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# AGENDA OF THE COUNCIL MEETING

Held on Monday 23 September 2019

Public question time will  
commence shortly after 6.00pm.





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

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

Council also 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 communities and the right to self-determination in the spirit of mutual understanding and respect.



**Italian**

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

**Greek**

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

**Chinese**

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

**Arabic**

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

**Macedonian**

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

**Vietnamese**

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

**Bosnian**

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

**Croatian**

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

**Portuguese**

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

**Serbian**

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

**Somali**

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



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# Agenda

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## 1. MEMBERSHIP

Cr. Susan Rennie (Mayor) (Chairperson)  
Cr. Susanne Newton (Deputy Mayor)  
Cr. Steph Amir  
Cr. Gaetano Greco  
Cr. Tim Laurence  
Cr. Kim Le Cerf  
Cr. Trent McCarthy  
Cr. Lina Messina  
Cr. Julie Williams

## 2. APOLOGIES

## 3. DISCLOSURES OF CONFLICTS OF INTEREST

## 4. CONFIRMATION OF THE MINUTES OF COUNCIL MEETINGS

Correction to the minutes of the Ordinary Council Meeting held on 2 September 2019.

Council is advised that the Minute No. 19-169 regarding the Item of Urgent Business concerning the School Strike for Climate on page 16 of the distributed minutes was incorrect insofar as it recorded Cr. McCarthy as the mover of this motion and Cr. Messina as the seconder. The correct mover was Cr. Newton and the correct seconder was Cr. McCarthy.

<b>Recommendation</b>
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**That** the Minutes of the Ordinary Meeting of Council held on 2 September 2019 (as amended) be confirmed as a correct record of business transacted.

## 5. QUESTION AND SUBMISSION TIME

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

### **QUESTIONS**

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

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

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

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

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

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

### **SUBMISSIONS OR COMMENTS**

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

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

### **HOW TO SUBMIT YOUR QUESTION OR MAKE A COMMENT OR SUBMISSION**

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

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

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

Agenda's will be available for viewing on Council's website at the 'Meeting Agendas and Minutes' page by 5pm, up to 6 days prior to the date of the meeting. Copies are also available at Customer Service centres and libraries.

**6. PETITIONS**

**7. URGENT BUSINESS**

## 8. CONSIDERATION OF REPORTS

### 8.1 COUNCIL PLAN ACTION PLAN QUARTER 4 PROGRESS REPORT

**Author:** Coordinator Planning and Reporting

**Reviewed By:** Acting General Manager Governance and Engagement

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#### EXECUTIVE SUMMARY

Council is required by the Local Government Act 1989 to prepare a Council Plan containing the strategic objectives of Council, strategies for achieving those objectives and indicators to monitor the achievement of those objectives.

In accordance with Council's commitment to continuous improvement and transparency, attached is an integrated progress report that provides in detail an update not only on the Council Plan Action Plan, but also the capital works program, status of Council resolutions and the financial statements. The report covers the period from 1 July 2018 to 30 June 2019.

<b>Recommendation</b>
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**That** Council:

- (1) Notes the 2018–19 Quarter 4 Report.
  - (2) Endorses transfer of \$7,806,770 in identified capital works savings from 2018-19 to the Major Capital Works Reserve noting that these reserve funds are to only be used for the construction of intergenerational infrastructure assets where the cost of the asset is in excess of \$10 million.
- 

#### BACKGROUND / KEY INFORMATION

Council is required by the Local Government Act 1989 ('The Act') to prepare a Council Plan containing the strategic objectives of Council, strategies for achieving those objectives and indicators to monitor the achievement of those objectives. Supporting the Council Plan is an annual action plan that outlines the principal activities that will be undertaken over the course of each financial year.

Under the Act, the Chief Executive Officer must also ensure that every three months a statement comparing the budgeted revenue and expenditure to date is presented at a Council meeting which is open to the public.

Legislated requirements and the Council resolution about receiving quarterly progress updates on the action plan have influenced more comprehensive reporting. The attached report covers the progress against the action plan, investment in our infrastructure (capital works) and allocated resources to deliver outcomes (financial statements).

#### Previous Council Resolution

At its meeting held on 22 June, 2017, Council resolved:

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*'That Council receive quarterly updates on progress of the Action Plan.'*

## **COMMUNICATIONS AND ENGAGEMENT**

### **Communications**

A communications plan has been prepared, which includes distribution through the Darebin corporate intranet and website, the Darebin 21 Council Plan website and social media.

## **ANALYSIS**

### **Alignment to Council Plan / Council policy**

Goal 6 - A well governed Council

Council Plan Strategy 6.3 states that "We will communicate our progress on the actions in this Council Plan to residents, community leaders, community organisations, business, industry and Victorian and Federal Governments to ensure we can all act together".

### **Environmental Sustainability Considerations**

The Council Plan has a specific goal that addresses Council's commitment to environmental sustainability, which is a theme that runs through the goals of the plan.

This report includes progress commentary about Council delivering actions for climate change and the climate emergency. The Council Plan Action Plan Quarter 4 Progress Report is not printed in multiple copies and is shared electronically on the intranet, corporate website, Darebin 21 site and in internal communications.

### **Equity, Inclusion and Wellbeing Considerations**

The Council Plan has a specific goal that recognises Council's commitment to equity and inclusion and the development of programs that benefit all, including our most vulnerable.

### **Cultural Considerations**

The Council Plan has a specific goal that recognises that our diverse community is our greatest asset.

### **Economic Development Considerations**

The Council Plan has a specific goal that addresses Council's commitment to support and develop local business and industries.

### **Financial and Resource Implications**

The report includes a financial report for the twelve months ended 30 June 2019. The report was previously presented to Council at the Council Meeting on 2 September 2019.

### **Legal and Risk Implications**

There are no risks associated with the progress report.

**DISCUSSION**

The attached progress report contains a detailed update on the Council Plan actions, the capital works program and the financial statements for the twelve months ending 30 June 2019.

The progress report includes updates on all actions from the Council Plan Action Plan and the 16 Big Actions from the Council Plan. Highlights from the fourth quarter include:

- Council was instrumental in securing a commitment from the State Government to remove all four level crossings in Preston, i.e. Oakover Road, Bell Street, Cramer Street and Murray Road.
- Replacement of Reservoir Station has begun. Removing the level crossing will create new open space and improve the station's accessibility. A creative arts strategy for the Reservoir Station level crossing removal project was completed.
- Through a funding agreement, the Employment Pathways for People Seeking Asylum program engaged 97 asylum seekers. Over one third became job ready and nine secured work. Council delivered a successful Jobs Fair in partnership with Northland Shopping Centre where more than 1,000 young people and 18 retailers participated. Council's Youth Services Team also ran daily resume and interview readiness programs leading up to the Jobs Fair, engaging more than 765 people directly.
- Three businesses had their lights upgraded to LEDs during this quarter. In 2018-19, 38 Light\$mart retrofits were completed, which is 18 above the target.
- An expression of interest process is underway to identify a tenant capable of delivering and managing affordable housing on the Townhall Avenue site.
- Three art installations were delivered in long-term vacant shops in High Street Preston and Thornbury, bringing the total number for the year to eight and beautifying the precincts.
- Highlights of the tree planting program has been the planting of 35 new trees in Boldrewood Parade Reservoir, 74 trees in Lawley St Reservoir and 64 trees in Dunne St Kingsbury.
- There were 435 solar systems installed under the EnviroGroup contract, another 243 installed under the Solargain contract, bringing the total installations to 678 in 2018-19.
- Darebin Libraries delivered more than 190 events for over 10,000 attendees between April and June.
- Council held and attended 20 community events over the last quarter and engaged more than 400 residents about recycling. Council has finalised the introduction of food waste recycling across the city beginning in October 2019.

**Transfer of funds to the Major Capital Works Reserve**

The establishment of a Major Capital Works Reserve was endorsed by Council on 19 March 2018 as part of the Mid-Year Budget Review for 2017-18. Funds in this reserve are to only be used for the construction of intergenerational infrastructure assets where the cost of the asset is in excess of \$10 million. Funds in this reserve can only be utilised through a resolution of Council.

This report seeks endorsement for the transfer of \$7,806,770 in identified savings from 2018-19 to the Major Capital Works Reserve.

Note that the Financial Statements that form part of this report were previously adopted by Council on 2 September 2019.



## OPTIONS FOR CONSIDERATION

**Option 1** – Note the report and endorse transfer of \$7,806,770 in identified capital works savings from 2018-19 to the Major Capital Works Reserve. (Recommended)

**Option 2** – Note the report and not endorse transfer of \$ 7,806,770 in identified capital works savings from 2018-19 to the Major Capital Works Reserve. (Not recommended)

## IMPLEMENTATION STRATEGY

### Communication

The 2018-19 Quarter 4 Progress Report will be promoted using a variety of communication channels.

### Timeline

- The communications plan will be implemented once Council formally notes the progress report.

## RELATED DOCUMENTS

- Council Plan 2017-21
- 2018-19 Council Plan Action Plan
- Annual Budget 2018-19

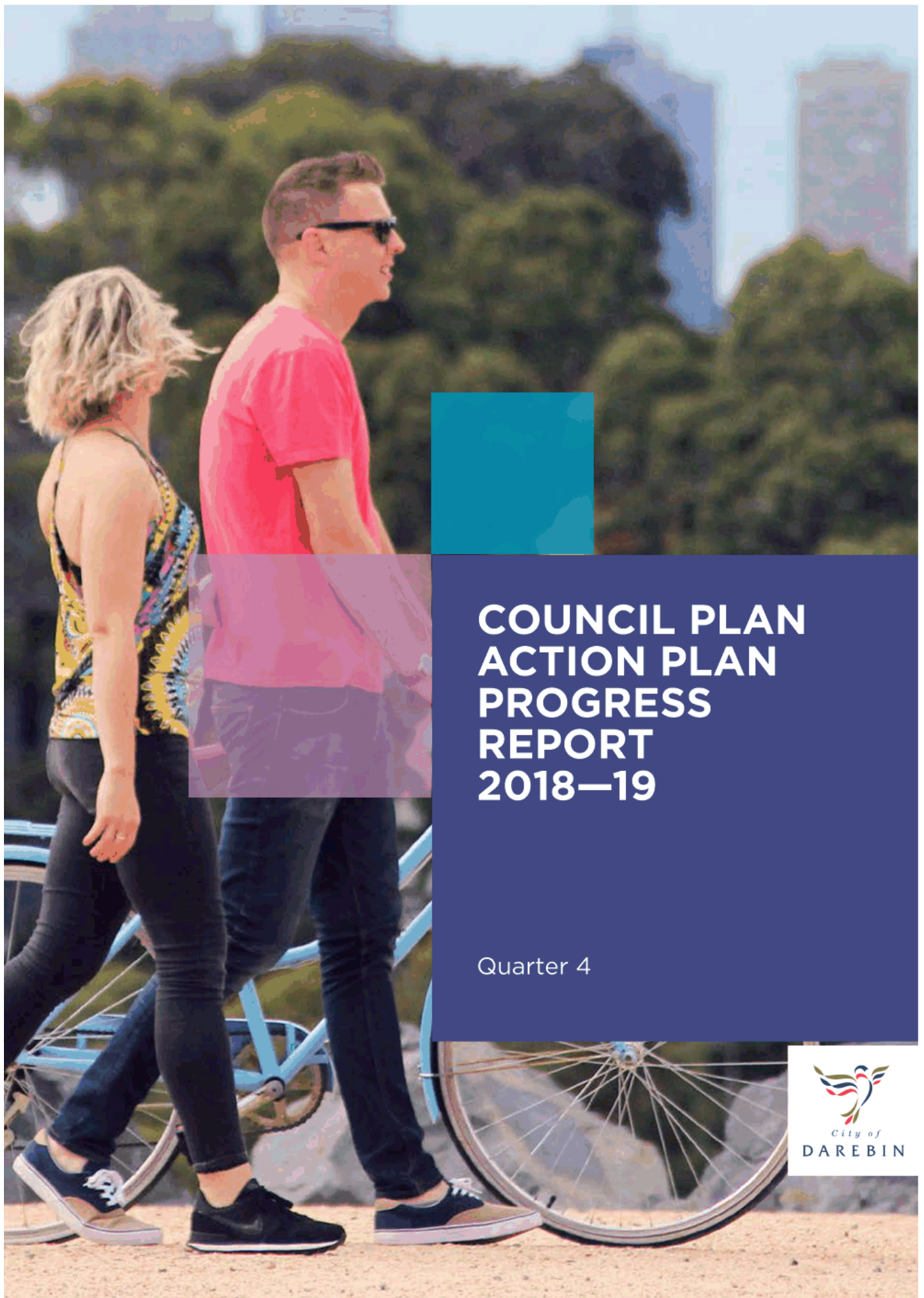
### Attachments

- Council Plan Action Plan Quarter 4 2018-19 Progress Report (**Appendix A**) [↓](#)

## DISCLOSURE OF INTEREST

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

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



# COUNCIL PLAN ACTION PLAN PROGRESS REPORT 2018—19

Quarter 4





## FOURTH QUARTER (END OF FINANCIAL YEAR) PROGRESS REPORT

### Welcome

Darebin Council aspires to be a greener, bolder, more connected city. We are working hard to address the critical issues affecting our community including the climate emergency, unprecedented growth and change and growing inequality. We invite you to read on to see what we've done to meet these challenges in the fourth quarter of the 2018-19 financial year.

### How to Read This Report

This document outlines our progress in completing the Council Plan Action Plan 2018-19. The report comes in five sections:

1. The Big Action Progress Report covers the status of the 16 priority projects that Council has set in its Council Plan for 2017-21.
2. The Action Plan Update covers the 210 items from the 2018-19 Council Plan Action Plan. The actions are arranged by Council Plan goal and each action has a comment that outlines the progress against that action as at 30 June 2019.  
  
The Capital Works Summary contains highlights from some of the 122 projects in our capital works program, as well as a dashboard that gives an update for each individual project.
3. The Status of Council Resolutions report provides a summary of the organisation's progress in implementing Council's decisions from the 2018-19 financial year.
5. The Financial Statement includes an executive summary and sections that detail our operating and capital works performance, along with other information. A list of proposed adjustments to the budget is at the end of the Financial Statement, which is part of the mid-year review process. These adjustments are necessary to ensure that the organisation can respond to changing circumstances and complete key projects.

### Darebin at a Glance

The City of Darebin is one of Australia's fastest growing areas, located in the northern suburbs of Melbourne, covering an area of around 53 square kilometres of land encompassing the areas of Bundoora, Kingsbury and Macleod, Keon Park, Fairfield and Alphington, Northcote, Preston, Reservoir, Coburg and Thornbury. Darebin is changing as Melbourne's population grows and its suburbs are becoming highly sought-after places to live because of good transport, amenity and access to employment. The city is expected to grow by approximately 40 percent in the next 20 years.

We are home to one of the largest, most diverse communities in Victoria in terms of culture, language (around 140 languages are spoken), religion, socioeconomic background, employment status, occupation and housing need. We have one of the largest populations of Aboriginal and Torres Strait Islander residents in metropolitan Melbourne. We know that one in five Darebin residents is affected by a disability of some kind and that almost one-third require assistance. Nearly 6 percent of our population, 16 years and over, identify as bisexual, gay, lesbian or 'other' sexuality. While the social and economic prosperity of Darebin is changing with more residents earning higher incomes, there are many people in Darebin who experience disadvantage and our unemployment rate of 6.3 percent is higher than the greater Melbourne figure of 5.9 percent.

### Our Services

Darebin City Council provides services to residents, businesses and community groups, from the early years - maternal and child health and family services - through to retirement and seniors activities.

Services are also available to support new businesses, maintain roads, footpaths and drains, provide waste collection, youth services, libraries, sports grounds, arts programs, festivals and more.

### Our Plan for a Greener, Bolder, More Connected City

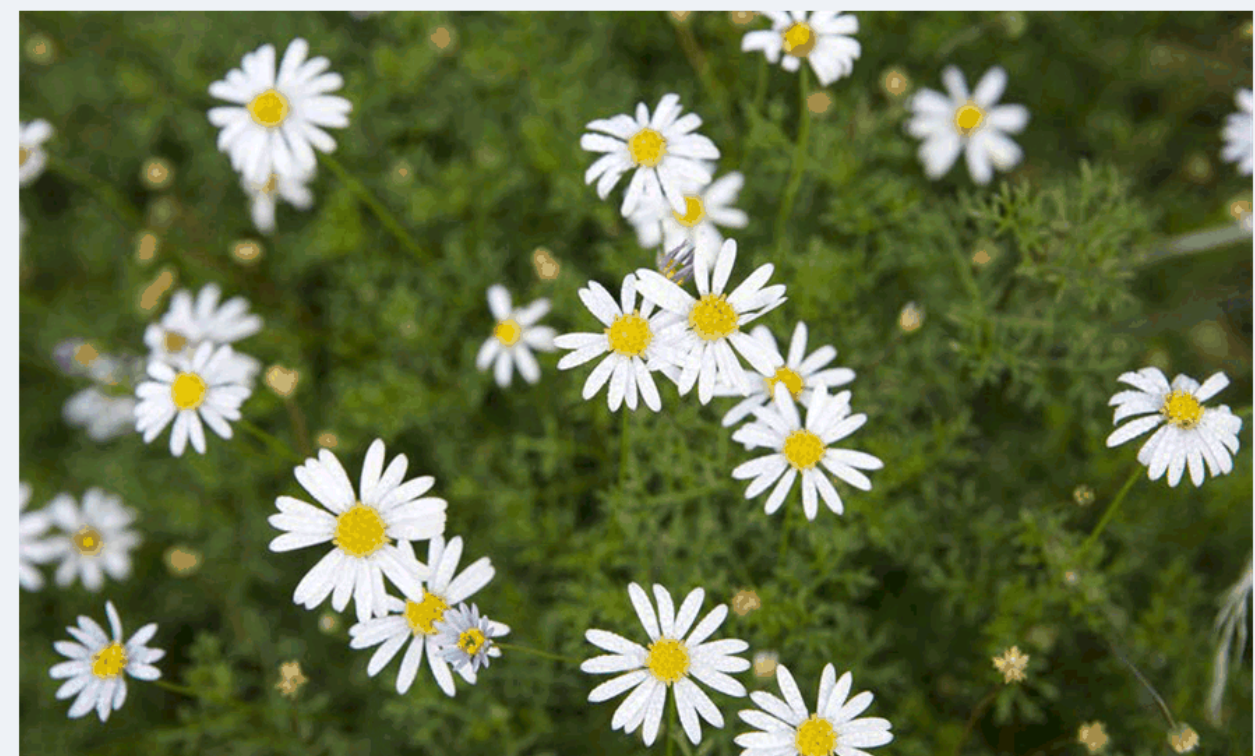
Guiding the way Council delivers its services and plans for the future is the Council Plan 2017-21. This plan was developed following the most recent election and outlines the objectives and aims of Council over its four-year term. Development of the plan included significant community consultation at community forums, festivals and using social media.

Council understands that there are a number of challenges facing our country and community and has outlined actions that will enable us to meet these head-on. To live our vision of being 'A greener, bolder, more connected city', Council's aspirations are:

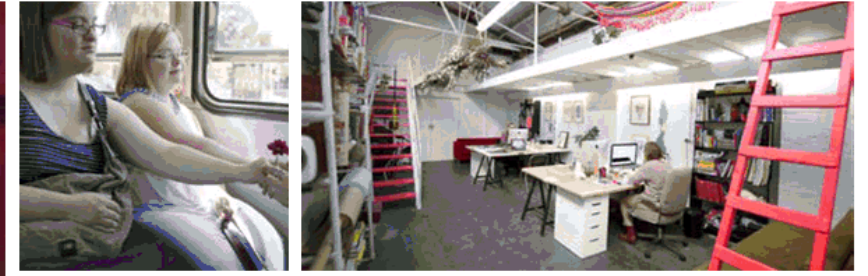
1. We will be leaders in creating a sustainable city through local innovation projects that address climate change.
2. We will improve the wellbeing of people in our community by providing opportunities for them to live their lives well.

3. We will ensure our planning system facilitates high quality and sustainable development that extracts social, environmental and economic benefits for our community.
4. We will support and attract a diversity of local businesses and industries by fostering an environment in which they can thrive.
5. We will lead on equity and recognise our diverse community as our greatest asset for solving future challenges.
6. We will be a leading, modern and open council to meet our challenges, now and in the future.

Under each goal of the Council Plan, are three strategies dictating how the organisation plans to meet these objectives. For more detail on the Council Plan, go to [www.darebin2021.org](http://www.darebin2021.org). Supporting the Council Plan is an annual Action Plan which sets out our work for the financial year to ensure that the objectives of Council Plan are implemented.







# REPORT AGAINST OUR 16 BIG ACTIONS





# BIG ACTIONS — COUNCIL PRIORITIES AND PROGRESS

## Action 1: Double solar power

In 2017, Council committed to doubling the amount of solar power installed within the City from 18 megawatts (MW) to 36 MW by 2021. As of June 2019, the total amount of solar power installed in Darebin capacity is 31.5 MW. Council is already 75 percent of the way to doubling solar capacity by June 2021 and on track to meet its target.

**On track**

## Action 2: Create a new Climate Emergency Darebin Advisory Committee (CED)

Climate Emergency Darebin designed a program of projects that were implemented in 2018–19 to increase Council's reach and help other Local Governments and community act on the climate emergency. Projects included a community publication on the climate emergency and hosting a community climate emergency dinner for over 80 people who pledged to take action in a variety of ways. Other projects include: initiating a feasibility study for residential tenants to access solar energy, a micro-grid pilot feasibility study, hosting national and international webinars (linking up climate emergency councils across Australia and the world), and developing a framework and supporting resource for climate emergency councils.

**On track**

## Action 3: Dramatically improve walking and cycling

Highlights in Council's Walking and Cycling program include:

- Launching the new Darebin Loves Bikes campaign at the Darebin Community and Kite Festival. Over 200 festival attendees reached the event by bike and 37 bikes were checked and tuned.
- Running the autumn series of bike skills workshops.
- Working with Reservoir West Primary School to design raised pedestrian crossings and slow traffic at intersections.
- Working with Newlands Primary School to plan and design school crossings for construction in future years. Getting to school routes are being designed in collaboration with the school community.
- Constructing a safer shared path link on the Cheddar Road shared path at Hickford Street and safer raised side road crossing points around Westgarth Station.
- Consulting and designing the Preston Activity Link and Northern Reservoir Streets for People corridors. Beginning construction of the Northcote-Thornbury Streets for People corridor.

**On track**

## Action 4: Advocate for better public transport

Improving public transport is a key priority. Council has advocated to the Federal Government to commit investment in the extension of the Tram Route 11 to Reservoir Station and with the State Government to bring forward the section of the Suburban Rail Loop – serving the north and other east-west public transport connections. Council has also advocated for key local issues such as reinstatement of the tram stop at Tyler St and Plenty Road. After many years of advocacy, Council has welcomed the State Government's significant commitment to better public transport in Darebin, through removal of the Reservoir Level Crossing and a pre-election commitment to remove four level crossings in Preston. Council is now advocating for the design of these removals to maximise access to public transport and connect buses, trains and trams.

**On track**

## Action 5: Establish a Nature Trust to create more open space across Darebin

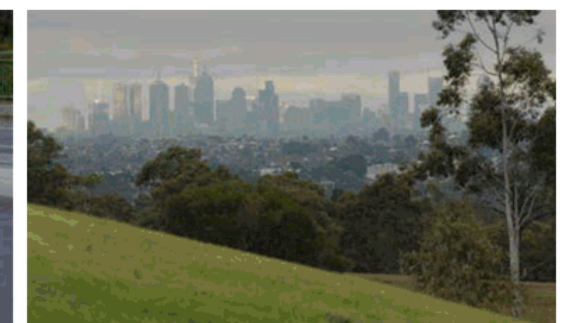
The Darebin Nature Trust (DNT) first met in August 2018 and since then it has provided valuable feedback on the draft Open Space Strategy. The strategic focus of the DNT is to enhance biodiversity and the open space network. Through 2019–20 the DNT will continue to provide advice on opportunities for Council to integrate biodiversity into its design, maintenance and education activities.

**On track**

## Action 6: Create a new park, playground, oval and children's hub on the site of the old Ruthven Primary School in Reservoir

With input from a Community Reference Group, Council has started development of a master plan for the park, including short and long term improvements. A planting list has been created to improve biodiversity and maintain the natural character of the park. In 2019–20, Council will consult and finalise the Masterplan and progress planting at the site. Council decided not to proceed with a children's hub late-2018 and based on community consultation ensured that this site remain a natural, open space.

**Getting there – some obstacles**





# BIG ACTIONS — COUNCIL PRIORITIES AND PROGRESS

## Action 7: Build a multi-sports stadium

Architects have been appointed to design the Multi-Sports Stadium. The design is well underway and Council will be asked to consider the concept design of the project in late 2019.

**On track**

## Action 8: Renew the Northcote Aquatic and Recreation Centre

Council resolved to proceed with the design phase of the redevelopment for NARC. In June 2019, Council entered into a contract with an architect for design services for NARC. The design process is underway.

**On track**

## Action 9: Reimagine and revitalise seniors clubs

As part of the Age Friendly Darebin Review, initiated May 2018, the draft report provided recommendations about Senior Citizens Centres and Clubs with the final report presented to Council on 22 July. Future actions to deliver this initiative, will be considered after the independent panel report to Council. A functional assessment of all senior citizen centres in Darebin commenced and is expected to be completed late-July 2019.

**Getting there - some obstacles**

## Action 10: Reinvigorate the Darebin Arts Centre

An upgrade of the Darebin Arts Centre foyer commenced in January 2019 and construction works completed in April 2019. This upgrade ensures the venue is fit-for-purpose, accessible to people of all abilities and a thriving arts centre. A new five-year operational plan for Darebin Arts Centre is near completion and provides a road map to enable and support arts and creativity locally. The plan will significantly enhance the use of the venue, facilitating the making of new work – enabling spaces within Darebin for artists and creative sector organisations to base themselves.

**On track**

## Action 11: Increase our tree canopy and urban forest

The tree planting program restarted in March 2019 and all targets were met. Highlights of the planting program have been the planting of 35 new trees in Boldrewood Parade, 74 trees in Lawley St Reservoir and 64 trees in Dunne St Kingsbury.

Park tree planting include: 20 at Edwardes Lake Park Reservoir, 25 at B.T. Connor Reserve, 23 at Atkinson Reserve and 42 at All Nations Park in Northcote. Support has also been given to community groups such as Stationeers and schools by providing trees and shrubs for planting projects. Giveaways at Council events (2,500 trees and shrubs) across Darebin also work towards increasing the urban forest canopy.

**On track**

## Action 12: Expand our land subdivision levy

Council's current land subdivision levy (Open Space Levy) collects funds for new and improved open space capacity to help meet the needs of our growing population. Feedback from the community on the draft Open Space Strategy has been incorporated into a final strategy which Council adopted on 2 September 2019. A key action of the strategy is to increase the levy's contribution rate. A new Open Space Contribution Framework is currently being developed to inform the increased levy rates. Once the framework is finalised and adopted by Council, a planning scheme amendment process would commence to implement the levy.

**Getting there - some obstacles**

## Action 13: Create a developer contributions scheme

The Developer Contribution Scheme is a multi-year project that will allow Council to collect funds from new developments to cover the costs of infrastructure. Currently, work is focused on planning for specific infrastructure needs and works to which developers would contribute. Future work is expected to commence on a Planning Scheme Amendment, with the public exhibition process to follow.

**Getting there - some obstacles**

## Action 14: Create a new suburb for Northland

There have been some delays to some of the milestones in this project. A draft Precinct Plan is expected to be released in early-2020. Further work is being commissioned to provide more detail to guide the future development of the area.

**Getting there - some obstacles**

## Action 15: Use the opportunity created by the Government's removal of road and rail crossings

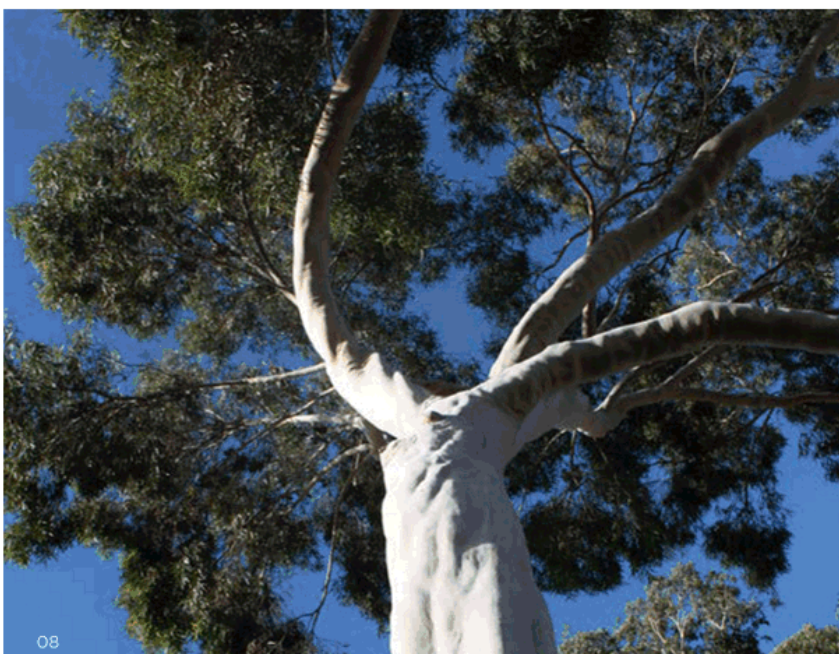
In 2018-19 Council secured a commitment from the State Government to remove all four level crossings in Preston and is now using the opportunity and calling for high quality design of the area including new parks and recreation spaces as well as walking, wheeling and cycling connections. The State Government has started replacing Reservoir Station and removing the level crossing, which will create new open space and improve the station and make it more accessible. Council has been asking for improved designs including widening the pedestrian plaza, planting more trees, increasing bike parking and incorporating kiosks.

**On track**

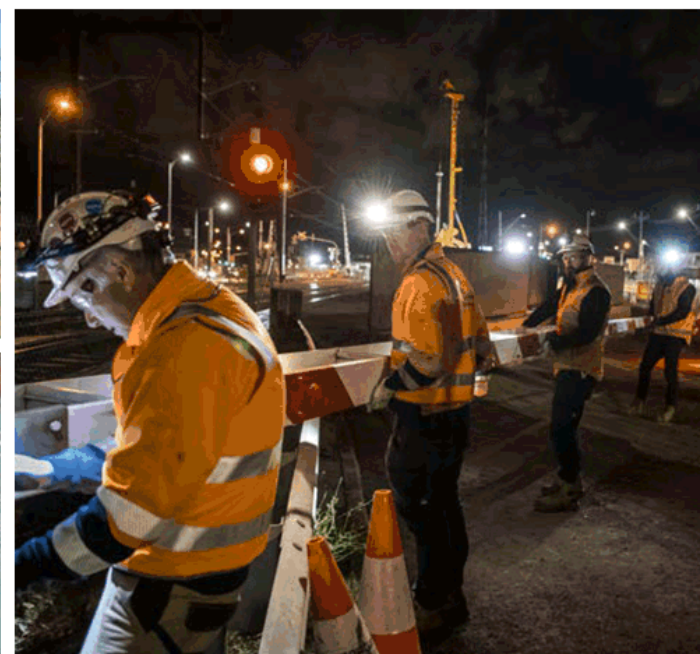
## Action 16: Develop a plan for the revitalisation of central Preston

Council has undertaken community engagement activities to develop a new vision for Central Preston. These included targeted stakeholder workshops, street stands and a full-day Future Preston Summit, held in the Shire Hall. Together with Council advocating to the State Government for integrated level crossing removal and station redevelopment at Bell Street and the review of the planning controls for Preston Market, these projects are an opportunity to revitalise the central Preston area and deliver improved community outcomes.

**Getting there - some obstacles**



08



09





**PROGRESS  
REPORT ON  
THE 2018-19  
ACTION PLAN**





# GOAL 1

We will be leaders in creating a sustainable city through local innovation projects that address climate change.

## 1.1 We will become an energy and water efficient city and reduce waste.

2018–2019 actions working towards targets:	Progress comments:
Council will support Climate Emergency Darebin (CED) to finalise a recommendation in regard to long term governance structure, whilst enabling the group to undertake projects and/or actions to help address the climate emergency.	Climate Emergency Darebin designed a program of projects that were implemented in 2018–19. They included developing a community publication on the climate emergency, hosting a community climate emergency dinner for over 80 people who pledged to take action on the climate emergency in a variety of ways. The Committee continues to work to identify the most effective governance structure, goals and priorities for the group and will provide this advice to Council in late-2019.
Ongoing implementation of the Climate Emergency Plan including delivery of a national Climate Emergency Conference (September 2018) and implementation of carbon reduction projects.	Following on from the first-ever national climate emergency conference hosted by Darebin in 2018 with calls to action, Council conducted solar garden and micro-grid pilot feasibility studies, developed a resource guide for other climate emergency councils and two Council climate emergency webinars – one with Australian councils and another with international councils to discuss the challenges and opportunities of declaring a climate emergency. Council hosted a climate emergency dinner to explore a pilot community ambassadors program. Eighty people committed to climate action through a range of activities and included advocating other organisations to declare a climate emergency. Building on our climate emergency communications and engagement research, Council hosted multi-council workshops (with Yarra and Moreland) – exploring shared climate emergency narrative, our individual stories/voices and opportunities for shared engagement strategies, tactics and programs.
Review the Community Emergency Risk Assessment and update the Emergency Management Plan as well as relevant sub-plans e.g. Heatwave and Pandemic Plans.	The Municipal Emergency Management Planning (MEMP) Committee continued to review sections of the MEMPlan in preparation for this year's audit. Other key deliverables included the review of the draft Pandemic Sub Plan along with finalisation of the non-major emergency protocol by the Relief and Recovery working group.
Revise the 2007 Drainage Asset Management Plan and replace with an Integrated Water Management Strategy that addresses drainage, stormwater reuse and potable water management by June 2019.	Planning is in progress for the development of the Integrated Water Management Plan (to be known as the Rain Management Plan). The 2007 Drainage Asset Management Plan is currently being reviewed and will feed into the Rain Management Plan in 2019–20, which will include stormwater reuse and potable water management. The development of the drainage asset management plan will follow the development of Council's overall Asset Management Strategy.
Continue to review our Fossil Fuel Divestment Strategy on an annual basis to reduce our investment in financial institutions that lend to the fossil fuel industry.	Council's Investment Policy gives preference to financial institutions that make a commitment not to finance fossil fuel projects. A further review of the Investment Policy was undertaken after consultation with the Northern Alliance for Greenhouse Action and the Eastern Alliance for Greenhouse Action. The review included realigning portfolio rating limits to allow Council to increase the percentage of investments that can be made with institutions that do not finance fossil fuel projects.
Council will purchase and operate two electric vehicles as part of its fleet.	Two electric vehicles have been received and associated charging equipment installed at the Preston Town Hall. Vehicles are now in use.

2018–2019 actions working towards targets:	Progress comments:
Finalise the Vehicle Policy and process to ensure priority selection of environmentally friendly (preferably electric), or hybrid passenger fleet vehicles.	The Fleet Policy was reviewed to improve sustainability outcomes and to ensure best value for Council. A vehicle list, with more sustainable and efficient options, is now in operation. Two electric vehicles have been purchased for the Council fleet and two electric vehicle charging points have been installed. One of the charging stations is available free to the public and located in the Gower Street car park, next to the Preston Town Hall.
Council's building maintenance, upgrade and design work will, at a minimum, meet the standards in the Environmentally Sustainable Development (ESD) Policy.	Council's Environmentally Sustainable Design (ESD) policy will be applied to all relevant projects. Projects such as the Multi-Sport Stadium and Northcote Aquatic and Recreation Centre will include ESD outcomes in design. Pavilion upgrade works, such as at Pitcher Park, had ESD initiatives included as part of the works. Some examples include water efficient fixtures and installation of solar panels. Building maintenance uses the latest technologies and the most efficient materials and fittings when programming works.
Install over 4,000 kW of solar panels on 1,000 homes and businesses, resulting in significant progress towards the goal of doubling solar in Darebin from 18 000 kW to 36 000 kW by 2021.	The total solar installations were 678 in 2018–19. This was fewer than planned due to the unexpected commencement of the Victorian Government Solar Homes Rebate in August 2018 which delayed the start date due to the administrative complexity of accessing the rebate. As of June 2019, the total amount of solar power installed in Darebin capacity is 31.5 MW. Council is already 75 percent of the way to doubling solar capacity by June 2021 and on track to meet its target of doubling the amount of solar power installed in the city from 18 megawatts (MW) to 36 MW by 2021.
Support businesses to access renewable energy and energy efficient models by offering subsidised LED lighting and access to the Solar Savers program throughout the year.	Three businesses had their lights upgraded to LEDs this quarter and 38 Light\$mart retrofits were completed in 2018–19 – 18 more than the target. Light\$mart assessments have also been undertaken for eligible and interested businesses in Spring Street and Edwardes Street, Reservoir during level crossing removals project works. These retrofits are anticipated to happen in July-August. The Solar Saver Scheme was actively promoted at our Sustainability Matters event on April 30 and continues to be promoted through Council's business channels and all businesses undertaking a LED Light\$mart upgrades.
Increase the number of certified sustainable businesses in Darebin and add businesses to the Green Business Directory.	Two additional businesses were awarded a 'We are Greening our Business' certificate and listed on the Green Business Directory, totalling 28 participating for 2018–19. Two new business video case studies were developed and promoted that totalled eight sustainable business case studies. Sustainability Matters, held 30 April, attracted 81 attendees, showcased five local leading businesses, shared stories about improving environmental sustainability of their business and reducing organic waste.
Commence the development of the Integrated Water Management Strategy by updating flood modelling for the Municipality.	Work is in progress to update the information on Council's flood mapping system, to be completed in 2019–20, in coordination with production of the Rain Management Plan (RMP).



# GOAL 1

We will be leaders in creating a sustainable city through local innovation projects that address climate change.

## 1.1 We will become an energy and water efficient city and reduce waste.

2018-2019 actions working towards targets:	Progress comments:
Continue to investigate and implement Water Sensitive Urban Design and/or Environmentally Sustainable Design practices or products into at least 75% of Council's capital work projects.	Rain gardens and passive tree watering diversions were incorporated into road safety and rehabilitation projects across the municipality, such as the road narrowing on Park Street, Northcote and the reconstruction of Edwin Street, Preston. Developing the Road Management Plan in 2019-20 will investigate and identify widespread opportunities for implementation of water sensitive urban design (WSUD) as part of future capital works projects across Darebin. Council's capital works projects and programs now include ESD elements as mandatory and where appropriate.
Implement a range of recycling education activities for the Darebin community to help achieve high levels of recycling in the City.	Council held and attended 20 community events over the last quarter and engaged over 400 residents about recycling. The closure of recycler SKM has meant Council has focussed its recycling education on helping the community respond to this crisis and on doing everything we can to address it.
Review Darebin's Waste Strategy to seek to deliver on the aspirations of the Climate Emergency Plan 2017-2022 by cutting emissions from waste; supporting elimination of single use plastics; and ensure recycling systems are effective in the long run.	Analysis of waste and recycling impacts and opportunities, has been undertaken with a focus on the lowest greenhouse gas emissions options and best end destinations to manage Council's waste and recycling streams. This has made it clear that the biggest opportunities for cutting emissions are food waste and textiles. Council will introduce food waste recycling city wide in spring 2019. In 2019-20 work will focus on review of services.
Finalise a model for the introduction of a City-wide food waste recycling service and explore lowest carbon options for food waste.	Council has finalised and prepared for the introduction of food waste recycling across the city in spring 2019. All Darebin households with a green waste bin will be able to put all types of food waste into their green bin, alongside their garden waste. Solutions for managing food waste will continue to be explored as part of the Waste and Recycling Review.



2018-2019 actions working towards targets:	Progress comments:
Implement the Single Use Plastics resolution.	Council continues to implement the single-use plastics policy and action plan. Council staff hosted forums for 71 sporting clubs across Darebin in order to assist them to eliminate single-use plastics. This program will continue to be rolled out across Council in the next financial year.
Advocate for the transformation of Australia's national approach to packaging, materials, waste and litter management to be environmentally focused and sustainable in the long run.	Council is doing everything it can to resolve the recycling crisis and is calling on the State Government to help. Council also resolved to call upon both the Australian Local Government Association and the Municipal Association of Victoria to advocate to the Australian and Victorian Governments to take action to resolve the recycling crisis. Council has repeatedly called on the Victorian Government to spend the Landfill Levy funds on projects for climate change/waste and environmental outcomes, with transparency, honesty and urgency.
Continue providing waste and recyclable collection services in line with Council's service standards.	All Council waste services have resumed and are meeting service adopted standards following the closure of SKM Recycling in February / March 2019.



**SAY NO TO**

**SINGLE USE PLASTIC**

**WE CHOOSE TO REUSE**  
Join Darebin Council in saying NO to single-use plastics – use your own cup, refillable water bottle and reusable containers.



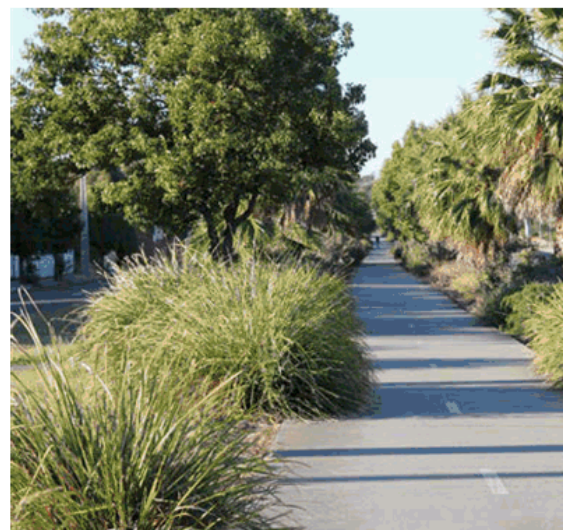
# GOAL 1

We will be leaders in creating a sustainable city through local innovation projects that address climate change.

**1.2** We will increase sustainable transport through safer streets for walking and cycling, and advocacy for public transport.

2018-2019 actions working towards targets:	Progress comments:
Identify priority locations and a forward plan for car share bays across the City and further increase the number of car share bays towards the target of 100.	Council worked with car share companies to further increase the number of permanent car share spaces throughout Darebin. To date, 60 bays out of the 100 target have been installed and another six bays are currently under review. Council continues to investigate new car share locations, working with the community and car share providers.
Continue to partner with Reservoir West Primary as the pilot active travel 'Octopus School', constructing two pedestrian crossings and improving cycling access to the school, and select and partner with the next 'Octopus School'.	Council's partnership with Reservoir West Primary School, as the key Octopus school of the pilot program, is complete. Cycle route and safer road crossings for pedestrians will be constructed by August 2019. Council worked with Newlands Primary which ran Ride to School Day in March. Active routes to the school were designed and bike storage and a safe travel to school art project installed. Thornbury Primary and William Ruthven Primary are also partnering with Council to run active travel activities.
Promote car sharing, cycling and walking events (such as Ride2Work Day), as well as facilitation of schools programs and community skills building (such as cycle skills workshops).	The new Darebin Loves Bikes campaign was launched and the autumn series of bike skills workshops included On-road Bike Confidence, Women on Wheels and Basic Bike Maintenance. The Darebin Community and Kite Festival included free bike tune-ups by WeCycle, a Bike Decoration Station, Bike Parade and red-carpet treatment at the Roll-up Valet parking. Other projects included: new Bike Repair Stations at Preston Library, Northcote Aquatic Centre and Darebin Parklands, a breakfast prize to William Ruthven for Ride to School day and delivered Bike Education for teachers at Croxton Special School.
Design and construct streetscape, landscape and traffic engineering improvements to create a 'Streets for People' corridor (a project to prioritise walking, cycling and traffic calming) that will extend from Miller Street in Thornbury to Merri Parade in Northcote; improvements include a linear corridor of a local street network adjacent to the South Morang railway line.	Five of the Stage 1 Streets for People projects (pinch points, pedestrians crossings and refuges, bike signage) have been constructed in Northcote/Thornbury corridor. Eighty five percent of the designs for the Stage 2 Streets for People project in Northcote/Thornbury have been completed with construction scheduled for 2019-20.

2018-2019 actions working towards targets:	Progress comments:
Engage the community in development of a second 'Streets for People' corridor that will improve road safety, and prioritise cycling, walking and traffic calming.	Community engagement was undertaken on issues, ideas and proposed streetscape concepts for the Northern Reservoir Corridor (Broadhurst Ave/Crookston Rd), including online input, drop-in sessions and champion workshops. A Strategy Report including Concept Plan designs and an engagement summary will be considered by Council for endorsement in late 2019. Engagement on issues and ideas for the Preston Activity Link has been conducted and design solutions are being investigated prior to further community engagement.
Improve our walking network including; design of two pedestrian crossings and construction of four pedestrian crossings construction of three new raised entry treatments to improve safety and walkability; implementation of changes to parking restrictions at Fairfield; and investigation and design of other improvements for future years.	New parking restrictions were installed in the Fairfield Village area and are currently being monitored. The four new pedestrian crossings along South Crescent have been constructed. The design of two signalised pedestrian crossings have been completed for Separation Street, Northcote and Edwardes Street, Reservoir.
Install new drinking fountains in parks and shopping strips across Darebin.	The design and installation of 19 drinking fountains has been completed. These included locations along the Darebin Creek Trail, Preston Civic Precinct, Fairfield Library, Bundoora Farm and several neighbourhood parks with sporting infrastructure or a play space.
Deliver 100% of the 2018-19 footpath renewal program.	This program was completed, which resulted in Council replacing more than 18,000m <sup>2</sup> of footpath across Darebin.
Install intersection improvements on a key cycling route, and design a range of cycling infrastructure improvements across the municipality including new bicycle lanes, cycling refuges and improvements to existing traffic signals.	VicRoads have approved new bike lanes on Victoria Road up to the Victoria Road/ Darebin Road intersection, to be constructed in 2019-20. Other projects have been completed and include: a new bridge across the Darebin Creek that provides a new safer connection between the Creek Trail and Bundoora Park and was funded 50 percent by the State Government.





# GOAL 1

We will be leaders in creating a sustainable city through local innovation projects that address climate change.

**1.2** We will increase **sustainable transport** through safer streets for walking and cycling, and advocacy for public transport.

**1.3** We will expand and improve our network of **open and green spaces, parks and natural environments** to provide the lungs for our city and reduce the impacts of climate change.

2018-2019 actions working towards targets:	Progress comments:
Undertake improvements to the Cheddar Road cycling path as per the recommendations of the Shared Path Safety Audit to include a realigned section of shared path adjacent to Hickford Street.	The construction of the shared path realignment at Hickford Street was completed in March. Further safety works, identified in the safety audit, were completed in June 2019.
Undertake planning for safety and landscaping improvements to the St Georges Road - High Street Shared Path (Northern Pipe trail project).	The State Government advised that they are no longer planning to make significant change to St George's Road in the next few years. Council has progressed work in the Northern sections which is in Council control and is finalising development of an improvements plan. In the southern section it has progressed an advocacy plan and some quick-win improvements include collaboration on an art mural with the Northcote High School for trail user safety and advocating for improvements to bus and tram shelters.
Seek VicRoads approval for further speed limit reductions to 40km in priority locations.	Council received approval from VicRoads to the change of speed limit signs to 40km/h, implemented in August 2019, for the areas bounded by: Murray Road to the south, Elizabeth Street to the west, Gilbert Road to the east and Henty Street to the north. It includes Reservoir West Primary School, Newlands Primary School and Wingrove Street to the south, Grange Road to the west, Separation Street to the north and The Darebin Creek to the east. Council has lodged approvals with VicRoads to change of speed limit signs to 40km/h to take place late-2019, for the area bound by High Street, Victoria Road, Darebin Road and Separation Street, west of St Georges Road between Miller Street and Arthurton Road, the Gower/Cramer Streets in the central Preston area (Preston High School/Preston Market) and around Croxton Special School.
Advocate to the State Government for the Level Crossings to be removed at Bell St, Preston, Murray Road and at Reservoir Station; and for all the removals to be elevated solutions to open up and improve pedestrian and cycling access as well as create new opportunities for parks and recreation areas.	Council was instrumental in securing a commitment from the State Government to remove all four level crossings in Preston, including Oakover Road, Bell Street, Cramer Street and Murray Road. Council is calling for really great design of the area including new parks and recreation spaces and walking, wheeling and cycling connections through the area. This work will continue through 2019-20 as the State Government progresses with design work.
Advocate for the State Government to fund a feasibility study for the extension of Tram Route 11 to Reservoir Station or La Trobe University.	Council advocated to the Federal Government to commit investment in the extension of Tram Route 11 to Reservoir Station. Council is also advocating to the State Government to bring forward plans for the section of the Suburban Rail Loop serving the north, which would connect Reservoir Station and La Trobe University given the increasing population pressures on this region.
Continue to advocate to the State Government for improved east - west transport connections throughout Darebin and the wider northern Melbourne region as well as for an increase in bus services and bus routes across Darebin.	Council advocated for improved bus and tram routes along its east-west axis and is working to ensure integration with the proposed Suburban Rail Loop. This includes Council-led work to develop a business case for east-west transport connections to the Northland Urban Renewal Precinct and participating in a Victorian Government-led planning process on broad transport outcomes for the La Trobe National Employment Cluster and the region. This will guide future priorities and investment in the region.

2018-2019 actions working towards targets:	Progress comments:
Support the Darebin Nature Trust to provide advice to Council on biodiversity and open space matters.	The Darebin Nature Trust (DNT) first met in August 2018 and since then it has provided valuable feedback on the draft Open Space Strategy to strengthen biodiversity. As well, advice was provided as part of development of the budget for 2019-20. Council decided to fund a new Biodiversity Officer position and a pilot project for biodiversity enhancements. Through 2019-20 the DNT will continue to provide advice on opportunities for Council to integrate biodiversity into its design, maintenance and education activities.
Conduct a detailed biodiversity study to help inform future work to conserve and enhance biodiversity across the City.	As part of developing the draft Open Space Strategy, research identified that the 2011 Biodiversity Inventory provides a reasonable basis for biodiversity management planning. In 2018-19, elements of Council's current practice in tree selection, park maintenance and ecology assessments of crown land were reviewed and updated to improve the biodiversity in Darebin.
Undertake planning for improvements at Mayer Park and Penders Park including consultation, design and priority construction projects.	A final draft of Penders Park Master Plan has been released for final public comment in July 2019. Design for an all abilities playspace at Penders Park was completed and Council plans to start construction in 2019-20. Masterplan development for Mayer Park is substantially progressed and will continue in 2019-20. In both cases a new approach to community collaboration has been used and the Community Reference Groups have been involved in in-depth development and consultation.
Construct a new public space on the corner of High Street and Oakover Road, Preston.	Construction was delayed and not completed at end 2018-19, but has commenced for a new urban pocket park on the corner of Oakover and High Street. The slip lane will be removed and trees and park area created.
Plan for improvements at Edwardes Lake including consultation on the draft Master Plan.	The draft master plan for Edwardes Lake Park is 85 percent complete. A final community consultation is expected to take place early-2020.
Make improvements at Donath Dole Reserve to extend the internal path network.	In line with the Donath and Dole Park Master Plan, improvement works, including new internal paths and planting have been completed. A community planting day was held at the end of June 2019.
Improve the entry to Batman Park with new landscaping and seating.	The design and construction of landscaping improvements at the Batman Park entry have been completed.





## GOAL 1

We will be leaders in creating a sustainable city through local innovation projects that address climate change.

**1.3** We will expand and improve our network of open and green spaces, parks and natural environments to provide the lungs for our city and reduce the impacts of climate change.

2018–2019 actions working towards targets:	Progress comments:
Deliver Council's park maintenance programs in accordance with Council's level of service.	Key performance indicators for maintenance programs continued to be monitored on a monthly basis. For all park maintenance activities, targets were met and achieved a 95 percent rate. Playground maintenance and audits achieved a 100 percent completion rate.
Complete the planting of 2,100 street trees and 300 park trees to increase the municipality canopy and urban forest. This is an increase of 500 trees planted (19%) compared to 2017/18.	The tree planting program restarted in March 2019 and all targets were met. Highlights of the planting program have been the planting of 35 new trees in Boldrewood Parade Reservoir, 74 trees in Lawley St Reservoir and 64 trees in Dunne St Kingsbury. Park tree plantings have included 20 at Edwardes Lake Park Reservoir, 25 at B.T. Connor Reserve, 23 at Atkinson Reserve and 42 at All Nations Park in Northcote.
Plant 5,000 indigenous plants within conservation parkland and bushland.	All planting targets have been met with significant plantings across Darebin's Bushland and creek reserves. They include Leamington St Wetlands and Kia Ora St in Reservoir, Strettle St Preston and Creek Parade Northcote. Additional indigenous plantings were also carried out at Dennis and Westgarth Stations in support of the local Stationeers groups.
Develop a Local Law for the protection of trees on private property.	The Local Law for the Protection of Trees on Private property went to Council and was adopted on 8 April 2019. Council also adopted the Guidelines for the Protection of Trees on Private Property. The local law came in to effect on Thursday 18 April 2019 with publication in the Government Gazette.
Finalise the installation of four new rain gardens/ water sensitive urban devices.	Four projects were identified that will include a rain garden or water sensitive urban device. The projects are the Edwin Street Fairfield (completed June), Cornwall Street and McLachlan Street Northcote (will be completed in August) and Purinuan Road/Mais Street Reservoir (will be completed in October).



## GOAL 2

We will improve the wellbeing of people in our community by providing opportunities for them to live their lives well.

