACT (2020) PRINCIPLES

Financial Management

Owning and maintaining assets comes with risks. Asset damage and unexpected maintenance costs can impact budgeting and operational management. However, Council has the necessary liability insurance and indemnity to counter such risks. This has also been factored into the proposed $250,000 maintenance contribution.

If Council does not maintain the assets, there is likely to be significant damage to Council's relationship with LXRP, and potential reputational damage as orphan assets are unlikely maintained to a standard that meets community expectation.

Community Engagement

There was no community engagement involved within the negotiations around the maintenance contribution from the LXRP, although earlier phases of the Keon Parade project did involve both the LXRP and Council undertaking separate community consultation projects.

Overarching Governance Principles and Supporting Principles

(b) priority is to be given to achieving the best outcomes for the municipal community, including future generations;
(g) the ongoing financial viability of the Council is to be ensured;

Public Transparency Principles

(a) Council decision making processes must be transparent except when the Council is dealing with information that is confidential by virtue of this Act or any other Act;

Strategic Planning Principles

(c) Strategic planning must take into account the resources needed for effective implementation;

Service Performance Principles

(c) quality and costs standards for services set by the Council should provide good value to the municipal community;

COUNCIL POLICY CONSIDERATIONS

Environmental Sustainability Considerations (including Climate Emergency)

Council would have more control if it owned the assets and can apply its environmental policies to maintaining the assets.

Equity, Inclusion, Wellbeing and Human Rights Considerations:

Council would have more control if it owned the assets and could apply its maintenance standards.

Economic Development and Cultural Considerations

Council would have more control if it owned the assets and could apply its maintenance standards

Operational Impacts

Addressed above in body of report.

Legal and Risk Implications

Council has engaged external legal advice and undertaken extensive negotiations with the LXRP in relation to the drafting of all agreements over a number of years.

IMPLEMENTATION ACTIONS

- LXRP to prepare draft documents for consideration and signing by Council.
- CEO to consider and sign on behalf of Council to confirm asset transfer, payments and ongoing maintenance commitments.

RELATED DOCUMENTS

Nil

Attachments

Nil

DISCLOSURE OF INTEREST

Section 130 of the *Local Government Act 2020* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any conflicts of 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.

10. ITEMS TO BE TABLED

Nil

11. NOTICES OF MOTION

11.1 YOUR STREET YOUR SAY (YSYS) - GROUP A

Councillor: **Connie BOGLIS OAM**

NoM No.: 16/24-28

Take notice that at the Council Meeting to be held on 26 May 2025, it is my intention to move:

That *Council receives a comprehensive report that:*

(1) Details the current status of all 'Your Street, Your Say' Group A projects 2022 for the June 2025 council meeting, including:

a. Projects completed to date.

b. Projects in progress, with expected completion timelines.

c. Projects yet to commence, with explanations for delays namely:

- *Project 18. Regent Street (47 submissions)*
- *Project 12. Gilbert and Henty intersection (32 submissions)*
- *Project 8. Cramer St between Gilbert Road & Jessie Street (priority*
- *project - 27 submissions)*
- *Project 20. Cramer Street & Preston Market (25 submissions)*
- *Project 15. Edwardes St and Gilbert Road intersection (24 submissions)*
- *Project 6. Northern Reservoir, including Broadhurst ave, Henty Street and Edwardes St (priority project – 21 submissions)*
- *Project 9. Mary St/Bell St (13 submissions)*
- *Project 11. Murphy St & Symons (21 submissions)*
- ***Project 19. Murray Road (19 submissions)*

(2) Includes the development a prioritised action plan and timeline for the completion of outstanding Group A projects, to mitigate further delays.

(3) Considers allocating appropriate funding in the upcoming budget to facilitate the expedited completion of the 'Your Street, Your Say' Group A projects, ensuring that these community-prioritised initiatives receive the necessary financial support.

(4) Ensures Council revises its communication approach on Your Street Your Say to improve transparency by regularly informing residents on the progress of each project, via councils' communications channels.

Rationale:

The 'Your Street, Your Say' initiative was launched to involve the Darebin community in identifying and prioritizing local street improvements. Group A, encompassing areas such as Reservoir West, Preston West, and Thornbury West, underwent consultation phases in 2021 and 2022, leading to the adoption of various projects aimed at enhancing safety, accessibility, and liability in these neighbourhoods.

The initiative received 512 submissions, however, since the Council's adoption of these projects on 26 September 2022, there has been limited progress in their implementation with only James St pop up park completed. The Council meeting minutes from 24 June 2024 indicated an acknowledgment of the need to accelerate these projects by seeking grant funding as it becomes available.

The community has expressed concerns regarding the delays, emphasizing the importance of translating community consultations into tangible improvements, many of these being the safety of children getting to and from school with their families, bike and pathway improvements for commuter safety. By allocating necessary funding and resources in the upcoming budget, the Council can demonstrate its dedication to transparency and fulfilling community expectations and enhancing the quality of local streets in the Group A areas.

Notice Received:	**07/04/2025**
Notice Given to Councillors	**07/04/2025**
Date of Meeting:	**26 May 2025**

Attachments

Nil

12. URGENT BUSINESS

13. CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL

Nil.

14. CLOSE OF MEETING

CITY OF DAREBIN

274 Gower Street, Preston
PO Box 91, Preston, Vic 3072
T 8470 8888 F 8470 8877
E mailbox@darebin.vic.gov.au
darebin.vic.gov.au

National Relay Service
relayservice.gov.au

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