**2.1** We will ensure health and social services meet our community's needs across their life-course.

2018–2019 actions working towards targets:	Progress comments:
Deliver music and arts projects through the Decibels Youth Music Centre that engages young females and gender diverse young people.	Council has delivered annual weekly drop-in program to 20 gender-diverse young people and young females. Three school holiday workshops and two open-mic events have been delivered. Forty percent of Decibel Indie artists in 2018–19 identify as female or non-binary.
Utilise existing campaigns (e.g. RUOK day and Mental Health Week) to support schools and community organisations to raise awareness regarding mental health support for youth.	Council, in partnership with the Young Citizen Jury, piloted the delivery of a mental health first aid workshop for 10 young people. Approximately 50 young people have participated in consultation sessions for Council's submission to the Victorian Governments Royal Commission into Mental Health Care. An end-of-term service expo for all Year 7 to 10 students has been co-designed and delivered with students at William Ruthven Secondary College. The expo promoted positive mental health and provided students with connections to local services.
Adopt and implement a Gender Equity and Preventing Violence Against Women Plan.	The Gender Equity and Preventing Violence Against Women Action Plan 2019–2023 was adopted by Council in June 2019 and will be reviewed on an annual basis to ensure currency and reflect new opportunities.
Implement the Health and Wellbeing Plan 2017–2021.	Projects delivered include workshops focusing on responding to the needs of families and children who experience disadvantage, delivery of a Mental Health First Aid training specifically on supporting people experiencing gambling harm and preparing a submission to the Royal Commission on Mental Health.
Council will lead the partnership with the immunisation teams and early year's services in the North West region to ensure children holding a health care card are immunised.	The Metro Northern Region Immunisation project has ended with recommendations to work towards all children with a health care card being immunised. The recommendations outlined strategies to connect immunisation services with early years providers which will enhance referral pathways and ensuring all immunisation services provide a flexible outreach model to ensure all families have access to immunisations.
Commence implementation of the recommendations of the Aboriginal Maternal and Child Health Initiative to increase the number of Aboriginal and Torres Strait Islander families accessing and remaining engaged with the Maternal and Child Health Service.	The Aboriginal Maternal and Child Health (MCH) initiative has developed an integrated-pathway information guide to assist Council's Maternal and Child Health and the Immunisation services connected with Aboriginal and Torres Strait Islander (TSI) Community Organisations. This partnership has improved Aboriginal and TSI families access to services. For example, during 2018–19 financial year, 82 Aboriginal children attended the MCH service at least once – an increase of 27 from the previous year.
Continue to support and maintain good access for community access to the Park whilst continuing to plan for future improvements and community demand at the old Ruthven School site.	Initiatives to maintain good public access to Ruthven Reserve have included mowing, tree maintenance, minor landscape improvements and signage.



## GOAL 2

We will improve the wellbeing of people in our community by **providing opportunities** for them to live their lives well.

**2.1** We will ensure health and social services meet our community's needs across their life-course.

2018-2019 actions working towards targets:	Progress comments:
Continue to support a range of playgroups, both universal and targeted, to improve the learning, development and wellbeing outcomes of children and their families - this will include the provision of 10 supported playgroups per term to families experiencing disadvantage.	Council delivered 10 supported playgroups with 65 families attending. Council co-facilitated a Nature Play Week event with Moreland and Yarra Councils and 50 families attended. During National Families Week, Council facilitated a family play event which attracted 27 families. Council also facilitated a ten-week Let's Play community playgroup and 24 families attended.
Continue the implementation of the Youth Services Strategy that will guide future engagement with, and future service provision to, the young people of Darebin.	Council endorsed the Youth Service Strategy 2019-21 in May. The Strategy was co-developed with the Young Citizens Jury and more than 1,000 young people were consulted. Five goals and 15 focus areas were identified that will guide planning, advocacy and service delivery. The Strategy will be officially launched in July 2019.
Explore mentoring opportunities for at-risk young people that support their social and vocational development.	Council delivered more than 1,000 hours of one-to-one mentoring support in 2018-19 directly to young people around employment, education, creative pursuits and social support. Council participated in and provided support to the regional Vocational Mentoring Exchange Project delivered through the Inner Northern Youth Employment Taskforce.
Council, in partnership with Northland Shopping Centre, will deliver the annual Jobs Fair to increase young people's employment skills and employment outcomes.	Council delivered a successful Job Fair in partnership with Northland Shopping Centre. More than 1,000 young people and 18 retailers participated. Council's Youth Services also ran daily resume and interview readiness programs leading up to the Jobs Fair, engaging with more than 765 people directly.
Council, in partnership with Northland Shopping Centre, will deliver the 'First Step' Job Ready Employment Program to increase young people's employability.	Council delivered two 'First Step' Job Ready Employment programs, supporting 30 young people through job readiness workshops and work experience.
Council will work in collaboration with local communities who experience social and economic disadvantage to explore further youth outreach opportunities and provide services accordingly.	Council has deployed its youth outreach services across the municipality including three new locations in 2018-19. This service has provided more than 2,000 direct contact hours with young people over 2018-19. Partner agencies who have supported Council's youth outreach service in local communities include: VICPOL, Youth Support and Advocacy Service, Merri Outreach Support Services, Launch Housing, Haven Home Safe and Darebin Community Legal Centre.
Council will upgrade, renew and replace essential equipment and assets that support the delivery of youth programs and activities for young people in Darebin.	Council has purchased 100 percent of the equipment needed for the renewal of essential equipment. Young people continue to be consulted on the equipment required to ensure fit for purpose.

2018-2019 actions working towards targets:	Progress comments:
With the support of Council, an Independent expert panel will review Council's services, collect and consider evidence and ideas, and gather community input in to how Council can best create an Age Friendly Darebin where older people are valued, supported and empowered to live well.	The Independent Panel reviewed Council's services and completed a draft report and released for second round of community consultation between 10 April and 15 May 2019, this was supported by a broad engagement strategy to collect feedback from community members and stakeholders. The Panel considered feedback, prepared and presented a final report to Council "Towards Age Friendly Darebin", it is anticipated this will be deliberated by council at its meeting on 22 July. Officers have prepared supporting materials following extensive internal consultation process, including officers recommendations to council for each of the Panel's 98 recommendations contained in the report, officers prepared draft implementation plan with potential project outlines, timelines and costings for delivering on the Panel's recommendations, pending Council's resolution in July 2019.
Complete the construction of a Changing Places toilet at Gower Street/Kelvin Grove. Complete designs at Raleigh Street Public Toilet facility, Edwardes Lake Park Public Toilets and toilets on the corner of Westgarth Street and High Street, Northcote.	Construction of the Changing Place and Accessible toilet at Kelvin Grove is complete and will be opened to the public late July 2019. The specifications for three additional Changing Places facilities is almost complete and expected to go to market for design services in August.
Ensure all of Darebin's food premises receive an annual food safety assessment.	The Health Protection Unit undertook 1277 food safety assessments of registered food premises across Darebin and delivered 10 free Food Handler Information Sessions that promoted good hygiene practices when handling food. Two sessions were delivered in Chinese to support Darebin's culturally diverse businesses and one was delivered to a local tertiary Learning Needs Program.





## GOAL 2

We will improve the wellbeing of people in our community by **providing opportunities** for them to live their lives well.

**2.2** We will expand **opportunities for participation and social connection** through sport, physical activity, arts, culture and other leisure activities.

2018-2019 actions working towards targets:	Progress comments:
Design six play spaces for construction in 2019-20 financial year.	Construction of play spaces improvements was completed at All Nations Park, LW Williams Reserve, Rona Street Reserve, Crispe Park and AG Davis Reserve. Design and construction documentation have been completed for the following play space Bundoora Park River Red Gum, Penders Park, Bundoora Park Homestead (Sushi Snake) and LE Cotchin. The concept design for Clyde Jones is 70 percent complete.
Construct play spaces at Bundoora Park River Red Gum play space, All Nations Park East play space, LW Williams Reserve play space, LE Cotchin Reserve play space, Bundoora Park play space and Bundoora Homestead play space in 2019-20.	Works on Council's playspace program are progressing. Bundoora Park playspace is complete while Bundoora Homestead playspace, LW Williams and All Nations play spaces are scheduled for completion in 2019-20.
Undertake a comprehensive investigation into the current asset condition of sporting facilities.	Fourteen of Darebin's Australian Rules Football facilities were audited under the Melbourne North Regional Strategy. This strategy identifies the gaps, key regional drivers of demand and identifies opportunities to accommodate participation growth across the region. Further audits of other sports facilities are nearing completion and will provide updated asset-condition data which will be used for the development of a new ten-year Outdoor Sports Venues Priority Plan.
Investigate the challenges and opportunities for Reservoir Leisure Centre so the long term future of the facility can be planned for and actioned.	A feasibility study commenced, to explore four options for the future of the Reservoir Leisure Centre (RLC). This project considers how RLC services the existing and future needs of the community and some options for meeting these needs. Consultation for the feasibility has been completed - over 600 responses were collected. Immediate improvement works will continue in the next quarter to provide improved pool-deck change rooms for families and schools: <ul style="list-style-type: none"> <li>- replacement of the pool filter and redundant lifeguard station with casual seating for users</li> <li>- review and replacement of fire alarms</li> <li>- installation of water meters for each pool and bollards at the pool entry</li> <li>- repair and tiling of concrete columns in the pool hall and air-handling systems.</li> </ul>
Complete the program for sportsground upgrades include reshaping ovals (where required) at Preston Oval and A H Capp Reserve (to provide consistent surface levels that will assist in surface drainage and surface run-off).	All major sportsground upgrades were completed. Preston City Oval, Mayer Park, Capp Reserve and Merri Park Baseball Diamond Resurfacing were completed. All grounds were fit for play at the winter/summer sports changeover.
Complete the construction of the outdoor netball courts as part of the Multi-Sport Stadium redevelopment.	Construction of the netball courts commenced however soil contamination caused delays to completion which is now scheduled to late-2019.
In consultation with the community, commence detailed design for the Multi-Sport Stadium.	Architects have been appointed to design the Multi Sports Stadium (MSS). This design work is underway with concepts being developed for Council consideration in 2019-20.

2018-2019 actions working towards targets:	Progress comments:
Adopt the preferred redevelopment option for the Northcote Aquatic and Recreation Centre and commence schematic designs in consultation with community.	Council resolved to proceed with the design phase of the redevelopment for the Northcote Aquatic and Recreation Centre (NARC). In June 2019, Council entered into a contract with an architect for design services for NARC. The design process is underway.
Deliver four community workshops aimed at building the capacity of Darebin's Sports Clubs to foster social connection and participation.	All four workshops were delivered. The first workshop was the launch of the short film Front and Centre: Achieving Gender Equality on and off the Field, which included a Q&A session with club representatives on the topic of gender equity in sport held in October. The second workshop was the Sports Club Breakfast held in February. The theme of this event was good governance which included a panel of guest speakers from local clubs speaking to more than 100 participants. The third workshop was held in April regarding sponsorship for sports clubs whilst the fourth workshop focussed on how sports clubs can work to eliminate single-use-plastics from their clubs.
Increase the number of people from the community participating in the Bundoora Park Farm volunteer program.	There were 30-41 participants in the volunteer program (August 2018-February 2019) who worked with students from Yarra-Me School Preston. Five volunteers performed specialist tasks, such as: fixing farm machinery, building small enclosures and in the community gardens. A new intake of volunteers began in February with induction and information days, with 49 registered and six support workers and will run until August. Three more volunteers were introduced with a support worker from Latrobe Lifeskills, (an NDIS registered Disability Support Service and Registered Training Organisation) providing one-to-one support and accredited training for adults with a disability.





## GOAL 2

We will improve the wellbeing of people in our community by **providing opportunities** for them to live their lives well.

**2.2** We will expand **opportunities for participation and social connection** through sport, physical activity, arts, culture and other leisure activities.

2018–2019 actions working towards targets:	Progress comments:
In partnership with the Reservoir Neighbourhood House, implement the community gym program to increase engagement/participation in the Reservoir Leisure Centre from people experiencing high levels of disadvantage.	All of the 50 available spaces in the community gym program have been filled. The Reservoir Leisure Centre and the Reservoir Neighbourhood House continue to work in partnership to oversee and manage the program. Reporting on non-active members occurs every eight weeks with a view to either re-engage the participant or offer the place to a new participant. The program will continue and grow in 2019–20.
Continue to implement the sports clubs performance subsidies program to recognise sporting clubs in the areas of: social inclusion and participation, good governance and community/Council relations.	The implementation of the Performance Subsidies Program continued in 2018–19, aligning with the season allocations as per the Sports Fees Charges and Occupance Policy (2014). A total of 17 submissions were successful for Winter 2018, which is 65 percent of Clubs that have a Licence or seasonal agreement. A total of 14 Licence and seasonal summer clubs received performance subsidies which is 82 percent of summer Clubs on a seasonal or licence agreement whilst seven clubs/ 77 percent on annual agreements (this includes tennis and bowls clubs) received a performance subsidy.



2018–2019 actions working towards targets:	Progress comments:
Undertake an audit of six seniors centres to establish an asset management improvement plan for the centres.	Detailed building inspections were completed for six senior centres. Immediate maintenance requirements are being rectified and a renewal program for the buildings was established.
Adopt new sustainable operating models and implement a five-year strategic plan for Northcote Town Hall Art Centre and Darebin Art Centre to ensure improved cultural outcomes for artists, audiences and community.	A new five-year strategic plan for Darebin's premier arts precincts is near completion. This plan ensures sustainable operations and improved outcomes for artists, audiences and community. A new workforce plan will be delivered as first and immediate steps in the implementation phase commencing in July 2019. A highlight for the new plan is enabling access to longer term tenure arrangements for creative organisations to base themselves within the precincts. In 2019, Multicultural Arts Victoria located their administrative offices at Northcote Town Hall. Council will invite other creative organisations and artist to base themselves within the precincts from 2019.
Implement year two of the five-year strategic plan at the Bundoora Homestead Art Centre that delivers improved benefits and outcomes for artists and visitors.	The Bundoora Homestead Art Centre delivered significant exhibitions such as 'Lucky?' and 'These Monuments Don't Know Us', featuring artists from diverse backgrounds and exploring themes relevant to our community. New Marketing Strategy, Measures and Evaluation Framework and Public Programs Strategy were also developed. The Public Programs Strategy was launched in April 2019 and included a new program of workshops and events and a hire space for creative industry within the spaces of the Homestead. A new artist-designed play space is due to begin construction in July 2019 to meet Council's aim of creating a family-friendly and active space at the Homestead which will also increase visitation.
Deliver year one priorities of the inaugural Darebin Future of Festivals Framework.	A Future of Festivals report was considered by Council in December 2018 and Council resolved to move to a model of major annual Autumn and Spring Festivals. The new model is in development and a new framework has been developed to inform the future of festivals in Darebin. A community consultation process was delivered in 2019 and a report to Council is tabled for August 2019.
Implement a centralised events consultancy service to ensure the quality and safety of large scale events in Darebin. The service will be guided by a newly developed and overarching Council-wide Event and Festival Framework.	A new three-stage process has been introduced to address risk matters in relation to public events in Darebin. As part of the improvements to the Event Permit System, new templates and guidelines are being trialled and further informing the management of risk in event planning and delivery in Darebin.
Design and implement a new Local Community Events Scheme to provide small grants for community-led local events.	The new local community events scheme, Celebrating Darebin, was opened for public submissions in October and aims to enable new, first-time community events that celebrate people and place. Events funded through this program have been delivered by various community groups in a number of locations and settings throughout 2019.



## GOAL 2

We will improve the wellbeing of people in our community by **providing opportunities** for them to live their lives well.

**2.2** We will expand **opportunities for participation and social connection** through sport, physical activity, arts, culture and other leisure activities.

**2.3** We will expand **lifelong-learning** opportunities, to enable local people to learn, develop their interests, and secure good quality work.

2018–2019 actions working towards targets:	Progress comments:
Improve the accessibility and engagement of Darebin’s arts precincts for people with disability. Programs will be designed to create new services that include direct and positive impact for both artists and audiences with disability.	A new arts inclusive program was implemented to ensure all sessions of Council-produced performances at Northcote Town Hall Art Centre include access initiatives. The program delivered 11 Auslan interpreted sessions of theatre works, four relaxed performances for people on the autism and sensory spectrum and four audio-described performances for people with vision impairment. A highlight of the program was a participatory Deaf Dance party and theatre show by a disability rights activist in the Melbourne Fringe Festival. The Deaf Dance event was a winner of the Melbourne Fringe Festival Spirit of the Fringe Award in 2018.
Develop the ‘garden gate to plate’ link between the Bundoora Park Farm and Bundoora Park Café by providing farm fresh produce in the café.	Produce continues to grow and garden plots are beginning to flourish with vegetables and herbs. The café continues to be fitted out to support the display and sale of produce. Investigations are underway to expand the produce area with other possible suppliers. The area is set up and visible to customers. There will continue to be research into possible local suppliers. Produce will be available to sell in the growing season in spring. Honey, eggs and apples are available at present. The garden to plate link will be an ongoing project.
Develop and implement a service agreement with Reservoir Neighbourhood House to support the House to become a food hub for the Reservoir community and coordinate the east Reservoir Community Garden.	The Reservoir Neighbourhood House Food Hub project service agreement was executed in October 2018.
Promote and engage the community with local food production including the delivery of the Backyard Harvest Festival.	The Backyard Harvest Festival was held in Autumn 2019 with over 390 tickets sold to 19 tours and workshops held in home gardens and a further three events held in conjunction with the Homemade Food and Wine Festival early-June. For the first time, the Festival was co-hosted by 3000 Acres.
Review the support provided to Seniors Clubs as part of the Age Friendly Darebin Review to ensure the support model continues to meet current and future needs.	Seniors Club members provided feedback about the support to senior citizens clubs on the draft report for the Age Friendly Darebin Review’s independent panel and informed recommendations. The Age Friendly Darebin Implementation Plan is being developed and will be further explored in 2019–20.
Undertake a feasibility study of the seven neighbourhood houses to inform future works that will enhance service provision.	The feasibility study final report was completed in June 2019. This report provides valuable information to inform the future needs of these building and services.
Undertake a review of all community grants and funding agreements with community organisations and create a new centralised grants program.	The grants review was completed, with a final model endorsed by Council in February. The 2019–20 small and medium grants and venue hire support grants opened in March and Three Year Partnership Grants opened in April.

2018–2019 actions working towards targets:	Progress comments:
Council will develop a range of diverse communication mediums targeted specifically to the different agencies working with vulnerable families (for example Child Protection, NDIS providers), so that agencies are better equipped to support families’ access to kindergarten and other early years services.	Council delivered diverse engagement methods to a range of agencies with the aim of improving family access to early years services. This included hosting an Inclusion Expo and delivering information sessions and workshops to managers of early years services, mental health services, local primary schools, Victorian Aboriginal Child Care Agency, Anglicare, Department of Education and Training and NDIS providers. This engagement will inform a new Early Years in Darebin resource to be released late-2019.
Complete the Lifelong Learning Strategy that will define opportunities for residents to continuously improve their knowledge and skills and commence implementation through collaboration and partnerships.	The draft Lifelong Learning Strategy is being prepared for consideration by the Reference Group.
Encourage and support the participation of schools (minimum of three) in their participation of a youth resiliency program.	Three new primary schools commenced the youth resiliency program in May. Four schools who commenced the program in 2018, completed their professional development. An outcome evaluation of the program in two primary schools also commenced in May and the outcomes will inform future programs.
Implement Libraries After Dark to promote and deliver evening activities at Preston Library.	The formal Libraries After Dark program was completed in April 2019. The program has been a free space at Preston on Thursday evenings to meet a range of community needs such as study space for students, a diverse program of events and as a place for community connection. Evaluation activities identified that over 2,000 community members attended 75 events on Thursday evenings since the program started in November 2017 with over 5,600 visitors to Preston Library between 8–10pm in the same timeframe. In recognition of the strong impact this innovative approach has had in contributing to reducing social isolation, Council received grant funding for a further two years to support program continuation.
Develop an East Preston Community Centre governance and operational model for implementation in 2020–21 that best suits the community’s changing needs.	Actions assigned to the 2018–19 year have been completed including a needs analysis, benchmarking and local community consultation. A Council briefing with options is scheduled for August 2019.
Continue to grow our library service; increasing awareness and usage by our community.	Recent off-site community consultation activities have provided library team members with both the opportunity to hear directly from our community about their needs as well as raise awareness of the services Darebin Libraries offers. This information is being used to develop our new Darebin Libraries Strategy as well as inform our future marketing and engagement approaches to raise awareness of library services with our community. Participation in initiatives like IDAHOBIT Day and National Simultaneous Storytime mean libraries have an opportunity to reach different audiences. The Design a Bookmark competition received a fantastic community response with five winners proudly having their art turned into a bookmark to be shared with library customers.



### GOAL 3

We will ensure our planning system facilitates high-quality and sustainable development that extracts social, environmental and economic benefits for our community.

**2.3** We will expand **lifelong-learning** opportunities, to enable local people to learn, develop their interests, and secure good quality work.

**3.1** We will encourage and facilitate **appropriate high-quality development in identified areas** to create opportunities for living accessibly to public transport, infrastructure, open space and attractive, safe public areas.

2018-2019 actions working towards targets:	Progress comments:
Activate our library spaces through engaging events, collaborative partnerships and innovative technology solutions.	Darebin Libraries delivered more than 190 events for over 10,000 attendees between April and June. Highlights included a Spoken Word workshop and Open-Mic event for young people, a range of inclusive activities to celebrate IDAHOBIT Day, a series of films to recognise National Reconciliation Week, many crafting sessions to support creative pursuits for all ages and a number of informative workshops supporting healthy ageing.
In consultation with our community, review the community language library collection ensuring it meets the community's needs.	Community consultation activities to support the development of our new Darebin Libraries Strategy have focused intently on identifying the needs of our CALD community from a library collection perspective as well as events, spaces, technology and services. This valuable feedback is helping to identify the types of library collections our community would like as well as raise awareness of existing library resources.
Continue to develop the library collection to meet community needs (including Premiers Reading Challenge).	An increased focus on ensuring our digital collections are meeting our customer needs and extensive promotion of new and existing collections has been positive with loans increased more than nine percent over the past 12 months.
Implement Darebin Libraries Technology Strategy Action Plan to deliver enhanced digital services.	In response to customer feedback, Darebin Libraries introduced improved wireless internet access in all library branches to support our increasing number of customers using this service.

2018-2019 actions working towards targets:	Progress comments:
Complete the Review of the Planning Scheme to ensure the Planning Scheme is achieving Council's strategic goals and meeting the technical requirements for review in the Planning and Environment Act.	The Darebin Planning Scheme Review (technical report), required by State Government legislation, is being finalised. Broad community engagement is being planned for spring 2019 about the planning, growth and development in the city to define a shared vision for the future and to inform a range of policies and practices. This work will also inform the development of Darebin's Municipal Planning Strategy (which will replace the Municipal Strategic Statement) and the translation of the Darebin Planning Scheme into the new Planning Policy Framework.
Continue to work closely with the State Government to commence the Planning Scheme amendment process for future years.	To define a shared vision for planning growth and development, Council resolved in December 2018 to engage with the community. Broad community engagement will take place in spring 2019 to define a shared vision for planning, growth and development. This work will also inform the development of Darebin's Municipal Planning Strategy (which has replaced the Municipal Strategic Statement) and the Planning Policy Framework. The State Government's roll-out has now been delayed to late 2019 or early 2020.
Begin work to develop a long term integrated plan for the future of the City - creating greater certainty for the City and a 50 year vision for a sustainable, liveable, productive, accessible, creative City.	Council has commenced the background research, scoping and project planning for the development of a 50-year vision for the municipality. Broad community engagement will take place in spring 2019 to define a shared vision for planning, growth and development. It will also inform the development of Darebin's Municipal Planning Strategy and Planning Policy Framework.
Complete the investigation of the Northland Urban Renewal Precinct (a new suburb in Preston East), and develop a draft Structure Plan, and advocate for good public transport links to service the area.	Preparation for the Northland Urban Renewal Precinct (NURP) included community consultation undertaken from May to June 2018. Council completed the NURP Street Network Strategy and commenced the Waste, Energy and Creative Industries Strategies. Council will continue to liaise with land owners and other stakeholders to ensure the best possible outcome for the long-term future of the precinct. There have been some delays to some of the milestones in this project. A draft Precinct Plan is expected to be released in early-2020.
Develop a vision for Central Preston in partnership with the community, to progress development of a new, long-term plan to guide how the Central Preston precinct will be developed.	Council has undertaken community engagement activities to develop a new vision for Central Preston. These included targeted stakeholder workshops, street stands and a full-day Future Preston Summit, held in the Shire Hall. Together with Council advocating to the State Government for integrated level crossing removal and station redevelopment at Bell Street and the review of the planning controls for Preston Market, these projects are an opportunity to revitalise the central Preston area and deliver improved community outcomes.
Work to ensure Preston Market and its neighbourhood thrives into the future including working with the Victorian Planning Association (VPA) to review the planning controls and future opportunities at the site.	In 2018, the VPA and Council had in-depth conversations with local residents and businesses as part of reviewing the Preston Market Precinct's current planning controls. Since then, the State Government announced that it would remove the level crossings at Cramer Street and Murray Road and rebuild the Preston train station, adjacent to Preston Market Precinct. Extensive engagement was conducted in May and June 2019, including surveys, pop ups, kitchen table discussions, stakeholder meetings and deliberative workshops. The findings of this in-depth engagement will inform both Council's and the Victorian Planning Authority's work to ensure a strong community voice.





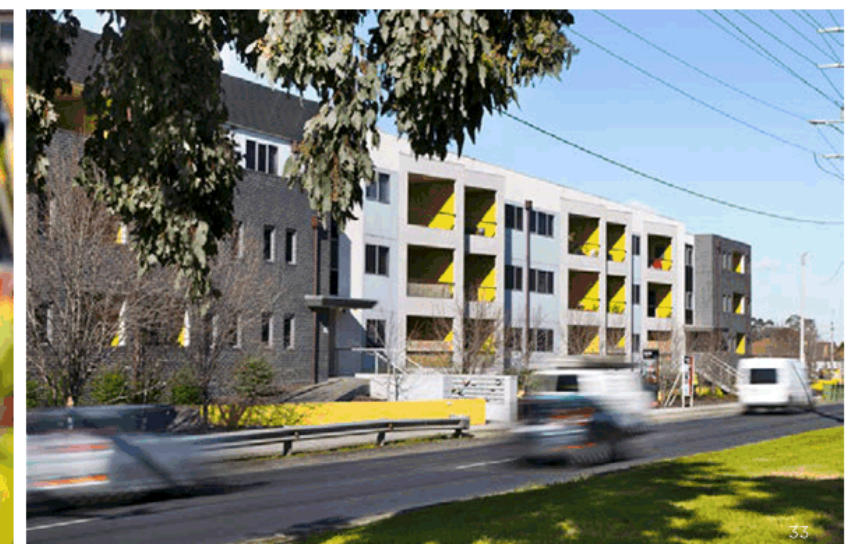
## GOAL 3

We will ensure our planning system facilitates high-quality and sustainable development that extracts social, environmental and economic benefits for our community.

**3.1** We will encourage and facilitate **appropriate high-quality development in identified areas** to create opportunities for living accessibly to public transport, infrastructure, open space and attractive, safe public areas.

2018–2019 actions working towards targets:	Progress comments:
Identify and respond to opportunities and address issues arising from State Government projects, developments and land holdings where appropriate, and advocate for positive outcomes that align with Council’s plans for the community (including Oakover Village).	Council advocated to the State Government for better sustainable transport, retention of valued biodiversity and great design. The advocacy projects included seeking protection of grasslands at Dumbarton Street, on a site the State Government plans to develop. As well, Council advocated for affordable housing and good design at State Government’s land assets in Oakover Village and Walker Street, and as part of the Reservoir, Bell and Preston level crossing removal projects.
Work closely with the State Government to advocate for significant improvements at Reservoir Junction at the same time as removal of the Level Crossing.	Council continued to advocate to government to simplify and improve the complex road network adjoining the High Street Reservoir level crossing needed for improved pedestrian safety and to connect Edwardes Street with Broadway. While the State Government has not yet funded the road improvements, it has future-proofed the design of the level crossing removal to allow for road intersection changes to be completed at a later date and Council is continuing to advocate for intersection improvements in future years. Council has advocated for improvements to the design of the proposed station building and surrounding precinct to improve pedestrian connections.
Advocate with the Level Crossing Removal Authority and other partners to maximise positive outcomes for local communities affected by level crossing removals.	The State Government has now started replacing Reservoir Station and removing the level crossing. Council has been asking for improvement of designs including widening the pedestrian plaza, incorporating kiosks, planting more trees and increasing bike parking. The construction work is disruptive. Local traders have been supported and local residents encouraged to shop locally at this time (#loveressa campaign). Council has responded to traffic and access issues to keep the disruption to the minimum possible.
Consult and finalise the review on the Darebin Open Space Strategy, and work with the State Government to seek approval for changes to the Planning Scheme to collect any additional Open Space Levy amounts from developers in future years.	Consultation on the draft Open Space Strategy was undertaken in November and December 2018 and feedback from a variety of individuals and groups has been incorporated into a final draft. The draft Open Space Strategy contains policy statements and justification for an increased Open Space Levy. Following adoption of the final Open Space Strategy, a planning scheme amendment process will begin to make changes associated with the levy that is anticipated to commence late-2019.
Continue collecting funds from developments in activity centres to support the upgrade of streetscapes adjacent to their development.	Planning permit conditions are being applied on major development sites, including those at the corner of High Street and Arthurton Road, Northcote and High Street and Raglan Street, Preston that are generating a requirement for new developments to fund streetscape improvement works directly in front of the development site.
Complete the development of a long-term infrastructure plan for works across Darebin, which is a critical component of a Developers Contribution Scheme.	The Development Contributions Plan is a high priority for Council and the project is well underway. However, due to the complexity and scale of the work, there has been a delay to the original timeline. The current focus is on finalising the 10-Year Capital Works Plan to identify future infrastructure based on projected demographics. Preparing the planning scheme amendment documents will commence during the 2019–20 financial year.

2018–2019 actions working towards targets:	Progress comments:
Work closely with the State Government to seek approval for changes to the Planning Scheme required to start collection of developer funds.	To meet future population growth, Council progressed work to introduce a levy on developers for contribution to provide required infrastructure. A planning scheme amendment to introduce the Developers Contribution Plan into the Darebin Planning Scheme will commence late-2019. At the State Council meeting of the Municipal Association of Victoria in October 2018, Council supported a motion to write to the Planning Minister seeking urgent action on allowing councils to apply the standardised levies available through Infrastructure Contributions Plans (ICP) and to develop a standardised funding stream for councils for infrastructure in established urban areas to support population growth.
Review the Darebin housing policy and strategies to meet long term community needs and maximise affordable housing throughout the municipality.	Significant housing work has taken place, with a focus on delivery and advocacy projects. Current projects such as Townhall Avenue and Oakover Village Precinct will assist to inform Council’s policy and strategic direction. A joint project with Moreland City Council funded a Housing Advisor who delivered workshops to build staff capacity in negotiating affordable housing outcomes in multiple contexts. Council undertook background research and investigations that informed future housing policy work.
Consider the feasibility and delivery model for an affordable housing site on Townhall Avenue.	In November 2018, Council resolved to proceed with the long-term lease of the site for the purpose of affordable housing. This follows community consultation and statutory notice in July-August 2018. An expression of interest process is underway to identify a tenant capable of delivering and managing affordable housing on the Townhall Avenue site.
Advocate for high levels of affordable housing at State Government owned renewal sites throughout Darebin, including Oakover Village.	Council continued to advocate and work with the State Government regarding affordable housing in Darebin, including the Walker Street Precinct and Oakover Village Precinct. The State Government selected a developer for the Walker Street and Oakover Village sites, with whom Council will continue to advocate directly.





### GOAL 3

We will ensure our planning system facilitates high-quality and sustainable development that extracts social, environmental and economic benefits for our community.

#### 3.2 We will support our creative industries to ensure the city grows as a significant arts and creative centre.

2018-2019 actions working towards targets:	Progress comments:
Deliver Year One priorities of the Darebin Creative and Cultural Infrastructure Framework.	A creative arts strategy for the Reservoir Station level crossing removal project was completed. A commitment for new public art work is in discussion. Further discussions are progressing regarding an overall conceptual framework for a creative strategy for the Bell and Preston Rail projects in the future. Council resolved in September 2018 that Northcote Town Hall and Darebin Arts Centre would transition to be dedicated arts hubs. This aligns with the Bundoora Homestead Arts Centre's Growth Strategy to strengthen cultural hubs with increased visitation, community participation, arts programming and creative partnerships. There has been increased visitation within all three creative precincts. The Northlands Creative Strategy was developed as part of the Northland Urban Renewal Project during this reporting period and directly addresses a number of priorities of the Creative and Cultural Infrastructure Framework.
Implement the Public Art Framework 2018.	Significant consultation and research was undertaken to inform the Public Art Framework, that was presented to a meeting in February and adopted by Council. Council will now undertake a process to implement internal procedures and checklists to ensure that new public art commissions follow best practice and deliver best value for the community. The restoration of FIDO Public Artwork in Fairfield was completed as was the full restoration of the Koori Mural located on St Georges Road.
Scope a new landmark public art commission that acknowledges and recognises Darebin's migration story.	Scoping of the new public art commission commenced. Governance matters and artist expressions of interest process have been designed and were tested with a smaller scale public art project in early 2019. A specialist public art consultant has been engaged to scope three sites in Darebin that may accommodate a major public art installation celebrating Darebin's migration story in the future.
Undertake a professional and market-led valuation of the indoor art collection for insurance purposes.	Upgrades to the art collection database are being finalised and an audit of collection items in Council buildings was completed in April 2019. A valuer has been appointed and valuation of the Darebin Art Collection is in progress 2019.
Develop and test a cultural outcomes framework using the Speakeasy program (a year-round independent theatre program) to monitor and evaluate the impact of a local performing arts scene based at the Northcote Town Hall Art Centre.	In partnership with the Cultural Development Network, an outcomes and measurement framework was implemented as part of the Speakeasy Program at Northcote Town Hall Arts Centre. A number of cultural, social and economic outcomes were informed by new data collection methods and evaluation tools.
Design, develop and implement a municipal-wide arts marketing plan to diversify audiences and grow visitation across signature arts precincts in Darebin.	An Arts Precincts Marketing Overview has been completed, incorporating Darebin Arts Centre, Northcote Town Hall Arts Centre and Bundoora Homestead Art Centre. The marketing plan is in the final draft stage and the recommendations will inform future planning in 2019-20.

2018-2019 actions working towards targets:	Progress comments:
Expand Council's art collection through new acquisitions and commissions of both indoor and outdoor art works aligned to the Collections Policy and Public Art Framework 2018.	Several new artworks were recommended for acquisition to the Darebin Art Collection. The recommendations were assessed by a selection panel guided by Council's Collection Policy and procurement is now complete or in progress for all new art works. Six new works for the collection were approved, including a painting by Indigenous artist Marlene Gilson, an embroidery by Abdul Abdullah and work by Australian Chinese artist Eugenia Lim. The artworks will be displayed and available to view online. The selection panel also approved acquisition into donations related to the Smith Family and hospital history collections.
Complete the restoration of FIDO public art work located in Fairfield.	Restoration of FIDO is complete. With timber renewal works, electrical, mechanical and audio repairs and speaker upgrade, FIDO is now fully operational.





### GOAL 3

We will ensure our planning system facilitates high-quality and sustainable development that extracts social, environmental and economic benefits for our community.

**3.3** We will manage local roads, buildings and public spaces to make our city **safer, cleaner and more attractive.**

2018-2019 actions working towards targets:	Progress comments:
Construct local area traffic treatments in Northcote, Thornbury and Reservoir at high priority locations nominated by traffic management and road safety audits. Complete design works for additional high priority construction works in subsequent financial years.	Construction works to slow vehicles and increase the walkability of our streets were completed along Queen Street in Reservoir and Springthorpe Boulevard in Macleod. Community consultation was completed for the Northcote Local Area Traffic Management precinct and designs are currently being prepared based on this feedback. Community consultation material has also been prepared for the Thornbury and Main Drive Local Area Traffic Management precinct which will be undertaken early in the next financial year.
Complete design works for additional high priority construction works in subsequent financial years.	Designs of high priority projects like Edwardes Lake Park athletics track, JE Moore Pavilion, Bundoora Park Pavilion are complete and these projects are scheduled for construction in 2019-20.
Construct upgrades to six small Shopping Strips with new amenities including bins, recycling bins, cycle hoops, seats or trees.	Construction for Enfield Avenue Preston and Banff Street Reservoir has been completed. Construction work to install a new footpath at Lancaster Gate (Polaris) Bundoora has also been completed. Concept designs for improvements to retail streetscapes at Wales St Thornbury and Moira/Churchill Reservoir have been completed.
Renew three special rates schemes to enable traders associations to continue improving and marketing key activity centres.	Council consulted on renewal for the special rate schemes in Fairfield, Northcote and Preston business precincts and has now decided to renew all these to support the local business associations to undertake marketing promotions.
Deliver maintenance programs for streetscapes and public spaces in line with current levels of service.	Council invested substantial resources in upgrading major shopping strips and streetscapes. Contracts were awarded for the maintenance of High Street from Westgarth to Murray Road, Edwardes Street, Reservoir Broadway, Reservoir, Gilbert Road/Miller Street, Preston intersection and Station Street Fairfield plantings. These programs are ongoing and have seen a significant improvement in maintenance standards.
Integrate safety as a high priority into all design for new public places and facilities including consideration of lighting design.	Increasing the perception of safety and actual safety are high priorities in every Council project. Council undertakes safety audits and incorporates the Crime Prevention Through Environmental Design principles as part of the design process for parks, playspaces, activity centres and streets.
Continue to install high efficiency lighting whenever replacement or renewal is needed.	Council upgraded its street lights to LED technology whenever replacement or renewal was needed.
Commence the implementation of the Gender Equality Map pilot, in partnership with the State Government, including undertaking a minimum of one gender and community safety audit.	The Gender Equality Map was open between December 2018 to February 2019, with 142 pins mapping experiences across the municipality. A report on the findings of the map is being prepared and will inform community safety and other initiatives in 2019-20.
Deliver at least two whole of place audits to identify actions to reduce crime and improve perceptions of safety.	Four whole-of-place safety audits were undertaken this year. Actions taken as a result of these audits included installation of additional lights, graffiti removal, installation of murals and public seating.

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2018-2019 actions working towards targets:	Progress comments:
Using a risk based approach, respond appropriately, consistently and in a timely manner to matters affecting the safety and amenity of our community.	A risk-based assessment of issues is the primary tool used to prioritise the way resources are used to respond to matters that may impact or affect the safety and amenity of our community. This is being reinforced by work focused on improving and updating our Local Laws, including the development of Standard Operating Procedures, which aim to ensure consistency in approach. Improvement to the service delivery aspects of Council's compliance areas also occurred. For example, the process for reporting dumped rubbish was streamlined, which reduced the time for removal of rubbish and helped improve the amenity of the City.
Provide an effective monitoring and compliance response to parking that supports Council's efforts to improve the safety and amenity of our road network.	As part of the ongoing monitoring and enforcement of parking in the municipality, Council's parking officers detected 36,301 parking breaches for the year as part of their regular patrols. In addition, they have responded to and resolved 3,377 requests concerning parking-related matters.



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### GOAL 3

We will ensure our planning system facilitates high-quality and sustainable development that extracts social, environmental and economic benefits for our community.

**3.3** We will manage local roads, buildings and public spaces to make our city safer, cleaner and more attractive.

### GOAL 4

We will support and attract a diversity of local businesses and industries by fostering an environment in which they can thrive.

**4.1** We will foster an environment that ensures our local businesses succeed – from large industries to microbusiness and freelancers.

2018–2019 actions working towards targets:	Progress comments:
Complete the review of the Graffiti Strategy.	A review of the Graffiti Strategy has been completed and will be presented for public consultation in the first quarter of 2019–20.
Complete 12 street art murals across the municipality to minimise graffiti occurring at hot spot locations whilst improving the amenity.	Twelve Street art murals have been completed across the municipality.
Deliver year two actions identified in Council's 2017–2021 Domestic Animal Management Plan (DAMP) including those actions aimed at ensuring responsible animal ownership continues within our community.	<p>Actions progressed, in particular Council:</p> <ul style="list-style-type: none"> <li>– ran successful three day animal de-sexing program.</li> <li>– completed specialised training for officers regarding dog and cat handling, focusing on aggressive animals.</li> <li>– reviewed and updated the procedures for dealing with the destruction and management of dangerous and restricted dog breeds.</li> <li>– reviewed and changed the way Council manages neonatal kittens. The changes have seen local vets and the Victorian Cat Protection Society enter into a partnership with Council, to provide specialist care for very young kittens.</li> </ul>
Improve our approach to construction management and enforcement to better address the disruptions that the current high levels of development are causing in our community.	A whole-of-council approach was applied to review and better understand the scope of construction management issues that resulted in re-orienting work towards place-based principles. Two key changes included establishing a dedicated team to minimise and manage disruption associated with level crossing removal and the appointment of place managers who work with Darebin's largest shopping precincts where much of the development is occurring. These place managers will help minimise disruption and communicate with the community in a more integrated way.
Prioritise the enforcement of compliance and safety issues, such as swimming pool fencing and boarding house management.	Priority was given to the monitoring and enforcement of safety risks related to both swimming pools and boarding houses. Council issued and acted on a number of illegal boarding house matters during the year and achieved a 100 percent success rate with 11 prosecuting matters in the Magistrate Court.

2018–2019 actions working towards targets:	Progress comments:
Deliver the Pitch IT program to support new businesses in Darebin.	This year Darebin Pitch IT received over 40 applications with 10 businesses pitching their ideas on 22 March. Five finalists were shortlisted to participate in the Accelerator Program including Mums on the Move, Helios Health Systems, The Sharing Tree, Gecko Traxx and Silfresh Sustainable Packaging. The Grand Final was held on 30 May. Judges from Melbourne Innovation Centre, La Trobe University, Melbourne Polytechnic and CERES joined Council and 60 attendees to hear the finalists Pitch their concepts. The winner Gecko Traxx, a portable and affordable accessory for manual wheelchair users to access the beach and other off-road terrains was awarded \$20,000 prize money.
Support the establishment of a social enterprise network in Darebin.	The inaugural Social Enterprise Network meeting held 31 October, attracted 12 local social enterprises. Council is currently developing a Social and Sustainable Procurement Policy which will directly benefit local social enterprises.
Undertake research to understand Darebin's micro business structure.	A draft report for this research has been completed. Additional consultation to test findings with micro businesses is expected to be completed in 2019.
Undertake a business support program to assist local migrant and refugee women to start their own businesses.	The Global Sisters Program which supports local migrant and refugee women to begin businesses has helped eight local residents develop their business concepts. The program was delivered through workshops, local business presentations and mentoring. A pitch graduation day was held 19 June.
Encourage businesses to take up apprenticeships and other employment programs available through state and federal government funding, including placement opportunities for Aboriginal and Torres Strait Islander people.	Council continued to administer and promote the Darebin Jobslink, showcasing local job opportunities to local job seekers. The Melbourne's North Job Link was also assisted in promoting opportunities for people from an Aboriginal and Torres Strait Islander background offered by local business.
Undertake two projects with local tertiary providers to enhance employment outcomes.	Three Darebin businesses engaged La Trobe University students through the Northern Industry Student Placement Program, facilitated by NORTH Link. An additional business, Shiny Embroidery, engaged La Trobe University students to undertake research projects funded by a Federal Government grant, that included the development of an app to enhance warehouse logistics.
Continue to work with the community to develop a Parking Management Strategy that will consider community, transport, public space, climate change and responding to population growth in the City.	At the Council Meeting on 11 June, Darebin Council voted unanimously to withdraw its draft Parking Strategy which was released for community feedback in May 2019. Council strongly believes that community input is critical to good decision making and knows our community shares our commitment to tackling complex issues. The decision not to proceed with the strategy is a clear demonstration that this Council will always listen to our community and respond to their feedback.





## GOAL 4

We will support and attract a diversity of local businesses and industries by fostering an environment in which they can thrive.

**4.2** We will enable and activate space, including vacant shopfronts and council facilities, to accommodate different businesses and industries.

**4.3** We will pursue regionally significant economic opportunities to drive growth and sustainability for our region.

2018-2019 actions working towards targets:	Progress comments:
Activate vacant shop fronts in Darebin.	Three art installations were delivered in long-term vacant shops in High Street Preston and Thornbury, bringing the total number for the year to eight. These installations beautified the precincts and can be directly attributed to reducing graffiti. Council also confirmed a partnership with Melbourne Polytechnic and Northern College of Art and Technology (NCAT) to display students' artwork in vacant shops across Darebin. Additionally, the program supported seven potential new businesses.
Support businesses operating in Council facilities at the Melbourne Innovation Centre in Alphington and the old Police Station at Northcote.	In November, the Melbourne Innovation Centre (MIC) (Darebin's business incubator) celebrated 20 years of operation. The MIC became a partner to deliver the 2019 Pitch IT program which was completed in May and promoted to all businesses operating out of the incubators.
Develop a partnership between the Darebin Arts Centre and the Global Sisters social enterprise initiative to enable access to a commercial grade kitchen to support start-up local food enterprises.	Council worked in partnership with community-based organisation Global Sisters to facilitate access to the Darebin Arts Centre commercial kitchen for women who are re-entering the workforce, or entering it for the first time. The kitchen has been made fit-for-purpose and the collaborative projects with Global Sisters are progressing well.
Reinvigorate the Darebin Art Centre as a centre for arts and innovation with public areas (including the main foyer of the Darebin Art Centre) upgraded to meet community expectations of a functional and quality arts centre.	In addition to transitioning the Darebin Arts Centre, away from a Council facility-for-hire and into a dedicated arts centre, the centre's foyer underwent a refurbishment. These works ensure accessibility for people of all abilities, as well as improving community experience of the centre.

2018-2019 actions working towards targets:	Progress comments:
Continue our partnership with NORTH Link to advocate for regional economic growth and implementing regional strategies such as the Melbourne's North Food and Beverage Growth Plan.	NORTH Link released a regional investment prospectus as part of their regional attraction strategy. The prospectus showcased key industries and investment opportunities available throughout the region. Council worked in partnership with Melbourne's North Food Group to deliver the 2019 Export Program with 10 local businesses. Promotion of NORTH Link's Industry Student Placement Program has seen an increase in the number of local businesses utilising this opportunity.





## GOAL 5

We will lead on equity and recognise our **diverse community** as our **greatest asset** for solving future challenges.

**5.1** We will ensure our services, facilities and programs **benefit all**, including our most vulnerable.

2018–2019 actions working towards targets:	Progress comments:
Develop an Equity, Inclusion and Human Rights Framework with associated actions plans.	The draft framework is complete and will be presented to Council for adoption in the first quarter of 2019–20.
In partnership with external community organisations and internal stakeholders, identify employment programs that support Darebin’s underemployed, unemployed, low socio-economic, CALD, youth, disabled and disadvantaged community members to develop skills, build capacity, gain experience and increase opportunities to gain meaningful employment.	Council continues to work closely with the Darebin Aboriginal Advisory Committee, Darebin Ethnic Communities Council, La Trobe University, Melbourne Polytechnic and other external stakeholders to identify and support local employment pathways within Council. Council supported 90 placements, engaged an Aboriginal and Torres Strait Islander trainee and coordinated eight Council employees to participate in the Real Jobs Industry Program for more than 200 Year 10 local students in October 2018. Council is currently scoping a new community employment program to support diverse and disadvantaged community members to participate in a 16-week certificated program to gain employment with Council or externally.
Continue to apply the equity, inclusion and wellbeing assessment tool to ensure our services, facilities and programs prioritise the needs of our most vulnerable.	Council continues to apply the equity, inclusion and wellbeing assessment tool (EIWPAT) across the organisation. The tool was applied to 11 major projects for this quarter including the Youth Services Strategy, draft Community Engagement Framework, Multi-Sports Stadium Feasibility Study, City Plan development, Darebin Childcare Registration Review and the Cleaning Services Contract. In total, the EIWPAT was applied to 33 major projects in 2018–19.
Review the 2015–2019 Disability Access and Inclusion Plan and develop a new plan for Council.	The Community Engagement Plan is under development and is designed to inform the community working group that will develop the new Disability Access and Inclusion Plan.
Construct two new disabled parking spaces serving Activity Centres and schools to improve safety and accessibility for users.	A disabled parking space was installed in Mitchell Street near the Miller Street/Gilbert Street Activity Centre. The upgrade to a disabled parking space, on Ash Street next to Preston North East Primary School, was completed.
Finalise designs for disabled parking spaces in five locations in Darebin to be constructed in subsequent financial years.	Upgrade works for two parking bays for people with a disability were completed in Mitchell and Park Streets, Preston. The disability parking space in Ash Street, Preston was also upgraded in January to comply with the Australian Standards. Designs for new future disabled parking spaces are also complete.
Complete access and inclusion capital works improvement program for the following projects: the bridge internal alterations (Stage 2 Construction) 220 High Street, Preston; accessibility alterations to Merrilands Community Centre East Building (Stage 2 Construction) 35 Sturdee Street, Reservoir; the bridge relocation of accessible toilet (Stage 2 of 3 Design) 220 High Street, Preston; and the bridge accessibility (Stage 1 Design) Shaftesbury Parade, Thornbury.	Accessibility and building renewal upgrades were completed at Merrilands Community Centre East Building and The Bridge Preston (also known as the Preston Neighbourhood House and Church). Accessibility features include the upgrade of all the ramps to the buildings at both sites. At Merrilands Community Centre, accessibility works included the upgrade of the accessible toilet and accessible car space plus the construction of an ambulant toilet. Other works included kitchen repairs and upgrades, new floor and paint finishes throughout, new energy efficient lighting and external works to improve accessibility around the site. Additional works at The Bridge Preston included minor internal building works to remove walls and improve the circulation space around the social enterprise café.

2018–2019 actions working towards targets:	Progress comments:
Implement the final actions from the 2017 Language Aide and Multilingual Service review.	This project has been completed. Customers who don’t have English as their first language will experience an improved level of service. The Language Aide Officer has met with CALD community groups to ensure work undertaken is appropriate, relevant and aligns with expectations and needs. Staff training has also been undertaken. As part of this project, we are also ensuring accessibility for all groups, with the inclusion of the CAS symbol, hearing loops and the work with Autism SCOPE.
Meet our legislative and moral obligations to children, ensuring that children and young people involved in Council programs or visiting Council are safe from harm and abuse.	Training was delivered to all teams that provide direct services to children and young people to ensure employees have an understanding of legislative, policy and moral obligations. Council commenced roll-out of its on-line Child Safety training in March. Council also developed a Safeguarding Children Code of Conduct. Three cross-organisational working group meetings were undertaken to support the implementation of a child-safe culture.
Deliver a professional development program designed to address inequality in the music industry targeting early-career music producers.	Darebin Music Feast was held in October 2018 and focused on gender inequity in the music industry. A weekend-long professional development program explored relationships between gender, sound and narrative. The program covered ideas about how female, femme and non-binary indie musicians approach their artistry, what makes and breaks them and how broader issues like age, class and ethnicity affect creative practice.
Deliver the AMPLIFY mentoring program (a professional development program to address inequality in the music industry) as part of the 2018 Darebin Music Feast.	AMPLIFY was delivered on Saturday 27 October as part of the 2018 Music Feast. In 2018, AMPLIFY was open to Aboriginal and Torres Strait Islander music event producers and the resulting event, Jirrmujina Liyan (songs for spirit), showcased Aboriginal and Torres Strait Islander People through music.
Develop and deliver a 12-week arts development mentoring program for young people from disadvantaged backgrounds. ‘LET’S TAKE OVER’ Arts Producing Mentorship will culminate in a one day arts festival at Northcote Town Hall Arts Centre.	The development program was successfully completed and the festival event was held on 2 March. Attendance was at capacity.
Deliver a feasibility report on the Intercultural Centre with a focus on the functional, space and design requirements as well as a renewal of the vision, service outcomes and potential locations.	Development of the Feasibility Study commenced in September 2018. Consultation with users, community stakeholders and Council officers is being undertaken. Work is progressing on the preferred assessment criteria for a new location for the Intercultural Centre. A new service model is being developed for the program, incorporating the directions and drivers identified through the consultation.
Adopt and implement an Electronic Gaming Machine Policy.	The Electronic Gaming Machine Policy 2018–21 and action plan were endorsed by Council in December 2018. Council will continue to implement the Action Plan and review it on an annual basis.



## GOAL 5

We will lead on equity and recognise our **diverse community** as our **greatest asset** for solving future challenges.

**5.1** We will ensure our services, facilities and programs **benefit all**, including our most vulnerable.

**5.2** We will bring the ideas of our diverse community into our decision-making.

2018-2019 actions working towards targets:	Progress comments:
Develop a partnership with the Brotherhood of St Laurence to deliver an employment support program for asylum seekers and refugees.	Council executed a funding agreement with the Brotherhood of St Laurence to allow the Employment Pathways for People Seeking Asylum project to commence. The program engaged 97 asylum seekers and more than one third became job ready with nine securing work.
Advocate for good community outcomes and high levels of affordable housing at State Government owned renewal sites throughout Darebin, including Oakover Village.	Council continued to advocate to and work with the State Government to seek a higher quality and volume of affordable housing in Darebin that included the Walker Street and Oakover Village Precinct. The State Government selected a developer team for Walker Street and Oakover Village and Council will continue to advocate directly with them.
Develop and implement a Local Diversity and Inclusion through Employment Strategy that identifies ways to minimise the barriers to diversity in the workplace and increases pathways to employment for our local community.	Council's Employment Pathways Committee continued to work collaboratively to explore local employment and placements in partnership with local institutions and organisations. This is supported by Council's Pathways to Employment Policy and the newly developed Volunteer Policy. Council has recently undertaken an internal diversity survey. Analysed data will inform future employment strategies. Council will develop a Community Employment Strategy and Workplan during 2020.
Develop and deliver Aboriginal and Torres Strait Islander and Refugee Mentoring Programs across Council.	Council delivered its first Aboriginal and Torres Strait Islander mentoring program, which included training for both mentors and mentees to ensure they have the skills and knowledge to participate in the program. Mentors and mentees have been partnered and Connect Sessions scheduled. The first session was successfully conducted in October 2018 at the Darebin Spiritual Healing Trail and guided by Uncle Trevor Gallagher, Koori Education Worker.
Deliver Aboriginal, Cross Cultural, Diversity and Inclusion and Disability Awareness Training across Council that fosters a more creative, inclusive, respectful and productive workforce and workplace.	Aboriginal and Torres Strait Islander Awareness, Disability Awareness and Say NO to Racism training was delivered this financial year. Participants found the training useful, informative and relevant. Disability and LGBTIQ Awareness sessions were delivered in Quarter four.
Support the implementation of Council's Workplace Cultural Development Strategy through the facilitation of programs that build a harmonious, performance and values-based culture that meets the changing needs of our diverse workforce and community.	Council has scheduled more than 40 programs to support the continued development of a harmonious, performance-oriented and values-based culture, including Introduction to Emotional Intelligence, Being a Peak Performer, Lead Innovative Thinking and Practice, Creative Thinking and Problem Solving and Develop and Implement Strategic Plans. In addition, more than 100 Managers, Coordinators and Team Leaders attended Teamwork Performance and Accountability training. Council also delivered Aboriginal and Disability Awareness Training, Say No to Racism and LGBTIQ Awareness Training and improved its Induction program to focus on delivering excellent services to our diverse community. The People and Development Unit continue to partner with Council's Manager Culture and Transformation to identify and implement key strategies.

2018-2019 actions working towards targets:	Progress comments:
Undertake a review of Council's Community Grant Program to deliver a more effective and streamlined approach.	The grants review has been completed, with a final model endorsed by Council in February 2019. The 2019-20 small, medium and venue hire support grants opened in March and Three Year Partnership Grants opened in April 2019.
Design and implement opportunities for children and young people to participate in civic life by seeking their input into decisions that affect them including Northland Urban Renewal Precinct, Reimaging Ruthven Master Plan and Northcote Aquatic and Recreation Centre Renewal.	Council engaged and consulted with children and young people in a range of matters over the 2018-19 year. This included over 1,000 young people's voices heard in the development of the Youth Services Strategy 2019-21 and over 1,500 children (0-12years) consulted in the development of 14 Play-Maps.
Develop a comprehensive Community Engagement Framework that will shape and drive our engagement processes with the Darebin community to ensure we continually reflect the views and needs of residents, traders and visitors.	In 2018-19 the Community Engagement Strategy and Framework was scoped to understand the needs of Councillors, staff and the community. A review of Council's Community Advisory Committees and Community Reference Groups was included in this scope to deliver best-practice approaches in engagement. The Framework will reflect proposed legislative requirements in the upcoming Local Government Act and better-practice recommendations in the Victorian Auditor-General's Public Participation and Community Engagement: Local Government Sector Report. The Framework will also reflect community expectations of a modern, progressive Council with robust community engagement at the heart of decision-making. The expected completion date of this project is October 2019.
Deliver the recommended solutions identified by the Young Citizen Jury that respond to the key issues currently affecting Darebin young people.	Council has supported the Young Citizen Jury to complete 100 percent of all 2018-19 recommendations. Members prepared a budget submission for the 2019-20 budget process and the Victorian Government Royal Commission into Mental Health Care. Two Youth Services Strategy design workshops were hosted with 25 young people to support the creative design of the strategy document and official launch.
Undertake a comprehensive and inclusive community engagement process, including community listening posts and digital channels, for the coming 2019-20 budget. Research and develop a deliberative budget engagement model to be implemented in 2019-20.	The 2019-20 budget was adopted in June 2019 and was influenced by comprehensive and inclusive community engagement that included pop-ups, face-to-face engagement, focus groups and an online presence. Eighty-five submissions were received by the closing date for submissions including twenty-nine submitters requesting to be heard in support of their written submission. An additional three items providing feedback on the budget were received after 9 May 2019. The community submissions in total requested an estimated \$30.60 million (M) (\$24.93M for capital works projects and \$5.67M for operating projects).
Review the Terms of Reference for our Community Advisory Committees to ensure consistency and clarity of purpose.	The Terms of Reference will be revised based on outcomes from the Advisory Committee Review, which will be conducted as part of the development of the Community Engagement Strategy and Framework. This action will be completed in 2019-20.
Provide training and targeted professional development for councillors.	Professional development training is provided for Councillors, as requested.



## GOAL 5

We will lead on equity and recognise our **diverse community** as our **greatest asset** for solving future challenges.

**5.2** We will bring the ideas of our diverse community into our decision-making.

**5.3** We will be responsive and respectful to the current and emerging aspirations of **Traditional Owners and Aboriginal and Torres Strait Islander communities** in Darebin.

2018-2019 actions working towards targets:	Progress comments:
Deliver training and online resources to help citizens make verbal and/or written submissions at government bodies and other agencies.	Fifty community members participated in three community submission training sessions in February and March. Feedback from participants has been very positive. Council will evaluate the success of the program and make recommendations for 2020.
Work with local schools to encourage student's attendance at three daytime Council Meetings in 2019, in recognition of the value of children and young people's participation in local democratic processes.	Council delivered its first day time Council meeting on 20 May. Fifteen young people from two schools attended and every student reported that they have an increased knowledge of local decision-making and the role of Local Government. Feedback about this pilot program will inform the delivery model for future meetings in 2019-20.
Optimise the processes for briefing sessions to ensure Councillors have all the relevant information to inform decision making.	Ongoing improvements to briefings have been implemented. A workshop with Councillors to finalise both the Governance Local Law and the briefing process will be held in the first half of 2019-20.
Review the procedures for tracking Council resolutions to ensure they are implemented in a timely manner.	A process was developed and implemented, which includes quarterly reporting to Councillors and the Executive Team on the implementation of Council resolutions. An update was provided to Councillors in the Quarter Three Council Plan Progress Report in May.
Finalise Council's Advocacy Strategy that focuses on the issues important to the Darebin community and supports Council's efforts in fighting for our voice to be heard at a State and Federal Government level.	Council's Advocacy Strategy for the 2019 Federal Election outlines the key issues of importance to our community and an overview of the funding and policy commitments Council is seeking. The broader overarching Advocacy Strategy, will focus on key initiatives and policy priorities for our community and draws on feedback we have received from the community through Council's engagement activities. The strategy is dynamic and is reviewed and updated regularly in line with political and planning cycles.

2018-2019 actions working towards targets:	Progress comments:
Develop a new Aboriginal and Torres Strait Islander Action Plan for endorsement by the Aboriginal Advisory Committee.	The Action Plan was endorsed by the Darebin Aboriginal Advisory Committee at their meeting in March. Priority actions for 2019-20 include Council room renaming in the Woi Wurrung language and delivering an inclusive event as an alternative to January 26 events.





## GOAL 6

We will be a **leading, modern, and open council** to meet our challenges, now and in the future

**6.1** We will implement **the best delivery models** to optimise efficiency and value.

2018-2019 actions working towards targets:	Progress comments:
Complete a review of Council's Asset Management Policy and Strategy aimed at ensuring that service delivery is provided in a financially sustainable and effective manner.	Benchmarking against other councils has been undertaken, in addition to an internal assessment of Council's asset management practices and procedures. Development has begun on a new Asset Management Strategy, which will be finalised in the first half of 2019-20.
Implement a program to drive and expand upon its current continuous improvement capability. The program will focus on productivity and efficiencies gains, customer service improvement, business integration and cost savings.	Eighty staff have completed the internal capability building program for continuous improvement. More than 100 processes were reviewed and mapped, resulting in improved customer and community outcomes, reduction of risk, increased efficiency and cost savings.
Review Council's current Project Management Framework to support the design and implementation of consistent project management principles across the organisation for all major projects (CAPEX and non-CAPEX projects).	A new draft Project Management Framework has been developed, with significant consultation undertaken across the organisation. The framework will be completed in the first quarter of 2019-20.
Develop a new Property Management Strategy to guide Council's future decision-making in relation to the management of its property assets, leases, licences and service levels.	Initial bench-marking has been undertaken against similar organisations and work has begun on the delivery of the Framework. The project is scheduled for completion in the first half of 2019-20.
Develop and commence implementation of a Workforce Planning Strategy that aligns the needs and priorities of the Council with those of the workforce, ensuring that it meets legislative, regulatory and service needs of our community now and into the future.	Council continues to work closely with neighbouring councils as part of a regional partnership in relation to developing a framework for the strategy, ensuring legislative compliance and mapping resource needs into the future. The framework will be completed in 2019-20.
Conduct an extensive five-yearly household survey to better understand the needs of the Darebin community and ensure that this is reflected in our services and delivery methods.	The five-year survey was postponed to 2019-20 in line with the development of the Community Engagement Strategy (CES). The CES project will look at the best ways for Council to engage with the community on a broader level to provide a longer-term profile snapshot, inform planning and future service delivery.
Undertake a periodical assessment of the alignment of staff and resources regarding service delivery and community levels of service.	Research has been undertaken and the framework will be developed in 2019-20 that supports the Workforce Plan recommendations.
Undertake a review of Council's procurement policy, framework and processes to deliver better practice, improved compliance, enable collaboration with other Councils and social procurement outcomes.	Council is developing a new Procurement Policy and Strategy to embed social and sustainable procurement principles and practices that demonstrate corporate social responsibility, better practice and tangible return to our community. Finalisation of the documents is almost complete, in preparation for consideration and endorsement by Council early-2020.
Collaborate with surrounding northern region Councils to explore shared opportunities, minimise costs and maximise value for money for our communities.	Council is collaborating with our northern region partners in relation to the procurement processes that will yield better value for Council and also to support the development of temporary staffing and workforce planning strategies.

2018-2019 actions working towards targets:	Progress comments:
Collaborate with the northern region councils, deliver an IT systems integration project that will deliver the ability to integrate various technological systems that will streamline customer service, improve functionality and enable more efficient business services.	Building on the work completed with regional partners on collaborative initiatives, Council is implementing a collaboration platform and continues to map system connectivity gaps and opportunities for immediate customer service and functionality improvements for 2019-20. The IT Integration project forms part of the CommunityFIRST and IT Strategies and will continue to inform a pipeline of related projects in line with business and service needs.
Complete the IT Strategy and 'Digital First' plan to support Council's commitment to improved customer service, digital initiatives, business efficiency, 'Smart City' innovations and value to the community.	With the assistance of the new IT governance structure, the IT draft Strategy is now undergoing a digital review to ensure that key stakeholders have their major requirements met. There is an emphasis on Council's compliance, security, digital and regulatory needs.
Scope and design a digital solution to decrease the councils expensive and physically large storage footprint resulting from storing in excess of 15000 archive boxes. This will encompass aspects such as physically auditing to reduce box numbers, digitising documents to provide cheaper, more secure storage with quick and effective management/recall of records, disposal and regulatory compliance.	The records review, completed earlier this financial year, identified significant productivity improvement and cost saving. Immediate transition of paper records to digital has commenced with 1,000 boxes already converted and significant process improvement identified for implementation.
Finalise and commence the implementation of the Customer Service Strategy.	The work is at scoping stage as part of the 'Customer Experience Review and Service Commitment' project, with a March 2020 delivery date. The focus is on a shared approach across all of Council to provide service excellence to the community, including a service commitment that meets our diverse community's needs, delivers on their expectations and reflects our values. The work will closely align with our community engagement and new website projects.
Develop and implement a new Complaints Handling Policy.	Work has begun on the complaints policy and procedure with an audit process, staff consultation sessions, data collection and alignment with the Customer Experience Strategy. This will continue to be a priority and finalised in 2019-20.
Introduce a new digital platform to significantly improve the convenience, simplicity and effectiveness of the community's interaction with Council's services. The platform will support the 'Digital First' plan by enabling a wide range of services to be offered online as well as improve the in person and phone based customer experience through increased customer service capability.	With the introduction of a new governance structure, Council is able to significantly improve the convenience, simplicity and effectiveness of the community's interaction with Council's services by interacting with the organisational groups responsible for delivering those services. The draft IT Strategy has identified initiatives to support the CommunityFIRST Strategy by enabling a wide range of services to be offered online as well as improve the in-person and phone-based customer experience through increased customer service capability.
Expand the use of the Darebin City Council website through automated online forms and payment capability.	In line with the CommunityFIRST Strategy, Council is completing a community and organisation engagement process to capture the website functionality necessary to meet current and future needs. This process will also help shape the technological capabilities being delivered via the IT Strategy.



## GOAL 6

We will be a **leading, modern, and open** council to meet our challenges, now and in the future

**6.2** We will find new ways to deliver **long-term financial sustainability**.

**6.3** We will **communicate our progress on the actions in this council plan** to residents, community leaders, community organisations, business, industry, and Victorian and Federal governments to ensure we can all act together.

2018-2019 actions working towards targets:	Progress comments:
Progress implementation of the Public Open Space Levy and Developer Contribution Scheme (see Strategy 3.1).	Consultation on the draft Open Space Strategy was completed in December 2018. This recommends Council review its Open Space Levy. Once adopted, this would form the basis of the planning scheme amendment process. The Development Contributions Plan is a high priority for Council. The project is well underway. However, due to the complexity and scale of the work, the project has seen some delays to the original timelines. At this stage, the planning scheme amendment process is expected to commence during the 2019-20 financial year.
Council will explore and implement solution-based engagement methods that suit the diverse stakeholder groups across our community.	This project will form part of the Community Engagement Strategy. It includes an extensive consultation piece supporting the draft Multicultural Communications Action Plan 2018-21 and will develop recommendations and strategies. The actions have been tested with departments from across Council and final strategies will be included in respective workplans and key performance indicators.
Negotiate a modern and flexible Enterprise Agreement that is sustainable and reflects industry and industrial standards.	Council completed the Enterprise Agreement 2018-22 negotiations, with a resounding 93 percent of employees voting 'Yes' in support of the agreement. The agreement has been lodged with the Fair Work Commission and was ratified in quarter three 2018-19.
Review Council's ten year financial strategy that delivers funding for ongoing service delivery to the community, the timely renewal of community assets and the assets required for ongoing service delivery and new community assets. This strategy will fully integrate with the Council Plan, Strategic Resource Plan, Capital Works Plan, Annual Budget, and other informing Council strategies.	A review of Council's 10-year Long Term Financial Plan (LTFP) was completed as part of the 2019-20 Annual Budget process.
Develop a new Risk Management Policy and Framework to ensure an integrated and holistic approach to the management of risk is embedded organisation-wide.	Drafts of the new Risk Management Policy, Risk Management Framework and supporting tools and guidelines have been developed and endorsed by the Audit Committee. A review of Council's risk appetite and strategic risk profile were undertaken in consultation with Council's new internal auditors. The policy and framework will be finalised in the first half of 2019-20.

2018-2019 actions working towards targets:	Progress comments:
The Darebin website will be redeveloped to provide the community with greater access to the information they need about their local community and services. There will be significant community consultation built into the project to ensure the views of Darebin residents, traders and visitors are incorporated into the new design.	A report with recommendations on key focus areas has been completed. The report includes a five-year road-map for Council's digital transformation and a document capturing the website business requirements. Recommendations were based on consultations with Councillors, as well as internal and external participants. The report will assist delivering the new Darebin website by approximately May 2020.
Develop an interactive map for the community to view Council services and where they are located.	Requirements for Interactive mapping was explored in the recent community engagement process. This functionality is being integrated into the Darebin website project.







# CAPITAL WORKS





# CAPITAL WORKS

Fourth Quarter 2018-19

This is the second year of the Council Plan 2017-21. Darebin's capital works program continues Council's strong investment in new and renewed infrastructure. In the Annual Budget 2018-19, Council committed \$46.1 million to its 2018-19 capital works program of 134 projects. The budgeted capital expenditure for 2018-19 included \$6.8 million for new assets, \$18.4 million for asset renewal and \$7.5 million for asset upgrades and expansion works. Some of these projects are being delivered over several financial years.

Actual spend on the capital works program for 2018-19 was \$39.6M.

## Selection of Completed Work in Q4

### Preston Façade

Actual expenditure 2018-19: \$860,542

The Preston façade works are part of an extensive program by Council to restore the Northcote and Preston town halls. Council engaged the heritage architects Lovell Chen for the design and documentation of both town halls. The Preston Town Hall is the first under construction with initial works taking place in 2018-19 along Gower Street. The construction works have restored the Preston Town Hall to its former glory.

### Drinking Fountains

Actual expenditure 2018-19: \$171,201

A program of works to install new drinking fountains across the municipality was undertaken in 2018-19. Drinking fountains were installed at Bundoora Park Farm (Visitor Centre, Farmyard and Coopers Settlement), Darebin Parklands, Judith Scott Memorial Park, Preston Shire Hall, Northcote Town Hall forecourt, Fairfield Community Centre, Crispe Park, Doug Hannan Reserve, Clyde Jones Reserve and Bundoora Park, Leslie Reserve, Former Ruthven Primary School and Bundoora Park Oval.

### Playspace Upgrade

Actual expenditure 2018-19: \$197,604

Playspace upgrades were undertaken to meet revised safety requirements and provide unique, varied and interesting places for children of all ages and abilities to play. Council's continued investment aimed to ensure the promotion of a healthy, connected community. These playspace upgrades include:

**LW Williams Reserve:** new play equipment including a climbing net, a spinner and a swing, new footpath, sandpit, stepping logs and furniture, soft fall mulch top-ups, rubber surfaces, landscaped gardens and drinking fountain.

**All Nations Park East:** renewal of steel and timber elements, a new tunnel, footpath, furniture, new slides, a basket swing, sandpit, soft fall surfaces, activity panels, echo tubes, landscape elements and new planting.

### Road Resurfacing Program

Actual expenditure 2018-19: \$1,406,145

As part of the 2018-19 Roads Resurface Program a total of 36 streets were resealed, totalling 60,775m<sup>2</sup>. These included Gertz Avenue, Cooper Street, Wood Street, Theobald Street and Charles Street which were sealed with new environmentally friendly asphalts - DuraGrip and DuraGrip Plus. These asphalts contain 90 per cent waste products including crumbed rubber sourced from old truck tyres. The performance of the surface has been proven and its flexibility has been enhanced.

### Urban Forest Strategy Implementation

Actual expenditure 2018-19: \$400,657

This year over 3,400 trees were planted in bushland, parks and streets across the municipality. In the summer season, newly planted trees in streetscapes and parks are maintained by watering, weed spraying, re-tying and adjusting stakes and the application of mulch. Trees that were planted in the first quarter will be intensely maintained with watering and formative pruning for the next two years until they are established. They will then be maintained as part of normal operational programs.



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# CAPITAL WORKS REPORT

## Fourth Quarter 2018-19

■ Completed  
■ Did not meet target

Project by Asset Class	Total Budget	% Complete
<b>Bridges</b>		
Bridge Construction – Rathcoun Road, Reservoir	\$972,000	88%
Bridge Construction – Beavers Road, Northcote	\$1,100,951	73%
Bridge Renewal – Dundas Street, Preston	\$196,787	100%
Bridge Replacement – Wood St, Preston – Financial Contribution	\$318,000	100%
<b>Buildings</b>		
Gellibrand Kinder – Additional Vapour Intrusion Sampling Report	\$1,170,000	100%
Northland Northcote Customer Service Centre	\$102,868	100%
Neighbourhood Houses – Accessibility Works, Design and Investigation	\$1,009,000	100%
Merrilands West Building Renewal	\$72,000	100%
Melbourne Innovation Centre Shade Structure	\$17,000	31%
Preston Municipal Complex Office Accommodation	\$648,000	100%
Preston Underground Power Supply	\$246,956	100%
Northcote Aquatic Recreation Centre Schematic Design	\$232,000	100%
Pitcher Park Pavilion Upgrade	\$520,000	100%
Reservoir Leisure Centre Roof Replacement	\$600,000	100%
Bill Lawry Oval Redevelopment	\$100,000	48%
Reservoir Community Learning Centre Foyer Re-design	\$26,270	100%
Preston Municipal Complex – Lift Replacement	\$19,582	100%
WH Robinson Reserve – Pavilion Renewal	\$928,058	100%
BT Connor Reserve Pavilion Upgrade Detailed Design	\$81,000	100%
Preston Municipal Complex	\$297,000	20%
Northcote Aquatic Recreation Centre Maintenance & Renewal Program	\$112,000	100%
GE Robinson Reserve Pavilion Upgrade	\$60,000	39%
Raleigh St Children Centre	\$40,000	100%
Preston Town Hall Heritage Building Works	\$885,000	100%
Building Renewal Program	\$290,000	100%
Bundoora Park Female Change Room	\$156,000	100%
Darebin Arts Complex Foyer Upgrade	\$1,168,000	100%
JE Moore Park Pavilion Female Public Toilet Design	\$97,000	100%
Bundoora Homestead Minor Asset Renewal and Upgrade	\$45,000	100%
Darebin Community Sports Stadium Asset Renewal	\$154,000	100%
Darebin Arts Complex and Northcote – Accommodation Design	\$43,000	100%
Disability Access Capital Works	\$195,000	100%
Carbon Reduction Implementation Plan	\$460,000	58%
Public Toilet Strategy Implementation	\$544,000	76%

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Project by Asset Class	Total Budget	% Complete
High Street Preston	\$8,000	100%
Darebin Multi-Sports Stadium	\$4,500,000	58%
The Bridge Thornbury Outdoor Redevelopment	–	Project Not Required
Darebin Childcare and Kindergarten Outdoor Redevelopment	\$27,000	100%
Sullivan Ice Rink Roof	\$340,000	100%
Preston Municipal Complex Fire Panel Renewal Upgrade	–	Project Not Required
Preston Municipal Complex Chiller and Boiler Replacement	\$529,000	100%
Relocatable Kindergarten Building	\$237,000	0%
Storm Damage Infrastructure	\$40,717	100%
Reservoir Leisure Centre Security & Risk Upgrade	\$15,000	100%
E-Waste Facility	\$16,010	100%
<b>Computers &amp; Telecommunication</b>		
Digital Transformation Strategy Program	\$1,400,000	68%
IT Infrastructure Program	\$1,364,000	59%
Darebin Libraries Technology Strategy	\$187,000	95%
Darebin Libraries Website Refresh Stage 2	\$215,000	Merged with Digital Transformation Strategy
<b>Drains</b>		
Drainage Improvement – Byfield Street, Reservoir	\$152,553	100%
Drainage Improvement – 69 Wilson Boulevard, Reservoir	\$341,182	100%
Drainage Improvement – Mais St – Purinuan Rd, Reservoir	\$25,000	75%
Drainage Improvement – 3-19 Miranda Rd, Reservoir	\$16,560	75%
Drainage Improvement – St Vigeons Rd – Miranda Rd, Reservoir	\$97,000	75%
Drainage Improvement – Jackman St – David St, Preston	\$200,000	100%
Drainage Improvement – Design of Gilbert Rd & Knox St, Reservoir	\$33,000	100%
Stormwater Pipe Relining Program	\$273,000	100%
IW Dole Reserve Playground Drainage	\$16,000	5%
Darebin International Sports Centre Stormwater Harvest & Flood Mitigation	\$370,000	100%
Reactive Minor Drainage Improvement Program	\$108,000	100%
Reactive Drainage Renewal Program	\$58,000	100%
Stormwater Drainage Contributions Program	\$25,000	100%
<b>Footpaths &amp; Cycleways</b>		
Footpath Renewal Program	\$2,596,000	100%
Footpath Walkability Improvements	\$310,000	100%
Walking Initiatives	\$441,000	100%
Shared Path Program	\$570,000	100%
St Georges Rd-High St Shared Path Master Plan Implementation	\$50,000	86%

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# CAPITAL WORKS REPORT

## Fourth Quarter 2018-19

■ Completed  
■ Did not meet target

Project by Asset Class	Total Budget	% Complete
Yarana Road Shared Trail	\$195,000	96%
Bundoora Park Active Transport Program	\$81,947	75%
Cheddar Road Shared Path Safety Improvements	\$123,000	100%
Cycling Facilities	\$131,000	100%
Northern School for Autism Crossing	\$40,000	100%
<b>Land</b>		
Land Acquisition Fund	\$1,715,000	100%
<b>Library Books</b>		
Darebin Libraries Product Purchases	\$804,000	100%
<b>Parks, open space &amp; community</b>		
Community Art Restoration Fund	\$80,000	100%
Drinking Fountains Program	\$250,000	94%
Minor Streetscape Furniture Works and Beautification	\$174,000	100%
Playspace Upgrade Program	\$519,000	90%
Sporting Practice Nets & Cages	\$130,000	100%
Junction Urban Master Plan Implementation	\$46,362	10%
Streetscape Upgrades Minor Retail Activity Centre	\$321,000	100%
KP Hardiman Precinct Redevelopment - Schematic Design	\$50,000	100%
Pocket Small and Medium Parks Upgrade Program	\$333,000	100%
Pitcher Park Sportsfield Lighting	\$15,000	100%
Edwardes Lake Park Athletics Track Refurbishment	\$100,000	100%
BT Connor Reserve - Sportsfield Lighting Construction	\$357,500	100%
Urban Forest Strategy Implementation	\$450,000	100%
Dole and Donath Master Plan Implementation	\$100,000	75%
Robinson Capp Master Plan Implementation	—	Project Not Required
Fairfield Village Streetscape Master Plan Implementation	\$150,000	100%
Penders Park Master Plan Implementation	\$257,000	92%
Bill Lawry & Oldis Gardens Master Plan Implementation	—	Project Not Required
Mayer Park Masterplan Implementation	\$25,000	69%
Batman Park Master Plan Implementation	\$60,000	100%
Bundoora Park Precinct Master Plan Implementation	\$250,000	92%
Bundoora Homestead Playspace	\$96,000	75%
Merri Park Baseball Diamond Refurbishment	\$19,000	100%
Synthetic Cricket Wicket Installation	\$51,980	100%
Irrigation Upgrades and Renewals	\$105,000	81%
Sportsground Upgrades	\$255,000	100%

Project by Asset Class	Total Budget	% Complete
Mayer Park Surface Works	\$271,000	100%
Darebin Municipal Signage Strategy Implementation	\$69,247	100%
Park Renewal Projects	\$100,000	100%
Inner City Netball Program	\$1,027,000	100%
Recycling in Our Public Spaces	\$105,985	100%
Public Safety Infrastructure Fund	\$140,686	100%
Pavilion & Sports Lighting Design	\$8,000	100%
<b>Plant, machinery &amp; equipment</b>		
Youth Service Equipment and Asset Program	\$160,000	100%
Art Collection Acquisition	\$100,000	100%
Monument Public Art to celebrate Darebin's Migration Story	\$40,000	15%
Northcote Town Hall Minor Asset Renewal and Upgrade	\$100,000	100%
Darebin Arts Complex Minor Asset Renewal and Upgrade	\$136,000	100%
Reservoir Leisure Centre Pool Plant Renewal and Maintenance	\$216,000	100%
Replacement of Mobile Garbage, Green Waste and Recycling Bins	\$300,000	100%
Vehicular Plant Replacement - Light Vehicles	\$577,923	100%
Vehicular Plant Replacement - Heavy Vehicles	\$1,142,000	100%
Electric Vehicles	\$130,000	100%
<b>Roads</b>		
Road Rehabilitation - Simpson St, Northcote	\$430,648	100%
Road Rehabilitation - Edwin St, Northcote	\$540,000	100%
Road Rehabilitation - Myrtle Grove, Preston	\$187,545	100%
Kerb and Channel Program	\$378,000	100%
Streets For People	\$312,000	100%
Road Rehabilitation - Cornwall St, Northcote	\$100,000	72%
Right of Way Rehabilitation Program	\$139,000	100%
Road Resurfacing Program	\$1,508,000	100%
Road Rehabilitation and Design Program	\$992,901	100%
Street Lighting Program	—	Project Not Required
Safer Travel	\$481,000	93%
Octopus Schools	\$201,000	86%
Pedestrian Crossing	\$312,982	62%
Modify Parking Bays for Persons with a Disability	\$213,091	100%
Traffic Management and Road Safety	\$490,000	84%
Blackspot Separation St, Northcote	\$156,000	100%
Road Rehabilitation - McLachlan St, Bundoora	\$350,000	100%



## STATUS OF COUNCIL RESOLUTIONS

Council decision-making is guided by the direction and intent set out in the Council Plan, principles outlined in the *Local Government Act 1989*, the Governance Local Law and the Councillor Code of Conduct. These decisions are recorded in the form of resolutions, which are enacted by the Council administration.

Resolutions, once recorded, take effect immediately. They can vary greatly in scale from writing a letter to communicate Council's position on a matter, to delivery of a complex capital project.

Darebin City Council records and monitors the progress made on the implementation of Council resolutions. Year to date, 121 resolutions have been completed and 64 resolutions are in progress. Due to the complexity of some of the resolutions, they span multiple years and can be superseded or updated as the initiatives progress.

The status of the 185 resolutions made by Darebin City Council since 1 July 2018 is:

- 65% complete
- 35% in progress

## FINANCIAL REPORT

12 months ended  
30 June 2018

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# 1 EXECUTIVE SUMMARY

## 1.1 Operating performance

	Adopted Budget \$'000	Actual \$'000	Variance \$'000
<b>Operating</b>			
Revenue	180,212	186,610	6,398
Expenditure	(165,688)	(167,344)	(1,656)
<b>Surplus (deficit)</b>	<b>14,524</b>	19,266	4,742
<b>Capital &amp; other</b>			
Revenue / grants	(2,020)	(3,855)	(1,835)
Developer contributions	(5,700)	(6,846)	(1,146)
<b>Adjusted underlying surplus</b>	<b>6,804</b>	8,565	1,761

For the twelve months ended 30 June 2019, Council has recorded an operating surplus of \$19.27 million, which is \$4.74 million ahead of the annual budget. After eliminating capital and other items, the adjusted underlying surplus is \$8.57 million, which is \$1.76 million ahead of budget. 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.

The main items contributing to this favourable variance are greater income than budgeted from the disposal of Council properties, operating and capital grants, monetary contributions as well as savings in expenses for employee costs and lower depreciation and amortisation expenses.

## 1.2 Capital performance

	Adopted Budget \$'000	Actual \$'000	Variance \$'000	Budget & CFWD's \$'000
Property	18,761	12,072	6,689	20,391
Plant & equipment	9,605	3,896	5,709	9,650
Infrastructure	23,837	16,774	7,063	22,822
<b>Total capital works</b>	<b>52,203</b>	32,742	19,461	52,863

For the twelve months ended 30 June 2019, Council expended \$32.74 million on the capital works program, which is \$19.46 million behind the annual budget. The variance is due mainly to delays in buildings works, plant, machinery and equipment, computers and telecommunications, bridges and parks, open space and streetscapes.

The post-year review identified a number of capital works projects which were programmed for delivery in the 2018-19 financial which will require some the budgeted funds to be carry forward to the 2019-20 year. The value of this is \$7.63 million.

## 1.3 Financial position

	Adopted Budget \$'000	Actual \$'000	Variance \$'000	Audited 2018 \$'000
Cash and investments	49,584	89,100	39,516	85,766
Net current assets	32,631	65,328	32,697	60,083
Net assets and total equity	1,386,426	1,444,101	57,675	1,520,614

The financial position as at 30 June 2019 shows a cash and investment balance of \$89.10 million which is \$39.52 million ahead of budget. The variance is due mainly to timing differences in receipt of rates, operating and capital grants, payments for capital works and a higher opening cash and investment position compared with budget. The cash and investment balance of \$89.10 million was sufficient to meet restricted cash and intended allocation obligations of \$36.55 million at the end of June. Restricted cash is the amount of cash holdings Council requires to meet external restrictions such as trust funds, statutory reserves and cash for intended allocations such as cash held to fund future capital works.

The net current asset position is \$65.33 million which is \$32.70 million greater than the adopted budget. The net asset position of \$1.44 billion is \$57.68 million more than the annual budget.



## 2 FINANCIAL ANALYSIS

### 2.1 Operating performance

The information in the table below shows income and operating expenditure for the year ended 30 June 2019. The four columns of data provide information on the following:

- YTD budget to 30 June 2019 (i.e. estimated timing of income and expenditure)
- Actual results to 30 June 2019
- YTD variance of actuals compared to budget
- Original budget as adopted by Council

The report provides year to date (YTD) summary of Council's financial position and is a guide on the timing of receipts and payments. Timing differences can occur during the financial year and year to date variances do not imply that the annual budget will be affected.

Comprehensive Income Statement for the 12 months ended 30 June 2019	YTD Budget \$'000	YTD Actual \$'000	YTD Variance \$'000	Annual Budget \$'000
<b>Income</b>				
Rates and charges	132,500	130,621	(1,879)	<b>132,500</b>
Statutory fees and fines	9,182	9,515	333	<b>9,182</b>
User fees	10,831	10,171	(660)	<b>10,831</b>
Grants – operating	14,981	16,058	1,077	<b>14,981</b>
Grants – capital	2,636	4,521	1,885	<b>2,636</b>
Contributions – monetary	5,700	8,773	3,073	<b>5,700</b>
Net gain (loss) on disposal of property, infrastructure, plant and equipment	(412)	2,294	2,706	<b>(412)</b>
Other income	4,794	4,657	(137)	<b>4,794</b>
<b>Total income</b>	<b>180,212</b>	<b>186,610</b>	<b>6,398</b>	<b>180,212</b>
<b>Expenses</b>				
Employee costs	82,287	81,592	695	<b>82,287</b>
Materials and services	54,401	56,461	(2,060)	<b>49,350</b>
Bad and doubtful debts	1,267	2,197	(930)	<b>1,267</b>
Depreciation and amortisation	23,535	22,359	1,176	<b>23,535</b>
Other expenses	4,198	4,735	(537)	<b>9,249</b>
<b>Total expenses</b>	<b>165,688</b>	<b>167,344</b>	<b>(1,656)</b>	<b>165,688</b>
<b>Surplus for the year</b>	<b>14,524</b>	<b>19,266</b>	<b>4,742</b>	<b>14,524</b>
<b>Less</b>				
Grants – capital (non-recurrent)	(2,020)	(3,855)	(1,835)	<b>(2,020)</b>
Contributions – monetary	(5,700)	(6,846)	(1,146)	<b>(5,700)</b>
<b>Adjusted underlying surplus/(deficit)</b>	<b>6,804</b>	<b>8,565</b>	<b>1,761</b>	<b>6,804</b>

### Operating Revenue – notes

#### 1. Rates and charges

Major variances include:

- Supplementary rates are \$453K less than budget due to the impact of annual valuations.
- Rates and charges levied under the Solar Saver special charge program are \$2,006K less than the adopted budget.

#### 2. Statutory fees and fines

Major variances include:

- Planning fees are \$72K less than the adopted budget.
- Building fees are \$212K less than the adopted budget mainly due to lower Council consents as a result of a requirement for construction activity to be more contained on site (public precaution).
- Civic compliance are \$167K less than the adopted budget.
- Traffic enforcement infringements issued are \$144K greater than the adopted budget.

#### 3. User fees

Major variances include:

- Revenue from Arts precincts is \$473K less than the adopted budget partly due to the temporary closure of the Darebin Arts Centre at the end of the financial year.
- Revenue from Planning is \$113K less than the adopted budget.
- Revenue from Civic compliance is \$118K greater than the adopted budget.

#### 4. Grants operating

Major variances include:

- Aged and disability service delivery funding is \$341K greater than the adopted budget.
- Family and community program funding variance is \$168K less than the adopted budget.
- Unbudgeted grant funding has been received for the Recycling services (\$138K), Environment strategy (\$92K), Strategic planning (\$88K) and Gender equity for early years grant funding program (\$73K).
- Victorian Grants Commission (Financial Assistance Grants) for 2019/20 were 50% prepaid in 2018-19 and accordingly the grants received were \$116K less than the adopted budget.

#### 5. Grants capital

Major variances include:

- Funding for BT Connor Reserve and Mayer Park lighting of \$270K has been received.
- Funding for the redevelopment of Bill Lawry Oval is \$425K ahead of the adopted budget.
- Funding for the Inner City Netball Program is \$1,974K greater than the adopted budget.
- Funding for the Rathcrown Road bridge replacement is \$538K ahead of budget.
- Expected funding for the Beavers Road bridge of \$1,580K has not been received this financial year.

#### 6. Contributions – monetary

Major variances include:

- Small-scale technology certificates for the Solar Saver special charge were received are \$1,927K more than budget at the end of the financial year.
- Contribution for the Dundas Street bridge replacement of \$205K has been received.

#### 7. Net gain / (loss) on sale of property, plant and equipment:

- Proceeds from the sale of discontinued road at 800 Plenty Road of \$1,636K has been received.
- Gain on sale of plant and equipment is \$546K greater than budget.

#### 8. Other income

Major variances include:

- YMCA contribution for the management of NARC \$556K has not been received.
- Reimbursement of \$178K from State Revenue Office for valuation works undertaken has not been received
- Interest revenue is \$666K greater than the adopted budget.
- WorkCover salary reimbursement is \$339K greater than the adopted budget.
- Costs associated with the centralization of valuations of \$531K has been received from the Valuer-General Victoria.



## 2 FINANCIAL ANALYSIS

### Operating Expenses – notes

#### 9. Employee costs

Major variance is:

- Employee costs are \$695K less than budget year to date mainly due to staff vacancies across the organisation and the timing of the payment of entitlements.

#### 10. Materials and services

Major variances are:

- Community empowerment and engagement is \$308K greater than the adopted budget.
- Civic compliance is \$163K greater than the adopted budget.
- Facilities management is \$226K greater than the adopted budget.
- Infrastructure maintenance is \$251K greater than the adopted budget.
- Level crossing removal is forecast to be \$150K greater than budget.
- Open space management is \$274K greater than the adopted budget.
- People and development is \$247K greater than the adopted budget.
- Procurement and contracts is \$233K greater than the adopted budget.
- Reservoir Leisure Centre is \$300K greater than the adopted budget.
- Valuations is \$175K greater than the adopted budget.
- Aged and disability is \$323K less than the adopted budget.
- Arts precincts is \$313K less than the adopted budget.
- Help desk services is \$276K less than the adopted budget.
- Leisure contracts is \$141K less than the adopted budget.
- Solar Saver is \$552K less than the adopted budget.
- Strategic planning is \$870K less than the adopted budget.
- Water and waste strategy is \$145K less than the adopted budget.

#### 11. Bad and doubtful debts

Major variance is:

- Traffic enforcement bad and doubtful debts is \$902K greater than the adopted budget mainly as a consequence of Fines Victoria not being able to process outstanding infringements in a timely manner.

#### 12. Depreciation and amortisation

Major variance is:

- Depreciation and amortisation is \$1,174K less than the adopted budget due to 2018 revaluation of infrastructure and the capitalisation of assets as they are completed.

#### 13. Other expenses

Major variances are:

- Employee relations is \$180K greater than the adopted budget.
- Gambling strategy is \$139K greater than the adopted budget.
- Planning legal advocacy is \$197K greater than the adopted budget.

### 2.2 Capital performance

The information in the table below shows capital expenditure for the year ended 30 June 2019. The five columns of data provide information on the following:

- YTD budget to 30 June 2019
- Actual results to 30 June 2019

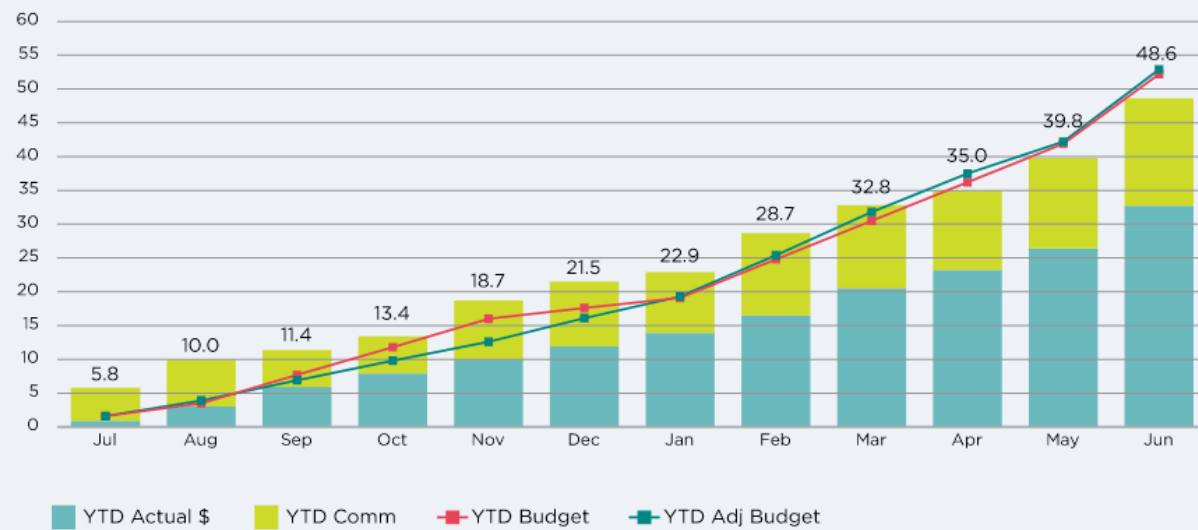
- YTD variance of actuals compared to budget
- Original budget as adopted by Council
- Original budget plus additional carry forwards not included in the published budget

Statement of Capital Works for the 12 months ended 30 June 2019	YTD Budget \$'000	YTD Actual \$'000	YTD Variance \$'000	Annual Budget \$'000	Budget & CFWD's \$'000
<b>Property</b>					
Land	0	1,710	(1,710)	0	0
Buildings	14,806	7,628	7,178	14,806	15,572
Building improvements	3,955	2,734	1,221	3,955	3,658
<b>Total property</b>	<b>18,761</b>	<b>12,072</b>	<b>6,689</b>	<b>18,761</b>	<b>19,230</b>
<b>Plant &amp; equipment</b>					
Plant, machinery & equipment	4,480	2,574	1,906	4,480	4,480
Fixtures, fittings & furniture	0	127	(127)	0	0
Computers & telecommunications	4,321	718	3,603	4,321	4,366
Library books	804	477	327	804	804
<b>Total plant &amp; equipment</b>	<b>9,605</b>	<b>3,896</b>	<b>5,709</b>	<b>9,605</b>	<b>9,650</b>
<b>Infrastructure</b>					
Roads	6,845	5,265	1,580	6,845	6,845
Bridges	4,582	2,050	2,532	4,582	4,573
Footpaths & cycleways	4,552	4,915	(363)	4,552	4,602
Drainage	1,968	1,324	644	1,968	1,953
Land improvements	1,161	769	392	1,161	1,161
Recreation, leisure & community facilities	160	128	32	160	160
Parks, open space & streetscapes	4,569	2,252	2,317	4,569	4,729
Off street car parks	0	71	(71)	0	0
<b>Total infrastructure</b>	<b>23,837</b>	<b>16,774</b>	<b>7,063</b>	<b>23,837</b>	<b>24,023</b>
<b>Total capital works</b>	<b>52,203</b>	<b>32,742</b>	<b>19,461</b>	<b>52,203</b>	<b>52,903</b>
<b>Represented by:</b>					
Asset renewal	24,571	18,395	6,176	24,571	24,093
New assets	16,005	6,841	9,164	16,005	17,408
Asset expansion	1,705	838	867	1,705	1,672
Asset upgrade	9,922	6,668	3,254	9,922	9,729
<b>Total capital works</b>	<b>52,203</b>	<b>32,742</b>	<b>19,461</b>	<b>52,203</b>	<b>52,903</b>



## 2 FINANCIAL ANALYSIS

Cumulative capital works actual and committed expenditure



**Capital Expenditure - notes**

**1. Buildings**

- Major variances include:
- Multi-sports stadium is \$4,512K less than the adopted budget. These funds will be spent in future years.
  - Bill Lawry oval redevelopment is \$1,452K less than budget at the end of the financial year and this amount will be carried forward to 2019-20.
  - Building demolition of 421 High St is \$492K less than the adopted budget.
  - GE Robinson park pavilion is \$696K less than the adopted budget.
  - Merrilands west building upgrade is \$366K less than the adopted budget.
  - JE Moore pavilion upgrade is \$214K less than the adopted budget.

- NARC schematic design is \$205K less than the adopted budget.
- Office accommodation works is \$212K less than the adopted budget.
- Preston municipal complex is \$263K less than the adopted budget.
- Gellibrand Crescent Kindergarten is \$1,132K greater than the adopted budget.
- Sullivan stadium roof replacement is \$243K greater than the adopted budget.
- Underground power at Preston City Oval is \$250K greater than the adopted.
- WH Robinson Reserve pavilion is \$407K greater than the adopted budget.

**2. Building improvements**

- Major variances include:
- Carbon reduction plan is \$633K less than the adopted budget.
  - Neighbourhood houses accessibility is \$151K less than the adopted budget.
  - Reservoir Leisure Centre roof replacement is \$145K greater than the adopted budget.

**3. Plant, machinery & equipment**

- Major variances include:
- Plant replacement is \$1,692K less than the adopted budget due to waste trucks being unable to be delivered until 2019-20.
  - Preston chiller and boiler replacement is \$123K less than the adopted budget.

**4. Computers & telecommunications**

- Major variances include:
- Darebin library website refresh is \$215K less than the adopted budget.
  - Digital technology strategy is \$2,625K less than the adopted budget.
  - IT infrastructure upgrade is \$168K greater than the adopted budget.

**5. Library books:**

- Major variances include:
- The budget for Library books was not achieved due to a number of purchases not recognised as assets (\$325K) in accordance with Council's policy

**6. Roads**

- Major variances include:
- Edwin St rehabilitation program is \$225K less than the adopted budget.
  - Road rehabilitation & design is \$668K less than the adopted budget.
  - Street light compliance is \$250K less than the adopted budget.
  - Simpson St rehabilitation program is \$425K greater than the adopted budget.

**7. Bridges**

- Major variances include:
- Beavers Road Bridge is \$2,334K less than the adopted budget.
  - Rathcown Road Bridge is \$249K less than the adopted budget.
  - Wood Street Bridge is \$152K less than the adopted budget.
  - Dundas Street Bridge is \$201K greater than the adopted budget.

**8. Footpaths**

- Major variances include:
- Bundoora Park farm shared path is \$134K less than the adopted budget.

**9. Drainage**

- Major variances include:
- Jackman St - David St drainage works is \$141K less than the adopted budget.
  - Mais St - drainage works is \$160K less than the adopted budget.
  - St Vigeons Rd - Miranda Rd drainage works is \$216K less than the adopted budget.
  - Wilson Blvd - drainage works is \$159K less than the adopted budget.
  - DISC stormwater harvesting is \$370K greater than the adopted budget.

**10. Land improvements**

- Major variances include:
- Edwardes Lake athletic track resurfacing is \$323K less than the adopted budget.

**11. Parks, opens space & streetscapes**

- Major variances include:
- Play space upgrades are \$521K less than the adopted budget.
  - BT Connor sports field lighting is \$166K less than the adopted budget.
  - Bundoora Homestead play space is \$330K less than the adopted budget.
  - Junction urban masterplan is \$147K less than the adopted budget.
  - Robinson / Capp Reserve playspace is \$147K less than the adopted budget.



## 2 FINANCIAL ANALYSIS

### 2.3 Financial position

	Adopted Budget \$'000	Actual \$'000	Variance \$'000	Audited 2018 \$'000
Cash and investments	49,584	89,100	39,516	85,766
Net current assets	32,631	65,328	32,697	60,083
Net assets and total equity	1,386,426	1,444,101	57,675	1,520,614

#### Cash balance

The chart below shows how Council's cash balance performed over the course of the 2018/19 financial year. The chart portrays:

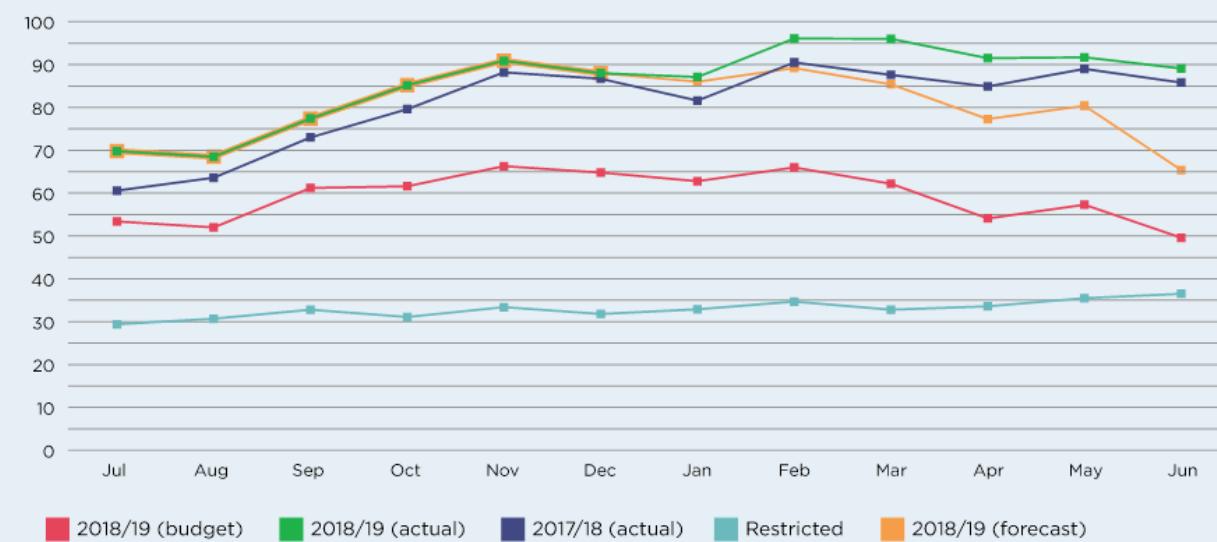
- Budgeted 2018/19 cash balance
- Actual 2018/19 cash balance
- Actual 2017/18 cash balance
- Restricted Cash
- Mid-year forecast cash balance.

Restricted cash includes:

- Developer contribution scheme
- Drainage development reserve
- Recreational lands contributions held on behalf of developers
- Carried forward capital works
- Trust funds and deposits.

The graph below shows Council's cash balance is within expectations and every opportunity is taken to invest surplus cash to maximise investment returns.

#### Cash and Investment Balance

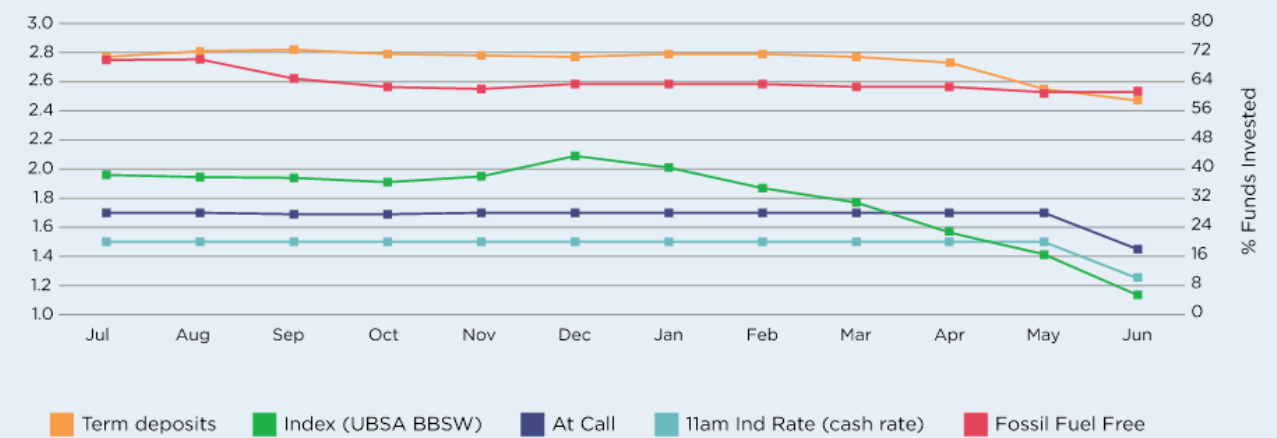


Note: Cash and investments include term deposits with a maturity date exceeding 90 days which are classified as other financial assets in the Balance Sheet (\$33.70M).

The graph below shows Council's interest performance against the market as well as showing the percentage of investments that were placed with Authorised Deposit-taking Institutions which do not have a record of funding fossil fuels.

As at 30 June 2019, 61% of all invested funds were placed with financial institutions and ADIs which do not have a record of funding fossil fuels (30 June 2018 63%).

#### Weighted average interest rate v benchmark

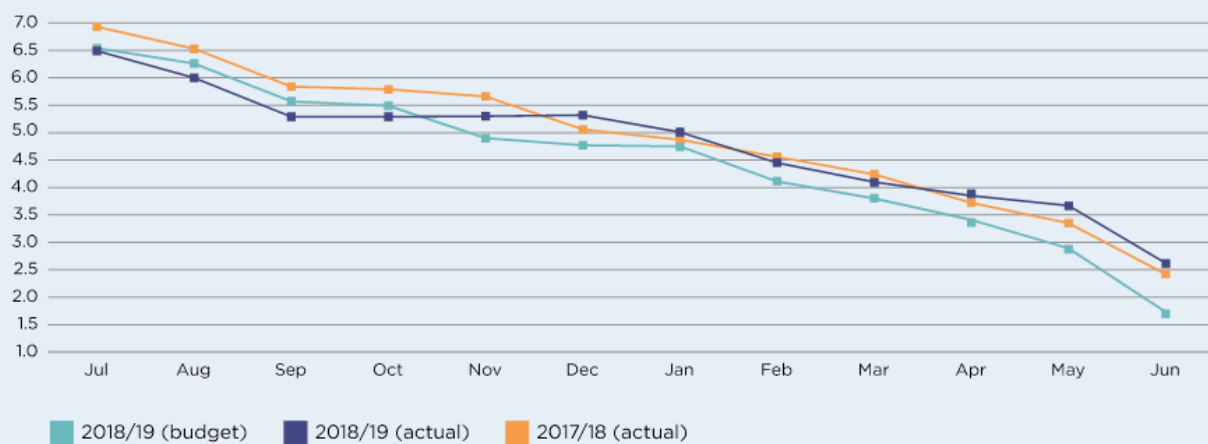


#### Working capital

The chart below shows projections of the movement in Council's working capital over the course of the 2018/19 financial year.

- The chart portrays:
- Budgeted 2018/19 working capital
  - Actual 2018/19 working capital
  - Actual 2017/18 working capital

#### Working capital (current assets/current liabilities)





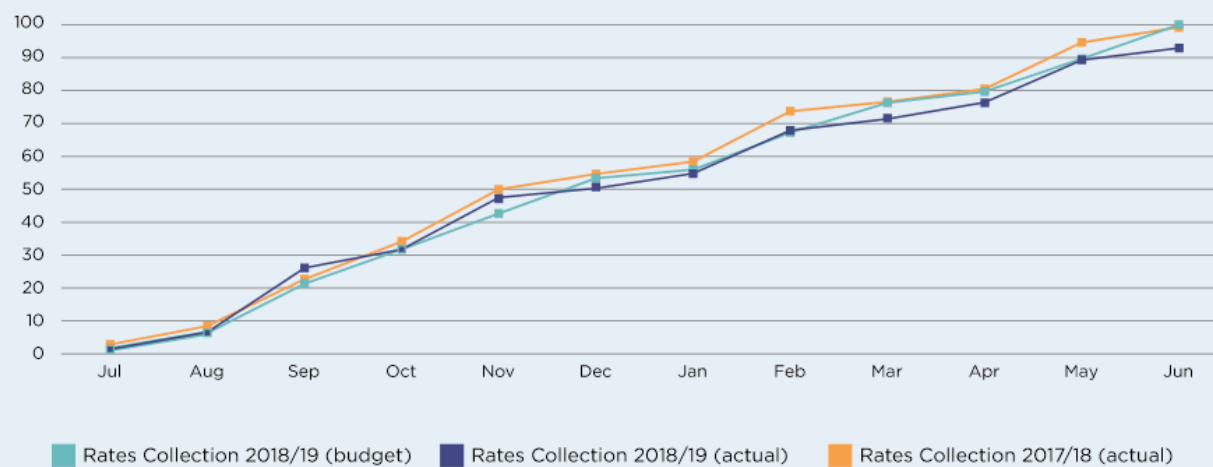
## 2 FINANCIAL ANALYSIS

### Rates debtors

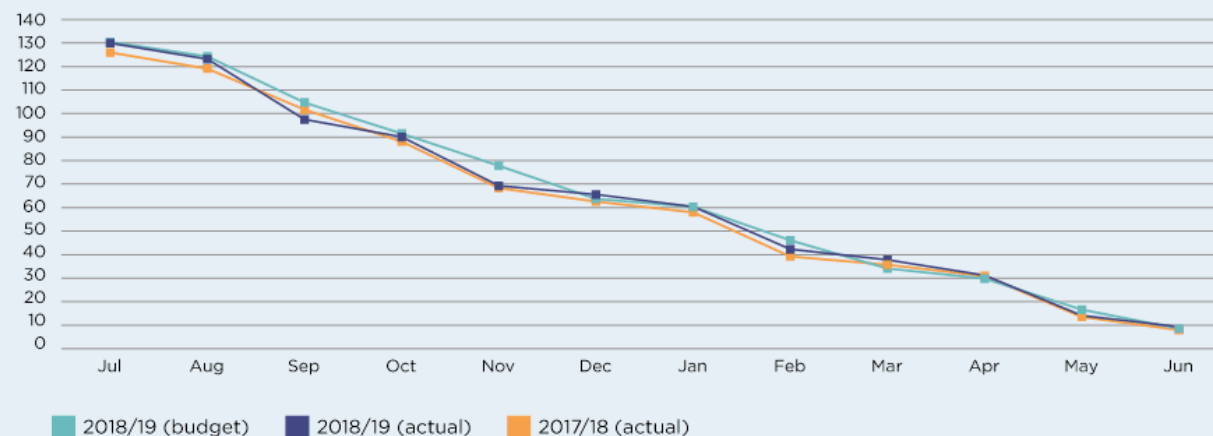
As at 30 June 2019, \$127.10 million was raised in rates and charges including supplementary valuations generated by changes to council's property base. At 30 June 2019, 92.4% of the rates raised have been collected compared to the same period of the 2017-18 financial year of 99.23%.

The following graphs show that current collection trends are closely following the 2017-18 collection trend and the budgeted collection trend:

#### % of rates received



#### Rates outstanding



## APPENDIX A

### Comprehensive Income Statement For the 12 months ended 30 June 2019

	YTD Budget \$'000	YTD Actual \$'000	YTD Variance \$'000	Annual Budget \$'000
<b>Income</b>				
Rates and charges	132,500	130,621	(1,879)	132,500
Statutory fees and fines	9,182	9,515	333	9,182
User fees	10,831	10,171	(660)	10,831
Grants - operating	14,981	16,058	1,077	14,981
Grants - capital	2,636	4,521	1,885	2,636
Contributions - monetary	5,700	8,773	3,073	5,700
Net gain (loss) on disposal of property, infrastructure, plant and equipment	(412)	2,294	2,706	(412)
Other income	4,794	4,657	(137)	4,794
<b>Total income</b>	<b>180,212</b>	<b>186,610</b>	<b>6,398</b>	<b>180,212</b>
<b>Expenses</b>				
Employee costs	82,287	81,592	695	82,287
Materials and services	54,401	56,461	(2,060)	49,350
Bad and doubtful debts	1,267	2,197	(930)	1,267
Depreciation and amortisation	23,535	22,359	1,176	23,535
Other expenses	4,198	4,735	(537)	9,249
<b>Total expenses</b>	<b>165,688</b>	<b>167,344</b>	<b>(1,656)</b>	<b>165,688</b>
<b>Surplus for the year</b>	<b>14,524</b>	<b>19,266</b>	<b>4,742</b>	<b>14,524</b>
<b>Less</b>				
Grants - capital (non-recurrent)	(2,020)	(3,855)	(1,835)	(2,020)
Contributions - monetary	(5,700)	(6,846)	(1,146)	(5,700)
<b>Adjusted underlying surplus/(deficit)</b>	<b>6,804</b>	<b>8,565</b>	<b>1,761</b>	<b>6,804</b>



## APPENDIX A

## Balance Sheet

As at 30 June 2019

	YTD Budget \$'000	YTD Actual \$'000	YTD Variance \$'000	Annual Budget \$'000	Audited 2018 \$'000
<b>Current assets</b>					
Cash and cash equivalents	25,737	55,399	29,662	<b>25,737</b>	43,480
Trade and other receivables	14,680	13,820	(860)	<b>14,680</b>	12,855
Other financial assets	23,847	33,701	9,854	<b>23,847</b>	42,286
Inventories	67	94	27	<b>67</b>	89
Other assets	3,338	2,684	(654)	<b>3,338</b>	3,695
<b>Total current assets</b>	<b>67,669</b>	<b>105,698</b>	<b>38,029</b>	<b>67,669</b>	102,405
<b>Non-current assets</b>					
Trade and other receivables	4,227	3,751	(476)	<b>4,227</b>	176
Property, infrastructure, plant & equipment	1,347,837	1,372,804	24,967	<b>1,347,837</b>	1,458,568
Investment property	2,906	2,810	(96)	<b>2,906</b>	2,840
Intangible assets	363	982	619	<b>363</b>	665
Other financial assets	236	236	0	<b>236</b>	236
<b>Total non-current assets</b>	<b>1,355,569</b>	<b>1,380,583</b>	<b>25,014</b>	<b>1,355,569</b>	1,462,485
<b>Total assets</b>	<b>1,423,238</b>	<b>1,486,281</b>	<b>63,043</b>	<b>1,423,238</b>	1,564,890
<b>Current liabilities</b>					
Trade and other payables	11,569	15,505	(3,936)	<b>11,569</b>	17,419
Trust funds and deposits	5,034	4,571	463	<b>5,034</b>	5,335
Provisions	18,435	20,294	(1,859)	<b>18,435</b>	19,568
<b>Total current liabilities</b>	<b>35,038</b>	<b>40,370</b>	<b>(5,332)</b>	<b>35,038</b>	42,322
<b>Non-current liabilities</b>					
Provisions	1,774	1,810	(36)	<b>1,774</b>	1,954
<b>Total non-current liabilities</b>	<b>1,774</b>	<b>1,810</b>	<b>(36)</b>	<b>1,774</b>	1,954
<b>Total liabilities</b>	<b>36,812</b>	<b>42,180</b>	<b>(5,368)</b>	<b>36,812</b>	44,276
<b>Net assets</b>	<b>1,386,426</b>	<b>1,444,101</b>	<b>57,675</b>	<b>1,386,426</b>	1,520,614
<b>Equity</b>					
Accumulated surplus	560,325	551,831	(8,494)	<b>560,325</b>	540,836
Asset revaluation reserve	811,699	865,796	54,097	<b>811,699</b>	961,575
Other reserves	14,402	26,474	12,072	<b>14,402</b>	18,203
<b>Total equity</b>	<b>1,386,426</b>	<b>1,444,101</b>	<b>57,675</b>	<b>1,386,426</b>	1,520,614

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## Statement of Cash Flow

For the 12 months ended 30 June 2019

	YTD Budget \$'000	YTD Actual \$'000	YTD Variance \$'000	Annual Budget \$'000
<b>Cash flows from operating activities</b>				
Rates	126,278	126,041	(237)	<b>126,278</b>
Statutory fees and fines	8,153	7,016	(1,137)	<b>8,153</b>
User fees & charges (inclusive of GST)	11,661	12,898	1,237	<b>11,661</b>
Government receipts	14,982	20,564	5,582	<b>14,982</b>
Contributions – Monetary	5,700	8,365	2,665	<b>5,700</b>
Other income	5,687	2,014	(3,673)	<b>5,687</b>
Employee costs	(82,287)	(82,276)	11	<b>(82,287)</b>
Materials and services (inclusive of GST)	(69,600)	(70,013)	(413)	<b>(69,600)</b>
Net FSPL refund / payment	0	(11)	(11)	<b>0</b>
	20,574	24,598	4,024	<b>20,574</b>
Interest	1,748	2,791	1,043	<b>1,748</b>
Trust funds and deposits	0	(753)	(753)	<b>0</b>
Net GST refund / payment	10,162	7,482	(2,680)	<b>10,161</b>
<b>Net cash provided by operating activities</b>	<b>32,484</b>	<b>34,118</b>	<b>1,634</b>	<b>32,484</b>
<b>Cash flows from investing activities</b>				
Proceeds from sale of property, plant & equipment	660	2,849	2,189	<b>660</b>
Payment for property, infrastructure, plant & equipment	(52,203)	(33,642)	18,561	<b>(52,203)</b>
Repayment of loans and advances	9	9	(0)	<b>9</b>
<b>Net cash used in investing activities</b>	<b>(51,534)</b>	<b>(30,784)</b>	<b>20,750</b>	<b>(51,534)</b>
<b>Cash flows from financing activities</b>				
<b>Net cash used in financing activities</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Net increase / (decrease) in cash &amp; cash equivalents</b>	<b>(19,050)</b>	<b>3,334</b>	<b>22,384</b>	<b>(19,050)</b>
Cash & cash equivalents at the beginning of the year	68,634	85,766	17,132	<b>68,634</b>
<b>Cash &amp; cash equivalents at the end of the period</b>	<b>49,584</b>	<b>89,100</b>	<b>39,516</b>	<b>49,584</b>

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 (\$42.28M).

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## APPENDIX A

## Statement of Cash Flow

For the 12 months ended 30 June 2019  
Reconciliation of cash flows from operating activities to surplus

	YTD Budget \$'000	YTD Actual \$'000	YTD Variance \$'000	Annual Budget \$'000
Surplus for the year	14,524	19,266	4,742	<b>14,524</b>
<b>Items not involving cash or non operating in nature</b>				
Depreciation and amortisation	23,535	22,359	(1,176)	<b>23,535</b>
Bad & doubtful debts	1,267	2,197	930	<b>1,267</b>
Net (gain) / loss on sale of assets	412	(2,294)	(2,706)	<b>412</b>
Other	0	50	50	<b>0</b>
	39,738	41,578	1,840	<b>39,738</b>
<b>Change in operating assets and liabilities</b>				
Decrease / (Increase) in rate debtors	(2,852)	(4,146)	(1,294)	<b>(2,852)</b>
Decrease / (Increase) in other operating assets	(4,511)	(7,768)	(3,257)	<b>(4,511)</b>
(Decrease) / Increase in Trade creditors	738	5,406	4,668	<b>738</b>
(Decrease) / Increase in other operating liabilities	(1,029)	(1,534)	(505)	<b>(1,029)</b>
(Decrease) / Increase in provisions	400	582	182	<b>400</b>
	(7,254)	(7,460)	(205)	<b>(7,254)</b>
<b>Net cash provided by operating activities</b>	<b>32,484</b>	<b>34,118</b>	<b>1,634</b>	<b>32,484</b>

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## Statement of Capital Works

For the 12 months ended 30 June 2019

	YTD Budget \$'000	YTD Actual \$'000	YTD Variance \$'000	Annual Budget \$'000	Budget & CFWD's \$'000
<b>Capital works</b>					
<b>Property</b>					
Land	0	1,710	(1,710)	<b>0</b>	0
Buildings	14,806	7,628	7,178	<b>14,806</b>	15,572
Building improvements	3,955	2,734	1,221	<b>3,955</b>	3,658
<b>Total property</b>	<b>18,761</b>	<b>12,072</b>	<b>6,689</b>	<b>18,761</b>	19,230
<b>Plant &amp; equipment</b>					
Plant, machinery & equipment	4,480	2,574	1,906	<b>4,480</b>	4,480
Fixtures, fittings & furniture	0	127	(127)	<b>0</b>	0
Computers & telecommunications	4,321	718	3,603	<b>4,321</b>	4,366
Library books	804	477	327	<b>804</b>	804
<b>Total plant &amp; equipment</b>	<b>9,605</b>	<b>3,896</b>	<b>5,709</b>	<b>9,605</b>	9,650
<b>Infrastructure</b>					
Roads	6,845	5,265	1,580	<b>6,845</b>	6,845
Bridges	4,582	2,050	2,532	<b>4,582</b>	4,573
Footpaths & cycleways	4,552	4,915	(363)	<b>4,552</b>	4,602
Drainage	1,968	1,324	644	<b>1,968</b>	1,953
Land Improvements	1,161	769	392	<b>1,161</b>	1,161
Recreation, leisure & community facilities	160	128	32	<b>160</b>	160
Parks, open space & streetscapes	4,569	2,252	2,317	<b>4,569</b>	4,729
Off street car parks	0	71	(71)	<b>0</b>	0
<b>Total infrastructure</b>	<b>23,837</b>	<b>16,774</b>	<b>7,063</b>	<b>23,837</b>	24,023
<b>Total capital works</b>	<b>52,203</b>	<b>32,742</b>	<b>19,461</b>	<b>52,203</b>	52,903
<b>Represented by:</b>					
Asset renewal	24,571	18,395	6,176	<b>24,571</b>	24,093
New assets	16,005	6,841	9,164	<b>16,005</b>	17,408
Asset expansion	1,705	838	867	<b>1,705</b>	1,672
Asset upgrade	9,922	6,668	3,254	<b>9,922</b>	9,729
<b>Total capital works</b>	<b>52,203</b>	<b>32,742</b>	<b>19,461</b>	<b>52,203</b>	52,903

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**CITY OF DAREBIN**

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**8.2 3KND RELOCATION - PROPOSED LEASED AREA OPTIONS****Author:** Manager Equity and Wellbeing**Reviewed By:** Acting General Manager Community

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**PURPOSE**

This report seeks Council's endorsement of an increase to the proposed lease area for the relocation of 3KND Kool n Deadly Radio (3KND) into the former Preston Police Station, at 59B Roseberry Avenue, Preston.

The paper presents for Council consideration three options relating to the leased area, outlining the benefits and the constraints of each option.

**EXECUTIVE SUMMARY**

On 7 August 2017, Council endorsed the relocation of 3KND Kool n Deadly Radio (3KND) into the former Preston Police Station subject to external investment being secured. This commitment was further reaffirmed on the 24 September 2018.

As part of the feasibility study process funded through the Department of Environment, Land, Water and Planning Aboriginal Community Infrastructure Project, the station has identified that the original footprint endorsed by Council in August 2017 may not meet their requirements, particularly into the future on a proposed 40 year lease term.

3KND has subsequently requested that Council reconsider the proposed leased area and have requested an increase to the footprint. Three different footprint options which have been prepared as part of the feasibility study for the site, with the recommended option being a moderate increase to the footprint to create a total area of 444m<sup>2</sup>.

<b>Recommendation</b>
-----------------------

**That Council:**

- (1) Increases the proposed leased area for the 3KND relocation to 59B Roseberry Avenue Preston, to a total footprint of 444m<sup>2</sup>.
- (2) Reaffirms the endorsement for 3KND to be located into the former Preston Police Station subject to external investment being secured.
- (3) Notes project progress including the submission of the project feasibility study by 3KND to the State Government Aboriginal Community Infrastructure Program.
- (4) Works with 3KND through a Memorandum of Understanding agreement to actively seek the funding required to undertake the works at the former Preston Police Station.



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## BACKGROUND / KEY INFORMATION

### 1. Council commitment to 3KND relocation

- 3KND is Melbourne's first Aboriginal owned and managed radio station, providing a service to the Aboriginal and wider community. In 2017, 3KND sought Council's support to identify a suitable site for relocation within Darebin. The former Preston Police Station 59B Roseberry Avenue Preston (total land size 1508m<sup>2</sup>) was identified as a suitable potential Council-owned site to accommodate the radio station, meeting primary site selection criteria in terms of size, proximity to public transport and proximity to other allied services.
- In 2017 Council endorsed a proposed leased area footprint of 270m<sup>2</sup>, which matched the floor space at 3KND's previous office space in Mary Street Preston and didn't restrict Council from other development opportunities on the site.
- Council's commitment and responsibilities to this project are articulated through a Memorandum of Understanding with 3KND. The Project Working Group continues to meet with 3KND representatives and is responsible to facilitate project deliverables under the MOU.
- Capital costs for the refurbishment, construction and fit out of the facility would be funded by external grants. It is proposed that Council would contribute the land and building to the works (via an initial peppercorn lease arrangement that increases in value over a 40 year term). 3KND have identified that they will make a contribution to the internal fit out of the site, however the exact contribution will depend on the level of external funding which can be secured.
- Significantly, the project intersects with the Preston Civic Precinct development and compliments the Darebin Intercultural Centre. It increases the potential to develop partnership activities between the organisations and greater participation of Aboriginal and Torres Strait Islander Community together with non-Indigenous communities in programs and activities promoting cross cultural exchange and collaboration.

### Previous Council Resolution

At its meeting 7 August 2017, Council resolved:

***That Council:***

- (1) *Endorses relocation of 3KND into the former Preston Police Station subject to external investment being secured.*
- (2) *Notes the temporary relocation of 3KND to the Darebin North East Community Hub.*
- (3) *Notes Heads of Agreement document (Appendix A – Draft Lease Terms).*

At its meeting 24 September 2018, Council resolved:

***That Council:***

- (1) *Reaffirms the endorsement for 3KND to be located into the former Preston Police Station subject to external investment being secured.*
- (2) *Works with 3KND through a Memorandum of Understanding agreement to actively seek the funding required to undertake the works at the former Preston Police Station.*
- (3) *Through a Memorandum of Understanding agreement, ensures strategic alignment with the future Preston Civic Precinct development.*
- (4) *Receive a further report in March 2019 on the project progress and options for Council's ongoing investment.*



## COMMUNICATIONS AND ENGAGEMENT

### Consultation

- 3KND
- Aboriginal Community Infrastructure Program, Project Consultants, Department of Environment, Land, Water and Planning
- Relevant Council departments

### Communications

A communications plan will be developed in partnership with 3KND with key messages and will be implemented according to key project milestones.

## ANALYSIS

### Alignment to Council Plan / Council policy

Goal 5 - Involving our diverse community

Council's partnership with 3KND and the development of a vibrant Aboriginal cultural/business media enterprise within the Preston Precinct site will support number of Council Plan strategies, specifically Goal 5, 5.1, 5.2 and 5.3: *"We will be responsive and respectful to the current and emerging aspirations of Traditional Owners and Aboriginal and Torres Strait Islander communities in Darebin."*

### Environmental Sustainability Considerations

Any future building works at the Roseberry Street site would be compliant with Council's ESD Building Policy and applicable building standards.

### Equity, Inclusion and Wellbeing Considerations

This initiative supports health and wellbeing outcomes for the Aboriginal and Torres Strait Islander community advancing economic, social and cultural opportunities both for First Nations and for the Darebin community at large.

There are significant cultural, social and economic benefits for the local community and Council in retaining Victoria's largest Aboriginal controlled radio station within our municipality on this site, including potential program linkages with the Intercultural Centre, Darebin Libraries and other Council services.

### Cultural Considerations

This proposal recognises self-determination and the right of First Nations to celebrate their living culture through independent community-controlled media with significant opportunities and linkage with Council's Arts Strategy.



## **Economic Development Considerations**

Darebin has attracted significant investment of Aboriginal controlled agencies within the municipality. Support for relocation of 3KND onto this site would enhance local employment and business opportunities with potential to lever co-investment for future development of the precinct.

## **Financial and Resource Implications**

Based on the 7 August 2017 resolution and in September 2018, Council is not making any financial contribution to the capital costs. Council's support of the proposed relocation is on the proviso that the capital costs for the refurbishment, construction and fit out of the facility are sourced and/or funded by 3KND.

Council's contribution includes:

- Contribution of leased area.
- Project management pending the securing of capital funds. This is estimated to be 8% of the total project costs.
- In-kind support to coordinate the Project Working Group and deliverables as part of the MOU.
- Joint advocacy and support for 3KND's efforts to secure the required external funding.

The capital funds for the recommended option is estimated to be \$3.54M.

## **Legal and Risk Implications**

A key risk is that the initiative is unable to secure the additional external funding required to commence the capital elements of the project. Funding received to undertake a feasibility study will help mitigate this risk and strengthen investment confidence. Further to this, a partnership approach to seeking these funds between Council and 3KND with further enhance investment confidence.

The lease terms are proposed and would be subject to the statutory process under section 190 and 192 of the Local Government Act 1989.

## **DISCUSSION**

### **1. DEWLP Feasibility Study**

- The 3KND Relocation Feasibility Study funded through the DELWP Aboriginal Community Infrastructure Program has now been lodged with three potential options.
- The process has identified that the original footprint endorsed by Council in August 2017 may not meet their requirements, particularly into the future on a proposed 40 year lease term.
- DELWP are aware that 3KND have requested that Council reconsider the leased area that this is pending Council endorsement and the statutory procedures related to the lease of the land. DELWP have encouraged the review of the leased area to ensure the project can meet demand into the future.



**2. Leased area options for consideration**

- Recognising 3KND concerns about the feasibility of Option 1 to support long term growth, cost plans for three options provided by quantity surveyors as part of the feasibility study.
- The existing police station site with a gross land area of 1508<sup>2</sup> can comfortably accommodate some form of external undercover area as well as provision for parking of 10 vehicles.
- All three options include provision for 10 onsite car spaces on the west facing section of the developed area. As part of broader land use planning for Preston Precinct, consideration of a pedestrian thoroughfare may impact on this provision.
- Costing includes Council Project Management fees.
- At this stage there is no option for the build to go beyond one level and which would mean that less land is required, and a rooftop outdoor space could be included. 3KND have indicated that there are cultural considerations for remaining on one level and have not included this as an option in the feasibility study. Councils heritage architect has also advised that building up on a heritage listed building may be cost prohibitive.

**Option 1 - Existing Council Commitment**

**Lease area 290m<sup>2</sup>** – (Note: *The Feasibility Study quantity surveying process identified that the leased area is 290m<sup>2</sup> and not 270m<sup>2</sup> indicated in the 2017 Council Report. This updated figure is now reflected in options provided*).

**Cost estimate: \$2.55M**

- **Description:** Redevelop the original red brick (heritage significant) portion of the former police station building (**228m<sup>2</sup>**) with extension of **62m<sup>2</sup>** to provide a gross floor area in the order of **290m<sup>2</sup>**. Redevelopment would need to include major internal modifications, new compliant toilet amenity areas and the building made accessible in terms of the Access to Premises Standards. Include basic landscaping with undercover area and car parking spaces for 10 vehicles.
- Appropriate environmentally sustainable design features and acoustic treatments suitable for a radio station operation would also need to be incorporated into the works. It should be noted that the options for redevelopment including the internal layouts will be restricted due the presence of multiple internal load bearing walls and the restrictions that apply to the external façade in accordance with the heritage overlay.

Option 1 - Benefits	Option 1 - Disbenefits
<ul style="list-style-type: none"> <li>• The station would still be able continue to operate at current levels based on the original site analyse of their former home, Mary Street, Preston, which had a footprint of 240m<sup>2</sup>.</li> <li>• Council as landowner would have greater control of future use of the site including integration with Preston Precinct Master Plan.</li> <li>• Project costs would be less prohibitive.</li> </ul>	<ul style="list-style-type: none"> <li>• The initial scoping did not consider future needs and capacity for the station grow into the future as identified in the current feasibility study.</li> <li>• This option has limited indoor/outdoor interface including cultural design considerations. E.g. there is no fire pit/internal landscape area.</li> <li>• This option limits capacity for the station to expand and grow into the future and restrict their vision to educate, entertain and promote Indigenous culture to diverse audiences.</li> </ul>

Option 1 - Benefits	Option 1 - Disbenefits
<ul style="list-style-type: none"> <li>• There is less risk in securing required project funding.</li> <li>• Project timeframes more feasible.</li> </ul>	<ul style="list-style-type: none"> <li>• Option 1 allows for only one radio station and no music production/event space.</li> <li>• This Option may not be supported by external investors given the identified needs of the station.</li> <li>• There is no external provision for cultural meeting/outdoor space.</li> </ul>

**Option 2 – Moderate increase to footprint**

**Lease area 444m<sup>2</sup>**

**Cost estimate: \$3.54M**

- **Description:** Construct a new building extension in the order of **202m<sup>2</sup>** to the existing building (**228m<sup>2</sup>**) plus decking **14m<sup>2</sup>** to provide an overall building footprint in the order of **444m<sup>2</sup>**. The building extension would need to complement the existing building in style and construction. Include basic landscaping with undercover area and car parking spaces for 10 vehicles.
- Redevelop the original red brick (heritage significant) portion of the former police station building to include major internal modifications, new compliant toilet amenity areas and the building made accessible in terms of the Access to Premises Standards. Appropriate environmentally sustainable design features and acoustic treatments suitable for a radio station operation would also need to be incorporated into the works.
- This option was initially scoped by Council in 2017 and deemed suitable for the current site.

Option 2 - Benefits	Option 2 - Disbenefits
<ul style="list-style-type: none"> <li>• The station would be more effective in the delivery of its vision to meet community need, to effectively operate and expand into the future.</li> <li>• Increased project costs would be offset by community benefits including potential to generate local employment/training outcomes and cultural presence.</li> <li>• The option is feasible in terms of scale, flexibility of land use and scope while allowing the vision of 3KND to be honoured.</li> <li>• There is external provision for cultural meeting/outdoor space.</li> <li>• Allows for integrated planning and program development including Preston Precinct.</li> </ul>	<ul style="list-style-type: none"> <li>• Increased project costs may be prohibitive to secure funds.</li> <li>• Potentially reduces future site options for Preston Precinct Master Plan.</li> <li>• Potentially reduces capacity for integrated planning and mixed use of the site.</li> <li>• Single storey building may not be the best use of land within an activity centre.</li> </ul>



**Option 3 – significant increase to footprint**

**Lease area 643m<sup>2</sup>**

**Cost estimate: \$4.69M**

- **Description:** Redevelop the original red brick (heritage significant) portion of the former police station building (**228m<sup>2</sup>**) with extension of **401m<sup>2</sup>** plus decking **14m<sup>2</sup>** to provide a gross floor area in the order of **643m<sup>2</sup>**.
- This third option is 3KND’s preferred option. It assumes a larger footprint to meet the station vision identified through their feasibility study process and seeking to fully utilise the site and maximise benefits for the station and community into the future with a focus on maximizing their cultural and operational footprint. This option includes landscaping with undercover area and car parking spaces for 10 vehicles.

Option 3 Benefits	Option 3 Disbenefits
<ul style="list-style-type: none"> <li>• 3KND would have a significant footprint with capacity to grow and expand their service delivery, programming and partnerships; build their regional presence and deliver onsite cultural and entertainment activities which have been scoped in the feasibility study stage.</li> <li>• Supporting 3KND in their preferred option of 650m<sup>2</sup> supports self-determination for Aboriginal organisations by enabling 3KND to achieve its full vision.</li> <li>• This option has potential to generate significant employment/training outcomes for Aboriginal and Torres Strait Islander Communities through expanded music/event/production space along with additional radio studio space.</li> <li>• As a major infrastructure there is opportunity to strategically align with the Creative Darebin and Darebin Intercultural Centre.</li> <li>• The footprint incorporates cultural and spiritual needs in relation to access to an external space for cultural practice and gathering.</li> </ul>	<ul style="list-style-type: none"> <li>• Significantly restricts future site options for Preston Precinct Master Plan.</li> <li>• Significantly reduces the footprint/capacity for integrated planning and mixed use of the site.</li> <li>• Potentially reduces Council income generation through limiting other services/planning use options.</li> <li>• Ground floor landscaped area may not be the best use of land within an activity centre.</li> <li>• Project cost may be prohibitive making it difficult to secure funding.</li> </ul>

**OPTIONS FOR CONSIDERATION**

- **Option 1 - retain the existing Council commitment and provide a building footprint in the order of 290m<sup>2</sup>**

While the station would still be able continue to operate at current levels based on the original site, the initial scoping did not consider future needs and capacity for the station grow into the future as identified in the current feasibility study.

- **Option 2- (recommended)** increase the proposed leased area to create an overall building footprint in the order of 444m<sup>2</sup>.

Option Two presents the best solution for 3KND and Council, providing both additional space for 3KND without significantly restricting future site options for Preston Precinct Master Plan.

- **Option 3** – provide a significant increase to the proposed leased area making a gross floor area in the order of 643m<sup>2</sup>.

This option is not recommended as it significantly restricts future site options for Preston Precinct Master Plan and capacity for integrated planning and mixed use of the site.

## IMPLEMENTATION STRATEGY

### Details

#### Communication

A communication plan will be developed and implemented regarding project funding milestones and/or commencement of site development in addition to statutory requirements.

#### Timeline

Next Steps <sup>3</sup>	Timeline
<b>Phase One</b> <ul style="list-style-type: none"> <li>• Project Working Group meetings (on hold pending outcomes of the DELWP Feasibility Study)</li> <li>• 3KND Feasibility Study and recommendations to DELWP.</li> <li>• 3KND and Council actively seek funding.</li> </ul>	Fortnightly Lodged July 31st, 2019 (3KND funded) Ongoing
<b>Phase Two</b> Capital phase of project entered	Commenced once funding secured

## RELATED DOCUMENTS

- Council Meeting Minutes – 7 August 2017
- Council Meeting Minutes – 24 September 2018

### Attachments

- 3KND Option 1 - 290msq footprint (**Appendix A**) [↓](#)
- 3KND Option 2 - 444msq footprint (**Appendix B**) [↓](#)
- 3KND Option 3 - 643msq footprint (**Appendix C**) [↓](#)

## DISCLOSURE OF INTEREST

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

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





**OPTION 01 - 290m<sup>2</sup>**

AREA ANALYSIS FROM BRIEFED REQUIREMENTS

	Option 1 290m <sup>2</sup>	Option 2 444m <sup>2</sup>	Option 3 (Preferred Option 643m <sup>2</sup> )
Reception	●	●	●
Workstations	●	●	●
Offices	●	●	●
Boardroom	●	●	●
Meeting rooms		●	●
Kitchen/Staff area	●	●	●
Radio Studios	●	●	●
News room		●	●
Master control room	●	●	●
Library Storage			●
Kitchenette			●
Amenities	●	●	●
Music Store			●
Music Room		●	●
Production Room		●	●
Sound engineer			●
Storage	●	●	●
Outdoor area			●
Costings *	\$2.55 M	\$3.54M	\$4.69M

● Accommodated and matches briefed area  
 ● Accommodated but does not meet briefed area requirements  
 \* Costings provided by Prowse Quantity Surveyors dated 12.07.2019

- Office
- Workstation
- Radio
- Breakout
- Amenities

--- Area allocation by Council  
 228m<sup>2</sup> Existing building  
 62m<sup>2</sup> New extension

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NOTES: **3KND** digital radio **1503am** **3KND** KOOL N DEADLY

NO	DESCRIPTION	DATE
FS1	Preliminary Issue	18.08.19
FS2	Updated background	25.07.19
FS3	Updated Existing building area	29.07.19
FS4	Updated Building areas	30.07.19
FS5	Background image	15.08.19

CLIENT: **3KND Radio Station**  
 TITLE: **Area Analysis - Option 01**

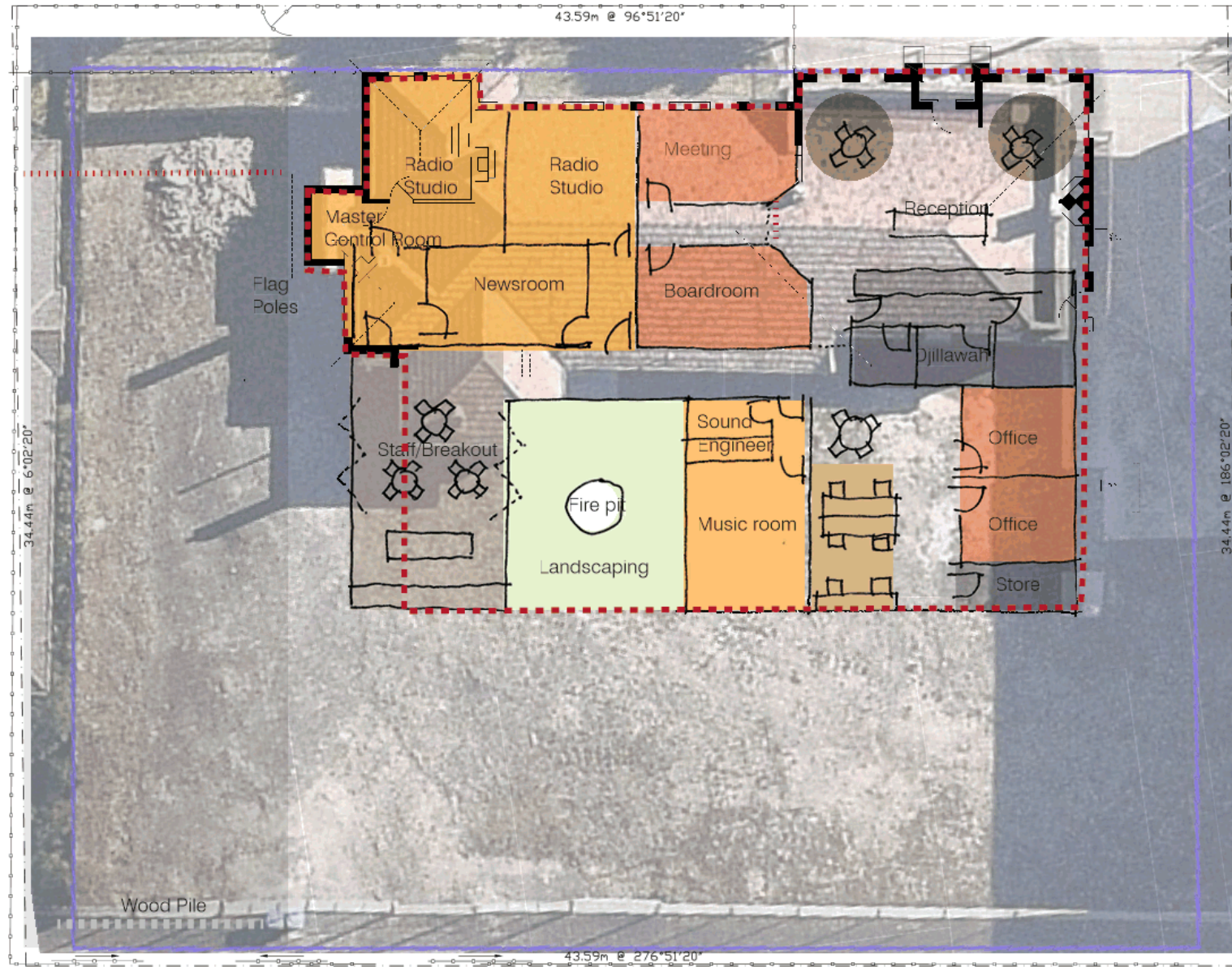
ADDRESS: **Roseberry Avenue**  
 PROJECT STATUS: **Feasibility Study**

DESIGN:	DRAWN:	CHECKED:
Designer	JP	BM
PROJECT No.	DRAWING No.	REV.
19002	FS1009	
SCALE:	DATE DRAWN:	DATE APPROVED:
1:200@A3		
CLIENT SIGNATURE:		INITIALS:



ROSEBERRY

AVENUE



**OPTION 02 - 444m<sup>2</sup>**

AREA ANALYSIS FROM BRIEFED REQUIREMENTS

	Option 1 290m <sup>2</sup>	<b>Option 2</b> 444m <sup>2</sup>	Option 3 (Preferred Option 643m <sup>2</sup> )
Reception	●	●	●
Workstations	●	●	●
Offices	●	●	●
Boardroom	●	●	●
Meeting rooms	●	●	●
Kitchen/Staff area	●	●	●
Radio Studios	●	●	●
News room	●	●	●
Master control room	●	●	●
Library Storage	●	●	●
Kitchenette	●	●	●
Amenities	●	●	●
Music Store	●	●	●
Music Room	●	●	●
Production Room	●	●	●
Sound engineer	●	●	●
Storage	●	●	●
Outdoor area	●	●	●
Costings *	\$2.55 M	\$3.54M	\$4.69M

- Office
- Workstation
- Radio
- Breakout
- Amenities

- Area allocation by Council
- 228m<sup>2</sup> Existing building
- 202m<sup>2</sup> New extension
- 14m<sup>2</sup> Decking

Accommodated and matches briefed area  
 Accommodated but does not meet briefed area requirements

\* Costings provided by Prowse Quantity Surveyors dated 12.07.2019

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NOTES:



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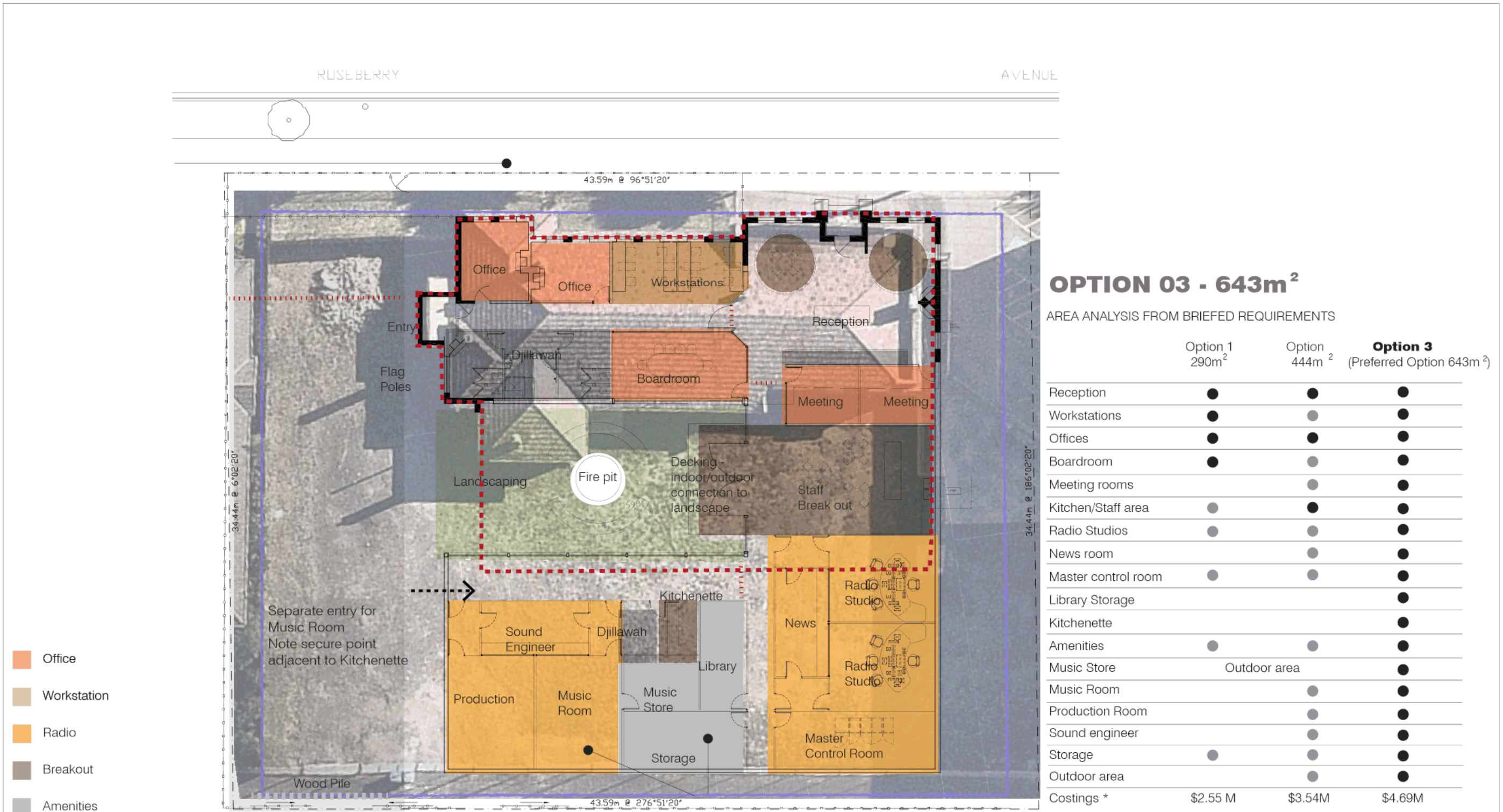
NO	DESCRIPTION	DATE
FS1	Preliminary Issue	18.06.19
FS2	Updated background	25.07.19
FS3	Updated Existing building area	29.07.19
FS4	Updated Building areas	30.07.19
FS5	Background image	15.08.19

CLIENT:	3KND Radio Station
TITLE:	Area Analysis - Option 02

ADDRESS:	Roseberry Avenue
PROJECT STATUS:	Feasibility Study

DESIGN:	DESIGNER:	CHECKED:
PROJECT No.	JP	BM
DRAWING No.	REV.	
19002	FS5	
SCALE:	DATE DRAWN:	DATE APPROVED:
1:200@A3		
CLIENT SIGNATURE:	INITIALS:	





**OPTION 03 - 643m<sup>2</sup>**

AREA ANALYSIS FROM BRIEFED REQUIREMENTS

	Option 1 290m <sup>2</sup>	Option 2 444m <sup>2</sup>	<b>Option 3</b> (Preferred Option 643m <sup>2</sup> )
Reception	●	●	●
Workstations	●	●	●
Offices	●	●	●
Boardroom	●	●	●
Meeting rooms		●	●
Kitchen/Staff area	●	●	●
Radio Studios	●	●	●
News room		●	●
Master control room	●	●	●
Library Storage			●
Kitchenette			●
Amenities	●	●	●
Music Store		Outdoor area	●
Music Room		●	●
Production Room		●	●
Sound engineer		●	●
Storage	●	●	●
Outdoor area		●	●
Costings *	\$2.55 M	\$3.54M	\$4.69M

- Office
- Workstation
- Radio
- Breakout
- Amenities

--- Area allocation by Council  
 228m<sup>2</sup> Existing building  
 401m<sup>2</sup> New extension  
 14m<sup>2</sup> Decking

- Accommodated and matches briefed area
- Accommodated but does not meet briefed area requirements
- \* Costings provided by Prowse Quantity Surveyors dated 12.07.2019

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NOTES:

NO	DESCRIPTION	DATE	CLIENT:
FS1	Preliminary Issue	18.06.19	3KND Radio Station
FS2	Updated background	25.07.19	
FS3	Updated Existing building area	29.07.19	
FS4	Updated Building areas	30.07.19	
FS5	Background image	15.08.19	

TITLE: **Area Analysis - Option 03 (Preferred)**

ADDRESS: **Roseberry Avenue**

PROJECT STATUS: **Feasibility Study**

DESIGNER:	DRAWN:	CHECKED:
Designer	JP	BM
PROJECT No.	DRAWING No.	REV.
19002	FS1011	FS5
SCALE:	DATE DRAWN:	DATE APPROVED:
1:200@A3		
CLIENT SIGNATURE:	INITIALS:	

### 8.3 INTERCULTURAL CENTRE FEASIBILITY STUDY CONSULTATION PLAN

**Author:** Manager Creative Culture and Arts

**Reviewed By:** Acting General Manager Community

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#### EXECUTIVE SUMMARY

Council is renewing and relocating the Darebin Intercultural Centre.

A community consultation is planned for October and November 2019 seeking feedback on the renewed approach and proposed new location for the Centre.

Key stakeholders and representatives of Darebin's CALD communities, such as service providers, cultural leaders, cultural agencies and cultural groups, as well as the broader community of Darebin, will be encouraged to provide feedback for Council's deliberation in December 2019.

The consultation will seek community feedback and submissions on three elements of the Darebin's Intercultural Centre.

- (1) Renewed vision, mission and approach
- (2) The proposed new location for the Intercultural Centre at High Street, Preston
- (3) Spaces: capabilities and requirements (area schedule)

A consultation plan is presented here for Council endorsement.

**Recommendation**

**That** Council endorses the release of the draft Discussion Paper on 'Darebin's Intercultural Centre at the New Town Hall', attached as **Appendix A**, for public consultation.

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#### BACKGROUND / KEY INFORMATION

The Darebin Intercultural Centre was established in 2011, conceived as a centre of excellence for intercultural relations and ongoing community development. It was intended as a practical demonstration of Council's objective to foster cultural diversity, intercultural dialogue and connectedness between Darebin's diverse cultural groups.

The Intercultural Centre is currently located at the former Preston Courthouse, a building that is leased by Darebin City Council from the Department of Justice (DoJ) through Court Services Victoria (CSV).

Since November 2014, VCAT has been co-located in that building, leading to many operational challenges for the Intercultural Centre. Court Services Victoria activities in the building have increased significantly over time.

In 2018, Council commissioned a feasibility study into the future of the Intercultural Centre.



This study has resulted in:

**1: A proposal for a renewed approach for the Centre and recommended new location.**

Attached at **Appendix A** is the draft discussion paper, "Darebin's Intercultural Centre at the New Town Hall" that details the draft renewed approach, the proposed new site and the spatial diagram (area schedule) for public consultation.

**Previous Council Resolution**

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

**COMMUNICATIONS AND ENGAGEMENT**

**Consultation**

This community consultation process is designed to test the following:

1. **Renewed vision, mission and approach:** Combatting and dismantling racism, and other forms of discrimination, has been elevated to the top of Darebin's Intercultural Centre priority list.
2. **The proposed new location for the Intercultural Centre:** The civic buildings on the corner of High and Gower Streets in Preston, including the outdoor areas, have been recommended as an ideal site for a renewed Intercultural Centre.
3. **Spaces: capabilities and requirements:** The spatial requirements for a renewed Darebin Intercultural Centre are represented in a diagram that can be tested with the local CALD community, and other stakeholders.

The proposed consultation process is intended to broaden Council's perspectives as well as facilitate deeper understanding of the nature and impact of racism and discrimination in Darebin. Fundamentally, to engage Darebin's CALD community members on how an "intercultural centre" could address these issues and experiences at the local level.

Previous consultation work undertaken during the Intercultural Centre Feasibility Study has concentrated on the experiences of current users of the Centre, and Council staff, and Council's advisory bodies.

The primary target audiences that are suggested in the proposed renewal of the Centre model will be the focus of this consultation, and they are as follows:

- CALD, migrant and receiving communities
- Refugee and recently arrived communities
- Members of our community, individuals or groups, who experience discrimination, as a result of their identity, their ethnicity and/or their beliefs
- The most vulnerable members of our community

**1. Renewed vision, mission and approach.**

Questions will be based around the proposed renewed approach, and will focus on individual and collective experiences of intercultural exchange, including experiences of racism and discrimination, and an analysis of how best to combat discrimination.

The renewed approach is tested in terms of how an Intercultural Centre can foster positive intercultural relationships, and interactions across cultures, diversities, identities and communities.

## **2. The proposed new location for the Intercultural Centre**

The Discussion Paper outlines the proposed new location for the Intercultural Centre and offers the key reasons why this site has been recommended.

Consultation participants will be asked to comment on the suitability of this site in terms of key selection criteria that include:

Location, Accessibility, Visibility, Safety, Walkability, Welcoming, Inclusion.

The proposed site has been selected against these success criteria and the consultation progresses the initial officer evaluation and tests this with the community of potential users.

## **3. Spaces: capabilities and requirements (area schedule)**

Consultation participants will be asked to review a spatial diagram that outlines what the key physical spaces of a renewed “intercultural centre” could be.

They will be asked to consider how these requirements contribute to an equitable environment in terms of built design and to identify any gaps. Specific features have been proposed and these include: meeting rooms, offices, kitchen and amenities, storage, multi-purpose spaces, prayer and meditation rooms, interiors and exteriors, signage and visibility, entrances and exits, gardens and outdoor areas. We will explore how the proposed spaces can be both fit-for-purpose and adaptable as the needs of the community change.

### **Languages and translations**

Participants in small groups will be provided with translation support if required. Translation support and interpreting will be considered in the survey design and in the communications approach.

The Discussion Paper will be translated into up to 12 community languages.

### **Documentation and Analysis**

Survey findings will be compiled into a report for Council’s consideration in December 2019. Small groups will be documented (audio recording and notes), privacy will be paramount. Where relevant sessions will be conducted in languages other than English.

### **Communication**

All communications will be developed in line with Council’s Multicultural Communication Guidelines and Toolkit.

### **Key messages**

Council is proposing a renewed vision, mission and approach for its Intercultural Centre, including a new location on High Street, Preston.

We want to hear your thoughts on the new approach, the proposed new location and the kinds of spaces and programs that support our CALD communities.

### **Word of mouth and trusted agents**

Communications will place an emphasis on word of mouth and peer networks in terms of making contact and engaging with community participants. A list of the following will be



prepared in consultation with current Intercultural Centre staff, Council's Community Well-Being team and other areas of Council.

- Service providers
- Community groups
- Cultural groups
- Cultural leaders
- Emerging groups and leaders
- Under-represented groups

This list will be prepared with the primary target audience in mind but secondary and tertiary audiences will also be considered in the scope of this consultation.

Primary audience:

- CALD, migrant and receiving communities
- Refugee and recently arrived communities
- Members of our community, individuals or groups, who experience discrimination, as a result of their identity, their ethnicity and/or their beliefs
- The most vulnerable members of our community

Secondary audience consideration:

- Interfaith communities
- Multicultural communities
- Peak bodies, including researchers, academics and experts
- Key organisations, such as churches, mosques and service providers

Tertiary audience consideration:

- Children
- Families
- Young people
- Adults,
- Older people
- Interested people
- The general public

A range of people will be invited to participate from those who are in public positions through to those who are members of smaller, more CALD localised groups. Attention will be paid to representation across a range of identities and conditions (age, gender, socio-economics, and geographic spread across the municipality).

### **Social and print media**

Social and print media will be developed in line with Council's Multicultural Communication Guidelines and Toolkit. This includes promotions through ethnic media, such as radio and newspapers, and may include advertising in ethnic media.

Council's social media channels will be mobilised in support of this consultation. Attention will be paid to channels that reach Darebin's CALD communities and sponsors within those communities will be engaged to assist with promotions.

There will be an offer on all collateral for translating and interpreting services to be provided to those who wish to participate and make comment.

### **Council channels**

All possible outward facing channels will be explored and we will use our Multicultural Communication Guidelines and our relationships with the local CALD community to underpin this approach.

## **ANALYSIS**

### **Alignment to Council Plan / Council policy**

Goal 5 - Involving our diverse community

The Council Plan 2017 – 2021 has called for direct action to support our marginalised and vulnerable population groups by establishing a better home for our Intercultural Centre and its programs.

2019 – 2020 Action Plan: Goal 5.1 We will ensure our services, facilities and programs benefit all, including our most vulnerable.

Identify a new home for the Darebin Intercultural Centre aligned to the 2019 Feasibility Study.

### **Environmental Sustainability Considerations**

Environmental sustainability considerations do not immediately influence the redefinition of the purpose of the Intercultural Centre. However, the scope to find a new home for the Intercultural Centre includes environmental considerations, such as access to public transport and walkability. The Intercultural Centre will meet environmental standards as set by Council's current policies and includes an awareness of how environment and climate emergency are influencing vulnerable populations locally and globally.

#### **Climate Emergency**

It is recognised that vulnerability can and will be affected by environmental changes over time and that climate change will adversely affect the most vulnerable members of our community, potentially producing more challenges for those populations and greater inequity across the board. Analysis of the preferred site will include ESD considerations in any more detailed design documentation and in line with Council's policy objectives.

### **Equity, Inclusion and Wellbeing Considerations**

Consultation with the Equity and Wellbeing Department has ensured that the scope of the feasibility study includes consideration of Council policies relating to equity, inclusion, diversity and wellbeing; such as the EIPAT which will inform decision making on engagement and participation. The draft Human Rights Framework (April 2019) is a key document relating to the future design and implementation of the Centre. The future vision of the Centre provides the potential to put aspects of this framework into action.



## **Cultural Considerations**

Cultural considerations relate to experiences of discrimination, particularly racism. The future vision for the Intercultural Centre includes a recognition that culture can be a very broadly applied term. Attention is focused on CALD, migrant and receiving communities, refugee and recently arrived communities, and members of our community who experience discrimination because of their identity and/or their beliefs. There are potential cross-overs with the work of the Creative Culture and Events team including the new model for the delivery of festivals in Darebin and other teams across Council, including customer service.

## **Economic Development Considerations**

There are potential economic stimuli implicit in the creation of a state-of-the-art, central and visible centre dedicated to the elimination of racism and anti-discrimination. This affect will be increased by the rigorous nature of the approach, including the site itself and how it 'physically' breaks down barriers to civic participation

## **Financial and Resource Implications**

Site scoping includes criteria that relates to the economic considerations of a move to a new location, such as site ownership, planning and zoning restrictions, heritage implications, timing, site availability and value for money. More detailed design and budget implications will be articulated in further research, development and design. It is anticipated that staffing costs and operational budget will remain the same in the future state model. Programming logic is considered in line with current budget levels for roll out in mid-late 2020 and beyond.

## **Legal and Risk Implications**

No legal and risk implications are relevant at this stage.

## **DISCUSSION**

Consultation is intended to test the following with the CALD communities of Darebin:

1. Renewed vision, mission and approach for Darebin's Intercultural Centre
2. The proposed new location for the Intercultural Centre at High Street, Preston
3. Spaces: capabilities and requirements (area schedule) of the Centre

Communications are designed to be inclusive and to favour personal connection (phone, face to face), and peer to peer referrals and recommendations, but all members of the community will have the opportunity to have their say.

Communications are guided by Council's Multicultural Communications Guidelines and Toolkit and Consultation is guided by Council's guidelines on Community Engagement.

The outcome of this consultation will guide Council in decision making around the future of the Darebin Intercultural Centre, both in terms of the current location, the current model (vision, mission, objectives) and the current approach to programming.

A CALD lens will be applied to the whole consultation with an emphasis on engaging with Darebin's CALD communities, providing translation and interpreting services, engaging with Darebin's CALD community leaders and facilitating sessions in relevant languages.

A report to Council is expected in December 2019.

## OPTIONS FOR CONSIDERATION

### Consultation Plan

We will seek advice on this consultation from Council's engagement team, and key bodies, such as the Victorian Multicultural Commission, and make use of available resources, such as VMC's Civic Participation Kit, and make contact with VMC's relevant Regional Advisory Council.

	Platform	Target #	Methodology	Start	End
1	Survey on Your Say Darebin	50 - 100	Online survey based on the Discussion Paper with translation and interpreting services and offline options available.	30 Sept	15 Nov
2	Targeted conversations with key stakeholders	10 (one on one)	<ul style="list-style-type: none"> <li>• Service providers</li> <li>• Community groups</li> <li>• Youth groups</li> <li>• Cultural groups</li> <li>• Cultural leaders</li> <li>• Emerging groups and leaders</li> <li>• Under-represented groups</li> <li>• Key representative bodies</li> </ul>	30 Sept	15 Nov
3	Small focus groups	25 (5 x groups of 3 – 5)	These groups are intended to engage representatives from Darebin's CALD communities in dialogue with each other. These groups will be made up of representatives from Darebin's diverse communities and will provide them with an opportunity to consider interculturalism from their own unique perspectives and in discussion with each other. Each focus group is documented, and notes are compiled.	15 Oct	15 Nov

### Communications Plan

Our communications plan will be underpinned by Council's Multicultural Communications Guidelines and Toolkit.

Platform	Methodology	Dates
Word of mouth and trusted agents	On the ground relationship research and development with Darebin's CALD communities will enable invitation to participate in one on one conversations and small focus groups, as well as promoting the opportunity to respond to the survey.	25 Sept – 15 Nov
Social Media across Council and via trusted agents	(Social media plan tbc)	30 Sept – 15 Nov



Platform	Methodology	Dates
Printed collateral – posters	In cafes, bars and streets and distro specifically to services, community hubs and places where people and groups meet (including: churches, mosques, aged care, social services, cafes, bars, Neighbourhood Houses, leisure centres, libraries, Preston Market – places where cultures are interacting and mingling every day)	30 Sept – 15 Nov
Newsletters, networks	Activate Council's outward channels - including newsletters and officer networks and ethnic media channels	30 Sept – 15 Nov
Internal Communications	Staff to Staff, Intranet slider, banner, news story, manager promotion (where applicable)	30 Sept – 15 Nov

## IMPLEMENTATION STRATEGY

### Communication

Officers will develop a communications and implementation plan based on Council's decision in December.

### Timeline

Council Meeting - Consultation plan endorsement	23 September
Community Consultation	30 September – 15 November
Community Consultation – analysis and reporting finalised	15 – 30 November
Council Meeting – Renewed approach and proposed location adopted	16 December

## RELATED DOCUMENTS

Nil


### Attachments

- Darebin's Intercultural Centre at the New Town Hall Draft Discussion Paper V1,5 September 2019 (**Appendix A**) [↓](#)

## DISCLOSURE OF INTEREST

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

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

  
City of  
**DAREBIN**

the place  
to live

# DAREBIN'S INTERCULTURAL CENTRE AT THE NEW TOWN HALL

Draft Discussion Paper V1, 5 September 2019



## Acknowledgement of Darebin's Aboriginal and Torres Strait Islander community

Darebin acknowledges the Wurundjeri Woi Wurrung people as the traditional landowners and custodians of the land and waters we now call Darebin and affirms that Wurundjeri Woi Wurrung people have lived on this land for millennia, practising their customs and ceremonies of celebration, initiation and renewal. Council acknowledges that Elders past, present and emerging 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.

Council respects and recognises Aboriginal and Torres Strait Islander communities' values, living culture and practices, including their continuing spiritual connection to the land and waters and their right to self-determination. Council also recognises the diversity within Aboriginal and Torres Strait Islander communities.

Aboriginal and Torres Strait Islander people and communities have had and continue to play a unique role in the life of the Darebin municipality. Council recognises and values this ongoing contribution and its significant value for our city and Australian society more broadly. Acknowledging the Traditional Owners of the land and recognising Darebin's Aboriginal and

Torres Strait Islander community provides the baseline for all of Council's social justice work. It is the foundation on which Council's other commitments to all of our residents and communities can flourish and grow.

## Our commitment

Darebin's Intercultural Centre at the New Town Hall echoes this commitment to Aboriginal and Torres Strait Islander people, as it is expressed in Council's Draft Human Rights Framework. We place this acknowledgement at the beginning of our Discussion Paper as this is the foundation upon which the proposed renewal of Darebin's Intercultural Centre must be based.

## Darebin's Intercultural Centre at the New Town Hall

### We are proposing a fresh approach and a new location for Darebin's Intercultural Centre.

A 'new town hall' that redefines civic participation and re-asserts our human rights; to be included, to be respected, and to be heard.

Council is recommending that we move the Intercultural Centre into our civic buildings on the corner of Gower and High Streets in Preston.

### The Intercultural Centre at the New Town Hall will be:

- Programmed for, by and with Darebin's culturally and linguistically diverse (CALD), migrant, refugee and recently arrived communities, and the most vulnerable members of our community.
- Dedicated to the elimination of racism and all other forms of discrimination.
- A place where connections and fearless dialogue – between people from CALD backgrounds, with different ethnicities, ancestries, identities, customs and beliefs – can occur.
- A visible and central expression of our commitment to the pursuit of a more just society.

We are proud of our diversity and we see this as our greatest asset. But we also know that racism and other forms of discrimination still exist in our municipality, across our region, and around the world.

Council wants Darebin to be a place where our CALD and migrant residents, our recently arrived and refugee community members, and those who are excluded and vulnerable, can feel safe and welcome, and can participate fully in civic and community life.

### History of Darebin's Intercultural Centre

The Darebin Intercultural Centre was established in 2011 as a centre of excellence for intercultural relations and ongoing community development.

It was intended to be a practical demonstration of Council's commitment to fostering cultural diversity, intercultural dialogue and connectedness between Darebin's diverse cultural groups.

Since 2015, the co-location of the Intercultural Centre with the Victorian Civil and Administrative Tribunal has confused the identity of the Centre and disrupted the focus and intention of programming.

In 2018, Council commissioned a feasibility study into the purpose and programming model of the Intercultural Centre and the current location.

**We want to know what you think about a proposed new location, our renewed vision, mission and approach, and what spaces are required for Darebin's Intercultural Centre.**



## A proposed new location for the Intercultural Centre

Council is recommending the re-location of the Intercultural Centre to Darebin's civic buildings on the corner of Gower and High Streets in Preston.

Ten potential sites have been surveyed as part of the Intercultural Centre feasibility study.

High Street Preston has achieved the highest rating against a set of criteria that includes; location, visibility, safety, inclusion, accessibility, welcoming and walkability.

The proposed new location encompasses the City Hall and Shire Hall, a kitchen, offices and meeting rooms, entrances and exits, and the seating, gardens, porticos and pathways around the perimeter of the building.

Re-location to this new site will put Darebin's Intercultural Centre at the heart of the municipality and embed the Centre's mission to eliminate racism and discrimination firmly in the public domain.



## Our renewed vision, mission and approach

### Vision

Darebin's Intercultural Centre is a centre for support, learning and celebration in pursuit of a more just society.

### Mission

We tackle racism and discrimination by strengthening connections between people and communities.

Council will provide:

### Programs

Our programs will be co-designed with the local CALD community, with our migrant, refugee and recently arrived communities, and with others who are vulnerable, under-represented, or who are experiencing racism and discrimination because of their cultural background, their identity or their beliefs.

Community members, cultural leaders, young people, leading thinkers, activists, artists and others will design and deliver activities and events, such as workshops, talks, performances, presentations and conferences, that will give their communities a voice.

CALD community members will create programs that will shape the agenda of our municipality, build the foundations of their own self-determination, and facilitate intercultural relationships and cultural exchange. These programs will offer skills development, training and learning opportunities, provide a forum for ideas and advocacy, and encourage rigorous debate.

### Connections

Darebin's Intercultural Centre will enable connections between people from all cultural backgrounds and from all walks of life. We will plan for meaningful interactions between people who exhibit shared characteristics and defining features, such as their homeland, language, traditions or physical appearance, with others who are also tied to their ethnicity, ancestry or faith.

The New Town Hall will be a welcoming, accessible and adaptable place where intercultural connections will happen accidentally and by design.

We will provide translation and interpreting services and invest in technologies of inclusion.

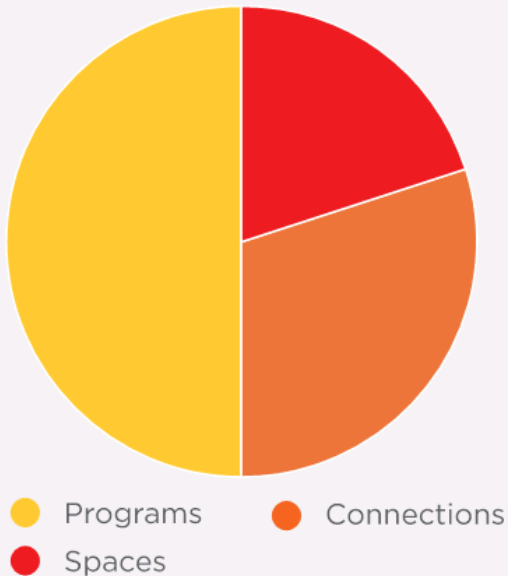
We will examine our own bias and investigate how power and privilege can exclude individuals and groups in our local community. We will use this knowledge to break down barriers to participation in civic and community life.

### Spaces

We will support our CALD community, local cultural groups, key agencies and service providers, advocates and activists, by providing culturally-fit-for-purpose spaces. Our spaces will be used for conversations, celebrations, gatherings, workshops, meetings, co-working, hot desking, counselling, meditation, prayer, cooking, training and debate.



Indicative mix of  
**programs, connections  
and spaces**



### Who is the Intercultural Centre for?

We will work with people from all different kinds of cultural backgrounds, who have many different identities, histories, customs and beliefs. We will work with people who are at all ages and stages of their lives and are from across the whole municipality.

To address racism and discrimination at the local level we will prioritise:

- Migrant and receiving communities.
- Refugee and recently arrived communities.
- Members of our community, individuals or groups, who experience discrimination as a result of their identity, their ethnicity and/or their beliefs.
- The most vulnerable members of our community.

### How the community are involved

There are multiple ways to become involved in Darebin's Intercultural Centre at the New Town Hall.

#### By invitation

Members of the local CALD community, our recently arrived, refugee and migrant communities, and special guests from further afield, will be invited to the Centre, to design and participate in programs, to make use of the place, and to determine what will happen next.

#### By application

Other opportunities will be offered upon application so that we can continually update our connections and relationships. This will include design and participation in programs, curation of special events, campaigns or investigations, and the use of our spaces for meetings, gatherings, workshops, celebrations and reasons that are as yet unknown.

#### Partnerships

The Intercultural Centre will form partnerships with local CALD organisations, service providers and cultural groups. We will establish relationships with peak bodies and institutions, and national and international agencies, who are working to combat racism and discrimination at the cutting edge.

### Community-led and co-designed

Members of the CALD community will lead and co-design programs and projects. Avenues for ideas that are generated by the community will be facilitated and kept open. Research and outreach will be a key to our approach, with a focus on issues and needs that are identified by the local CALD community.

### Community hub

Various local CALD community groups, organisations and key service providers, will use the Centre as a base for their operations, for meetings and administration, and to support and engage with individuals and groups. Representatives of relevant local, national and international agencies,

and special guests, will also spend time working, presenting and being in our spaces.

### The New Town Hall

The 'New Town Hall' is a front-facing facility that embodies equity and inclusion in both the built design and the approach to programs, connections and spaces. Service provision is a pathway towards access, interaction and representation, and this generates awareness and understanding, in an ongoing and open ended way. Members of the local CALD community, our recently arrived, refugee and migrant communities, our most vulnerable, and all of our community, are welcome to gather, mingle and be here.





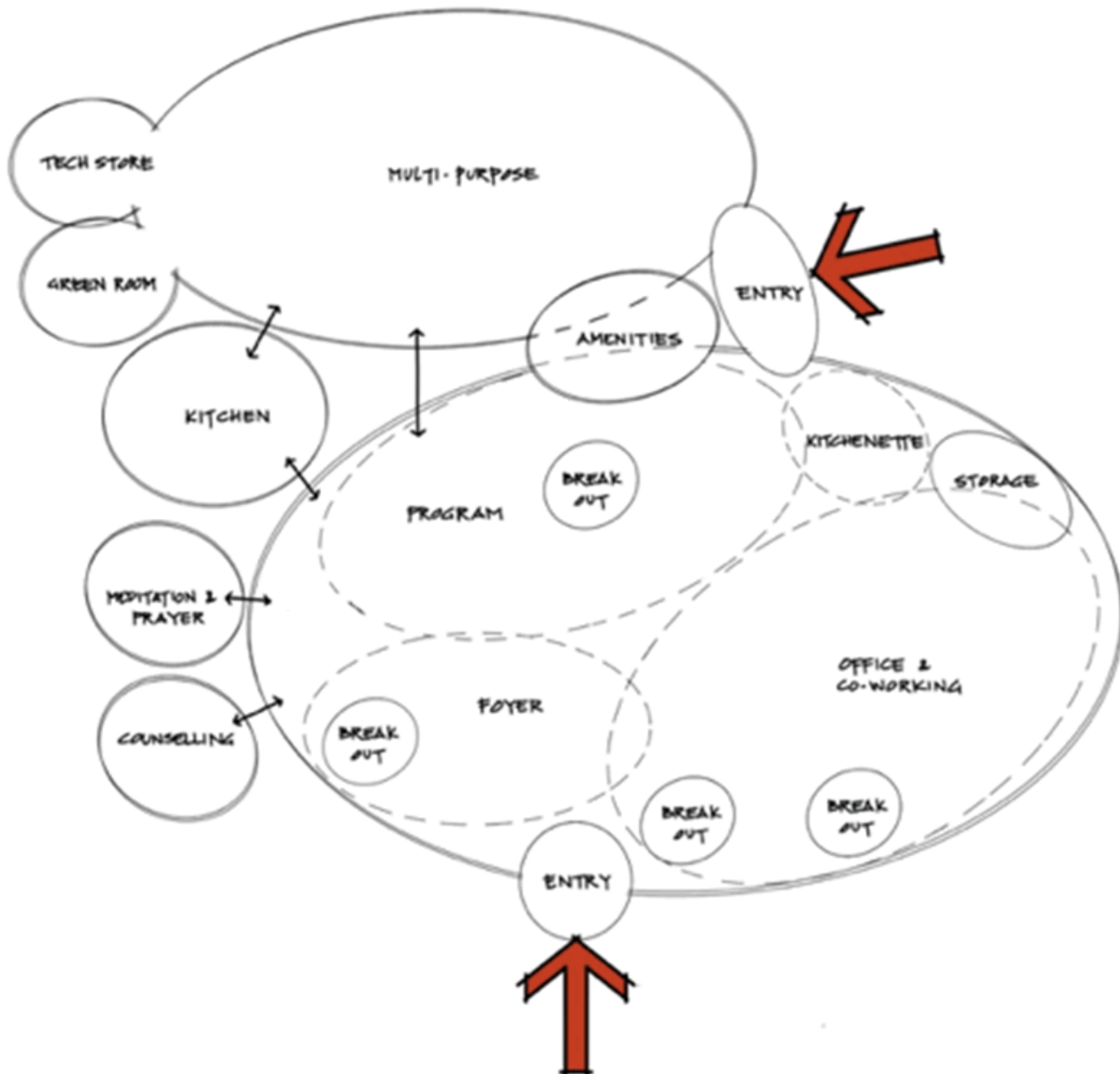
## What spaces are required?

This diagram shows an outline of the spaces that could be suitable for a renewed and re-located Intercultural Centre and how they relate to each other.

These spaces are multi-purpose and flexible, and offices and meeting rooms are open plan.

The ability to interact and connect is fundamental to how these spaces have been imagined.

The design brief will be developed to accommodate the specific needs of different cultural groups and to be adaptable as these needs change.



## Summary

The renewal of Darebin's Intercultural Centre comes at a time when we are seeing a rise in race-based attacks and the resurgence of white-supremacist sentiments around the world.

A recent survey conducted by the Scanlon Foundation found that 1 in 5 Australians in 2018 had experienced racism in the past 12 months.<sup>1</sup>

Darebin Council places a high priority on human rights, and on services, facilities and programs that benefit all, including our most vulnerable.

We have signed on to The Welcoming Cities Standard demonstrating our commitment to being a 'welcoming place'.

Diversity is our strength and our future.

We want to be a modern and inclusive city, that is trusted by our CALD community and open to all. We want to be a place that is free from racism and discrimination.

Renewing our Intercultural Centre by moving to a new, more visible location, and by updating our approach, this may be one way for us to make a contribution towards a more tolerant local and global society.

It is in this context that we are seeking your feedback on how we can foster the best possible intercultural connections, conversations and relationships for, with and by our own community.

<sup>1</sup>Andrew Markus, Mapping Social Cohesion: The Scanlon Foundation surveys 2018 p 67



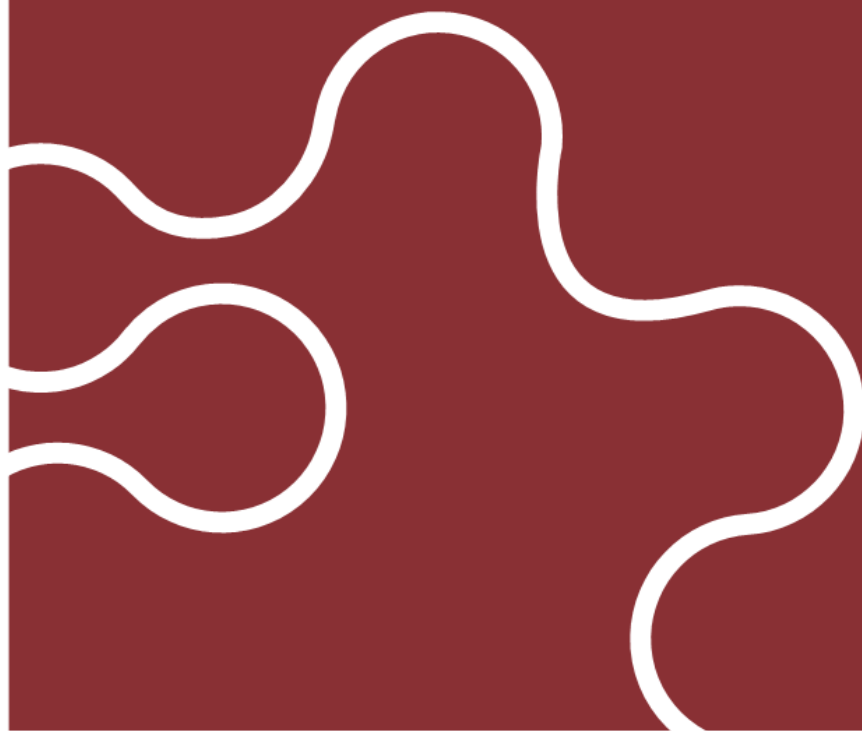
## Tell us your thoughts

Please visit **Your Say Darebin** to tell us what you think.

### Feedback is open until 15 November 2019.

In addition to the survey you can also have your say by:

- Joining a small focus group to share and debate your ideas with others
- Sharing your own story with us – one on one
- Emailing us at [intercultural@darebin.vic.gov.au](mailto:intercultural@darebin.vic.gov.au)



#### CITY OF DAREBIN

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#### National Relay Service

If you are deaf, or have a hearing or speech impairment, contact us through the National Relay Service.  
[relayservice.gov.au](http://relayservice.gov.au)



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Ελληνικά	Soomalii
हिंदी	Tiếng Việt

**8.4 PLANNING SCHEME AMENDMENT C186 - OPEN SPACE LEVY****Author:** Senior Strategic Planner**Reviewed By:** General Manager City Sustainability and Strategy

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**EXECUTIVE SUMMARY**

Darebin Planning Scheme Amendment C186 proposes to increase Council's open space levy rate to 10% across the municipality.

The Open Space Contributions Review Report 2019 recommends that sites with a high level of strategic importance, where growth is likely to be particularly intensive, should be subject to a higher levy of up to 18.2%. The strategic sites identified where a negotiated higher levy should be pursued are the Preston Market Precinct and sites within the Northland Urban Renewal area.

Access to open space is essential to people's health and well-being. Darebin's population is growing and there is increased pressure on the municipality's existing open spaces. There are areas within Darebin that do not currently have access to open space within 500 metres.

Without creation of new open spaces, there will be a further reduction in the open space per capita rates and an increase in the number of residents who do not have access to open space within 500 metres. Further, the projected increase in residents living in higher density development will mean that occupants have less private open space and rely more heavily on public open spaces for their needs.

Council currently applies an open space levy in line with the Subdivision Act. As with the current levy, the new levy would apply to developers (i.e. those seeking to profit from the development of land) at subdivision of a single lot into three or more lots. It would not apply to small subdivisions of a typical house block into two unless those lots could be further subdivided.

The current open space levy rate in the Darebin Planning Scheme will not be sufficient to provide for the open space needs of the future population. The funds made available from the increased open space levy will be used to invest directly back into open spaces to improve the quality of existing spaces and to acquire more open space to grow the network.

The amendment implements recommendations of *Breathing Space: The Darebin Open Space Strategy* (adopted by Council on 2 September 2019). It is supported by the *Open Space Contributions Review* report (SGS Economics & Planning) which identifies a future open space need from all developable land of 18.2% and provides the methodology and strategic justification for the increased levy.



<b>Recommendation</b>
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**That Council:**

- (1) Adopts the *Open Space Contributions Review 2019*, prepared by SGS Economics and Planning, as attached at **Appendix A**;
- (2) 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 Amendment C186 to the Darebin Planning Scheme;
- (3) When authorised by the Minister for Planning, exhibit Amendment C186 to the Darebin Planning Scheme for a period of one month and/or in accordance with notice requirements under section 19 of the *Planning and Environment Act 1987*;
- (4) Seeks community and stakeholder feedback as part of the exhibition period, on the proposed changes to the planning scheme to increase the open space levy
- (5) Authorise the Manager City Futures to make minor alterations and corrections, where necessary to, Amendment C186 material as attached at **Appendix B** prior to the lodgement of the authorisation request with the Minister for Planning and/or exhibition period.

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**BACKGROUND / KEY INFORMATION**

*Breathing Space: The Darebin Open Space Strategy (City of Darebin 2019)* is an ambitious and visionary document that will help Council achieve its vision of a “greener, bolder, and more connected city”. It was adopted by Council on 2 September 2019.

One of the key recommendations of *Breathing Space: The Darebin Open Space Strategy (City of Darebin 2019)* is to undertake a planning scheme amendment to increase the open space contribution rate or open space levy through the Darebin Planning Scheme.

Darebin Planning Scheme Amendment C186 implements the recommendations of the *Open Space Contributions Review* report (SGS Economics & Planning 2019) which provides the methodology and strategic justification for the increased levy.

The Amendment applies to all commercial, residential and industrial land in the municipality (except for Crown land), if it is being subdivided for development into three or more lots, at the point a subdivision permit is issued. The levy does not apply to subdivisions to two lots, except when they are still large enough to be further subdivided.

This report outlines the details of proposed Amendment C186 and seeks Council's endorsement to proceed with the formal authorisation request to the Department of Environment, Land, Water and Planning (DELWP) to commence the planning scheme amendment process. As part of this process there will be a formal public notification and exhibition period, and the community will have an opportunity to make submissions.

Amendment C186 to the Darebin Planning Scheme has now been prepared for Council's consideration and endorsement. Amendment documents are provided at **Appendix B**.

The levy would apply to developers seeking to subdivide land parcels into three lots or greater.

Who is affected:



## Previous Council Resolution

The Open Space Levy matter is not the subject of a previous Council resolution. Options to explore the delivery of the Open Space Levy were presented to Council at briefing on 23 April 2019.

On 2 September 2019, Council passed the following resolution in regards to *Breathing Space: Darebin Open Space Strategy (City of Darebin 2019)*:

**That Council:**

- 1) *Adopts Breathing Space: The Darebin Open Space Strategy;*
- 2) *Reviews and reports progress annually on Breathing Space: The Darebin Open Space Strategy, including an annual update on Darebin's canopy coverage and quantity and quality of open space provision, as well as progress on biodiversity improvements, and that this update be communicated to the community.*
- 3) *Refers all actions contained in Breathing Space: The Darebin Open Space Strategy for consideration in the next budget process; and*
- 4) *Thanks the Darebin Nature Trust, community members and stakeholders, for their feedback, input and advice to date to help develop Breathing Space: The Darebin Open Space Strategy*
- 5) *Ensure that edible plants and fruit trees are accessible to the local community, particularly those with greatest need to access food.*



## COMMUNICATIONS AND ENGAGEMENT

### Consultation

Public consultation on *Breathing Space: The Darebin Open Space Strategy* was undertaken in three phases:

- Phase 1 - consisting of an initial survey, occurred during March and April 2018.
- Phase 2 - consisted of seeking feedback on the draft strategy, occurred in November and December 2018; and
- Phase 3 - a final round of consultation on the draft strategy occurred in July and August 2019.

The adopted strategy included updates after phase 3 of consultation.

The strategy was also presented to Council at briefings throughout its development.

### Internal Consultation

The following internal Council teams have been consulted in the preparation of Amendment C186 and this report:

- Finance
- City Design
- Statutory Planning
- Legal Counsel – Town Planning
- Subdivision

### External Consultation

In preparation of Amendment C186, external consultation has occurred with the following:

- State Planning Services, DELWP
- Legal Counsel
- Informal advice from City of Monash and City of Frankston

### Communications

Communications with the community are planned to cover both *Breathing Space: The Darebin Open Space Strategy (City of Darebin 2019)* as well as the proposed Open Space Levy.

#### Key messages:

- As the municipality grows, it is essential that Council plans for the open space needs of the future population. Failure to do so, will result in unacceptable outcomes and a gradual decline in liveability.
- Council has a new, visionary Open Space Strategy that focuses on bringing more and better open space to Darebin's diverse community and focuses on:
  - meeting the community's need for open space, improving biodiversity and creating a green streets network

- equitable distribution of quality open space across Darebin to meet the needs of Darebin's diverse community
- addressing the Climate Emergency by focusing on improving biodiversity, increasing the amount of public open space and increasing canopy cover
- The adoption of *Breathing Space: The Darebin Open Space Strategy (City of Darebin 2019)* and the *Open Space Contributions Review (SGS Economics and Planning 2019)* report will form the basis of a planning scheme amendment to increase the open space levy.
- An increase to the levy is essential to collect adequate funds or land contributions from development allowing for improvements to open space to meet the demands of the growing population.
- If we don't require developers to increase their open space contributions, then we'll start to see a reduction in open space available to residents.
- The Open Space Levy does not apply to dual occupancy developments, or those seeking to build a 'granny flat' or studio in their back yard.
- Our research indicates that the proposed increase to the open space levy rate will not have a long-term impact on the development market in Darebin.
- Pursuing a flat rate levy that applies to all subdivisions of 2 or more additional lots is equitable as every development, regardless of its location or size, has the same proportional responsibility to contribute to the open space needs of the future population.

### **Consultation and Planning Scheme Amendment Exhibition**

- In addition to the communications plan, the proposed planning scheme amendment to increase the open space levy will undergo a formal public consultation and exhibition process which will meet the requirements of the *Planning and Environment Act (1987)*. This is expected to occur in late 2019/early 2020, subject to timing for authorisation of the amendment from DELWP and will be for one month.
- Community members will have the opportunity to review the amendment documents and make submissions on the proposed changes to the Darebin Planning Scheme.
- The public notification process will include:
  - Announcements through council's website and social media platforms
  - Drop in session with Council officers
  - Hard copies of documents will be available at all public libraries in Darebin and Council offices.
  - Formal notices in local newspapers and State Government Gazette
  - Amendment C186 documents and supporting information will be available online at [yoursaydarebin.com.au](http://yoursaydarebin.com.au) and DEWLP websites.
  - Council officers will be available to discuss the details of the Amendment via direct phone or email.
  - Communications in multiple languages and access to translation services.

### **ANALYSIS**

#### **Alignment to Council Plan / Council policy**

Goal 3 - A liveable city



Council Plan Goal 3.1 – Increase our public open space levy to create more open space, particularly in urban renewal areas.

### **Environmental Sustainability Considerations**

*Breathing Space: The Darebin Open Space Strategy (City of Darebin 2019)* reflects leading practice and actions regarding the climate emergency and how Darebin can influence and offset the effects.

Pursuing a planning scheme amendment to increase the open space levy to 10% will provide a funding mechanism to contribute to improving existing and acquiring new, open spaces. The open space levy will help to mitigate the effects of climate change as the City grows.

### **Equity, Inclusion and Wellbeing Considerations**

There is a clear link between health and wellbeing and access to quality open space. Pursuing an increased open space levy will fund improvements and acquisitions of open spaces. The strategy considers creating spaces for all of Darebin's residents regardless of culture, gender, sexual orientation, age, socioeconomic condition, dis/ability and includes consideration of equitable access, mobility, amenity and services across the municipality.

Pursuing a 10% open space levy rate for all subdivisions of more than 2 additional lots is an equitable approach to the open space levy. This approach means that every development, regardless of its location or size, has the same proportional responsibility to contribute to the open space needs of the future population.

### **Cultural Considerations**

While this planning scheme amendment does not specifically consider culture, cultural considerations are embedded in *Breathing Space: The Darebin Open Space Strategy*. Again, the levy will fund the implementation of the strategy and directly support the design of open spaces that are inclusive to the Culturally and Linguistically Diverse (CALD) and indigenous communities.

### **Economic Development Considerations**

While the increased levy applies to all land within the municipality, including commercially zoned land, it is not considered that it will have a negative impact on economic activity. The levy is applied to subdivision permits only and will only impact a commercial business if the development is to be subdivided.

Our research has shown that the increase to the open space levy rate will not have a long-term impact on the development market in Darebin.

The outcomes facilitated by *Breathing Space: The Darebin Open Space Strategy* are complementary to enhancing the economic activity in Darebin. Having great open spaces, which offer a diversity of uses, retains locals and attracts people from neighbouring suburbs to spend more time in our city.

### **Financial and Resource Implications**

The increased open space levy will provide funds for the acquisition of new, and improvements to existing, open space in the municipality.

Council currently collects between \$5.7 million to \$7.9 million per year from the open space levy. This amount is expected to increase to \$13 million to \$15 million per year if and when the 10% open space levy rate is introduced into the Darebin Planning Scheme, depending on the amount of development each year in Darebin.

It is anticipated that should the levy progress to be implemented in the Planning Scheme, there would be an initial period of time when statutory planning and subdivision officers will experience an increase in applicant enquiries that may need to be resourced. As part of the communications plan, fact sheets will be provided to frontline officers so that they will be supported through the implementation of the levy and can respond to queries with confidence.

### **Legal and Risk Implications**

The levy review methodology and proposal is a reasonably new approach and hasn't yet been tested at a Planning Panel. Monash City Council has recently received authorisation to exhibit a similar proposal and is currently preparing for exhibition. The methodology assesses need for open space for the future community and is recommended in the *Open Space Contributions Review Report* (SGS Economics and Planning 2019) (**Appendix A**).

The final decision about whether to adopt the levy and any changes will be made by the Minister for Planning following exhibition and consideration by a Planning Panel. It is possible that the Panel or state government may require changes. The exhibition process also allows opportunity for objections to be heard and for the merits of the methodology underpinning the levy will be debated. SGS Economics and Planning will act as expert witness at any future panel and Council will also be supported by legal counsel.

The timelines associated with exhibition, state government review and final decision making are somewhat unpredictable and subject to change.

## **DISCUSSION**

### **What does Amendment C186 do?**

Amendment C186 implements the recommendations of *Breathing Space: The Darebin Open Space Strategy (City of Darebin 2019)* and the *Open Space Contributions Review* (SGS Economics and Planning 2019) report into the Darebin Planning Scheme by increasing the open space levy. The details are as follows:

#### Increases the open space levy

Clause 53.01 of the planning scheme currently allows for open space contributions of up to 5 per cent to be collected at the time of subdivision. Councils may implement a Schedule to Clause 53.01 which allows for contribution rates to be specified.

Darebin currently collects an open space contribution rate of between 2 and 5 per cent based on a sliding scale under Schedule to Clause 53.01 in the Darebin Planning Scheme. Amendment C186 amends the schedule to clause 53.01 to require all subdivisions of three or more lots within the municipality to pay a 10% open space levy rate. Subdivisions of 2 lots that are assessed as not being able to be further subdivided are exempt from the open space levy.



### Updates to the Municipal Strategic Statement

Amendment C186 will also make updates to the Municipal Strategic Statement (MSS) at Clause 21.02 Environment. Clause 21.02-5 Open space will be updated to align with the strategies and objectives of *Breathing Space: The Darebin Open Space Strategy (City of Darebin 2019)* and to reference the new strategy.

### Why is the Amendment needed?

Access to open space is essential to people's health and well-being. Darebin's population is growing and there is increased pressure on the municipality's existing open spaces. There are areas within Darebin that do not currently have access to open space within 500 metres.

Without creation of new open spaces, there will be a further reduction in the open space per capita rates and an increase in the number of residents who do not have access to open space within 500 metres. Further, the projected increase in residents living in higher density development will mean that occupants have less private open space and rely more heavily on public open spaces for their needs.

It is not just access and proximity to open space that is important, but also the quality and useability of that open space. In a developed municipality, it is difficult to acquire enough land to ensure all occupants have access to an optimal per capita rate of public open space. Therefore, an assessment of quality is also needed. Higher quality open spaces deliver a greater level of open space services to the local community than low quality open spaces of the same size.

The current open space levy rate in the Darebin Planning scheme will not be sufficient to provide for the open space needs of the future population. The funds made available from the increased open space levy will be used to invest directly back into open spaces to improve the quality of existing spaces and to acquire more open space to grow the network.

### Is the Amendment Strategically Justified?

The planning provisions to be amended by Amendment C186 are underpinned by detailed and sound research as demonstrated in the *Open Space Contributions Review Report* (SGS Economics and Planning 2019). **(Appendix A)**

An Explanatory Report (**refer to Appendix B**) has been prepared which provides a comprehensive assessment of how the Amendment is strategically justified and makes proper use of the Victorian Planning Provisions.

### **How was the Open Space Levy rate calculated?**

#### Open Space Contributions Review

SGS Economics and Planning have undertaken an analysis for the consideration of open space contributions in the City of Darebin based on expected growth rates and demand for future open spaces. A contribution rate of 10% of land value is recommended to deliver a reasonable standard of open space provision across the whole of Darebin.

Table 1. Open Space Contribution Rate Calculation

Step	Metric	Value
1	Planned population* (effective build out)	195,736 people
2	Total net developable urban area (total area of all developable lots in study area).	3,220 hectares
3	Open space required (open space standard (@30m <sup>2</sup> /capita) multiplied by planned population)	587.2 hectares
4	Open space requirement from all developable land (value at step 3 divided by value at step 2)	18.2 per cent

SGS have calculated an open space contribution rate required to provide the future population with a reasonable access to public open as shown in Table 1 (above). Using this method, there is clear justification for an 18.2% open space contributions rate across land uses in Darebin, to deliver optimum standards of open space. However, while a higher rate is justifiable, an 18.2% rate across the city could hamper development. It is also significantly higher than open space contribution rates in Melbourne and unlikely to be supported in the planning system.

A 10% contribution rate in an established area like Darebin is unprecedented and reflects a proactive commitment to open space provision across the municipality. This approach also acknowledges that Council will seek alternate funding sources to make up for the 8.2% gap.

A 10% open space contributions rate in Darebin across all land uses will ensure that the future community will have access to an adequate supply of public open space. The calculation of open space contribution requirements is founded on three key principles:

1. The City of Darebin is considered a single planning unit for open space planning purposes. Clause 53.01 allows for open space contributions collected to be spent anywhere within the municipality. The singular planning unit is an important consideration for Darebin as it recognises that open space levies are not collected for localised areas and open spaces can be utilised by residents from across the municipality.
2. All residents (existing and future) of the City of Darebin are entitled to enjoy access to a reasonable standard of open space and planning for future open space acquisitions and upgrades should seek the most equitable distribution of open space services across the city.
3. An inclusionary provisions approach means that all development should equip itself with sufficient open space to meet its needs as indicated by planning standards, and this can be through land or cash in kind contributions. The inclusionary provisions approach does not burden development in under supplied areas with greater costs for improving open space. Conversely, it does not allow development in well-supplied areas a discount for the open space impacts.

### Strategic Sites

It is also recognised that there are some strategic urban renewal sites which are unique in their scale and have the capacity to be charged a higher open space levy rate to meet the need of 18.2%. The *Open Space Contributions Review* recommends two: the Northland Urban Renewal Precinct (NURP) and the Preston Market Precinct. This would need to be negotiated through section 173 agreements during the rezoning process.



## OPTIONS FOR CONSIDERATION

Council has two options as follows:

**Option 1** – Adopt the *Open Space Contributions Review* (SGS Economics and Planning 2019) and authorise officers to commence the planning scheme amendment process by formally seeking Authorisation from the Minister of Planning to prepare and exhibit Amendment C186 in accordance with the requirements of the *Planning and Environment Act 1987*, with notification and consultation as outlined above; or

**Option 2** – Not proceed.

It is recommended to pursue Option 1.

## IMPLEMENTATION STRATEGY

### Details

Officers will submit Amendment C186 for authorisation to the Department, Land, Water and Planning (DELWP).

### Communication

Implementation of the Open Space Levy component of the communications plan with a media release immediately following adoption. Once authorisation is granted, Amendment C186 will be formally exhibited, with notice given to the community and required by the Planning and Environment 1987 and outlined in this report.

### Timeline

Exhibition is anticipated to occur late in 2019/early 2020, subject to timing for authorisation of the Amendment from DELWP. Submissions on the Amendment will be invited. At the conclusion of the exhibition period, officers will assess submissions and report back to Council. Council will have the option to resolve to adopt the amendment (with changes or without if no submissions are received), request an independent panel if one is required (where there are submissions that Council cannot wholly address or resolve), or abandon the amendment (where there are significant outstanding issues that cannot be addressed or resolved).

Once adopted by Council, the Amendment will be submitted to the Minister for Planning for approval. This is expected to occur in mid - late 2020, depending on whether a panel process is required.

## RELATED DOCUMENTS

- Breathing Space: The Darebin Open Space Strategy (City of Darebin 2019)
- Ministerial Direction – The Form and Content of Planning Schemes
- Ministerial Direction No. 9 – Metropolitan Planning Strategy
- Ministerial Direction No. 11 – Strategic Assessment of Amendments
- Ministerial Direction No. 15 – The planning scheme amendment process
- Plan Melbourne 2017-2050
- *Planning and Environment Act, 1987*
- *Subdivision Act, 1988*

- Guidelines for Preparing Planning Scheme Amendment Documentation – September 2014

**Attachments**

- Amendment C186 - Open Space Contributions Review 2019 (**Appendix A**) [↓](#)
- Amendment C186 - Planning Scheme Amendment Documents (**Appendix B**) [↓](#)

**DISCLOSURE OF INTEREST**

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

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





## OPEN SPACE CONTRIBUTIONS REVIEW

4.0  
MAY 2019

Prepared for  
City of Darebin

Independent  
insight.



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## EXECUTIVE SUMMARY

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Darebin City Council has recently developed *Breathing Space: The Darebin Open Space Strategy 2019* to guide future open space planning in the municipality.

A key element of achieving this Strategy's objectives for open space is increasing the funding mechanism. Public open space contributions are a source of funding, and can be fixed by increasing the open space contribution rate, via an amendment to the Planning Scheme.

Darebin City Council sought independent advice from SGS on the feasibility and appropriateness of an open space contribution rate within the City of Darebin. Darebin currently has an Open Space Contribution rate of between 2 - 5 per cent based on a sliding scale under the Schedule to Clause 53.01 of the Darebin Planning Scheme.

This report provides an independent analysis of open space contribution requirements for the City of Darebin, based on expected rates of growth and demand for future open space. It allows for a critical evaluation of the feasibility of applying new open space contribution rates for subdivisions of three or more lots in the City of Darebin, and an assessment of the most appropriate rate to apply.

**A contribution rate of 10 per cent of land value is recommended** to deliver a reasonable standard of open space provision across the whole of Darebin.

### Existing open space

The current conditions can be assessed by looking at the overall quantity of open space, and the distribution of open space, which impacts resident's access to open space. The measures used to assess this are: the amount of open space per capita, and the proportion of households within 500 metres of open space.

These measures provide useful guidance for open space planning and reveal priority areas for new open spaces. They show that there are areas with low levels of open space provision per capita, and that 7 per cent of households in the municipality do not have access to open space within 500 metres. This is below the target of 0 per cent (ie all households having access to open space within 500 metres). The assessment indicates a *current* need for greater provision of open space, which can be funded via an increased open space contribution rate.

### Population trends

The City of Darebin is projected to experience significant population growth across the municipality. At 2028, the City of Darebin is expected to be home to 195,736 residents, an additional 34,487 residents from 2018. This will create greater pressure on existing open spaces. Without creation of new open spaces, there will be a reduction in the open space per capita rates and an increase in the number and proportion of residents who do not have access to open space within 500 metres.

The growth in population provides further justification for the implementation of an appropriate open space contribution rate to improve existing open spaces and acquire new ones.

### Open Space Provision Standards

Open space standards have been incorporated into planning schemes and open space strategies to ensure appropriate supply and equitable access to open space. Currently, open space assessments are largely quantitative, focusing on overall provision rates and proximity measures.

A number of metropolitan Melbourne local governments apply a per capita provision rate to determine open space standards, typically between 24 and 30.3 square metres per capita. **30 square metres is a recommended open space provision rate standard**, based on national and international norms.

The Darebin Council Plan 2017 - 2021 identifies that open space is to be provided within **500 m of every residence** in the municipality, giving consideration to barriers that prevent access to open space.

Increasingly, assessments also include a qualitative basis to ensure that open space is not only accessible, but of a high quality.

## Open Space Services

The concept of open space services combines the quantity and quality of open space to represent the level of 'service' provided by an open space. ***Higher quality open spaces deliver a greater level of open space services to the local community than low quality open spaces of the same size.*** Higher quality open spaces can include a wider range of infrastructure, improved maintenance and quality of furniture or higher levels of mature trees.

Conceptually then, increased investment in a public open space increases the intensity and diversity of uses that can occur there.

In an established area like Darebin, it is difficult for Council to fund significant amounts of additional open space due to land prices and land availability. Delivering Open Space Services, through land acquisition and improvements and upgrades to existing open space, is a more practical approach to open space planning.

To calculate the open space services that are required, the quantum of open space per capita is used as an *equivalent*.

## Calculating open space requirements

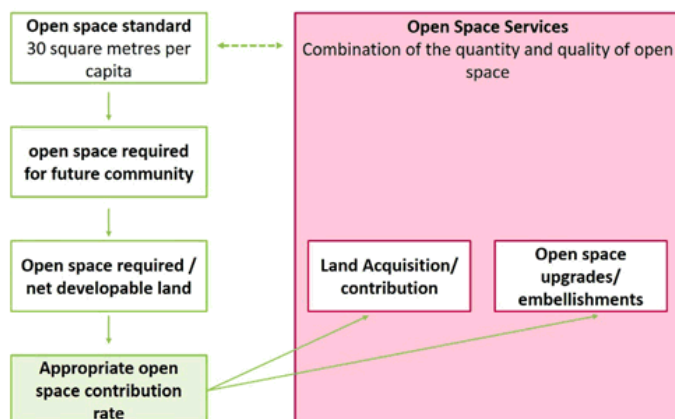
The calculation of open space contribution requirements is founded on three key principles

1. The City of Darebin is considered a single planning unit for open space planning purposes; the *Subdivision Act 1988* allows for open space contributions collected to be spent anywhere within the municipality.
2. All residents (existing and future) of the City of Darebin are entitled to enjoy access to a reasonable standard of open space at a given point of time in the future (eg. 2028), and planning for future open space acquisitions and upgrades should seek the most equitable distribution of open space services across the City.
3. An inclusionary requirements approach which means that all development should provide a sufficient contribution towards open space to meet needs as indicated by planning standards; this can be through land, cash or other in kind contributions.

Figure 1 illustrates the inputs required to determine open space contribution rates, and the relationship between the contribution rate and open space services to be provided.



FIGURE 1: OPEN SPACE CONTRIBUTION RATE ASSESSMENT



Source: SGS Economics and Planning, 2018

### Open Space Standards

The first step in determining open space contribution rates is to identify the appropriate provision rate. As noted, this is 30 square metres per capita, consistent with other local planning standards.

### Open Space required for future community

The second step identifies the open space requirements of the future population within the City of Darebin. The open space standard rate of provision of 30 square metres per capita is applied to the projected population at 2028 to determine the total quantum of open space that is required.

### Open Space required / net developable land

These inputs are used to calculate an appropriate open space contribution rate.

The total net developable urban area (net developable land) in the City of Darebin is then estimated using mesh block<sup>1</sup> land use data from the ABS Census. It includes all land uses that are suited to redevelopment for commercial, industrial and residential land uses. It excludes existing schools, parklands, community facilities roads and other land used for transport<sup>2</sup>. The amount of open space required by the future community is then divided by the total net developable urban land area (developable land).

These inputs are used to calculate an appropriate open space contribution rate. This is shown in Table 1.

<sup>1</sup> Meshblocks are the smallest geographical area used in reporting ABS Census data.

<sup>2</sup> Existing open spaces are excluded from this calculation as they are assumed to be unavailable for future development. This method is used to estimate the open space requirements generated by the whole community at 2028 including the existing community. It is a way to show how much open space each unit of development must contribute to provide sufficient open space to meet it's own needs, and this represented as a proportion of the developable area. The method therefore acknowledges that there are already existing open spaces that cater for the existing population that are provided outside of developable areas.

TABLE 1: OPEN SPACE CONTRIBUTION RATE CALCULATION

Step	Metric	Value
1	Planned population* (effective build out)	195,736 people
2	Total net developable urban area (total area of all developable lots in study area).	3,220 hectares
3	Open space required (open space standard (@30m <sup>2</sup> /capita) multiplied by planned population)	587.2 hectares
4	Open space requirement from all developable land (value at step 3 divided by value at step 2)	18.2 per cent

Source: SGS Economics and Planning, 2018, \*id. forecasts, 2016.

Using this method, there is clear justification for an 18.2 per cent open space contribution rate across land uses in Darebin, to deliver optimum standards of open space. However, a contribution rate of 18.2 per cent would also likely hamper development (by reducing the residual land value), especially on non-residential land. It is also significantly higher than open space contribution rates in neighbouring municipalities, and indeed any municipality in Melbourne.

## Recommendation

**A 10 per cent open space contribution rate in Darebin across all land uses** will ensure that the future community will have access to an adequate supply of public open space.

This approach acknowledges importance of cost sharing, and Council's commitment to contributing to the costs of providing open space services to residents. It will require Council to find alternate funding sources to make up the 8.2 per cent gap.

A 10 per cent open space contribution rate uses is consistent with the open space standard recommended for Precinct Structure Plan Areas of 10 per cent of net developable land. It is also a slightly lower requirement than existing legislation in South Australia that requires a contribution up to 12.5 per cent for any residential development.

Council's existing open space contribution rates as specified in Clause 53.01 are considerably lower than this standards driven contribution rate. When existing contribution rates are translated to provision rate standards, existing open space provision becomes as low as 3 square metres per capita (equivalent in open space services).

Strategic sites at Northland Urban Renewal Precinct and Preston Market are unique in their scale, and a higher open space contribution rate - up to 18.2 per cent - is appropriate. This will need to be negotiated through Section 173 agreements.

## Concluding remarks

The inclusionary requirements approach is founded on the principle that all development should meet an open space standard, and is intended to ensure equitable access to open space across the whole municipality in the long run.

It does not burden development in under-supplied areas with greater costs for improving open space, and conversely, it does not allow development in well-supplied areas a discount for the open space impacts. Instead it recognises that the entire municipality is a singular planning area for open space, across which an acceptable standard of open space services must be met.



**A contribution rate of 10 per cent of land value is recommended** to deliver a reasonable standard of open space provision across the whole of Darebin. This contribution rate reflects the need to ensure that all residents in the future (2028) have access to an appropriate level of open space services.

Although a higher contribution rate is justifiable, a 10 per cent contribution rate in an established area like Darebin is unprecedented, and reflects a proactive commitment to improving open space provision across the municipality.

# 1. INTRODUCTION

---

This report provides an overview and rationale for funding the delivery of the Open Space network in Darebin.

## 1.1 Project Background

Council has recently developed Breathing Space: The Darebin Open Space Strategy 2019 which will guide open space planning over the next 10 years. It reflects both the aims and directions of the current Council Plan as well as Darebin's projected growth and change, which will generate demand for additional and improved open spaces.

A key element of implementing Breathing Space: The Darebin Open Space Strategy 2019 is a funding mechanism, in this case an open space contribution rate, to be implemented via a Planning Scheme Amendment.

Darebin City Council sought independent advice from SGS on the feasibility and appropriateness of updating the open space contribution rate specified in the Schedule to Clause 53.01 in the Darebin Planning Scheme.

## 1.2 The role and value of open space

Public open spaces generate many benefits for local communities. These include

- contributing to liveable communities
- achieving environmental health and sustainability objectives, in particular temperature regulation and mitigation of the urban heat island effect, air quality, sequestering carbon, wind and noise reduction, flood mitigation, and biodiversity of a region
- physical and mental health for individuals within the community
- providing opportunities for physical activity, which has been shown to contribute towards a variety of health and social outcomes
- providing opportunities for play within the community, which is recognized for its benefits in health and wellbeing for people of all ages.

### Pressure on open space

Open space in Darebin is under pressure and requires significant investment. Parklands need to meet the needs of a rapidly growing community and perform a broad range of roles. Many sports fields in Darebin are over committed and require upgrades to meet increased demand, including supporting the growth in women's participation in sport.

### Expanding definitions of open space

In dense established areas a broader definition of what constitutes open space may also be required. This includes streetscapes/nature strips, quasi-public space, parklets, transport corridors and overlapping uses with schools and other institutions, which make an important contribution to shaping the 'lived experience' and aesthetics of an area. There are opportunities to recognise the cumulative contribution of these spaces in policy and planning.

While these spaces are outside of traditional definitions of open space, they are recognised as being crucial for the future of the city.

Importantly, the Subdivision Act only allows Council to spend Public Open Space Contributions (collected under Clause 53.01 and any Schedules to it) on acquiring or enhancing public open space as defined under the Subdivision Act.



### 1.3 Defining open space

Public Open Space is defined in Section 18A of the Subdivision Act of 1988. It states

*Public open space means land set aside in a plan or land in a plan zoned or reserved under a planning scheme –*

- a) *For public recreation or public resort, or*
- b) *As parklands*
- c) *For similar purposes*

This definition must be applied when determining how and where open space contributions are expended.

### 1.4 Open Space contributions

Clause 53.01 of the planning scheme allows for open space contributions of up to 5 per cent to be collected at the time of subdivision. Councils may also implement a Schedule to Clause 53.01 which allows for contribution rates to be specified. The appendix lists a series of contribution rates in comparable councils experiencing infill development. These vary from 2.5 per cent up to 8 per cent.

Contributions can be

- A percentage of the land intended to be used for residential purposes
- A percentage of the site value of the land
- A combination of both (at Council's discretion).

Two lot subdivisions are exempt from making a contribution under Clause 53.01.

Darebin currently collects an Open Space Contribution rate of between 2 and 5 per cent based on a sliding scale under the Schedule to Clause 53.01 of the Darebin Planning Scheme. These are described in Table 2.

TABLE 2: EXISTING OPEN SPACE CONTRIBUTION REQUIREMENTS

Type of subdivision	Associated open space contribution rate
2 additional lots	2%
3 additional lots	3%
4 additional lots	4%
5 or more additional lots	5%

The current low contribution rates in Darebin mean that there is insufficient revenue for investment in open space. This is impacting on the quality and levels of access to open space. The contribution rates in Darebin are also considerably lower than in other Local Government Areas who have recently amended their planning scheme; these changes have resulted in contribution rates of between 5 and 8 per cent.

This report provides the strategic justification for the amendment of Clause 53.01 in the Darebin Planning Scheme to include a 10 per cent contribution rate across all land uses. The report is structured as follows:

- Chapter 1: Introduction
- Chapter 2: A review of three standards that are used to assess open space provision: quantity-based standards, proximity-based standards and quality-based standards. It discusses the concept of open space services, which underpins the strategic justification for developing open space contribution rates.

- Chapter 3: A review of strategic policies including Breathing Space: The Darebin Open Space Strategy 2019, Plan Melbourne and local policies. The open space contribution will support the implementation of these.
- Chapter 4: A discussion on the local characteristics of the City of Darebin, including key open spaces, demographic profiling and forecasts to determine the scale and distribution of future growth, and subsequent future demand for open space.
- Chapter 5: A review of residents' access to open space within the municipality. It includes an assessment of the quantity of open space available to residents and how close residents are to open space.
- Chapter 6: An assessment of an appropriate open space contribution rate for the City of Darebin based on the principle of inclusionary requirements.
- Chapter 7: Summary of evidence for the implementation of an appropriate open space contribution rate.



## 2. OPEN SPACE PROVISION STANDARDS

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This section describes the three types of open space provision standards that are used in planning for open space: Quantity, Proximity and Quality. It introduces the concept of open space services to link quantity and quality standards.

### 2.1 Background

Open space standards have been incorporated into planning schemes and open space strategies to ensure equitable access to open space across municipalities. Currently, open space assessments are largely quantitative in nature, with a focus on the overall rate of provision, and proximity measures. However, increasingly the importance of assessments that also include a qualitative basis is acknowledged, to ensure that open space is not only accessible, but of a reasonable quality and appropriate for users.

A more sophisticated approach to planning for open space is required, which takes into account quality and use of open space. This is particularly important in the context of challenges such as projected population growth, and changing household structures and demographics, to ensure open space successfully meets the community's needs.

Qualitative measures are also important to consider in cases where it's too expensive for Councils to acquire new land (particularly in the inner suburbs), or where there is a lack of available land for new open spaces. It provides an alternative measure for Council to improve the open space network by improving the quality of the open space assets they already have so they can perform at a higher function and better serve the growing community.

The concept of open space services is a way to consider both quality and quantity in open space provision.

### 2.2 Quantity Based Standards

Metrics for 'best practice' in open space provision rates vary considerably and are expressed as a percentage of net developable area, or an amount per capita. Some methods differentiate between standards for different types of open space, such as local versus district and active versus passive open spaces. Table 3 summarises a sample of quantity based open space provision rates.

All standards typically exclude open space that is not publicly accessible (such as golf courses) or where the primary purpose is not public recreation, such as nature conservation areas.

In the US, researchers have found that 4ha of open space per 1000 people is considered the norm, compared to 2.83ha open space per 1000 people in the UK. In Australia, the National Capital Commission (Canberra, 1981) proposes 4ha per 1000 people, Queensland proposes 4 to 5ha per 1000 people<sup>3</sup> and New South Wales proposes 2.83ha per 1000 people, which is based on the aforementioned UK guidelines.

Melbourne based local governments included in Table 3 illustrate a range between 24 and 30.3 square metres per capita. In infill areas, the community has less access to private open

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<sup>3</sup> Local Government Research and Development Fund (2011) Best Practice Open Space in Higher Density Developments Project: Research Findings. Local Government Research Project into Best Practice Open Space Provision for Higher Density Infill Development Project.

space. This means that more public open space is required. For Councils with increasingly high density housing, a 30 square metre per capita provision standard is appropriate.

South Australian legislation recommends up to 12.5 per cent of net developable area, which is equivalent to approximately 40 square metres per person in low density areas, where housing density is 15 dwellings per hectare, but only 10 square metres in higher density urban developments (more than 70 dwellings per hectare).

A set of guidelines for open space in higher density developments was developed in response to this discrepancy by the City of Charles Sturt, in partnership with the South Australian State Government and other LGAs. These guidelines recommend 10 square metres per capita of primary open space located on site, an additional 10 square metres nearby and a further 10 square metres for state and local sports provision- a total of 30 square metres per capita.

TABLE 3: OPEN SPACE PROVISION STANDARDS

Source	Total open space provision rate (m <sup>2</sup> per capita)	Total open space provision rate (Ha/1000 people)
British National Playing Fields Association (1938)	28.3	2.83
National Capital Commission (Canberra 1981)	40	4
US National Recreation and Parks Association	40	4
NSW Department of Planning (1992)	28.3	2.8
Vic Gov - Planning for Community Infrastructure for Growth Areas (2008)	26.4**	2.6
Vic –default contribution in Subdivision Act (5%) in low density areas	13.3*	1.3
City of Kingston Open Space Strategy 2012	24	2.4
City of Wyndham Open Space Strategy 2045	30	3
Frankston City Council Open Space Strategy 2016-2036	30.3	3.03
South Australian legislation	12.5% net developable area	4.0 in low density areas 1.0 in higher density areas
South Australian higher density guidelines	Up to 30 ***	3.0
Precinct Structure Plan Guidelines Vic	10% net developable area	n/a

\* Excludes higher order passive open space and based on suburban developments of 15 dwellings per hectare

\*\* Comprising 10m<sup>2</sup> for neighbourhood passive open space, 8.88m<sup>2</sup> for neighbourhood active open space and 7.5m<sup>2</sup> for higher order active open space

\*\*\* Comprising a mix of local and district open spaces and state/district sports fields.

Precinct Structure Planning Guidelines prepared by the Growth Areas Authority<sup>4</sup> recommend that:

- major employment areas should have 2% net developable land as public open space, with a passive recreation function.
- Other areas (which are predominantly residential but include a mix of land uses) should have 10% of the net developable area as public open space, of which 6% is active open space.<sup>5</sup>

30 square metres is considered a reasonable benchmark to apply as an open space standard based on national and international norms, and the higher density development that is projected to occur in an established area such as Darebin.

<sup>4</sup> <https://www.vpa.vic.gov.au/wp-content/Assets/Files/PSP%20Guidelines%20-%20PART%20TWO.pdf>

<sup>5</sup> <https://www.parksleisure.com.au/documents/item/2091>



### 2.3 Proximity Based Standards

While quantity standards provide an indicative measure of open space, in isolation these standards do not take into consideration location, access or quality of these spaces. Relying on the quantity metric alone can lead to an inaccurate representation of household's access to open space. For example, considerable areas of open space may be located outside of a municipal boundary, or open space could be concentrated in a particular part of a municipality.

Proximity-based measures are designed to help understand the distribution and access to open space that households experience. It is generally expressed as the percentage of dwellings within walking distance of open space.

The Victoria Planning Provisions provide guidelines for proximity-based public open space provision. Clause 56.05-2 Public Open Space Provision seeks to provide a network of quality, well-distributed, multi-functional and cost effective public open space. Standard C13 identifies the following proximity standards:

- Local parks within 400m safe walking distance of at least 95% of all dwellings.
- Active open space of at least 8 hectares in area within 1km of 95% of all dwellings
- Linear parks and trails along waterways, vegetation corridors and road reserves within a 1km of 95% of all dwellings.

The current Darebin Council Plan identifies that open space is to be provided within **500m of every residence** in the municipality, giving consideration to barriers that prevent access to open space (eg. arterial roads and train lines). Darebin considers 500m a widely accepted 'walkable' distance for most residents, as indicated in various studies on walking distances and access to local destinations. While this is a greater distance than the Victoria Planning Provisions guidelines (400m), it is balanced by the Darebin Council Plan stipulating access to open space for *all* residences rather than 95 per cent of residences.

As with quantity metrics, proximity and access measures do not account for quality of open space.

### 2.4 Quality-Based Standards

In order to meet the needs of a diverse and growing community, measures that reflect the quality and use of space need to be taken into consideration in open space planning. From the 1970s, standards-based approaches to delivering parks and open space began to face significant criticism for producing bland and unused open spaces. In the UK, The Centre for Architecture and the Built Environment (CABE) (2005) advised that 'such quantitative national standards should be used with care' and advocate for standards that are set locally to address local needs, demographics and economic patterns. CABE argue that the relationship and integration of green space with the built environment should be reflected in policy, along with an understanding of the types of green space and their suitability for multiple uses.

Use of public open space is influenced by a variety of factors, not simply access, but also how people experience the space. Concerns of safety and security, poor facilities and environmental problems such as litter and vandalism are some reasons identified in a UK study investigating what deters use of open space. These are primarily amenity and maintenance issues that can be addressed through quality upgrades. Quality of green urban space can be understood and categorized into four dimensions (Malek et al). These are:

- natural factors such as tree coverage and biodiversity
- design considerations including accessibility, recreational facilities and amenities
- social factors such as inclusiveness and ability to meet a range of needs
- maintenance and services

An example of an assessment guide that takes into consideration the qualitative dimensions of open space can be seen in the 8 key qualities of successful green spaces developed by CABI in 2005. These criteria are identified as:

- **Sustainability:** Good sustainable practice can provide numerous environmental and cost benefits. For example, the potential cooling effect of urban forests.
- **Character and distinctiveness:** A successful green space will usually promote and reflect the identity and culture of a local community.
- **Definition and enclosure:** A well-defined park, square or garden will possess a clear distinction between public and private spaces reflecting the legal ownership and rights of use. It will additionally indicate how people should use a space.
- **Connectivity and accessibility:** Parks, woodlands, river corridors and gardens should form a hierarchy of different types, sizes and scales of public space. The network of spaces should be integrated with the surrounding street pattern, and access points placed at major junctions. Integrated, safe attractive routes should link with the network of green spaces and encourage people to travel to work and school or to access local services on foot or by bicycle.
- **Legibility:** Refers to ease of understanding and is particularly important where safety and ease of movement are paramount. Such spaces might incorporate pathways, landmarks and gateways to help people orient themselves.
- **Adaptability and robustness:** Like other forms of development, green spaces need to adapt in the face of unpredictable social, economic and environmental change. CABI identifies the need for planners and clients to develop flexible approaches to green space planning that include temporary uses for green space in areas of change and adapting areas outside of traditionally designated public open spaces to green space.
- **Inclusiveness:** Parks and public gardens should provide a resource for a wide range of people in terms of gender, ages and backgrounds. Public open space should be socially inclusive and accommodate a variety of uses.
- **Biodiversity:** Schemes of all scales should be designed to work with nature to encourage biodiversity in green spaces of all types.

## 2.5 Open Space Services

The concept of open space services combines the quantity and quality of open space to represent the level of 'service' provided by an open space. ***Higher quality open spaces deliver a greater level of open space services to the local community than low quality open spaces of the same size.*** Higher quality open spaces can include many of the attributes outlined above in Section 2.4.

The quality of open space is increasingly important, particularly in higher density areas where providing additional public open space is challenging. Investment to increase the level of service in open space, including elements such as lighting, water features, increased planting, seating, shade trees and accessible pathways allow for the open space to be used by a wider range of people, for a broader range of activities. It also means the open space is more desirable for use throughout the day and into the evening.

All Nations Park is a Darebin example of a high quality park which had a high capital cost and has high ongoing maintenance costs. It includes playgrounds, extensive tree plantings, lawn areas, lighting, toilets and a continuous path network. It is located in Northcote where significant residential redevelopment has occurred and is heavily used by the local community. It provides a high level of open space service.

Bracken Reserve in Thornbury caters to a much smaller range of uses. It has tree plantings, seating and a continuous path. It has a comparatively low level of open space service.



## 2.6 Implications for Open space contributions

All three measures (quantity, proximity and quality) need to be considered when developing a comprehensive plan for an open space network that meets the community's various needs. These measures were used to inform the prioritisation of acquisitions, improvements and upgrades that are needed across the municipality in Breathing Space: The Darebin Open Space Strategy 2019.

In establishing the strategic justification for an appropriate open space contribution rate, a quantity based provision rates will be used as a proxy to determine the overall open space *services* that are required.

## 3. STRATEGIC POLICY CONTEXT

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This section describes the strategic policy context and justification for increased investment in open space.

### 3.1 Plan Melbourne

Plan Melbourne 2017-2050 is the metropolitan level, integrated land-use, infrastructure and strategic plan to guide the development of Melbourne over the next 35 years. It was released in March 2017 and articulates that *'Melbourne will continue to be a global city of opportunity and choice'*. The Plan includes 9 principles and 7 outcomes which will help achieve this vision. Plan Melbourne is now a 'background document' under clause 72.08 in the Victoria Planning Provisions, following Amendment VC148.

The Plan notes that Melbourne is projected to experience significant population growth and change, and that approximately 23 per cent of this is anticipated to be accommodated in the Northern region (where Darebin is located).

Plan Melbourne acknowledges that local demographics, amenity and connectivity are key dimensions of planning for open space. It highlights the importance of open space in meeting objectives of sustainability and resilience in the face of a changing climate. For example, the ability for well maintained and enhanced open space to potentially reduce the urban heat island effect and improve community's resilience to extreme weather events is noted. The protection and conservation of natural features such as open space is emphasized for ecological as well as community benefit including for recreation, cultural and spiritual reasons and health and wellbeing.

Plan Melbourne calls for open space provisions which ensure equitable access to open space and which meet the needs of all members of the community. The strategy advocates for better planning, design and use of public open space, both new and existing, with an emphasis on innovative approaches to access and flexibility of use. Plan Melbourne supports the development of a new metropolitan open space strategy to ensure the growing population of Melbourne will have access to high quality open space.

Outcome 6 is of most relevance to open space:

#### **Outcome 6: Melbourne is a sustainable and resilient city.**

- Direction 6.4: Making Melbourne cooler and greener.
  - Policy 6.4.1 Support Melbourne by greening urban areas, buildings, transport corridors and open spaces to create an urban forest.
  - Policy 6.4.2 Strengthen the integrated metropolitan open space network.
- Direction 6.5: Protect and restore natural habitats.
  - Policy 6.5.1 Create a network of green spaces that support biodiversity conservation and opportunities to connect with nature.



### 3.2 Local government policy

Breathing Space: The Darebin Open Space Strategy 2019 provides the overarching framework and strategic direction for public open space in the City of Darebin for the next 10 years and beyond, and builds on the previous Open Space Strategy: 2007-2017. It responds to an increasingly diverse and rapidly growing local community, who have varied expectations of open space.

The strategy acknowledges the rich diversity of public open space in Darebin, and the need to manage these spaces to ensure the city is greener, bolder and more connected, in line with the high value placed on public open space by the community.

It does this via three key action areas: managing biodiversity, adapting, increasing and improving open spaces to meet growing community needs, and providing green streets. Sitting above all three of these action areas is an overarching theme: responding to the climate emergency.

The strategy provides a framework to inform Council’s decision making regarding investments in open space. The prioritisation of areas which require additional or improved open space is a fundamental role of The Open Space Strategy.

The strategy interfaces with a number of other Council policies and objectives as well as *Plan Melbourne 2017-2050*. These are shown in Figure 2.

FIGURE 2: STRATEGIC CONTEXT FOR BREATHING SPACE: THE DAREBIN OPEN SPACE STRATEGY 2019



### Darebin Council Plan 2017-2021

The Darebin Council Plan 2017-2021 outlines strategic direction for council, with a vision of ‘a greener, bolder and more connected city’.

#### Goals relevant to open space:

- Goal 1.2 We will increase sustainable transport through safer streets for walking and cycling, and advocacy for public transport.
- Goal 1.3 We will expand and improve our network of open spaces, parks and natural environments to provide the lungs for our city and reduce the impacts of climate change.
- Goal 2.1 We will ensure health and services meet our community’s needs across their life-course.
- Goal 2.2 We will expand opportunities for participation and social connection through sport, physical activity, arts, culture and other leisure activities.
- Goal 3.1 We will encourage and facilitate appropriate high-quality development in identified areas to create opportunities for living accessibly to public transport, infrastructure, open space and attractive, safe public areas.

### 3.3 Implications for open space contributions

Breathing Space: The Darebin Open Space Strategy 2019 is planning for the future where Darebin rapidly becomes denser and there is increased pressure on open spaces. As access to private open spaces reduces, access to public open space will become increasingly important. It reflects the goals of both the Council Plan and Plan Melbourne, which emphasise the complex and important role of open space in cities. Open space must not only meet diverse community recreation needs but must also mitigate the impact of climate change and protect biodiversity.

Open space contributions collected via Clause 53.01 are a vital mechanism to allow for ongoing investment in open space in the municipality. The definition for open space in the subdivision act as outlined in Section 1.3 means that funds collected must be specifically expended on open spaces used for public recreation, parklands or similar purposes. An increased open space contribution rate will finance the provision of an adequate, well located and high quality open space network, a crucial element of a sustainable community.

The definition of open space also means that a number of the objectives in Breathing Space: The Darebin Open Space Strategy 2019, Plan Melbourne and associated Council strategies can not be funded using funds collected under Clause 53.01. This includes projects in protected biodiversity reserves and streetscape improvements. Council will need to find alternative funding sources to finance these.

## 4. LOCAL CONTEXT

Darebin is undergoing significant change, including population and household growth driven by economic change and broader forces of gentrification and globalisation.

### 4.1 Location and urban structure

The City of Darebin is in the north of metropolitan Melbourne. The municipality’s southern boundary is approximately 3.5 kilometres north east of the CBD with the northern boundary approximately 13 kilometres north east.

FIGURE 3: CITY OF DAREBIN



Source: SGS Economics and Planning 2018

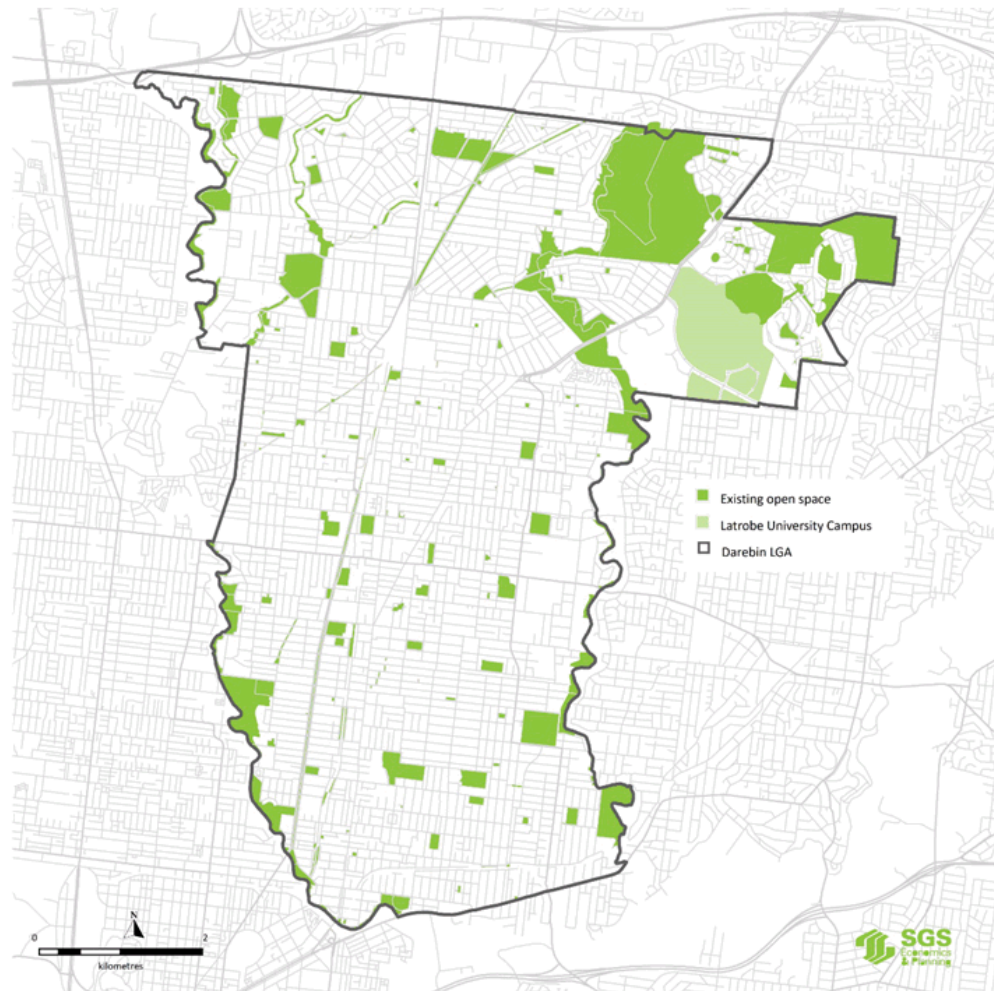
The City of Darebin is home to a growing and culturally diverse community. It includes a mix of traditional low density suburban areas as well as higher density developments in activity centres and along transport corridors. Major centres include Northcote, Thornbury, Preston, Reservoir and Fairfield.



There is good north-south connectivity with the Mernda/Hurstbridge line running centrally through the municipality and the number 86 and 11 trams also running north-south along High Street/ Plenty Road and St Georges Road, respectively. East-west connections are provided by bus routes including the 903 Smart Bus that runs through Heidelberg and Preston.

There are significant regional open spaces located on the southern, eastern and western boundaries of the municipality, notably, the Yarra Parklands, Darebin Creek Corridor and the Merri Creek Corridor. These regional open spaces are part of metropolitan level open space corridors along critical waterways and are popular walking and cycling routes. Within the municipality, there are a range of public open spaces offering local residents a diversity of experiences. These include Edwardes Lake Park, Monte Park, Bundoora Park, John Caine Memorial Park as well as a number of golf courses and other active open spaces. There is also a network of neighbourhood and local open spaces across the municipality (see Figure 4 below).

FIGURE 4: PARKS AND OPEN SPACES IN THE CITY OF DAREBIN



Source: Darebin City Council

## 4.2 Growth and change

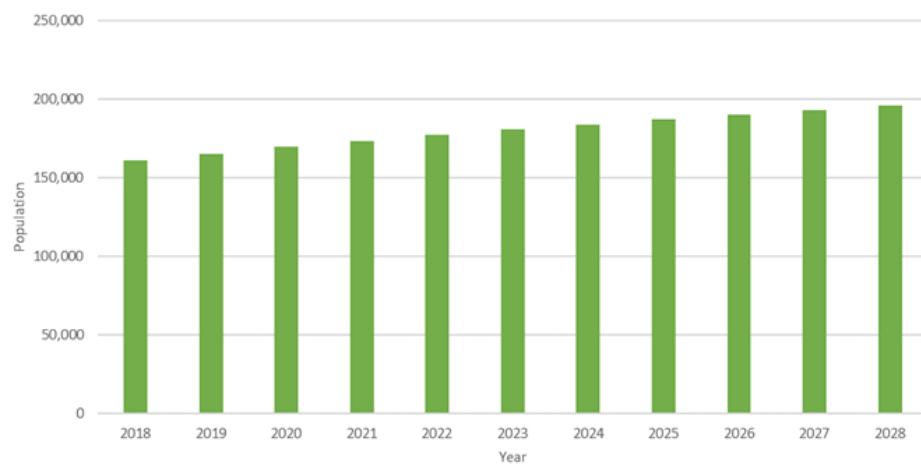
Melbourne’s economic restructuring has resulted in significant changes for Darebin. There has been a decline in manufacturing, particularly in areas located in South. There has also been significant gentrification in the south of the LGA which has been expanding north, and a general trend towards residential development.

### Population and household forecasts

The City of Darebin is forecast to be home to approximately 196,000 people in 2028. This is an increase of more than 35,000 people from the 2018 population of approximately 161,000. This represents population growth of approximately 21 percent, with an annual average growth rate of 2 percent (see Figure 5).

This will result in an additional 15,400 households and 14,000 dwellings between 2018 and 2028.

FIGURE 5: POPULATION FORECASTS, CITY OF DAREBIN, 2018-2028



Source: City of Darebin, 2018

To analyse how the population, household and dwelling growth is distributed across the municipality, the LGA has been split into 16 precincts. These correspond to Darebin’s Development Contributions Plan (DCP) precincts and are shown in Figure 6.

FIGURE 6: OPEN SPACE PRECINCTS, DAREBIN [2018]



Source: City of Darebin, 2018

The following tables breakdown the demographic and dwelling projections by precinct.

Table 4 shows the population change by open space precinct, and Table 5 shows dwelling change by open space precinct. The precincts in the centre of the municipality are anticipated to see the highest levels of growth in percentage terms. Reservoir South Precinct and all Preston precincts are expected to experience the highest level of population growth: between 30 percent (in Preston Northland precinct) to almost 50 percent (Preston Central Precinct).

There are currently two major strategic redevelopment sites within Darebin that are undergoing structure planning. The Northland Urban Renewal Precinct (NURP) which will account for a significant proportion of the growth in the Preston Northland Precinct, and the Preston Market redevelopment which will account for growth within the Preston Central Precinct.

La Trobe and Surrounds Precinct in the very north east of the municipality is also anticipated to grow significantly in percentage terms, with the population growing 32 percent from 2018. This area covers LaTrobe University and Bundoora Park.

The north western and southern parts of the municipality are anticipated to have the smallest population growth. Reservoir North West and Northcote East are forecast to each have a population increase of only 7 per cent.



TABLE 4: POPULATION CHANGE: 2018-2028

Open Space Precinct	2018	2028	2018-2028 Change	2018-2028 % Change
Reservoir North West	10,565	11,322	757	7.2%
Reservoir North East	15,172	17,140	1,968	13.0%
La Trobe and surrounds	8,933	11,807	2,875	32.2%
Reservoir West	7,320	8,544	1,224	16.7%
Kingsbury	5,831	6,913	1,082	18.5%
Reservoir South West	7,936	8,765	830	10.5%
Reservoir South	6,938	9,140	2,202	31.7%
Preston Northland	10,229	13,275	3,047	29.8%
Preston West	9,736	13,560	3,825	39.3%
Preston Central	9,472	13,972	4,500	47.5%
Preston Industrial	7,394	9,926	2,531	34.2%
Thornbury West	10,755	13,011	2,256	21.0%
Thornbury East	11,949	13,716	1,767	14.8%
Northcote West	13,942	16,998	3,056	21.9%
Northcote East	16,116	17,328	1,212	7.5%
Alphington Fairfield	8,962	10,318	1,356	15.1%
<b>City of Darebin</b>	<b>161,249</b>	<b>195,736</b>	<b>34,487</b>	<b>21.4%</b>

Source: City of Darebin, 2018

TABLE 5: DWELLINGS BY OPEN SPACE PRECINCT, 2018-2028

Open Space Precinct	2018	2028	2018-2028 Change	2018-2028 % Change
Reservoir North West	3,984	4,124	140	3.5%
Reservoir North East	6,272	7,007	735	11.7%
La Trobe and surrounds	2,797	4,010	1,213	43.4%
Reservoir West	3,071	3,565	495	16.1%
Kingsbury	2,280	2,490	210	9.2%
Reservoir South West	3,219	3,552	333	10.3%
Reservoir South	2,867	3,269	402	14.0%
Preston Northland	4,047	5,575	1,528	37.7%
Preston West	4,020	4,759	739	18.4%
Preston Central	3,956	6,731	2,775	70.1%
Preston Industrial	2,901	3,617	716	24.7%
Thornbury West	4,733	6,024	1,291	27.3%
Thornbury East	5,413	6,047	634	11.7%
Northcote West	6,032	7,491	1,459	24.2%
Northcote East	6,866	7,513	647	9.4%
Alphington Fairfield	3,780	4,432	652	17.2%
<b>City of Darebin</b>	<b>66,238</b>	<b>80,206</b>	<b>13,968</b>	<b>21.1%</b>

Source: Source: City of Darebin, 2018

Table 6 illustrates the change in population by age for each of the open space precincts. All precincts within Preston as well as Northcote West, Thornbury West and Alphington Fairfield are expected to undergo proportionally higher growth in the number of young children, those aged between 0 and 4. This indicates that a high proportion of new residents will be young families.

There is expected to be significant growth across the municipality in 5 to 17 year olds, and this will be most prevalent in the Reservoir precincts and Thornbury East.

Table 7 illustrates the types of housing anticipated for each of the open space precincts. It shows that across Northcote West, Latrobe and Surrounds, Reservoir South and West, Alphington- Fairfield and most of the Preston precincts, growth in high density housing will be over 90 per cent, and in many instances, well in excess of 100 per cent. This suggests a fundamental, transformative change in the character of housing in most parts of the municipality towards higher density housing.

TABLE 6: POPULATION CHANGE BY AGE GROUP BY OPEN SPACE PRECINCT, 2018-2028

Open Space Precinct	2018				2028				2018-2028 Change			
	0-4	5-17	18-64	65+	0-4	5-17	18-64	65+	0-4	5-17	18-64	65+
Reservoir North West	625	1,340	5,892	2,710	729	1,683	6,354	2,556	17%	26%	8%	-6%
Reservoir North East	1,126	1,707	9,879	2,460	1,185	2,291	11,075	2,589	5%	34%	12%	5%
La Trobe and surrounds	386	1,274	6,449	824	539	1,587	8,227	1,454	40%	25%	28%	76%
Reservoir West	606	908	4,968	837	616	1,145	5,810	973	2%	26%	17%	16%
Kingsbury	334	626	3,972	899	473	877	4,628	935	42%	40%	17%	4%
Reservoir South West	624	1,101	5,377	833	643	1,216	5,877	1,030	3%	10%	9%	24%
Reservoir South	472	821	4,573	1,073	663	1,152	5,960	1,365	40%	40%	30%	27%
Preston Northland	666	1,240	6,798	1,525	930	1,744	8,680	1,922	40%	41%	28%	26%
Preston West	651	1,290	6,660	1,135	958	1,814	9,238	1,550	47%	41%	39%	37%
Preston Central	591	1,096	6,579	1,205	936	1,636	9,726	1,674	58%	49%	48%	39%
Preston Industrial	473	892	5,055	975	650	1,269	6,710	1,298	37%	42%	33%	33%
Thornbury West	684	1,360	7,564	1,146	846	1,621	9,000	1,543	24%	19%	19%	35%
Thornbury East	780	1,493	7,955	1,720	883	1,830	9,166	1,837	13%	23%	15%	7%
Northcote West	799	1,691	9,974	1,479	1,008	1,839	12,151	2,001	26%	9%	22%	35%
Northcote East	946	2,138	10,866	2,166	1,008	2,187	11,461	2,672	7%	2%	5%	23%
Alphington Fairfield	500	1,240	6,156	1,066	596	1,333	6,980	1,409	19%	8%	13%	32%
Total	10,263	20,217	108,717	22,053	12,663	25,224	131,043	26,808	23%	25%	21%	22%



TABLE 7: DWELLING TYPE BY OPEN SPACE PRECINCT, 2018-2028

Open Space Precinct	Dwelling type	2018	2028	2018-2028 Change	2018-2028 % Change
Reservoir North West	Separate House	3,412	3,519	107	3.1%
	Medium Density	572	605	33	5.8%
	High Density	0	0	0	0.0%
Reservoir North East	Separate House	3,723	4,084	361	9.7%
	Medium Density	2,447	2,752	305	12.5%
	High Density	102	171	69	67.6%
La Trobe and surrounds	Separate House	1,395	1,463	68	4.9%
	Medium Density	662	961	299	45.2%
	High Density	739	1,586	847	114.6%
Reservoir West	Separate House	1,636	1,735	99	6.1%
	Medium Density	1,362	1,570	208	15.3%
	High Density	73	260	187	256.2%
Kingsbury	Separate House	1,484	1,579	95	6.4%
	Medium Density	687	742	55	8.0%
	High Density	109	169	60	55.0%
Reservoir South West	Separate House	1,989	2,164	175	8.8%
	Medium Density	1,165	1,292	127	10.9%
	High Density	65	96	31	47.7%
Reservoir South	Separate House	1,824	1,903	79	4.3%
	Medium Density	974	1,093	119	12.2%
	High Density	69	273	204	295.7%
Preston Northland	Separate House	2,739	2,962	223	8.1%
	Medium Density	1,167	1,458	291	24.9%
	High Density	141	1,155	1,014	719.1%
Preston West	Separate House	2,110	2,212	102	4.8%
	Medium Density	1,248	1,485	237	19.0%
	High Density	662	1,062	400	60.4%
Preston Central	Separate House	2,229	2,370	141	6.3%
	Medium Density	1,033	1,340	307	29.7%
	High Density	694	3,020	2,326	335.2%
Preston Industrial	Separate House	1,781	1,959	178	10.0%
	Medium Density	843	1,131	288	34.2%
	High Density	277	528	251	90.6%
Thornbury West	Separate House	2,399	2,516	117	4.9%
	Medium Density	1,687	1,974	287	17.0%
	High Density	646	1,534	888	137.5%
Thornbury East	Separate House	2,730	2,870	140	5.1%
	Medium Density	2,460	2,737	277	11.3%
	High Density	223	440	217	97.3%

Northcote West	Separate House	2,334	2,386	52	2.2%
	Medium Density	2,611	2,971	360	13.8%
	High Density	1,088	2,134	1,046	96.1%
Northcote East	Separate House	3,895	4,020	125	3.2%
	Medium Density	2,438	2,670	232	9.5%
	High Density	534	824	290	54.3%
Alphington Fairfield	Separate House	1,907	1,970	63	3.3%
	Medium Density	1,752	1,876	124	7.1%
	High Density	120	586	466	388.3%

Source: City of Darebin, 2018

### 4.3 Implications for open space contributions

The increasing number of people moving into the culturally diverse City of Darebin corresponds to an increasing demand by residents for high quality public open spaces. With substantial growth in higher density development, and reduced private open space, the need to plan for high quality public open spaces that support a range of uses has never been greater. This includes a need for new public open spaces, as well as improvements to the quality and functionality of existing open spaces to meet a broader range of community needs. It will require taking a broader lens to open space offerings within the municipality.

The population in Darebin is forecast to grow by more than 20 per cent between 2018 and 2028. With so much growth, it is essential that new development makes a sufficient contribution to the cost of providing new open spaces and upgrades via Clause 53.01. This will ensure that as the community grows, access to open space does not deteriorate. It will also ensure that the existing community is not asked to pick up the tab for delivering the open space needs for the new community.

New communities will also be established within the major strategic redevelopment sites at Preston Market and Northland Urban Renewal Precinct (NURP). These sites are major opportunities for delivering new open spaces and will be subject to additional site specific open space planning via Section 173 agreements.

## 5. OPEN SPACE ACCESSIBILITY

The open space contribution mechanism requires consideration of the existing open space network. This section outlines the supply and access to open space in the context of projected population and housing growth.

### 5.1 Open space per capita

Table 8 provides an overview of the current open space provision rate, and what this rate is likely to be in future, assuming no additional open space is provided. The analysis uses open space precincts in Darebin to demonstrate the variation across the municipality in provision rates. The total amount of open space in Darebin is 790.37 hectares. However, when looking at open space per capita, a number of exclusions occur. Open space included in this analysis excludes conservation areas such as Gresswell Forest Wildlife Reserve, Golf courses, creek corridors and open spaces associated with schools. This is consistent with the benchmarks for quantity based standards described in 2.2.

TABLE 8: ACCESS TO OPEN SPACE PER CAPITA

Open Space Precinct	Open Space (ha)	2018 Per capita (sq.m)	2028 Per capita (sq.m)	Assessment of future rate
Reservoir North West	52.7	18.6	17.3	Undersupplied
Reservoir North East	61.1	24.2	21.4	Minor undersupply
La Trobe and surrounds	326.4	18.9	14.3	Undersupplied
Reservoir West	46.0	37.7	32.3	Well supplied
Kingsbury	37.6	63.7	53.7	Well supplied
Reservoir South West	10.2	10.2	9.3	Undersupplied
Reservoir South	1.3	1.9	1.4	Undersupplied
Preston Northland	43.3	31.0	23.9	Minor undersupply
Preston West	9.9	8.0	5.7	Undersupplied
Preston Central	6.4	6.7	4.6	Undersupplied
Preston Industrial	18.3	20.9	15.6	Undersupplied
Thornbury West	28.8	19.3	15.9	Undersupplied
Thornbury East	36.2	5.6	4.9	Undersupply
Northcote West	56.5	19.1	15.7	Undersupplied
Northcote East	30.4	17.7	16.5	Undersupplied
Alphington Fairfield	25.4	28.2	24.5	Minor undersupply
<i>Total</i>	<i>790.37</i>	<i>19.6</i>	<i>16.2</i>	<i>Undersupplied</i>

Source: Source: SGS Economics and Planning

Table 8 indicates that overall, if there is no additional open space provided, there will be approximately 16.2sq m of open space per capita in 2028, well below the benchmark of 30 sqm per capita.



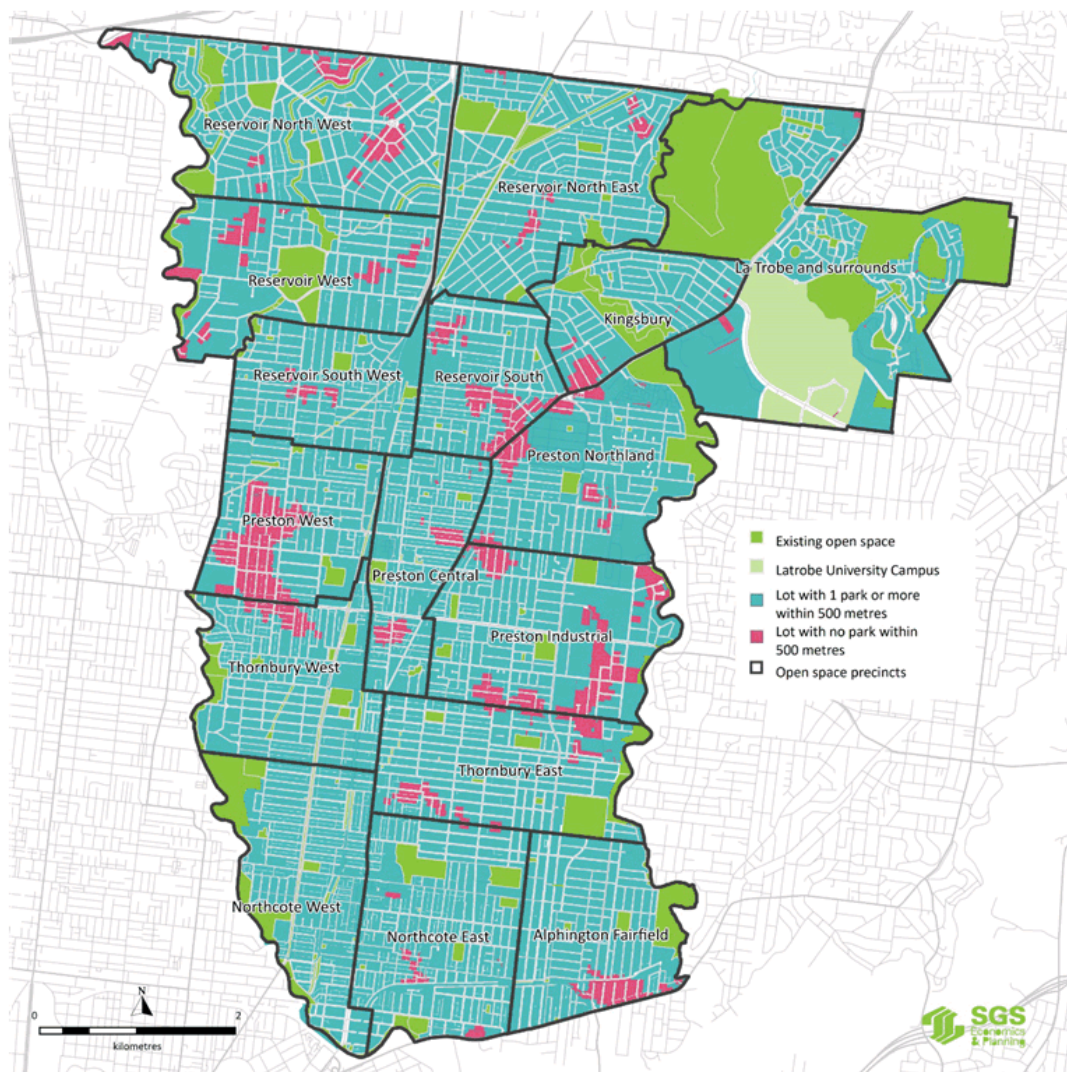
### 5.2 Access to open space

Pedestrian catchments for the open spaces in Darebin have been analysed, to identify the number and location of households which can access a public open space within 500m using the street network<sup>6</sup>.

This includes access to Council managed and publicly accessible open spaces within Darebin. Golf courses, schools and conservation reserves with limited public access are excluded from the analysis. Open spaces in neighbouring municipalities are also excluded<sup>7</sup>. Some properties appear close to open space, however the road network does not allow them to access open space with 500 metres walking distance.

Figure 7 illustrates the key findings of this analysis, showing concentrations of households with limited access to open space in Reservoir, Preston and parts of Alphington. There are also pockets which have limited access in Thornbury and Kingsbury.

FIGURE 7 CURRENT VARIATION IN OPEN SPACE ACCESS (2018)



Source: SGS Economics and Planning, 2018

The number of households that don't have access to open space within 500m is shown in Table 9.

<sup>6</sup> Refer Council policy

<sup>7</sup> Data limitations prevent inclusion of neighbouring open space

TABLE 9: GAPS IN OPEN SPACE NETWORK

Open Space Precinct	% of all households which don't have access within 500m
Reservoir North West	5.6%
Reservoir North East	2.1%
La Trobe and surrounds	8.4%
Reservoir West	8.7%
Kingsbury	15.3%
Reservoir South West	3.8%
Reservoir South	17.1%
Preston Northland	6.9%
Preston West	25.4%
Preston Central	7.1%
Preston Industrial	10.5%
Thornbury West	4.4%
Thornbury East	8.7%
Northcote West	0.0%
Northcote East	2.5%
Alphington Fairfield	9.5%
<b>City of Darebin</b>	<b>7.4%</b>

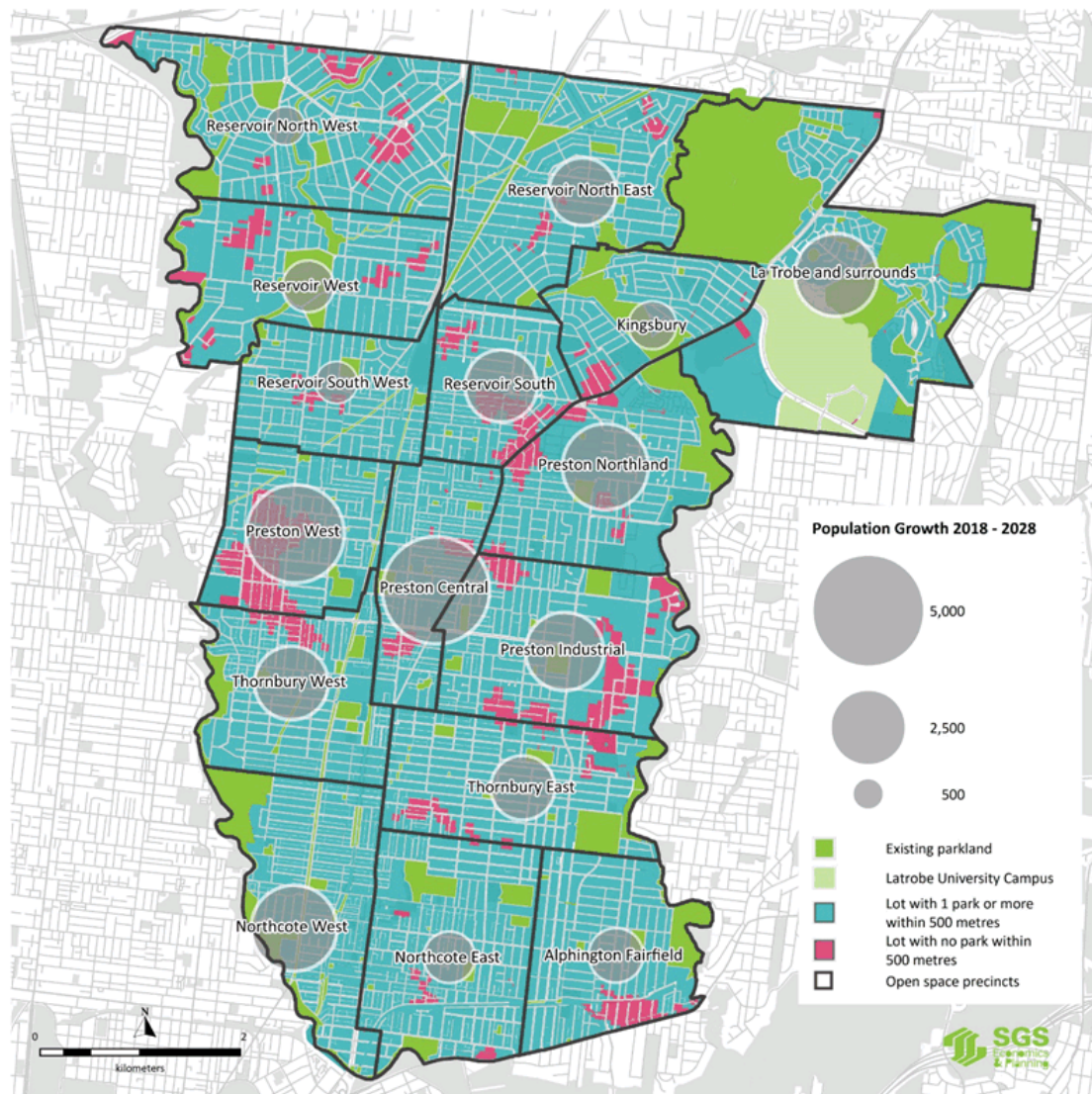
Source: SGS Economics and Planning, 2018

A number of areas have more than 10 per cent of households with no access to open space within 500 metres. This includes Kingsbury, Reservoir South, Preston West, and Preston Industrial. In Preston West, 25.4 per cent of households have no access to open space within 500 metres, and this is the largest proportion of houses in any of the open space precincts.

These gaps in access will be intensified by future population growth- Reservoir South, Preston West and Preston Industrial are all expected to grow by over 30 per cent by 2028 (refer to Table 4 and Table 5). Figure illustrates the relationship between population growth and gaps in open space access.

Overcoming the gaps in access can only be achieved through the acquisition of new land for open spaces. Given the challenges in acquiring significant land areas, local and small neighbourhood parks (less than 2.5 hectares) are the most likely type of new open spaces.

FIGURE 8 CURRENT VARIATION IN OPEN SPACE ACCESS (2018)



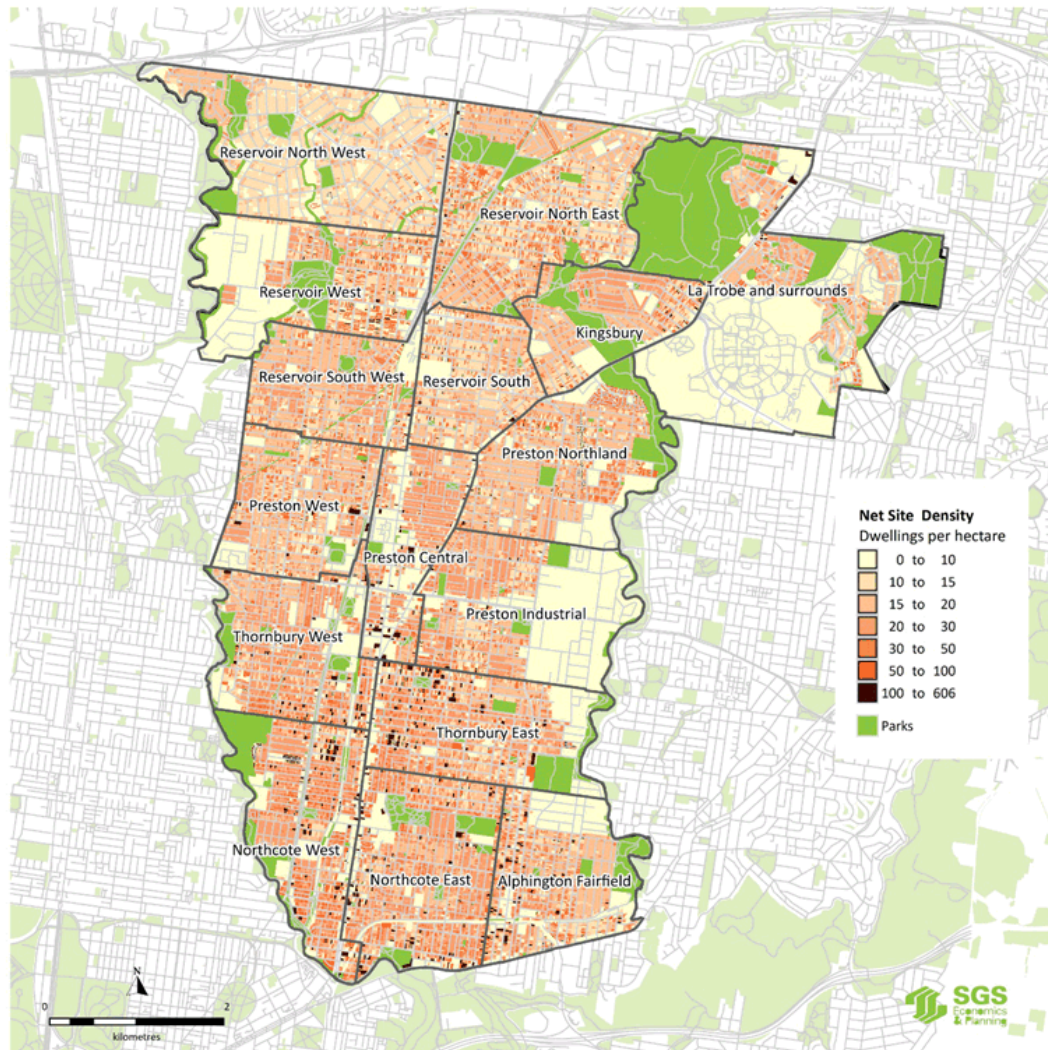
Source: SGS Economics and Planning, 2018

### Higher Density Areas

Areas of higher population density have a higher need for quality open spaces due to the lack of private open space. Figure 8 shows the existing site density across Darebin. Much of the higher density housing is clustered along major roads, including Station St in Fairfield, Dundas St in Thornbury and St Georges Road and High St that both run North/South through Thornbury, Northcote and Preston. There is also significant clusters of higher density housing that exist off main streets, and these are concentrated in the Northcote and Thornbury precincts and increasingly Preston. These precincts are located closer to the centre of Melbourne, and are facing greater demand for new housing.



FIGURE 8 CURRENT NET SITE DENSITY



### 5.3 Implications for open space contributions

Residents in Darebin have variable access to open space when assessed using a per capita provision rate. Many areas are currently undersupplied and the degree of undersupply will be exacerbated by 2028 with projected population and household growth. If no new space is added to the network, only two areas will be well supplied with open space in 2028, Reservoir West and Kingsbury. All other areas are forecast to be undersupplied.

The distribution of open space means that there are a number (7%) of households across the municipality that don't have access to open space within 500m. This will likely increase in 2028 if no additional open space is provided<sup>8</sup>.

These two measures provide useful guidance for open space planning and reveal priority areas for new open spaces. Areas with low levels of open space provision per capita, and a municipal wide average of 7 per cent of the population without access to open space within 500 metres (below the target of 0 per cent) indicate a need for greater expenditure on open space, which can be supported through establishing an appropriate open space contribution rate.

<sup>8</sup> The percentage increase in houses with no access to open space within 500 metres is not possible as it is unknown where future dwellings will be specifically located within each precinct

# 6. OPEN SPACE CONTRIBUTION FRAMEWORK

This section describes the conceptual framework and calculation method applied to arrive at open space contribution rates for the City of Darebin.

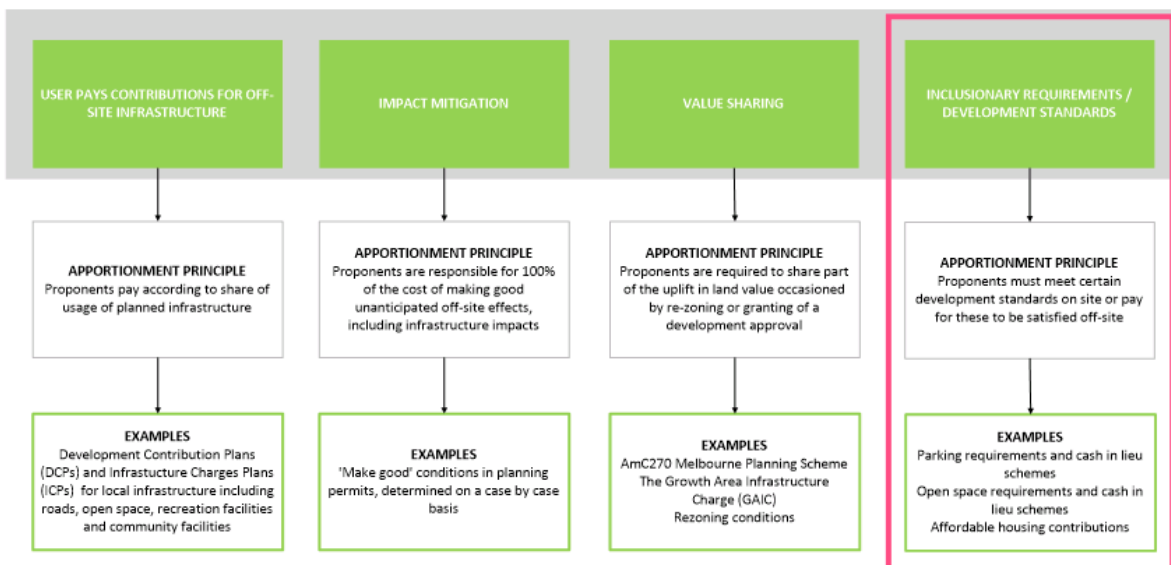
## 6.1 Public open space contributions in context

Public open space contributions exacted under the Subdivision Act or Clause 53.01 of the Planning Scheme need to be understood in the context of the broader spectrum of development contributions.

There are four development contribution type, as summarised in the following chart (Figure 9). Each development contribution type has a separate justification and carries its own principles for fair apportionment. The conflation of these rationales leads to confused policy making, inefficient administration and litigation.

The *inclusionary requirements* approach is identified the most suitable development contribution frame for collecting open space contributions in Darebin.

FIGURE 9: TYPES OF DEVELOPMENT CONTRIBUTION



Source: SGS Economics & Planning Pty Ltd

### Development contribution type 1 - *User pays charges*

This category of development contributions is applied in Victoria via the 'DCP' and 'ICP' provisions of the Planning and Environment Act.

These contributions are premised on the *user pays principle*. This requires proponents to contribute cash or in-kind towards infrastructure benefitting their project, with the contributions linked to the proportion of usage of the infrastructure items in question. A nexus between the development and an infrastructure item is established when residents, workers or visitors of the development *make use of* the planned facility, and

fair cost apportionment is established by aligning share of cost with share of usage. Funds collected must be used for the delivery of the planned infrastructure or they must be returned to the current owners of the land which generated the user pays revenues. This is the accountability principle built into the DCP/ICP provisions of the Act.

This category of development contribution could be applied to open space contributions, and open space projects are frequently included in DCPs. However, in an established area like Darebin, the apportionment of cost according to share of projected usage is likely to mean that only a relatively small part of parkland acquisition and embellishment costs would be recovered under a DCP. Therefore, it is not the preferred type of development contribution mechanism for collecting open space contributions in Darebin.

### **Development contribution type 2 - *Impact mitigation payments***

Proponents of development in Darebin may be legitimately required to make compensatory payments or off-setting contributions to mitigate the unanticipated adverse effects of their projects on the natural, built or social environment. For example, if a development incorporates significantly more site coverage and would therefore result in stormwater runoff that exceeds the parameters which had been built into an area wide contribution scheme (Development Contribution Plan) for drainage, that particular proponent may reasonably be requested to meet 100 per cent of the cost of, say, an off-site retarding basin or tank to manage the additional flows.

This requirement is premised on the '*exacerbator pays*' principle where the party responsible for the damage must meet the full cost of making it good (even though others may subsequently benefit from the off-site retention facility). This is clearly distinct from the '*user pays*' principle where, as noted, costs are shared according to projected share of usage.

As impact mitigation payments are applied to deal with unanticipated adverse effects of development they cannot be pre-notified in Planning Schemes. Instead, they are applied on a case by case basis via conditions on development consents.

This category of development contribution is not especially relevant to the task of generating funds for open space provision in Darebin, though it may be applied from time to time to preserve the functionality and amenity of existing open space.

### **Development contributions type 3 - *Value sharing requirements***

Value sharing requirements are premised on another, separate and distinct, principle relating to the efficient regulation of community sanctioned development rights.

Regulation of land use and development through planning schemes in Victoria represents a form of restriction on market access necessitated by the objective of economic efficiency. The State deliberately and systematically rations access to 'development rights' via planning regulations. Governments apply this rationing because it is expected to generate a net community benefit (that is, an efficiency or welfare gain) compared to allowing urban development to proceed on a '*laissez faire*' basis.

The value of regulated development rights is capitalized into the price of land. For example, other things equal, a piece of land which is enabled for use as a major shopping centre will be more valuable than land without this privileged access to retail centre development rights. Similarly, land enabled for a multi-storey apartment building will be worth more than otherwise equivalent land designated for a single household dwelling, and so on. And land zoned for mixed use residential will be more valuable than land designated for industrial uses.



As occurs with other regulated markets, for example, commercial fisheries, mineral exploitation, broadcasting bandwidth and so on, it is appropriate to charge a licence fee for access to these regulated development rights<sup>9</sup>.

Potentially, Council could also apply a de-facto 'licence fee' for the granting of additional development rights in established parts of the municipality through some form of floor area uplift scheme such as that operated under the Melbourne Planning Scheme for the Central City (and now mooted for Fishermans Bend). Certainly, this approach could legitimately be applied when Council is contemplating re-zonings and other Planning Scheme amendments which confer additional development potential on particular pieces of land.

While value sharing is a justified form of development contribution in Darebin, it is not clear that it can be relied upon to deliver base load revenues for the acquisition and development of open space in the established parts of the City of Darebin.

#### **Development contributions type 4 - *Inclusionary provisions***

Inclusionary provisions are based on minimum acceptable standards of development. The acceptable standard (whether it be open space or car parking) may be provided off site through a cash or in-kind contribution. Cash-in-lieu schemes have been operated for the fulfilment of car parking requirements for decades and are now formalised in the Victoria Planning Provisions (VPP).

Cash payments in lieu of provision of 5 per cent (or more) of land for public open space upon approval of subdivision is another example of the 'inclusionary standards' premise for requiring cash or in-kind contributions from a development proponent.

This premise is quite different to the other rationales for requiring cash or in-kind contributions (user pays, impact mitigation and value sharing) and could reasonably be applied in addition to all three of these other measures.

## **6.2 Appropriateness of the 'inclusionary provisions' frame**

The inclusionary provisions type is the most appropriate for the task of open space provision and development in the City of Darebin.

The inclusionary requirements approach is founded on the principle that **all development must provide open space**. It is intended to ensure equitable access to open space across the whole municipality in the long run. It does not burden future development with the responsibility of overcoming pre-existing undersupplies in open space – it is not a means of catching up on inadequate open space provision that may have happened previously.

Instead, it focuses on ensuring all future development contributes to open space provision that meets a designated standard of open space services. This means that future cumulative development does not lead to a shortage of open space services in the long term. If development does not contribute to a designated provision rate standard, the municipality will be severely under serviced in the future.

The inclusionary requirements approach recognises that the entire municipality is a singular planning area for open space, across which an acceptable standard of open space services must be met. This frame is in keeping with basic town planning principles that require all development to incorporate certain features so that in aggregate the neighbourhood, suburb or city in question is functional and sustainable.

It recognises that land use can change over time, and so a fixed open space contribution rate across land use types in any given area is appropriate. It prioritises the provision of sufficient open space to meet the needs of the community, whether it be residents or workers. It also means that specific areas that are undersupplied with open space are not burdened with increased costs of open space.

<sup>9</sup> See Spiller, M., Spencer, A. and Fensham, P. (2017) Value capture through development licence fees, Occasional Paper published by SGS Economics & Planning Pty Ltd, February 2017.

Cost apportionment under the inclusionary provisions frame is fundamentally different to the user pays frame. This is because each development project must equip itself with its required quantum of open space according to the adopted planning standard, rather than make a contribution based on share of usage.

**Open Space Services**

The setting of provision standards is clearly a crucial step in the inclusionary requirements approach.

Open space planning standards help identify the designated standard of Open Space Services required in an area. As discussed in section 2, Open Space Services are a combination of the quantity *and* quality of open space. To calculate how much open space services are required, the quantum of open space per capita is used as an *equivalent*.

In an established area like Darebin, it is difficult to provide significant amounts of additional land for open space. Delivering Open Space Services, through land acquisition and improvements and upgrades to existing open space, is a more practical approach to open space planning.

**6.3 Calculation of open space contribution requirements**

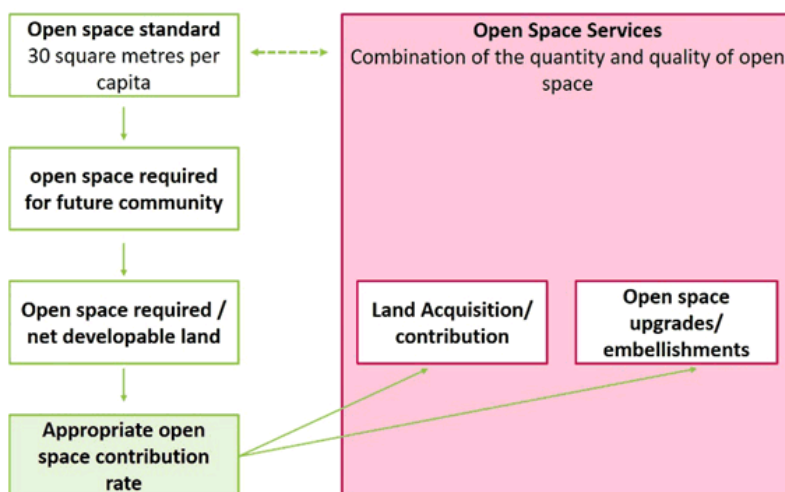
The calculation of open space contribution requirements is founded on three key principles

1. The City of Darebin is considered a single planning unit for open space planning purposes. The Subdivision Act 1988 allows for open space contributions collected to be spent anywhere within the municipality.
2. All residents (existing and future) of the City of Darebin are entitled to enjoy access to a reasonable standard of open space at a given fixed point of time in the future (eg. 2028), and planning for future open space acquisitions and upgrades should seek the most equitable distribution of open space services across the City.
3. An inclusionary requirements approach means that all development should provide sufficient open space to meet its needs as indicated by planning standards, and this can be through land or cash in kind contributions.

As noted, the inclusionary provisions frame is driven by a required standard of open space services, which is in turn determined by appropriate planning standards. The appropriate planning standard used is 30 square metres per capita (Refer to Section 2.2)

Based on this logic, the approach used to determine the contribution rate for each part of the study area is described below.

FIGURE 10: OPEN SPACE CONTRIBUTION RATE ASSESSMENT



Source: SGS Economics and Planning, 2018

### Open space contribution rate assessment

Figure 10 illustrates the inputs required to determine open space contribution rates, and the relationship between the contribution rate and open space services to be provided.

### Open Space Standard

The first step in determining open space contribution rates is to set an open space standard to determine an appropriate standard of open space provision. The appropriate provision standard for the City of Darebin is 30 square metres per capita, consistent with other local planning standards (discussed in section 4). This is used as an equivalent measure for open space services.

### Open space required for future community

The second step identifies the open space requirements of the future population within the City of Darebin. The open space standard rate of provision of 30 square metres per capita is applied to the projected population at 2028 to determine the value of open space services required.

### Open Space required / net developable land

The total net developable urban area (net developable land) is then estimated using meshblock land use data from the ABS Census. It includes all land uses that are suited to redevelopment for commercial, industrial and residential land uses. It excludes existing schools, parklands, community facilities roads and other land used for transport<sup>10</sup>. The amount of open space required by the future community is then divided by the total net developable urban land area (developable land).

These inputs are used to calculate an appropriate open space contribution rate. This is shown in Table 10.

TABLE 10: OPEN SPACE CONTRIBUTION RATE CALCULATION

Step	Metric	Value
1	Planned population (effective build out)	195,736 people
2	Total net developable urban area (total area of all developable lots in study area: Land used for education, health, open space and transport infrastructure is not considered developable)	3,220 hectares
3	Open space required (@30m <sup>2</sup> /capita)	587.2 hectares
4	Open space requirement from all developable land (3/2)	18.2 per cent

Source: SGS Economics and Planning, 2018, \*id. forecasts, 2016.

<sup>10</sup> Existing open spaces are excluded from this calculation as they are assumed to be unavailable for future development. This method is used to estimate the open space requirements generated by the whole community at 2028 including the existing community. It is a way to show how much open space each unit of development must contribute to provide sufficient open space to meet it's own needs, and this represented as a proportion of the developable area. The method therefore acknowledges that there are already existing open spaces that cater for the existing population that are provided outside of developable areas.



Using this method, there is strong justification for a 18.2 per cent open space contribution rate across land uses in Darebin, which would deliver optimum standards of open space for the future population. I.e. Every commercial, industrial and residential subdivision must make an 18.2 per cent contribution to open space to ensure that it is providing the additional open space services that are generated by the development.

However, a contribution rate of 18.2 per cent would also be likely to hamper development, especially on non-residential land. It is also significantly higher than open space contribution rates in neighbouring municipalities, and indeed any municipality across Melbourne.

A contribution rate of 10 per cent of land value across all land uses is recommended to deliver a reasonable standard of open space provision across the whole of Darebin.

## 6.4 Discussion

A 10 per cent open space contribution rate across land uses will ensure that the future community will have access to an adequate supply of public open space across the whole of Darebin.

### Funding the Gap

Darebin City Council recognises the importance of cost sharing for open space. In order to strategically justify the 10 per cent contribution rate for new development, there needs to be a clear commitment from Council to partially fund its open space program using rates to meet the gap of 8.2 per cent. This will ensure that an acceptable standard of open space is delivered across Darebin. Other funding sources include government grants, Council funds, land sales, philanthropy, joint access agreements, government land transfer and development contributions collected from development contribution plans and section 173 Agreements

Alternatively, if Council selects a lower contribution rate in the absence of a commitment to funding the gap to 18.2 per cent, this would reflect their acceptance of a lower standard of open space provision across the municipality in the long run. That is, well below local and international standards. Table 11, shows the provision standards that would be associated with different open space contribution rates in the absence of a Council commitment to partially fund open space.

Council will also need to fund improving or acquiring public open space to improve open space provision for the existing community. This includes improving the amount of open space per capita in undersupplied areas, and reducing the percentage of the existing population who do not have access to open space within 500 metres.

TABLE 11: OPEN SPACE CONTRIBUTION RATES WHEN DIFFERENT PROVISION STANDARDS ARE APPLIED<sup>11</sup>

Provision standard (equivalent square metres per capita)	Associated open space contribution rate
30	18%
16	10%
13	8%
8	5%

Source: SGS Economics and Planning, 2018

Council's existing open space contribution rates as specified in Clause 53.01 are considerably lower than the recommended contribution rate of 10 per cent. When existing contribution rates are translated to provision rate standards, open space provision becomes as low as 3 square metres per capita (equivalent in open space services). This provides an insight into why it has been difficult for Council to deliver open space projects to meet the needs of the Darebin community to date. The implied provision standards associated with the existing open space contribution rates are shown in Table 12.

TABLE 12: EXISTING OPEN SPACE CONTRIBUTION RATES AND IMPLIED PROVISION STANDARD

Provision standard (equivalent square metres per capita)	Associated open space contribution rate
8	5%
7	4%
5	3%
3	2%

Source: SGS Economics and Planning, 2018

<sup>11</sup> These percentages are based on the projected population in Darebin at 2028 and the net developable area in Darebin.

### Consistency with open space standards and benchmarks

The **10 per cent open space contribution rate recommended across land uses** is consistent with the open space standard recommended for Precinct Structure Plan Areas of 10 per cent of net developable land<sup>12</sup>. It is also a slightly lower requirement than existing legislation in South Australia that requires a contribution up to 12.5 per cent for any residential development.

The application of 30 square metres as a planning standard is consistent with the recently developed guidelines in South Australia that recommend open space provision up to 30 square metres per capita in higher density developments (those over 70 dwellings per hectare), and with planning standards adopted in other Melbourne Council areas (See Table 3).

Although a higher contribution rate would be justifiable, a 10 per cent contribution rate in an established area like Darebin is unprecedented, and reflects a proactive commitment to improving open space provision across the municipality.

### Northland Urban Renewal Precinct (NURP) and Preston Markets

It is recommended that the major strategic redevelopment sites at NURP and Preston Market make a higher contribution to open space, up to 18.2 per cent. These can be negotiated through Section 173 Agreements. NURP is a former industrial precinct, currently comprising unimproved land, and the large Preston Market site does not include any dwellings.

The large new communities that will be accommodated on each of these sites will place substantial pressure on existing open spaces. They warrant a higher contribution rate due to the substantial value generated for land owners through the structure planning and redevelopment process (refer Section 6.1 for value sharing overview). A higher contribution rate on these sites represents a sharing with the Darebin community of this substantial value generation. They also offer rare opportunities for acquiring land for new open space.

### Impacts on development

It is unlikely that an increased open space contribution rate will affect the housing market and housing affordability. The introduction of a higher open space contribution rate (ie greater than 10 per cent) is likely to translate into a reduction in the residual land values that developers would be willing to pay to encourage incumbent land owners to sell their land.

That is, land owners who are selling land for development will receive a reduced price for the land when a higher open space contribution rate is implemented. A higher contribution rate will not translate into higher sale prices for properties in the redevelopment. The impact of a higher contribution rate on residual land value is shown in Figure 11.

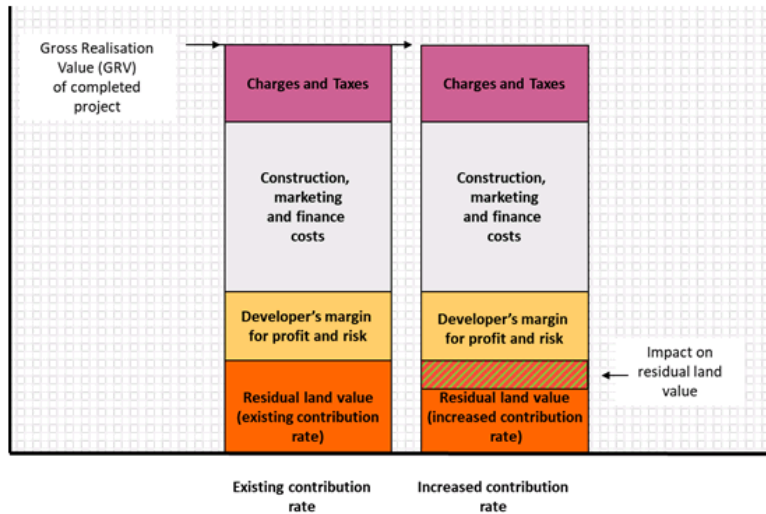
As long as the residual land value for the development project is greater than the existing capitalised value of the income from the site, the development is likely to proceed.

<sup>12</sup> A crucial distinction is that Net Developable Area is defined by the VPA as 'Land within a precinct available for development. This excludes encumbered land, arterial roads, railway corridors, schools and community facilities and public open space. It includes lots, local streets and connector streets. Net Developable Area may be expressed in terms of hectare units (i.e. NDHa)'.  
The developable site area is a percentage of NDHa, as local streets and connector streets are excluded. For Darebin it is the developable site area that the provision rate is applied to. The VPA's guidelines for NDHa would therefore translate to a higher provision rate than 10 per cent for developable site area. For example, if developable site area is 80 per cent of the NDHa, then a 10 per cent provision rate for open space on NDHa translates to an open space contribution rate of 12.5 per cent.

Another relevant consideration in applying the PSP guidelines as a benchmark is that they have been prepared with a dwelling density of 15 dwellings per hectare in mind. In Darebin, far higher levels of housing density are experienced, and this would translate into a further increase in the provision rate



FIGURE 11:IMPACT ON RESIDUAL LAND VALUE



If there is an inadequate supply of viable redevelopment sites, an increased contribution rate could theoretically reduce the amount of new housing coming onto the market. This in turn could impact on housing prices however modelling of increased inclusionary requirements in other comparable local government areas has shown this is very unlikely to occur.

Although there may be delays in the redevelopment of marginal sites due to the impact on the residual land value, over time, the residual land value will increase and the site will become viable for development. I.e. for the projects where there is currently a small margin between the developer’s residual land value and the capitalised income stream under existing use of the site, an increase in public open space contributions may temporarily forestall development. As the market continues to increase, so too will residual land values, and the impact of the contribution rate will no longer be a deterrent to incumbent landowners selling land for development.

## 7. SUMMARY

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This section summarises the strategic justification for a 10 per cent contribution rate across all land uses in Darebin.

Darebin is a rapidly growing municipality, and there is expected to be 20 per cent more dwellings by 2028. Parts of Darebin are already undersupplied with open space and 7 per cent of households do not have access to open space within 500 metres, below the Council target of 0 per cent.

Open spaces in Darebin are already under pressure with sports fields unable to meet existing levels of demand. The diverse local community and pressure from population growth means that existing open spaces must cater for a greater range of uses than they currently do. There is also a need for new open spaces to be acquired. Without increased investment in open space, the quality and supply of open space in Darebin will deteriorate.

Open space contributions collected at the time of subdivision under Clause 53.01 are a way to finance investment in open space. Existing open space contribution rates in Clause 53.01 are lower than many comparable Melbourne LGAs and this has led to a shortfall in investment in open space in Darebin. An inclusionary requirements approach is the most suitable method for determining a more appropriate contribution rate.

The inclusionary requirements approach is founded on the principle that all development must provide an open space standard, and is intended to ensure equitable access to open space across the whole municipality in the long run. It does not burden development in under-supplied areas with greater costs for improving open space. Instead it recognises that the entire municipality is a singular planning area for open space, across which an acceptable standard of open space services must be met. An appropriate standard of open space services is based on the equivalent value of 30 square metres per capita.

By applying an inclusionary standards driven approach, an 18.2 per cent contribution rate can be justified across residential, commercial and industrial land uses. However, a contribution rate of 18.2 per cent would also be likely to hamper development, especially on non-residential land in the short to medium term.

A contribution rate of 10 per cent of land value across all subdivisions is therefore recommended. This will deliver a reasonable standard of open space provision across the whole of Darebin. This contribution rate reflects the need to ensure that all residents in the future (2028) have access to a sufficient level of open space services. It also reflects Councils commitment to cost sharing as it will require council to fund the gap of 8.2 per cent to ensure planning standards are met.

Although a higher contribution rate is justifiable, a 10 per cent contribution rate in an established area like Darebin is unprecedented, and reflects a proactive commitment to improving open space provision across the municipality to meet the needs of the future population.

Applying this contribution rate in Darebin would ensure open space services are funded at a standard which is consistent with local and international benchmarks. This includes other Melbourne LGAs, PSP guidelines and South Australian legislation.

Strategic redevelopment sites at NURP and Preston Markets are unique opportunities to negotiate higher than 10 per cent open space contribution rates, and provide a rare opportunity to deliver new open space. A higher contribution rate on these sites is also considered appropriate given the value sharing development contribution principle.

## 8. APPENDIX

TABLE 13: OPEN SPACE CONTRIBUTION RATES IN OTHER MELBOURNE MUNICIPALITIES

Council	Description in Schedule to Clause 53.01
Banyule	5%
Bayside	5% and 8% or greater on Strategic redevelopment site subject to negotiation of development plan
Boroondara	None specified in a schedule
Brimbank	5% for commercial and residential, 2.5% for industrial
Frankston	Proposed 2-5% and 8% in Frankston MAC
Glen Eira	5.7%
Hobsons Bay	5% in Strategic Site – Precinct 15
Kingston	5% and 8% in selected activity centres and strategic redevelopment sites
Knox	5% on lots larger than 725 square metres, 8.5% on lots smaller than 725 square metres
Manningham	5% and 8% in activity centres/DDO areas
Maribyrnong	5.7%
Maroondah	5% and 8% in strategic site in Bayswater North
Melbourne	5% and 7.06% depending on forecast growth, 8% in Fishermans Bend Urban Renewal Area
Monash	2% 5% (Proposed 10% across municipality)
Moonee Valley	5%
Moreland	2.5% to 6.8%
Port Phillip	5% and 8% in Fishermans Bend
Stonnington	5% in Glen Iris, Malvern, Malvern East, Toorak and Kooyong, 8% in Armadale, Prahran, Windsor and South Yarra, 8% in specified subdivisions
Whitehorse	4\$ and minimum 4\$ on strategic sites
Yarra	4.5%

Source: SGS Economics and Planning, 2018





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**DAREBIN PLANNING SCHEME****21.02 ENVIRONMENT**

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

**21.02-1 Strategic Environment Framework**

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

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

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

**21.02-2 Natural Environment****Overview**

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

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

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

**DAREBIN PLANNING SCHEME****Key Issues**

- Protection of remnant natural areas in Darebin from the impacts of development.
- Pressure for redevelopment of residential creek-side lots.
- Impact of industrial development on creek-side environs with regard to location of storage areas, car parking and design of the built form.
- Maintaining long term protection of remnant native vegetation in estates such as Springthorpe in Macleod and Mt. Cooper and Lancaster Gate in Bundoora.
- Impacts of land use activities on local and regional waterways through substances released into the stormwater system, run-off from roads, and litter.
- Maintaining a cohesive network of linked natural spaces and corridors to provide havens and corridors for wildlife and enhance water quality in the creeks.
- Balancing the need for preserving a natural landscape feel with the need for passive surveillance at interfaces between natural and built environments.

**Objective 1 – Protect and Enhance**

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

**Strategies**

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

**Objective 2 – Interfaces**

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

**Strategies**

- Ensure that land use and development is compatible and appropriately integrated with areas of natural heritage and environmental significance.



## DAREBIN PLANNING SCHEME

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

### Implementation

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

### Policy Guidelines

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

### Application of Zones and Overlays

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

### Further Strategic Work

- Review the application of the Urban Floodway Zone along parts of the Merri, Darebin and Edgars Creeks.

## DAREBIN PLANNING SCHEME

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

### Reference Documents

Bundoora Park Master Plan 2012

Central Creek Grassland 5 Year Management Plan 2011-2016

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

Darebin Litter Plan 2011-2013

[Breathing Space: The Darebin Open Space Strategy](#) (Darebin City Council, [2019](#)), ~~2007-2017 (2008)~~

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

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

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

Springthorpe Conservation Plan, February 2001

Springthorpe Tree Conservation Plans

Watershed: Towards a Water Sensitive Darebin, Darebin City Council Whole of Water Cycle Management Strategy 2015-2025

Watershed: Towards a Water Sensitive Darebin, Implementation Plan 2015-2025

### 21.02-3 Built Environment

#### Overview

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

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

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

### Key Issues

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

### Objective 1 – Urban Design Excellence

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

### Strategies

- Encourage high quality design and buildings that respond to characteristics of the locality.
- Develop and implement detailed design guidelines for areas where substantial housing change and growth is encouraged.
- Ensure that important public views and vistas, where identified in a strategy or guideline adopted by Council, are recognised, protected and enhanced.
- Apply urban design principles when developing structure plans, land use strategies, and urban design guidelines.
- Promote land use and development in activity centres, strategic corridors and strategic development precincts in accordance with adopted Structure Plans, precinct plans or strategies.
- Ensure development in activity centres, strategic corridors and strategic development precincts:
  - is responsive to its environment with a high quality appearance
  - promotes an urban scale and character that is appropriate to the role and function of the activity centre or strategic corridor precinct
  - encourages consolidation of commercial areas along strategic corridors to create strong, vibrant hubs to serve the local community
  - manages negative off-site impacts and interface issues with surrounding sensitive land uses
  - promotes visual and physical improvements to the public realm
  - encourages a safe and accessible environment for pedestrians, cyclists, public transport users and motorists.



**DAREBIN PLANNING SCHEME**

- Ensure that development in industrial and commercial areas:
  - achieves a high standard of building design and provides for suitable landscaping and treatments to improve the visual character, function and layout of such areas
  - minimises the impact of traffic, noise and emissions from industrial land uses on the amenity of surrounding residential areas
  - reduces and minimises conflict between industrial and non-industrial land uses.
- Encourage streetscape upgrades and street tree planting, particularly in areas where Substantial Housing Change is envisaged.
- Collect development contributions from private development for streetscape upgrades.
- Undertake streetscape upgrades to Edwardes Street, Broadway and other streets in Reservoir Activity Centre.

**Objective 2 – Safe Urban Environments**

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

**Strategies**

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

**Objective 3 – Environmentally Sustainable Design**

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

**Strategies**

- Encourage the adaptive reuse of buildings to reduce the amount of waste going to landfill.
- Encourage the design of new and retrofitted buildings and public spaces to incorporate high standards of energy efficient design, water sensitive urban design, sustainable transportation, waste reduction and protection of biodiversity.
- Promote the integration of land use and sustainable transport (walking, cycling and public transport) in accordance with the strategies in Clause 21.05-1.
- Encourage best practice industrial and commercial development to minimise amenity impacts and achieve long term environmental sustainability.

**DAREBIN PLANNING SCHEME**

- Require the preparation of Sustainable Design Assessments and Sustainability Management Plans for residential and non-residential development as part of the planning permit approval process.

**Objective 4 - Signage**

To ensure signage is integrated into development and streetscapes.

**Strategies**

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

**Implementation**

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

**Policy Guidelines**

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

**Application of Zones and Overlays**

- Apply the Activity Centre Zone to activity centres, incorporating urban design frameworks and guidelines.

**DAREBIN PLANNING SCHEME**

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

**Further Strategic Work**

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

**Reference Documents**

Bell Street Corridor Strategy, Hansen Partnership, 2006

Climate Change and Peak Oil Adaptation Plan, 2009

Community Climate Change Action Plan 2009-2020

Community Health and Wellbeing Plan 2009-2013



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Darebin Community Safety Strategy 2012-2016

Darebin Housing Strategy 2013 (revised 2015)

Darebin Waste and Litter Strategy 2015-2025

Green Streets Strategy 2013

High Street Urban Design Framework and High Street Study Precinct Guidelines, 2005

Northcote Activity Centre Structure Plan, 2007, and Medium and Low Change Residential Areas Precinct Guidelines, 2008

Northland Residential Neighbourhood Precinct Structure Plan, 2014

Plenty Road Integrated Land Use and Transport Study, 2013

Preston Central Structure Plan 2006 (as amended) and Urban Design Framework and Guidelines, 2006

Reservoir Structure Plan, 2012

Residential Built Form Guidelines, 2014

Safer Design Guidelines for Victoria, 2005

Urban Design Charter for Victoria, 2010

Urban Design Framework 2015 St Georges Road and Plenty Road Corridors

Watershed: Towards a Water Sensitive Darebin, Darebin City Council Whole of Water Cycle Management Strategy 2015-2025

Watershed: Towards a Water Sensitive Darebin, Implementation Plan 2015-2025

**21.02-4 Heritage****Overview**

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

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

**Key Issues**

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

**Objective 1 – Heritage Places and Areas**

## DAREBIN PLANNING SCHEME

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

### Strategies

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

### Objective 2 – Development and Heritage

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

### Strategies

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

### Implementation

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

### Application of Zones and Overlays

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

### Further Strategic Work

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

### Reference Documents:

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

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

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

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

Darebin Housing Strategy 2013 (revised 2015) City of Darebin Citations for Individually Significant Buildings, 1996

## 21.02-5 Open Space

### Overview

Access to and enjoyment of open space is a key contributor to quality of life and local amenity. Council aims to improve the quantity and quality of open space and encourage the use and development of waterways and linkages. Priorities for managing open space are guided by the *Breathing Space: The Darebin Open Space Strategy (Darebin City Council, 2019)-2007-2017*, which identifies and categorises/classifies open spaces according to their size and role by state down to local role, and the range of functions each space should fulfil.

### Key Issues

- Darebin is a developed municipality with limited opportunities for creating additional open space. Existing open space is highly valued by the community.
- There are areas in Darebin which currently have limited access to open space.
- Provision of sufficient open space as the City grows, particularly in higher density living precincts where there is higher reliance on ~~for~~ communal facilities for outdoor activities and recreation.
- Provision of open spaces that cater to different user groups and are inclusive of all members of the community.

### Objective

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

### Strategies

- Increase the quality and quantity of open space to address gaps in Darebin's open space network.
- Ensure that strategic redevelopment sites that seek high residential densities provide an appropriate level of open space to cater for the intended population.
- Encourage opportunities for public and communal open spaces adjacent to the creek environs.
- Protect and enhance existing open spaces where possible.



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- Encourage linear open space linkages along waterways including pedestrian and bicycle access.
- Include provision for acquisition and improvement of open space in Development Contributions Plans.
- Consider opportunities for 'greening' in areas of higher density development, including alternative to traditional ground level landscaping e.g. green roofs and walls.
- Ensure open spaces contribute to increasing biodiversity, including through strategic land acquisition.
- Design public open spaces that are welcoming, safe, multipurpose and easy to access for all members of the community.
- Encourage the design of public open space to recognise Aboriginal and Torres Strait Islander cultural heritage.
- Encourage opportunities for urban food production in open spaces.

### Implementation

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

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

### Further Strategic Work

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

### Reference Documents

Bundoora Park Precinct Master Plan, 2012

[Breathing Space: The Darebin Open Space Strategy 2007-2017](#) (Darebin City Council, 2008/2019)

[Open Space Contributions Review \(SGS Economics and Planning, 2019\)](#)

Development Contributions Plan

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Leisure Strategy 2010-2020

Playspace Strategy 2010-2020

## DAREBIN PLANNING SCHEME

## SCHEDULE TO CLAUSE 53.01 PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION

## 1.0 Subdivision and public open space contribution

Type or location of subdivision	Amount of contribution for public open space
<u>The subdivision of land that creates:</u>	
<u>All land in the municipality</u>	<u>10%</u>
<b>1 additional lot</b>	None specified
<b>2 additional lots</b>	2%
<b>3 additional lots</b>	3%
<b>4 additional lots</b>	4%
<b>5 or more additional lots</b>	5%



## DAREBIN PLANNING SCHEME

## SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

## 1.0 Background Documents

Name of background document	Amendment number – clause reference
<a href="#">Breathing Space: The Darebin Open Space Strategy (Darebin City Council, 2019)</a>	<a href="#">C186</a>
<a href="#">Open Space Contributions Review (SGS Economics and Planning, 2019)</a>	<a href="#">C186</a>

*Planning and Environment Act 1987*

## **DAREBIN PLANNING SCHEME**

### **AMENDMENT C186**

#### **EXPLANATORY REPORT**

##### **Who is the planning authority?**

This amendment has been prepared by the 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 land in the municipality.

##### **What the amendment does**

The Amendment implements the recommendations of Breathing Space: The Darebin Open Space Strategy (City of Darebin, 2019) and the Open Space Contributions Review Report (SGS Economics and Planning, 2019) by increasing the public open space contribution rate across the municipality.

The Amendment:

- Amends the schedule to Clause 53.01 Public Open Space and Subdivision of the Darebin Planning Scheme to require a 10% open space levy for all land in the municipality.
- Amends Clause 21.02 of the Local Planning Policy Framework to:
  - o Update local policy to implement relevant strategies of Breathing Space: The Darebin Open Space Strategy (City of Darebin, 2019)
  - o Update references to Breathing Space: The Darebin Open Space Strategy (City of Darebin, 2019)
  - o Add reference to the Open Space Contributions Review Report (SGS Economics and Planning, 2019)
- Amends the schedule to Clause 72.08 Background documents to include:
  - o Breathing Space: The Darebin Open Space Strategy (City of Darebin, 2019)
  - o Open Space Contributions Review Report (SGS Economics and Planning, 2019)

##### **Strategic assessment of the Amendment**

##### **Why is the Amendment required?**

Access to open space is essential to people's health and wellbeing. Darebin's population is expected to reach approximately 196,000 people by 2028. This will create greater pressure on existing public open spaces.

There are areas within Darebin that do not currently have access to open space within 500 metres. Without creation of new open spaces, there will be a reduction in the open space per capita rates and an increase in the number and proportion of residents who do not have access to open space within 500 metres. More residents living in higher density development also means that occupants rely more heavily on open spaces for their needs.

It is not just access and proximity to open space that is important, but also the quality and useability of that open space. In a developed municipality, it is difficult to acquire enough land to ensure all occupants have access to an optimal per capita rate of public open space. It is therefore important to

improve the quality of open spaces to deliver a greater level of open space services to the local community.

The current open space levy rate in the Darebin Planning scheme will not be sufficient to provide for the open space needs of the future population. The funds made available from the increased open space levy will be used to invest directly back into open spaces to improve the quality of existing spaces and to acquire more open space to grow the network.

Breathing Space: The Darebin Open Space Strategy (City of Darebin, 2019) was adopted by Council in June 2019. The strategy guides future open space planning in the municipality. A key action of the strategy is to undertake a planning scheme amendment to increase the open space contribution rate in the Darebin Planning Scheme.

The Open Space Contributions Review Report (SGS Economics and Planning, 2019) provides an independent analysis of public open space contribution requirements for Council based on expected growth rates and demand for future open spaces. The report finds that there is need for an 18.2% open space contributions rate across land uses in Darebin to reach optimum quality of open space. However, the report recommends an increase in the levy to a 10% open space contributions rate in Darebin across all land uses, to help ensure that the future community will have access to an reasonable standard of public open space provision.

The calculation of open space contribution requirements is founded on three key principles:

1. The City of Darebin is considered a single planning unit for open space planning purposes. Clause 53.01 allows for open space contributions collected to be spent anywhere within the municipality.
2. All residents (existing and future) of the City of Darebin are entitled to enjoy access to a reasonable standard of open space, and planning for future open space acquisitions and upgrades should seek the most equitable distribution of open space services across the city.
3. An inclusionary provisions approach means that all development should equip itself with sufficient open space to meet its needs as indicated by planning standards, and this can be through land or cash in kind contributions.

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

The amendment implements the objectives of planning in Victoria contained in section 4(1) in the following ways:

- To provide for the fair, orderly, economic and sustainable use and development of land;
- To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.

The amendment helps to implement these objectives by:

- Providing a fair and equitable method of collecting contributions for open space.
- Providing public open space to meet the needs of the present and future population.
- Providing for the protection of natural and man-made resources by increasing the funding method to support improvements to public open spaces.

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

##### Environmental Effects

The amendment will provide immense environmental improvements as it implements Breathing Space: The Darebin Open Space Strategy (City of Darebin, 2019) which reflects leading practice and actions regarding the climate emergency.

Breathing Space: The Darebin Open Space Strategy (City of Darebin, 2019) has three key directions:



- Meeting community open space needs
- Rewilding Darebin: Improving Biodiversity
- Creating a Green Streets Network

The amendment proposes an increase to the funding mechanism to contribute to improving existing and acquiring new open spaces which will be conserved to support a cooler City, increased biodiversity and nature habitat corridors.

#### Social Effects

The amendment will provide a strong benefit for the community as there is a clear link between health and wellbeing and access to quality open space. The open space contributions will contribute to funding improvements for open spaces that cater for all of Darebin's residents regardless of culture, gender, sexual orientation, age, socioeconomic condition and disability.

#### Economic Effects

The amendment will result in more financial resources to fund new open spaces and improve existing open space. The amendment will provide an equitable collection of contributions from subdivisions across the municipality. The flat rate levy will provide greater certainty to developers and a more equitable means of distributing costs.

#### **Does the Amendment address relevant bushfire risk?**

The changes proposed in the amendment will not result in any increase to the risk to life as a priority, property, community infrastructure and the natural environment from bushfire.

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

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

In accordance with Section 12 (2) (a) of the Planning and Environment Act, The Minister's Directions relevant to the Amendment are:

#### Ministerial Direction No. 9 – Metropolitan Planning Strategy

The Amendment is consistent with the following aspects of Ministerial Direction No. 9 Metropolitan Planning Strategy, *Plan Melbourne 2017-2050*:

- Direction 5.1 – Create a city of 20-minute neighbourhoods. A 20 minute neighbourhood must offer high-quality public realm and open space.
- Direction 5.4 – Deliver local parks and green neighbourhoods in collaboration with communities.
  - o 5.4.1 – Develop a network of accessible, high-quality, local open spaces.
- Direction 6.4 – make Melbourne cooler and greener.
  - o 6.4.1 – support a cooler Melbourne by greening urban areas, buildings, transport corridors and open spaces to create an urban forest.
  - o 6.4.2 – Strengthen the integrated metropolitan open space network.
- Direction 6.5 – protect and restore natural habitats
  - o 6.5.1 – Create a network of green spaces that support biodiversity conservation and opportunities to connect with nature.

#### Ministerial Direction No. 11 – Strategic Assessment of Amendments

The requirements of Ministerial Direction No 11 are addressed through this Explanatory Report and accompanying strategic justification in support of this amendment.

#### Ministerial No. 15 – The planning scheme amendment process

The requirements of Ministerial Direction No 15 are addressed through complying with the specified planning scheme amendment process and associated timeframes.

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

The amendment supports the following provisions of the Planning Policy Framework:

- Clause 11- *Settlement* 'Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure'.

The amendment supports this clause by requiring all new subdivisions to contribute to the future open space needs of the municipality.

- Clause 12 – *Environmental and Landscape Values*. The objective at clause 12.05-2S *Landscapes* is 'to protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments'.

The amendment supports this clause by improving valued open spaces in the municipality.

- Clause 15- *Built Environment and Heritage*. The objective at clause 15.01-3S *subdivision design* is 'to ensure the designs of subdivision achieves attractive, safe accessible, diverse and sustainable neighbourhoods'.

The amendment supports this clause by providing the funding to create a network of open spaces and by protecting and enhancing native habitat.

- Clause 19- *Infrastructure*. The objective at clause 19.02-6S *Open space* is 'to establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community'. The objective at clause 19.02-6R *Open space – Metropolitan Melbourne* is to strengthen the integrated metropolitan open space network'.

The amendment supports this clause by providing the funding to improve and acquire new open spaces that meet the needs of the community.

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

The Amendment supports and amends the following clauses of the Local Planning Policy:

Clause 21.02-2 Natural Environment – the amendment is consistent with objectives to protect, maintain and enhance Darebin's natural environment.

Clause 21.02-5 Open Space – amends this clause by updating the key issues, strategies and further strategic work in-line with the recommendations of Breathing Space: The Darebin Open Space Strategy (City of Darebin, 2019).

#### **Smart Planning**

The Darebin Planning Scheme is scheduled for translation into the new planning scheme format later in 2019. As part of this translation, the above clauses in the Municipal Strategic Statement will be redrafted. It is considered that the proposed changes to the current format will not hinder the translation process and will be able to be translated into the new format, with the rest of the local content as scheduled.

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

The amendment introduces and amended schedule to clause 53.01. This schedule is specifically provided in the Victorian Planning Provisions to allow councils to specify open space contribution rates appropriate for their local circumstances.

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

The exhibition of the Amendment will provide a formal opportunity for all relevant agencies to comment on the Amendment. The Amendment does not create any new referral agencies or referral requirements.

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

The requirements of the Transport Integration Act 2010 are not considered to be relevant to this Amendment.

#### **Resource and administrative costs**

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

The amendment may have an impact on the legal and administrative costs of the responsible authority. Increasing the open space levy rate across the municipality for all subdivisions may result in Council receiving additional legal appeals for those 2 lot subdivisions where council considers it likely that the land can be further subdivided and therefore applying the open space levy.

#### **Where you may inspect this Amendment**

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

- City of Darebin (Planning Counter), Level 1, 274 Gower Street, Preston
- Northcote Customer Service Centre, 32-38 Separation Street, Northcote
- Reservoir Community and Learning Centre, 23 Edwardes Street, Reservoir
- Preston Library, 266 Gower Street, Preston
- Fairfield Library, 121 Station Street, Fairfield

The Amendment can be viewed online at [www.yoursaydarebin.com.au](http://www.yoursaydarebin.com.au)

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

#### **Submissions**

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

A submission must be sent to:

Coordinator Strategic Planning  
Darebin City Council  
PO Box 91  
Preston Victoria 3072

or via email to: [planningservices@darebin.vic.gov.au](mailto:planningservices@darebin.vic.gov.au)



**Panel hearing dates**

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

- directions hearing: [pre-set directions hearing date to be inserted when confirmed prior to exhibition]
- panel hearing: [pre-set panel hearing date to be inserted when confirmed prior to exhibition]

*Planning and Environment Act 1987***DAREBIN PLANNING SCHEME****AMENDMENT C186****INSTRUCTION SHEET**

The planning authority for this amendment is the Darebin City Council

The Darebin Planning Scheme is amended as follows:

**Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

1. In **Local Planning Policy Framework** – replace Clause 21.02-2 with a new Clause 21.02-2 in the form of the attached document.
2. In **Local Planning Policy Framework** – replace Clause 21.02-5 with a new Clause 21.02-5 in the form of the attached document.
3. In **Particular Provisions** – Clause 53.01, 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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**8.5 INTENTION TO DECLARE A SPECIAL CHARGE -NON-RESIDENTIAL SOLAR SAVER****Author:** Commercial Solar Officer**Reviewed By:** General Manager City Sustainability and Strategy

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**PURPOSE**

To seek Council's declaration of intent to declare a Special Charge for the first batch of the Non-residential Solar Saver Stream.

**EXECUTIVE SUMMARY**

The Solar Saver program is a key action of Council's Climate Emergency Plan. The proposed Special Charge scheme includes 5 non-residential properties and would add **118kW** of solar to Darebin. This first batch of non-residential installations is a small pilot run to test our processes for non-residential installations.

The proposed Special Charge scheme totals **\$128,774.43** (\$195,981.87 gross including GST and pre STC claim) and these funds will be paid back to Council through the Special Charge scheme over 10 years. No interest is charged. These payments are more than offset by participants' savings on their energy bills, and therefore the program provides financial and environmental benefits.

<b>Recommendation</b>
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That Council:

- 1) Council hereby gives notice of its intention to declare a Special Charge in accordance with section 163 of the *Local Government Act 1989 (Act)* as follows:
  - (a) Council declares a Special Charge for the period commencing on the day on which Council issues a notice levying payment of the special rate and concluding on the tenth anniversary of that day.
  - (b) We declare this Special Charge for the purpose of defraying any expense incurred by Council in relation to the provision of solar energy systems on residential properties participating in the Solar Saver scheme, which:
    - i. Council considers is or will be a special benefit to those persons or organisations required to pay the Special Charge (and who are described in succeeding parts of this resolution); and
    - ii. Arises out of Council's functions of advocating and promoting proposals which are in the best interests of the community and ensuring the peace, order and good government of Council's municipal district.
  - (c) The total:
    - i. Cost of performing the function described in paragraph 1(b) of this resolution is \$128,774.43; and
    - ii. Amount for the Special Charge to be levied is \$128,774.43, or such other amount as is lawfully levied as a consequence of this resolution



- 
- (d) We declare the Special Charge in relation to all rateable land described in the table included as Appendix B to this report, in the amount specified in the table as applying to each piece of rateable land.
- (e) Ownership of any land described in paragraph 1(d) of this resolution is the basis of the Special Charge.
- (f) The Special Charge will be assessed and levied as follows:
- i. Each Special Charge is calculated by reference to the size of the solar energy system being installed and the particular costs of installation at each property participating in the Solar Saver scheme, in respect of which an Owner Agreement has been executed, totalling \$128,774.43, being the total cost of the scheme to Council;
  - ii. The Special Charge will be levied each year for a period of 10 years.
- (g) Having regard to the preceding paragraphs of this resolution and subject to section 166(1) of the Act, it is recorded that the owners of the land described in paragraph 1(d) of this resolution will, subject to a further resolution of Council, pay the Special Charge in the amount set out in paragraph 1(f) of this resolution in the following manner:
- i. Payment annually by a lump sum on or before one month following the issue by Council of a notice levying payment under section 163(4) of the Act; or
  - ii. Payment annually by four instalments to be paid by the dates which are fixed by Council in a notice levying payment under section 163(4) of the Act.
- 2) Council considers that there will be a special benefit to the persons or organisations required to pay the Special Charge because there will be a benefit to those persons or organisations that is over and above, or greater than, the benefit that is available to persons or organisations who are not subject to the proposed Special Charge, as a result of the expenditure proposed by the Special Charge, in that the properties will have the benefit of a solar energy system being installed.
- 3) For the purposes of having determined the total amount of the Special Charge to be levied:
- (a) Council considers and formally records that only those rateable properties included in the Solar Saver scheme as proposed will derive a special benefit from the imposition of the Special Charge, and there are no community benefits to be paid by Council; and
  - (b) Formally determines for the purposes of section 163(2) (a), (2A) and (2B) of the Act that the estimated proportion of the total benefits of the Special Charge to which the performance of the function or the exercise of the power relates (including all special benefits and community benefits) that will accrue as special benefits to the persons who are liable to pay the Special Charge is 100%.
- 4) Council will give public notice in the *Northcote Leader* and *Preston Leader* newspapers of Council's intention to declare, at its ordinary meeting to be held on 16 December 2019, the Special Charge in the form set out above.
- 5) Council will send separate letters, enclosing a copy of: this resolution; **Appendix B** to this report; and the public notice referred to in Paragraph 4 of this resolution, to the owners of the properties included in the scheme, advising of Council's intention to levy the Special Charge, the amount for which the property owner will be liable, the basis of calculation of the Special Charge, and notification that submissions and/or objections in relation to the proposal will be considered by Council in accordance with sections 163A, 163B and 223 of the Act.

- 6) Council will convene a meeting of the Hearing of Submissions Committee, at a date and time to be fixed, to hear persons or organisations who, in their written submissions made under section 223 of the Act, advise that they wish to appear in person, or to be represented by a person specified in the submission, at a meeting in support of their submission.
- 7) Council authorises the Manager Climate Emergency and Sustainable Transport to carry out any and all other administrative procedures necessary to enable Council to carry out its functions under sections 163A, 163(1A), (1B) and (1C), 163B and 223 of the Act.

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## BACKGROUND

In the Council Plan 2017-2021 and the Climate Emergency Plan, Council committed to working with the community to expand the amount of solar PV in Darebin from 18,000 kW to 36,000 kW.

Key aspects of the program include:

- The Solar Saver program is currently open to all residential rate payers for solar systems up to 10kW and for businesses up to 30kW. This is the first Special Charge that Council has had the resources to actively engage businesses through the program.
- Council undertakes procurement of good value solar systems and installation with 10 year warranties.
- Solar saver participants register interest, receive quotes and the property owner signs an owner agreement (**Appendix A**)
- Council declares a Special Charge and pays the upfront cost of the solar system and installation for participants when the solar systems are installed.
- Solar Saver participants pay the Special Charge over a 10 year period to reimburse council's upfront payment – which is more than offset by their energy bill savings.
- As detailed below Council has resolved that interest is not charged to residential participants and that the program will be funded through Council's existing cash reserves.

Over 1,800 households have participated in previous Solar Saver programs. The Solar Saver program has been broadened to all residential and business ratepayers with preference is still given to low income homes.

EnviroGroup and Solargain have been engaged by Council to provide and install solar for this Batch of the Non-residential stream of the Solar Saver program.

### Previous Council Resolution

This is the first Special Charge to be announced for the non-residential stream of the Solar Saver program. At the 13 August 2018 meeting it was resolved that Council:

- (1) Offers the Darebin Solar Saver Program to all residential properties, with no interest charged as part of the special charge scheme for the contract period.
- (2) Authorises inclusion in the Darebin Solar Saver Program of non-residential properties up to 30kW in size, with no interest charged as part of the special charge scheme for the contract period.

- (3) Awards the appointment of Solargain, EnviroGroup and Energy Matters as supply panel membership of contract number CT201842 for the supply and installation of Solar PV Systems for the Darebin Solar Saver Program for Supply Panel 1 - residential and small, non-residential installations: 1.5-10kW systems. The contract terms are to commence on 20 August 2018 and conclude on 30 June 2021 with a contract sum of \$16,134,030 GST inclusive.
- (4) Awards the appointment of Solargain, EnviroGroup and Energy Matters as supply panel membership of contract number CT201842 for the supply and installation of Solar PV Systems for the Darebin Solar Saver Program for Supply Panel 2 - non-residential installations: 10-30kW systems. The contract terms are to commence on 20 August 2018 and conclude on 30 June 2021 with a total contract sum of \$1,980,000 GST inclusive.
- (5) Approves the award of Stage 1 of implementation for Supply Panel 1 – residential and small non-residential Solar PV Systems to Solargain to deliver the supply and installation of solar PV systems between 1 January 2019 and 30 June 2019 with a total contract sum of \$2,406,030 GST inclusive.
- (6) Authorises the Chief Executive to finalise and execute the supply panel membership contracts on behalf of Darebin Council, and Stage 1 of implementation for Supply Panel 1 - Residential and Small, non-residential Solar PV systems.

## COMMUNICATIONS AND ENGAGEMENT

### Consultation

All participating organisations have received a site visit and have signed agreements to participate in the program based on quoted prices. Consultation has occurred with the Residential Solar Saver Officer, Sustainable Business Officer, Economic Development Coordinator and Interfaith Development Officer.

### Communications

For this pilot batch of non-residential installation, interested organisations were recruited directly who had previously expressed interest in participating in the program. No broad promotional activity was engaged in, given the small scale of the pilot program. For future batches the program will be advertised on the Council website, through Darebin News, newsletters and through networks, as required to gain sufficient participants.

## ANALYSIS

### Alignment to Council Plan / Council policy

Goal 1 - A sustainable city

Climate Emergency Plan

### Environmental Sustainability Considerations – Climate Emergency

This project is a key action in the *Darebin Climate Emergency Plan 2017*. The current round of Darebin Solar Saver is expected to install 118kW across 6 installations, with an estimated equivalent annual greenhouse gas saving of 295tCO<sub>2</sub>-e.



## Equity, Inclusion and Wellbeing Considerations

By supporting three faith-based organisations we are indirectly also supporting their congregations. The Buddhist temple also serves as a place of residence to elderly monastics, and they may feel more comfortable using heating or air conditioning with solar power in place, thereby improving their health and wellbeing. Furthermore, the Buddhist temple and Islamic Museum are run by people of the CALD community.

## Cultural Considerations

By including a Catholic church, Buddhist temple and the Islamic Museum, we are supporting diverse cultural groups in Darebin.

## Economic Development Considerations

These installations will have very good payback times (3-5 years) because most of the power generated by the solar systems will be used on-site. Participating organisations will be saving between around \$1,000 to \$2,000 annually per 10kW installed, even during the ten-year repayment period. Once they take ownership their savings will increase to around \$2,000 to \$3,000 per year.

For the church, temple and museum, this is money that they will no longer need to raise from their donors, providing a boost to the local economy.

For Elk, this will provide a boost to their operational budget and support a local business that is a leader in the sustainability field.

## Financial and Resource Implications

This first batch was intentionally kept small, essentially a pilot, to test our systems for the delivery of the non-residential stream of the program. It is expected that there will be at least two further batches during this financial year, ramping up the number of participants and hence budget spend. The cost of this is well within Council's budget for the Solar Saver program and within the anticipated costs associated with the non-residential program as part of that.

Should the proposed Special Charge scheme proceed, Council will pay \$128,774.43, for the supply and installation of the solar PV systems on the properties listed in **Appendix B**. In accordance with their respective Owner Agreements, property owners will pay for the cost of the solar energy system by equal instalments apportioned over a 10-year period, commencing from September 2020. Council is expected to receive \$12,877.44 in Special Charge repayments annually for this scheme over the 10 year period. Some organisations may pay the total amount in the first year. The Special Charge scheme is effectively an interest free loan to these organisations.

Payments to Council by property owners for works via Special Charge schemes are GST exempt. Should a property be sold during the 10 year period in which the Special Charge scheme applies, the amount outstanding on the Special Charge scheme at the time of sale will be paid in full.

Administration of the Solar Saver program is conducted by Council officers and includes:

- Project and contract management
- Risk management, compliance and auditing
- Recruitment of and first point of contact for organisations

These administrative overheads come out of the Solar Saver program budget.

### **Legal and Risk Implications**

A risk analysis has been undertaken for the program. Solar installations are electrical works and are required by law to be signed off by an authorised electrician through a certificate of electrical safety.

Random independent audits of the work will also be undertaken by Council to ensure installations comply with Council specifications. Occupational Health and Safety processes have been assessed and will be audited on site. Ten- year warranties are required on panels, inverters and installation.

### **DISCUSSION**

#### **Progress of Solar Saver Scheme for non-residential properties**

In the non-residential stream of the Solar Saver program, all panellists on the supply panel provide a quotation, and Council, as the initial purchaser of the system, allocates the installations to the provider through an evaluation panel.

In this first batch all customers have signed the Owner Agreement to proceed with the quotations vetted by Council. As a result, it is estimated that this Special Charge Scheme will result in over 118kW of solar being installed. As a small pilot batch this does not make a large contribution to Darebin's aim of doubling solar, but future batches are expected to make larger contributions.

Officers will continue to actively seek participation from the non-profit sector, as well as businesses who are leaders in sustainability.

#### **Proposed Special Charge declaration**

Under Section 163 of the *Local Government Act 1989 (Act)*, Council is empowered to declare a Special Charge for the purposes of defraying any expenses in relation to the performance of a function or the exercise of a power of Council, if Council considers that the performance of the function or the exercise of the power is, or will be, of special benefit to the persons or organisations required to pay the special rate or Special Charge.

In this case, the installation of solar energy systems on properties as part of the Solar Saver scheme arises out of Council's functions of advocating and promoting proposals which are in the best interests of the community and ensuring the peace, order and good government of Council's municipal district and promotes the social, economic and environmental viability and sustainability of the municipal district. Each participating property has signed an Owner Agreement with Council to participate in the scheme, which includes the overall cost and repayments which would be paid by the property should the scheme be approved (see **Appendix A**).

In September 2004, the Minister for Local Government issued a guideline for the preparation of Special Charge schemes. The guideline specifically deals with the calculation of the maximum total amount that a council may levy as a Special Charge.

The guideline requires that Council identify the following:

- A. Purpose of the works
- B. Ensure coherence
- C. Calculate total cost

- D. Identify special beneficiaries
- E. Determine the properties to include
- F. Estimate total special benefits
- G. Estimate community benefits
- H. Calculate the benefit ratio
- I. Calculate the maximum total levy

**A. Purpose of the Works**

The purpose of the works is to supply and install solar energy systems on properties to reduce energy costs and encourage and increase the use of renewable energy in Darebin.

**B. Ensure Coherence**

The proposed works have a natural coherence with the proposed beneficiaries, as the properties proposed to be included in the scheme are receiving solar energy systems to the value of their participation.

**C. Calculate the Total Cost**

The proposed solar system installation includes the following items:

- Assessment and administration costs
- Supply and installation of solar energy systems

For the purposes of section 163(1) of the Act, the total cost of the works is calculated at \$128,774.43 based on signed quotations.

The expenses in the estimate of works are consistent with the allowable expenses listed in section 163(6) of the Act.

**D. Identify the Special Beneficiaries**

Council is required to identify those properties that would receive a special benefit from the proposed works. A special benefit is considered to be received by a property if the proposed works or services will provide a benefit that is additional to or greater than the benefit to other properties.

The Ministerial Guideline notes that a special benefit is considered to exist if it could reasonably be expected to benefit the owners or occupiers of the property. It is not necessary for the benefit to be actually used by the particular owners or occupiers of a specified property at a particular time in order for a special benefit to be attributed to the property.

Property owners participating in the Solar Saver scheme are considered to receive special benefit from the proposed supply and installation of solar PV systems by means of:

- Reduced energy costs over the life of the solar PV system
- Ownership of the solar PV system after the special rate repayments are paid in full
- Increased property value

The proposed properties taking part in the scheme, the owners of which have signed an Owner Agreement with Council to participate in the scheme, are listed in **Appendix B**.



### E. Determine Properties to Include

Once the properties that receive special benefit are identified, Council must decide which properties to include in the scheme. If a property will receive a special benefit but is not included in the scheme, the calculation of the benefit ratio will result in Council paying the share of costs related to the special benefits for that property.

It is accepted that only those properties at which the solar energy systems are installed will receive a special benefit from the scheme. Accordingly, it is proposed to include only those residential properties whose owners have signed Owner Agreements in the scheme. Council will not, then, be required to pay a share of costs related to special benefits for any property that is not included in the scheme.

### F. Estimate Total Special Benefits

As per the Ministerial Guideline for Special Rates and Charges, total special benefits are defined according to the formula below:

$$\text{TSB} = \text{TSB}_{(\text{in})} + \text{TSB}_{(\text{out})}$$

- **TSB** is the estimated total special benefit for all properties that have been identified to receive a special benefit
- **TSB<sub>(in)</sub>** is the estimated total special benefit for those properties that are included in the scheme
- **TSB<sub>(out)</sub>** is the estimated total special benefit for those properties with an identified special benefit that are not included in the scheme

For the purposes of the proposed scheme, total special benefits have been calculated as follows:

- **TSB<sub>(in)</sub>** – The estimated total special benefit is based on the quoted cost of the solar PV system to be installed (which has been included in the Owner Agreement signed by the property owner). It is expected that the benefit in reduced energy costs will exceed this special benefit.
- **TSB<sub>(out)</sub>** – This is not applicable as all participating properties are included.

### G. Estimate Community Benefits

Whilst the reduction of energy use, greenhouse emissions and increase of renewable energy is considered a community benefit there are no direct quantifiable costs.

- **TCB** – Total Community Benefit is assessed to be 0 benefit units

### H. Calculate the Benefit Ratio

The benefit ratio is calculated as:

$$R = \frac{\text{TSB}_{(\text{in})}}{\text{TSB}_{(\text{in})} + \text{TSB}_{(\text{out})} + \text{TCB}}$$

Where:

$$\text{TSB}_{(\text{in})} = \$128,774.43;$$

$$\text{TSB}_{(\text{out})} = 0$$

$$\text{TCB} = 0$$

$$R = 1$$

## I. Calculate the Maximum Total Levy

In order to calculate the maximum total levy **S**, the following formula is used:

$$\mathbf{S = R \times C}$$

Where **R** is the benefit ratio and **C** is the cost of all works

Therefore **S** = 1 \* \$128,774.43= \$128,774.43

Note there is no community benefit amount payable by Council.

## Apportionment of Costs

Once the maximum levy amount has been calculated, it is necessary to establish an appropriate way to distribute these costs to all affected landowners.

As the properties have all received individual quotations based on the solar system and work required, it is proposed to apportion the costs based on these quotes. It is noted that the participants have been notified and signed agreements on the basis of these costs for the purpose of declaring this scheme.

It is proposed to distribute the costs as shown in **Appendix B**.

## Statutory Process

The Act requires Council to give public notice of its proposed declaration of the Special Charge and write to all people who will be liable to contribute. The proposed declaration of the Special Charge has been prepared in accordance with the Act.

Owners (or occupiers who would pay the charge as a condition of their lease) may object to the proposal within 28 days. If objections are received from more than fifty per cent of persons or organisations liable, Council will be prevented from making the declaration and the scheme cannot proceed.

## OPTIONS FOR CONSIDERATION

A further Special Charge Scheme may be considered at the 16 December Council meeting.

## IMPLEMENTATION STRATEGY

### Timeline

Subject to Council resolution

- Council report – intention to declare Special Charge scheme – 23 September 2019
- Copies of the proposed declaration to property owners – from 30 September 2019
- Copy of proposed declaration available for public inspection – from 30 September 2019
- Public notice of proposed declaration – 30 September 2019
- Receipt of written submissions – by 16 October 2019
- Hearing of submissions (if required) – TBA
- Council report – declaration of Special Charge scheme – 16 December 2019
- Subject to declaration of the Special Charge scheme, installation of solar will occur December 2019 to February 2020

- Council may consider the establishment of another Special Charge scheme in December 2019

### RELATED DOCUMENTS

- *Local Government Act 1989*
- Community Climate Change Action Plan
- The Macquarie Special Rates and Charges Manual 2012

### Attachments

- Owner Agreement - Non Residential Solar Saver (**Appendix A**) [↓](#)
- Solar Saver - Property Addresses (**Appendix B**) [↓](#)

### DISCLOSURE OF INTEREST

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

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





## Darebin Solar Saver Program

### Commercial (Non-Residential) Owner Agreement

[Name of owner]

[Address line 1]

[Address line 2]

#### Key details

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<b>Commencement Date</b>	1 July 2019
<b>Expiry date</b>	10 years after issuing of first Special Charge notice OR when cost is paid out in full.
<b>Cost of the Solar Energy System</b>	[MERGE quote amount (ex GST, post STC)] See also Schedule 2.
<b>Amount payable by the Owner in each quarterly rates notice from September 2019</b>	An amount equal to 1/40 <sup>th</sup> of the total cost, being approximately: \$ (iMERGE amount) per quarter (for forty quarterly payments)
<b>This includes:</b>	The supply and installation of the solar system, and any repair or replacement covered by the warranty during the warranty period.
<b>This does not include:</b>	Any connection fee charged by your (or your Tenant's) energy retailer or distributor or unforeseeable associated electrical works; any general maintenance, service calls or repair or replacement not covered by the warranty.
<b>For any queries:</b>	Please contact Darebin City Council 03 8470 8888 <a href="http://www.darebin.vic.gov.au">www.darebin.vic.gov.au</a> solar@darebin.vic.gov.au PO Box 91, Preston VIC 3072
<b>Option to withdraw from agreement:</b>	This agreement is entirely voluntary. The Owner can withdraw their agreement, without penalty, any time up to a week before their scheduled installation. The Owner can also withdraw their agreement any time up to the day before their installation but may incur a cancellation fee if less than a week's notice is given.

[6110742: 20953350\_1]

## BACKGROUND

This agreement records the agreed terms between Council and the Owner regarding the supply and installation of a solar energy system under the Program and repayment of the system.

IT IS AGREED AS FOLLOWS

### 1) Term of Agreement

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This Agreement commences on the Commencement Date and, unless terminated in accordance with this Agreement, will continue until the expiry date on page 1, or the final payment has been received by Council.

### 2) Pre-Conditions

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- a) The provision of a Solar Energy System to the Owner under this Agreement is conditional on the following taking place and remaining in place:
- i) Council entering into and maintaining a contract with a company to supply and install the Solar Energy System to the Owner as part of the Program;
  - ii) Council declaring the Scheme to recover the costs of the Program and the Scheme remaining valid;
  - iii) Council granting a permit to the Owner, if required for heritage reasons as set out in the Darebin Planning Scheme;
  - iv) If the property is tenanted, the Owner securing the permission of the Tenant to enter the Owner's property for the purposes of installation (see also Clause 5 and Schedule 1);
  - v) The Owner paying any other outstanding Rates or Charges owed to Council;
  - vi) The Owner not exercising the option to withdraw.
- b) If the pre-conditions in clause a) have not been satisfied by 30 June 2020 this Agreement immediately ends and each Party is released from its obligations under this Agreement.

### 3) Payment for Solar Energy System

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- a) The Cost of the Solar Energy System is the total amount set out under Key Details on page 1 and itemised in Schedule 2. This amount purchases the supply and installation of the Solar Energy System and any required repair or replacement covered by the warranty during the warranty period, but does not cover grid connection fees, any electrical works required by the electricity distributor during grid connection, general maintenance, service calls or repair or replacement outside the warranty.
- b) The Cost of the Solar Energy System under clause a) may be adjusted by Council during the term of this Agreement if, for a reason beyond the control of Council or the Contractor, further costs are required to be incurred in supplying or installing the Solar Energy System.

- c) Council envisages that any adjustment to the Cost of the Solar Energy System under clause b) will only arise where the Owner agrees to the change and where:
- i) there is a change to legislation applicable to, or regulation of, the installation of the Solar Energy System (eg changes to Renewable Energy Certificates); or
  - ii) the installation of the Solar Energy System originally quoted for changes as a result of building works undertaken at the Owner's property or a request to change the location or design of the Solar Energy System by the Owner (which could also alternatively be charged separately to the Special Charge as a once-off invoice. This invoice would NOT be exclusive of GST because it would fall outside the Special Charge arrangement).
- d) Any adjustment under clause b) that is more than 10% above the Cost of the Solar Energy System as on Page 1 will be made by way of a variation to the Scheme, in accordance with section 166 of the *Local Government Act 1989*. That is, where a variation would result in a change to the Owner's liability under the Scheme of 10% or more, the Owner will have an opportunity to make submissions to Council in respect of it and, if the Solar Energy System has not already been installed, withdraw from the Scheme.
- e) Payment for the Cost of the Solar Energy System will by default be apportioned in quarterly instalments over a 10-year period, commencing after the installation of the solar system. The amount payable by the Owner per quarter is set out in Key Details (page 1).
- f) The Owner may alternatively choose to pay the Cost of the Solar Energy System sooner by arrangement with Council's Rates Team.
- g) Commencing after the installation of the solar system, the Owner will receive a Special Charge notice each quarter setting out their liability under the Scheme for the property at which the Solar Energy System is installed, until the Owner's liability under the Scheme is discharged in full.
- h) Unless otherwise agreed between the Parties, all payments are due at the date set out in each Special Charge notice. In the event that payment has not been made by the due date, Penalty Interest may be payable upon any outstanding amounts, in accordance with the *Local Government Act 1989* and this Agreement.
- i) Any delay or adjustment to the delivery date for the Solar Energy System within the installation period (up to 30 June 2020) or adjustment to the Cost of the Solar Energy System under clause b) does not entitle the Owner to delay or withhold payment under this Agreement.

#### 4) Council's Obligations

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Council's obligations under this Agreement include the obligation to make all reasonable efforts to:

- a) enter into contractual arrangements with a licensed electrical contractor, who has experience and expertise in the Solar Energy industry and who is of good repute, to supply and install the Solar Energy System;
- b) ensure that any Contractor engaged under clause a) provides the supply and installation of a Solar Energy System to the Owner within a reasonable time of this Agreement being entered into.



**5) The Owner's Obligations**

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- a) The Owner must pay to Council the Cost of the Solar Energy System in accordance with clause 3).
- b) The Owner must arrange for the Contractor and its agents to gain access to the Owner's property for the purposes of conducting site inspections, installing the Solar Energy System and to carry out any required repairs or replacements. If the property is let, this includes obtaining the permission of the Tenant in writing, using the form in Schedule 1.
- c) The Owner must ensure that those parts of their property in which works are being undertaken by the Contractor are safe to access, and free from asbestos or other toxic substances, prior to the Contractor or its agents accessing the Owner's property. If the property is let, this includes arranging for a Tenant to do the same, to the extent it is a Tenant responsibility under the Lease, subject to the Retail Leases Act.
- d) If the Owner's property is let to a Tenant under a Lease subject to the Retail Leases Act, the Owner must comply with the Retail Leases Act in relation to the installation or operation of the Solar Energy System at the Owner's property.
- e) If the property is let, the Owner will procure the Tenant's:
  - i) authorisation for the Contractor to submit an application to their electricity provider to connect a renewable energy system to the electricity provider's electrical distribution network; and
  - ii) agreement to take all reasonable action required by the Contractor, including signing any relevant documents, and paying any associated fees, in order for that connection to take place. The Tenant is responsible for any metering or other fees charged by their electricity provider and such charges do not form part of this Agreement.
- f) The Owner must not, and must ensure that any Tenant does not, intentionally damage, sell, trade or otherwise dispose of any part of the Solar Energy System during the term of this Agreement.
- g) The Owner must, and must ensure that any Tenant does, comply with any warranties, manufacturer's instructions and user manuals relating to the Solar Energy System and acknowledges that any failure to do so may void those warranties.
- h) Neither the Owner nor any Tenant has any entitlement to claim any Renewable Energy Certificates in relation to the Solar Energy System provided under this Agreement.
- i) The Owner acknowledges that this Agreement is independent of and does not have the effect of varying the terms of any Lease between the Owner and the Tenant. The Owner acknowledges that Council is not liable in connection with the Owner and the Tenant's compliance with the Lease, any disputes arising under the Lease or any variation made to the Lease. The Owner acknowledges that it has been advised to seek independent advice regarding the Lease.

**6) Assignment of Warranties**

---

- a) The Contractor has agreed that all warranties relevant to the Solar Energy Systems will be issued in respect of, and remain with, the relevant properties at which the Solar Energy Systems are installed.

- b) If the Owner or a Tenant has any concerns, queries or requests for a service call, repair or replacement of the Solar Energy System, the Owner or Tenant must contact the Contractor who supplied and installed the Solar Energy System. Contact details for the Contractor will be supplied to the Owner and Tenant prior to the installation of the Solar Energy System.
- c) Council takes no responsibility for any costs or charges incurred by the Owner or any Tenant in contacting the Contractor under this clause 5)i). Such costs and charges are a matter to be agreed by the Owner and any Tenant, and the Contractor.

#### **7) No Guarantee of Savings**

---

- a) While typically a Solar Energy System will result in reduced electricity costs for the Owner and any Tenant, no guarantee is made by Council that the Owner or any Tenant will save money on their electricity bills as a result of the provision of the Solar Energy System under this Agreement.
- b) Neither Council, nor the Contractor, is responsible for any inaccuracies or losses caused to the Owner or any Tenant by changes to feed in tariffs, electricity prices or government schemes.

#### **8) No Liability**

---

- a) To the fullest extent permitted by law, Council is not liable for the ongoing maintenance, repair or replacement of the Solar Energy System, including but not limited to:
  - i) the replacement of the goods or the supply of equivalent goods;
  - ii) the repair of such goods;
  - iii) the payment of the cost of replacing the goods or of acquiring equivalent goods; or
  - iv) the payment of the cost of having the goods repaired.
- b) The Owner agrees to the installation and use of the Solar Energy System under this Agreement at their own risk and releases Council from all claims resulting from any damage, loss, death or injury in connection with the installation and use of the Solar Energy System except to the extent that Council is negligent.
- c) The Owner must indemnify and hold harmless Council against all claims resulting from any damage, loss, death or injury in connection with the installation and use of the Solar Energy System except to the extent that Council is negligent.
- d) Each indemnity in this Agreement is a continuing obligation, separate and independent from the other obligations of the parties and survives termination of this Agreement.
- e) This clause 8) does not limit in any way the Owner's ability to make warranty claims directly to the Contractor.

#### **9) Ownership of Solar Energy System**

---

- a) Ownership of the Solar Energy System remains fully vested in Council during the term of the Agreement, unless the Solar Energy System is otherwise paid for in full

in accordance with clause 3 **Error! Reference source not found.**, at which time the ownership of the Solar Energy System vests in the Owner.

- b) Once all payments payable under this Agreement have been made by the Owner in accordance with clause 3, the full ownership of the Solar Energy System will pass from Council to the Owner.

#### **10) Termination**

---

Without limiting the generality of any other clause, Council may terminate this Agreement by notice in writing if the Owner:

- a) breaches any essential terms of this Agreement and such breach is not remedied within 60 days of written notice by Council;
- b) fails to obtain the permission of the Tenant (if the property is let) for the Contractor to enter the Owner's property to install the Solar Energy System; or
- c) otherwise fails to observe their obligations under the Retail Leases Act, if it applies to any Lease between the Owner and any Tenant, to the extent that those obligations are relevant to this Agreement.

#### **11) No Fettering of Council's Powers**

---

It is acknowledged and agreed that this Agreement does not fetter or restrict Council's powers or discretions in relation to any powers or obligations it has under any Act, regulation or local law that may apply to the Scheme or any other aspect of this Agreement.

#### **12) Entire Agreement**

---

This Agreement constitutes the entire agreement between the parties. Any prior arrangements, agreements, representations or undertakings related to this solar installation are superseded.

#### **13) Joint and Several Liability**

---

If the Owner consists of more than one person, this Agreement binds them jointly and each of them severally.

#### **14) Severability**

---

If any provision of this Agreement is held invalid, unenforceable or illegal for any reason, this Agreement will remain otherwise in full force apart from such provision which will be considered to be deleted.

#### **15) Governing Law**

---

This Agreement will be governed by and construed according to the law of Victoria.

#### **16) Disputes**

---

- a) Any grievances or concerns relating to the Solar Energy System must be conveyed to the Contractor, in accordance with clause 6)b).
- b) If any dispute arises between the Owner and Council regarding this Agreement, the Parties must at first instance endeavour to resolve it by discussion and agreement.



- c) If any dispute arises between the Owner and a Tenant regarding this Agreement, it is the responsibility of the Owner to resolve the dispute. Such a dispute will not affect the Owner's obligations under this Agreement and Council will have no involvement in such a dispute.

## 17) Definitions

---

**Contractor** means the licensed electrical contractor, whether being a person or entity, engaged by Council to supply and install Solar Energy Systems under the Program.

**Owner** means the person or persons named in the Agreement as being the owner of the property at which a Solar Energy System will be installed.

**Lease** means a lease, sub-lease, or an agreement for a lease or sub-lease in respect of all or part of the Owner's property, whether or not in writing.

**Party** means either Council or the Owner as the context dictates.

**Penalty Interest** means interest at the rate of 10 per cent per annum, or such other rate as may be fixed by section 2 of the *Penalty Interest Rates Act 1983* from time to time.

**Program** means the "Solar Saver Program" of Council.

**Renewable Energy Certificate** has the same meaning as in the *Renewable Energy (Electricity) Act 2000* (Cth) and includes any other certificate, right or entitlement of a similar nature which arises under Victorian or Commonwealth legislation.

**Retail Leases Act** means the *Retail Leases Act 2003* (Vic).

**Scheme** means the Special Rate Scheme to be declared by Council, under the *Local Government Act 1989*, to recoup the costs of the Solar Energy Systems provided as part of the Program.

**Solar Energy System** means the system described at **Error! Reference source not found.**Schedule 2 and includes the solar panels and any associated infrastructure and materials provided by the Contractor for the proper functioning of the solar panels to produce electricity from solar power, but does not include any infrastructure or services provided by third parties (such as electricity distributors or electricity retailers).

**Tenant** means each tenant, sub-tenant or other person entitled to occupy all or part of the Owner's property under a Lease.

18) SIGNED as an agreement between:

	Owner 1: _____
<b>DATE:</b>  <b>SIGNED</b> for and on behalf of <b>Darebin City Council ACN 75 815 980 522</b> by  <b>Sally MacAdams</b> Coordinator Solar Saver <b>Darebin City Council</b>	Owner 2 (if applicable):  _____  <b>DATE:</b>  <b>SIGNED</b> by [Ratepayer name (s)]

Summary of Key details – see front page for full Key Details and Schedule 2 for a full breakdown of costs

<b>Cost of the Solar Energy System</b>	<b>[MERGE quote amount (ex GST, post STC)]</b>  See breakdown provided at Schedule 2.
<b>Amount payable by the Owner in each quarterly rates notice from September 2019</b>	An amount equal to 1/40 <sup>th</sup> of the total cost, being approximately: <b>\$ (iMERGE amount)</b> per quarter (for forty quarterly payments)
<b>This includes:</b>	The supply and installation of the solar system, and any repair or replacement covered by the warranty during the warranty period.
<b>This does not include:</b>	Any connection fee charged by your energy retailer or distributor or unforeseeable associated electrical works; any general maintenance, service calls or repair or replacement not covered by the warranty.
<b>Option to withdraw from agreement:</b>	This agreement is entirely voluntary. The Owner can withdraw their agreement, without penalty, any time up to a week before their scheduled installation. The owner can also withdraw their agreement any time up to the day before their installation but may incur a cancellation fee if less than a week’s notice is given.

NOTE: IF YOU ARE SCANNING THIS AGREEMENT TO RETURN TO COUNCIL PLEASE SCAN THE ENTIRE DOCUMENT INCLUDING SCHEDULE 2 (THE QUOTE) AND SCHEDULE 1 IF APPLICABLE.

## Schedule 1

---

[NOTE: Schedule 1 is applicable ONLY if the property is tenanted. Owner-occupiers do not need to complete this form.]

### Tenant's permission for Contractor to access Owner's property

---

I, .....

[Tenant's full name]

a Tenant to whom the premises

at.....

«Installs.Install street number and name» «Installs.Install street type»

«Installs.Install Suburb VIC Postcode»

are let under a Lease, agree to allow the contractor (and its agents) responsible for installing a solar panel system at the Owner's property to access the property for the purposes of conducting site inspections, installing the solar energy system and to carry out any required repairs, maintenance or replacements.

The Tenant authorises the Contractor to submit an application to their electricity provider to connect a renewable energy system to the electricity provider's electrical distribution network and the Tenant must take all reasonable action required by the Contractor, including signing any relevant documents, and paying metering or other fees charged by their electricity provider in order for that connection to take place.

**SIGNED** by:

.....  
Signature

Date:

.....  
Full Name



## Schedule 2: Quotation for solar power system

## COUNCIL MEETING

23 SEPTEMBER 2019

**APPENDIX B****Table of properties intended to be subject to the Solar Saver special charge scheme**

Each listed property has been assessed as to the size of solar panel and installation costs and the owner has been provided and agreed to the following quotation to have a solar energy system installed at their property.

**FULL LIST OF ADDRESSES AND COSTS**

<b>Address</b>	<b>Cost</b>
33-35 Radford Road RESERVOIR VIC 3073	\$28,174.81
122 Henty Street RESERVOIR VIC 3073	\$13,750.00
124 Henty Street RESERVOIR VIC 3073	\$32,200.00
395 Plenty Road PRESTON VIC 3072	\$24,500.00
15A Anderson Road THORNBURY VIC 3071	\$30,149.62
<b>Total cost to organisations</b>	<b>\$128,774.43</b>

**SUMMARY**

TOTAL kilowatts to be installed	118
Number of installations	5
TOTAL cost to organisations	\$128,774.43
Cost to Council inc GST	\$141,651.87
Projected price of STCs to be claimed	\$54,330.00
<b>Projected GROSS total cost to Council (INC GST, before STCs claimed)</b>	<b>\$195,981.87</b>

**8.6 BETTER APARTMENTS IN NEIGHBOURHOODS 2019 - DAREBIN RESPONSE****Author:** Senior Strategic Planner**Reviewed By:** General Manager City Sustainability and Strategy

---

**EXECUTIVE SUMMARY**

This report recommends that Council take the opportunity to advocate on a number of issues that are important to it by making a submission to consultation that the Department of Environment Land Water and Planning is currently doing in regards to proposed changes to the *Apartment Design Guidelines for Victoria*, and by also at the same time writing to the Minister for Planning.

The discussion paper proposes to change the Victoria Planning Provisions' Better Apartments Design Standards and the *Apartment Design Guidelines for Victoria* to improve the design outcomes and reduce the amenity impacts of new apartments on existing neighbourhoods.

Officers have recommended a submission (**Appendix B**), which outlines the proposed changes, implications for Darebin and suggestions for further improvements. Officers have also recommended a letter to the Minister for Planning (**Appendix C**) that would accompany the submission. The letter raises key advocacy points, including environmental performance of apartment buildings (Environmentally Sustainable Development), addressing the climate emergency and seeking to strengthen planning controls more generally for social and housing affordability.

The Department of Environment Land Water and Planning (DELWP) is seeking submissions to its Discussion Paper: *Better Apartments in Neighbourhoods* (**Appendix A**) which aims to address the following five policy considerations for new apartment developments:

- The need for green space and the greening of new developments
- The need to improve design and quality of apartments
- The need to minimise off-site impacts of new high-rise developments
- The need for improved on-street amenity for existing neighbourhoods.

<b>Recommendation</b>
-----------------------

**That Council:**

- (1) Authorise officers to lodge a submission (as shown in **Appendix B**) in response to the Department of Environment, Land, Water and Planning's *Better Apartments in Neighbourhoods* Discussion Paper.
  - (2) Write to the Minister for Planning (as shown in **Appendix C**), to call for improvements to the Victoria Planning Provisions to address the climate emergency, to ensure high standards of design excellence and environmentally sustainable design, and to significantly increase affordable and social housing.
-

## BACKGROUND / KEY INFORMATION

In 2017, DELWP introduced the *Better Apartments Design Standards* in the Victoria Planning Provisions, to improve the internal design of new apartments and make them more liveable and sustainable.

DELWP has now put forward a second round of changes under The *Better Apartment Design in Neighbourhoods - A Discussion Paper* (2019) with a focus on the external amenity of existing neighbourhoods. DELWP is seeking submissions from the development industry, design professionals, councils, residents and the wider community.

The submission (see attached **Appendix B**) outlines Darebin's response to each theme, the proposed changes identified in the Discussion Paper and the implications for Darebin City Council.

A letter to the Minister for Planning (**Appendix C**) is proposed, outlining some of the key shortfalls with the current and proposed standards for apartment buildings, along with advocacy on planning more generally.

The closing date for submissions is Friday 27 September 2019.

### Previous Council Resolution

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

Council previously endorsed a submission on 20 July 2015 on Better Apartments 2017 which focused on a different set of internal amenity design improvements. This new paper is the second phase to the Better Apartments reforms which focus on external amenity improvements.

## COMMUNICATIONS AND ENGAGEMENT

### Consultation

Council officers formed part of the Local Government Reference Group and participated in workshops to identify and address some of the critical issues with apartment development applications for local government.

In preparing this draft submission, relevant advice was sought from the following units:

- Statutory Planning
- City Design
- Parks and Open Space
- Sustainability

## ANALYSIS

### Alignment to Council Plan / Council policy

Goal 1 - A sustainable city

Council Plan Goal 1.1 – We will become an energy and water efficient city and reduce waste.



### Goal 3 - A liveable city

Council Plan Goal 3.1 - We will encourage and facilitate appropriate high-quality development in identified areas to create opportunities for living accessibly to public transport, infrastructure, open space and attractive, safe public areas.

The proposed changes outlined in the *Better Apartments in Neighbourhoods Discussion Paper 2019* supports the goal of facilitating high quality developments. The 'opportunities for improvement' identified in this report, further support this goal.

### **Environmental Sustainability Considerations**

The *Better Apartments in Neighbourhoods – Discussion Paper 2019* proposes changes to the current standards to improve the landscaping outcomes for new developments. These changes support the planting of new canopy trees and the retention of existing mature trees. The draft submission supports these proposals but suggests further improvements to strengthen environmentally sustainable development.

#### **Climate Emergency**

Increasing landscaping requirements and the protection and prioritisation of canopy trees for new developments supports the mitigation of climate change impacts of carbon dioxide emissions. The new standards also recognise the role urban greening has in reducing the effects of urban heat and in absorbing carbon dioxide emissions. However as outlined in the letter to the Minister for Planning (**Appendix C**), more urgent action is required and opportunities to utilise ESD in new apartments is recommended.

### **Equity, Inclusion and Wellbeing Considerations**

The Discussion Paper aims to address some of the identified shortfalls of the existing standards for new apartment buildings, including wind impacts, lack of greenery and poor design at the street interface (including blank walls and service utilities). Improvements to these design outcomes will support *Crime Prevention through Environmental Design (CPTED)* principles and improve the amenity of the urban environment.

### **Cultural Considerations**

The *Better Apartments in Neighbourhoods – Discussion Paper 2019* proposes the introduction of design standards which provide a positive contribution to the public realm, are visually interesting and of a high-quality design standard. These proposed changes will support Council's pursuit for design excellence which over time influences the cultural visual landscape of the municipality's-built environment.

### **Economic Development Considerations**

The *Better Apartments in Neighbourhoods – Discussion Paper 2019* proposes changes which encourage activity to the street interface. These changes may encourage non-residential uses at the street level which will support local economic activity.

### **Financial and Resource Implications**

The proposed changes in the *Better Apartments in Neighbourhoods – Discussion Paper 2019* may require additional training and resourcing for effective implementation. Council's submission identifies when additional support from the State Government is required to maximise the effect of these changes.

Some proposed new standards will mean Council will be considering technical information not currently considered, like wind impacts and construction management plans. This will require Council to consider how to resource the assessment of new information. Additional resourcing may be required.

### **Legal and Risk Implications**

There are no identified legal risks or implications as a result of these proposed reforms.

### **DISCUSSION**

Darebin's population is growing, with a forecast population of 230,118 by 2041, an increase of approximately 68,509. To accommodate this expected population increase it is anticipated that apartments will become more common.

Over the past few years the State Government consulted stakeholders and the community on apartment amenity, the quality and performance of apartment buildings. This process has produced the Better Apartment Design Standards in 2017 which focused on internal amenity.

The recently released *Better Apartments in Neighbourhoods - Discussion Paper 2019* aims to address some of the issues relating to the off-site amenity impacts of apartment buildings and invites submissions from the development industry, local government and the wider community.

#### **The Darebin Context**

The City of Darebin is currently experiencing rapid and significant development change. Contextually, Darebin's proximity to Melbourne's CBD and major health and education institutions, good access to public transport, and availability of residential and brownfield development sites are becoming increasingly attractive to the property development market. Growing demand and interest in apartment and mixed-use developments across Darebin has required Council to be pro-active in providing design guidance through our local planning policy framework.

The Darebin Planning Scheme currently identifies the following design considerations for higher density developments:

- visual interest of buildings derived from the articulation of the built form
- suitable ratio of solid and void elements
- a well-considered combination of horizontal and vertical building elements
- visual interest through the arrangement of fenestration, balconies and the application of architectural features such as external shading devices, windowsills etc.
- the application of a limited palette of materials, as suited to their location on the building
- the creation of visual interest not overly reliant on the complex application of a variety of materials or colours
- the architectural quality and innovative response of the building design
- the quality of the proposed streetscape design and how the interface of development contributes to create a high-quality pedestrian environment

However high-quality built form outcomes can still prove challenging, more stringent regulatory frameworks to support higher density development is required to minimise the negative amenity impacts of poor design.

### ***Better Apartments in Neighbourhoods – Discussion Paper 2019***

The proposed changes to state planning standards in the *Better Apartments in Neighbourhoods Discussion Paper* aims to address common issues with new apartment developments across a broad range of development contexts, focusing on the following key themes:

- improved landscaping for new apartments
- improved built form outcomes for new apartments
- consideration of potential wind impacts of new apartments
- improved street interface of new apartments and
- management of on-site construction

These proposed changes to state apartment standards will supplement Darebin's current local policy, providing stronger policy weight for improving the amenity of new apartments.

#### **Proposed new standards**

##### *Greening of urban environments*

The recommendations in the discussion paper provides improved landscaping for new apartments by:

- prioritising the planting of new canopy trees and the retention of existing mature trees
- identifying the area required to support canopy trees and their spread
- retaining the flexibility to have vegetated planters, pergolas, green roofs or walls instead of canopy trees
- requiring all apartment developments to include landscaped communal open space
- encouraging landscaping in street frontages
- recognising that landscaping should be supported for all areas, including those currently without an identified landscape character

##### *Architectural Excellence*

The recommendations in the discussion paper seeks to improve built form quality by requiring apartments to be:

- designed and finished to make a positive contribution to the public realm
- constructed of external finishes and materials which are visually interesting and of a high-quality design standard
- constructed of external materials which are low maintenance and durable
- designed for ease of maintenance

*Positive contribution to streetscapes*

The recommendations in the discussion paper seeks to improve the potential streetscape contributions by:

- encouraging active street-level frontages
- ensuring site services are accessible, adequate, attractive and easily maintained
- incorporating the design of meters, utility services and service cupboards as an integrated component of the façade

*Reduce off-site amenity impacts*

The recommendations in the discussion paper seeks to reduce off-site amenity impacts by:

- assessing wind impacts of proposed apartment buildings
- minimising the impact of vehicle crossovers and access points on the streetscape
- addressing off-site construction impacts during construction of new apartments

**Council's submission in response**

Overall, the recommended Council submission supports the proposed changes to the *Better Apartment Design* standards, because these are a positive step by the State Government to strengthen the design requirements for new apartment buildings. They will go some way to address the relatively poor quality and design of many new apartment buildings.

The proposed changes reflect the need to ensure that higher density development makes a positive contribution to neighbourhood character. This can be achieved through measures like increasing the tree canopy cover, high quality design and built form, and addressing identified off-site issues of new apartment developments.

The recommended submission seeks further improvements to apartment design and construction including:

*Improved ESD outcomes*

Strengthen green space standards to specifically address biodiversity by prioritising landscape species that provide habitat or food benefits.

Consider opportunities to encourage net zero residential apartment buildings, including:

- requiring minimum on-site solar PV
- requiring dedicated space for organic recycling
- requiring electric vehicle ready infrastructure

Introduce minimum energy performance standards to at least a 7-star NATHERS equivalent.

*Building separations*

Consider providing guidelines for building separations to maximise access to daylight and minimise issues of overlooking and restriction of views/outlook for apartment buildings.



*Site servicing*

Improve guidance for servicing of new apartment buildings, including:

- the number of lifts appropriate to size of development
- waste and recycling requirements for 4 or more storeys
- requirements for waste vehicle access to the site/basement

*Improved internal design*

Improve internal design and amenity guidance, including:

- improved requirements for common access areas and entrances
- identifying minimum metrics for light wells that can be relied on in the absence of a daylight study
- guidance for south-orientated apartments with a single aspect
- guidance for acoustic considerations (lift noise, stair noise, car stackers and other noise sources internal and external to the development)

*Adaptable housing*

Provide guidance and standards for adaptable dwellings in new apartment buildings.

**OPTIONS FOR CONSIDERATION**

Officers recommend that Council take this opportunity to advocate on these matters and have recommended a submission and letter as outlined in option one. However either option 1 or 2 would allow Council to take the opportunity to advocate on these issues.

**Option 1** – Endorse the recommended submission and letter to the Minister for Planning on the *Better Apartments in Neighbourhoods Discussion Paper* and authorises officers to lodge the submission with the Department of Environment, Land Water and Planning; or

**Option 2** – Endorse, with changes, the recommended submission and letter to the Minister for Planning on the *Better Apartments in Neighbourhoods Discussion Paper* and authorises officers to lodge the submission with the Department of Environment, Land Water and Planning; or

**Option 3** – Not proceed with a submission (not recommended)

**IMPLEMENTATION STRATEGY****Details**

To lodge the submission and covering letter with the Department of Environment, Land Water and Planning.

**Communication**

NA

**Timeline**

Council officer submission to DELWP – 27 September 2019

**RELATED DOCUMENTS**

- *Better Apartments in Neighbourhoods* – Discussion Paper 2019

**Attachments**

- Better Apartments in Neighbourhoods Discussion Paper (**Appendix A**) [↓](#)
- Darebin submission - Better Apartments in Neighbourhoods Discussion Paper (**Appendix B**) [↓](#)
- Letter to the Minister for Planning (**Appendix C**) [↓](#)

**DISCLOSURE OF INTEREST**

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

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

# Better Apartments in Neighbourhoods

Discussion Paper 2019



Environment,  
Land, Water  
and Planning

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#### Acknowledgments

We acknowledge and respect Victorian Traditional Owners as the original custodians of Victoria's land and waters, their unique ability to care for Country and deep spiritual connection to it. We honour Elders past and present whose knowledge and wisdom has ensured the continuation of culture and traditional practices.

We are committed to genuinely partner, and meaningfully engage, with Victoria's Traditional Owners and Aboriginal communities to support the protection of Country, the maintenance of spiritual and cultural practices and their broader aspirations in the 21st century and beyond.

#### Cover: Elwood House (Woods Bagot)

*Photo: Trevor Mein*

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# 1. Introduction

## 1.1 Building better apartments

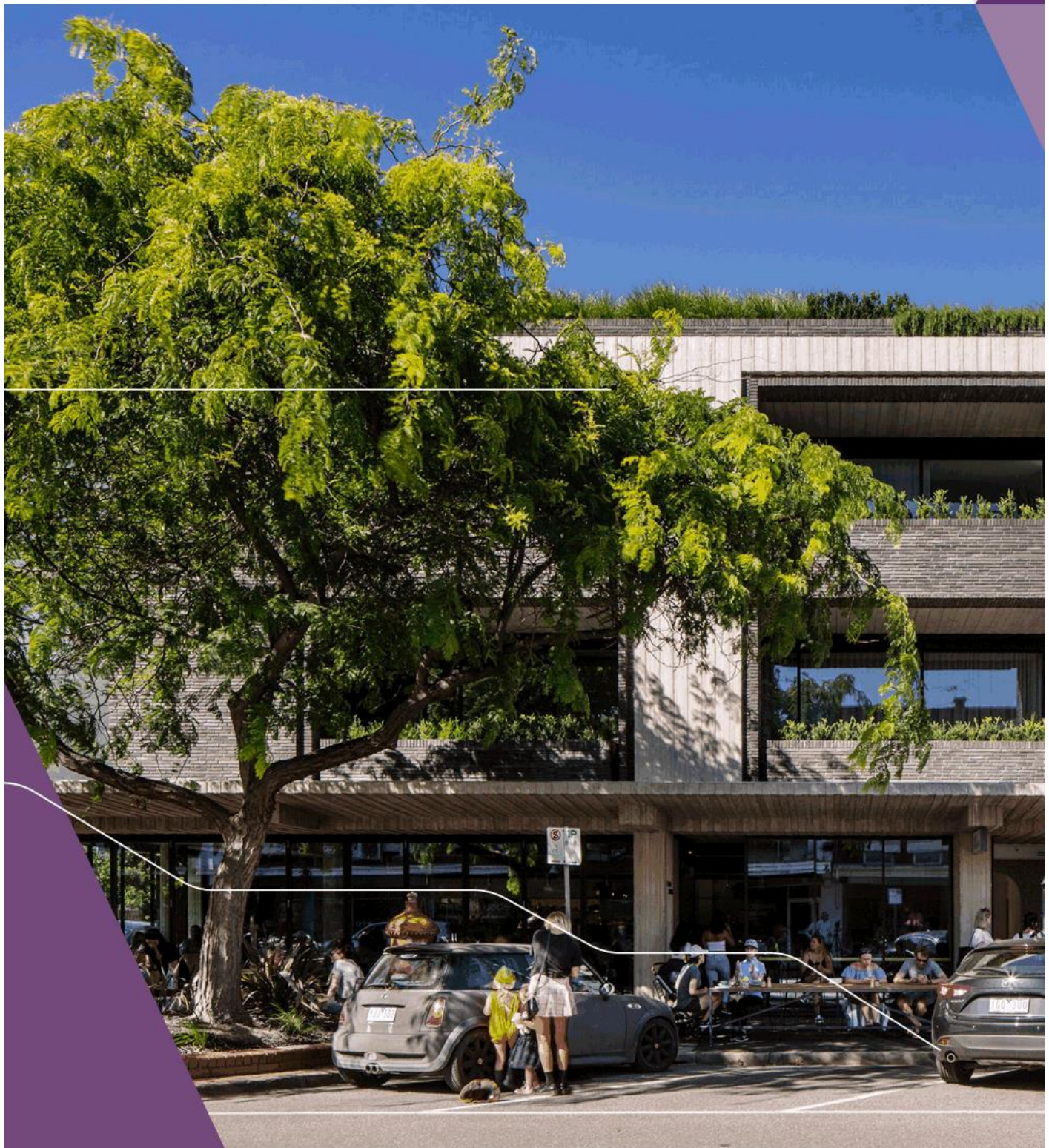
Apartment living is an increasingly common housing choice. Apartment buildings need to provide high-quality homes, and they need to maintain and improve neighbourhood amenity.

By 2051, Victoria's population is forecast to increase by over four million people — that's an estimated 1.9 million additional households. The Victorian Government is working to ensure Victoria's growing population will be well-housed, including in better apartments.

Until recently, most apartment developments have been built in inner Melbourne, where there are some established planning practices to control external amenity impacts. As apartment developments are built in more diverse locations in Victoria, there is a greater need to ensure they help make streets and neighbourhoods pleasant places to live and visit.

In 2017, the government introduced the *Better Apartments Design Standards* in the Victoria Planning Provisions, to improve the internal design of new apartments and make them more liveable and sustainable. The standards were a response to concerns that some new apartment developments were not providing safe and healthy environments.





**Figure 1.** Elwood House (Woods Bagot)  
*Photo: Trevor Mein*



## 1.2 Summary of the proposed changes

With a focus on the relationship between new apartment developments and the amenity of existing neighbourhoods, the government has announced further changes to the planning rules for apartment developments.

In order to deliver on this commitment, this discussion paper proposes some potential changes to the *Better Apartments Design Standards* and the *Apartment Design Guidelines for Victoria*. The discussion paper explores five policy aims for new apartment developments, including the need for:

- **Green space** in common areas of buildings, which preferably include trees to provide shade and urban cooling, and landscaping that softens the street.
- **High quality building facades** made from robust, durable and attractive materials that complement surrounding buildings and provide visual interest.

- **Protection from wind impacts** on surrounding streets and open space, so the spaces are comfortable to use and likely to be used more often.
- **Attractive, engaging streets** that enhance the amenity, safety and walkability of the neighbourhood.
- **Better managed construction impacts** of building work on existing neighbourhoods.

Taken collectively, the five proposed changes to the current planning rules will create greener, more robust apartment buildings that contribute to the life of their neighbourhood and provide a legacy of quality housing stock for future generations.

Table 1 summarises the main issues and proposed changes which are further explained in this discussion paper.



**Figure 2.** 35 Spring Street (Bates Smart)  
Photo: Peter Clarke



**Table 1:** Proposed changes to the Better Apartments Design Standards and Apartment Design Guidelines for Victoria (Summary)

Green Space	
<b>Proposed Outcome</b>	<ul style="list-style-type: none"> <li>Consistent, high quality landscaping outcomes for all apartment developments.</li> </ul>
<b>Current Issues</b>	<ul style="list-style-type: none"> <li>Despite the current planning rules, landscaping is often an afterthought in the building design and planning process. Canopy trees, that improve people's wellbeing and provide urban cooling, are often either too small or not provided at all.</li> <li>Developments of 40 dwellings or fewer will often not have communal open space which means that residents may not have access to a garden.</li> <li>Some apartment buildings at street level do not contribute to green streetscapes.</li> </ul>
<b>Proposed Changes</b>	<ul style="list-style-type: none"> <li>Change the current standards to:               <ul style="list-style-type: none"> <li>clarify landscaping objectives and standards to prioritise canopy trees. Clearly describe the design space needed for healthy canopy trees</li> <li>require all apartment developments to include landscaped communal open space</li> <li>encourage landscaping in street frontages</li> <li>support landscaping, even in areas without an existing landscape character.</li> </ul> </li> <li>Amend the <i>Apartment Design Guidelines for Victoria</i> to improve guidance about landscaping and include a suggested permit condition requiring information about how the landscaping will be maintained.</li> </ul>
Appearance of the Building	
<b>Proposed Outcome</b>	<ul style="list-style-type: none"> <li>Apartment developments are attractive and built from durable materials, so they stand the test of time.</li> </ul>
<b>Current Issues</b>	<ul style="list-style-type: none"> <li>Some apartment developments do not age well.</li> <li>There are few planning provisions outside central Melbourne to ensure high-quality design of building facades.</li> <li>The design of a building's facade may not adequately allow for maintenance.</li> <li>The quality of a constructed building's facades and materials does not always match the quality of the original planning approval.</li> </ul>
<b>Proposed Changes</b>	<ul style="list-style-type: none"> <li>Create a new standard to:               <ul style="list-style-type: none"> <li>require all apartment developments to have a high-quality external building design through the use of form and fittings</li> <li>require external materials on the building to have visual interest and be durable for the life of the building</li> <li>ensure that the external walls of the building are accessible for maintenance</li> <li>ensure what is built matches the standard of the initial approval.</li> </ul> </li> <li>Amend the <i>Apartment Design Guidelines for Victoria</i> to help ensure materials and built form achieve the standard.</li> </ul>

### Wind Impacts

<b>Proposed Outcome</b>	<ul style="list-style-type: none"> <li>Apartment developments do not exacerbate windy conditions to public and private open spaces.</li> </ul>
<b>Current Issues</b>	<ul style="list-style-type: none"> <li>Tall buildings can exacerbate wind gusts which can affect pedestrians and the safety and amenity of public, private and communal spaces.</li> <li>In most of Victoria, there are no specific planning requirements to manage wind effects.</li> <li>Wind effects may not be considered early in the design process, which may cause costly redesigns or poor design outcomes.</li> </ul>
<b>Proposed Changes</b>	<ul style="list-style-type: none"> <li>Create a new standard for apartment buildings of five or more storeys to:             <ul style="list-style-type: none"> <li>ensure wind effects on streets and open spaces are considered</li> <li>define comfortable and unsafe wind conditions.</li> </ul> </li> <li>Amend the <i>Apartment Design Guidelines for Victoria</i> to clarify when a desktop wind study or wind tunnel analysis is likely to be required, so wind effects are considered earlier in the design process.</li> </ul>

### Street Interface

<b>Proposed Outcome</b>	<ul style="list-style-type: none"> <li>Apartment developments are attractive at street level and contribute to the life of the neighbourhood.</li> </ul>
<b>Current Issues</b>	<ul style="list-style-type: none"> <li>Windowless and blank walls, prominent vehicle entries, visible car parking and building services that dominate the street frontage can detract from the look and feel of the street and reduce pedestrian safety.</li> </ul>
<b>Proposed Changes</b>	<ul style="list-style-type: none"> <li>Change the standards to:             <ul style="list-style-type: none"> <li>integrate apartment developments with the street through active street fronts</li> <li>minimise the impact on the streetscape of vehicle entries</li> <li>ensure site services can be installed and easily maintained and site facilities are accessible, adequate and attractive.</li> </ul> </li> <li>Amend the <i>Apartment Design Guidelines for Victoria</i> to include principles for services and to recommend early consultation between permit applicants and service providers to achieve good design outcomes.</li> </ul>

### Construction Impacts

<b>Proposed Outcome</b>	<ul style="list-style-type: none"> <li>The impacts of apartment building construction are consistently managed with less disturbance on existing neighborhoods.</li> </ul>
<b>Current Issues</b>	<ul style="list-style-type: none"> <li>The construction phase of an apartment development can impact neighbours.</li> <li>Current standards do not address managing construction issues.</li> </ul>
<b>Proposed Changes</b>	<ul style="list-style-type: none"> <li>Create a new standard to require consideration of how a site will be managed prior to and during the construction period.</li> <li>Amend the <i>Apartment Design Guidelines for Victoria</i> to include a suggested permit condition for a construction management plan.</li> </ul>

## 1.3 Have your say

This discussion paper provides the basis for public consultation and feedback about the proposed changes to the *Better Apartments Design Standards* and the *Apartment Design Guidelines for Victoria*, so Victoria has planning rules for new apartment developments that benefit the community and are workable for industry.

The Department of Environment, Land, Water and Planning (DELWP) invites all Victorians to provide feedback about the proposals in this paper by making a submission. Your feedback will result in better policy and development outcomes.

Submissions can be made online via the online submission form, or by uploading your completed submission form to [www.engage.vic.gov.au/building-better-apartments-in-neighbourhoods](http://www.engage.vic.gov.au/building-better-apartments-in-neighbourhoods)

Submissions close on Friday 27 September 2019 at 5 pm.

Your submission will be made public and deidentified in the case of individuals, unless the department determines your submission should remain confidential.

### Form of submissions

For each of the proposed changes your submission could:

- state your (or your organisation's) position on the issues raised and on the proposed changes
- explain your position, supporting your explanation with evidence as you see fit
- explain any other changes you would like.

The discussion paper has a 'Questions to reflect on' box for certain proposed changes. This indicates a specific topic about which we would appreciate feedback.

## 1.4 Next steps

DELWP will consider all submissions we receive when making recommendations to the Minister. We will prepare a consultation report summarising the submissions and further proposed changes in light of the submission feedback.

Any changes to the *Better Apartments Design Standards* will be implemented in a way that supports industry and local government. This will include an update to the *Apartment Design Guidelines for Victoria*.

## 1.5 Future activities

The proposed changes are an item in a continuing work program to improve the internal and external amenity of apartments for the benefit of Victoria.

### Monitoring and review

The government will continue to monitor the performance of the *Better Apartments Design Standards* and continue to identify and improve, in consultation with industry and local government, the Victoria Planning Provisions to encourage high-quality apartment design and construction.

### External amenity standards — setbacks

Later in 2019, the government will propose further changes to the *Better Apartments Design Standards* and the *Apartment Design Guidelines for Victoria* in relation to building setbacks, to improve the amenity impacts of apartment developments. It will also consult with the public and industry about these proposed changes.

### Architect plans for world-leading apartments

The government will support Victoria's architects to work side-by-side with the Office of the Victorian Government Architect to produce plans for apartment developments in Victoria that are world-leaders in design, sustainability and liveability.

## 2. Green Space

### 2.1 Issue

Apartment developments will help form the future character of our cities and their landscaping plays an important role in creating attractive and liveable urban environments.

Landscaping, particularly canopy trees, improves people's well-being and helps cool the urban environment. Trees provide visual relief, connections with nature, shade for recreation and habitat for fauna. Their volume helps cool the urban environment. Canopy trees are particularly effective as they can be more-resilient than smaller plants.

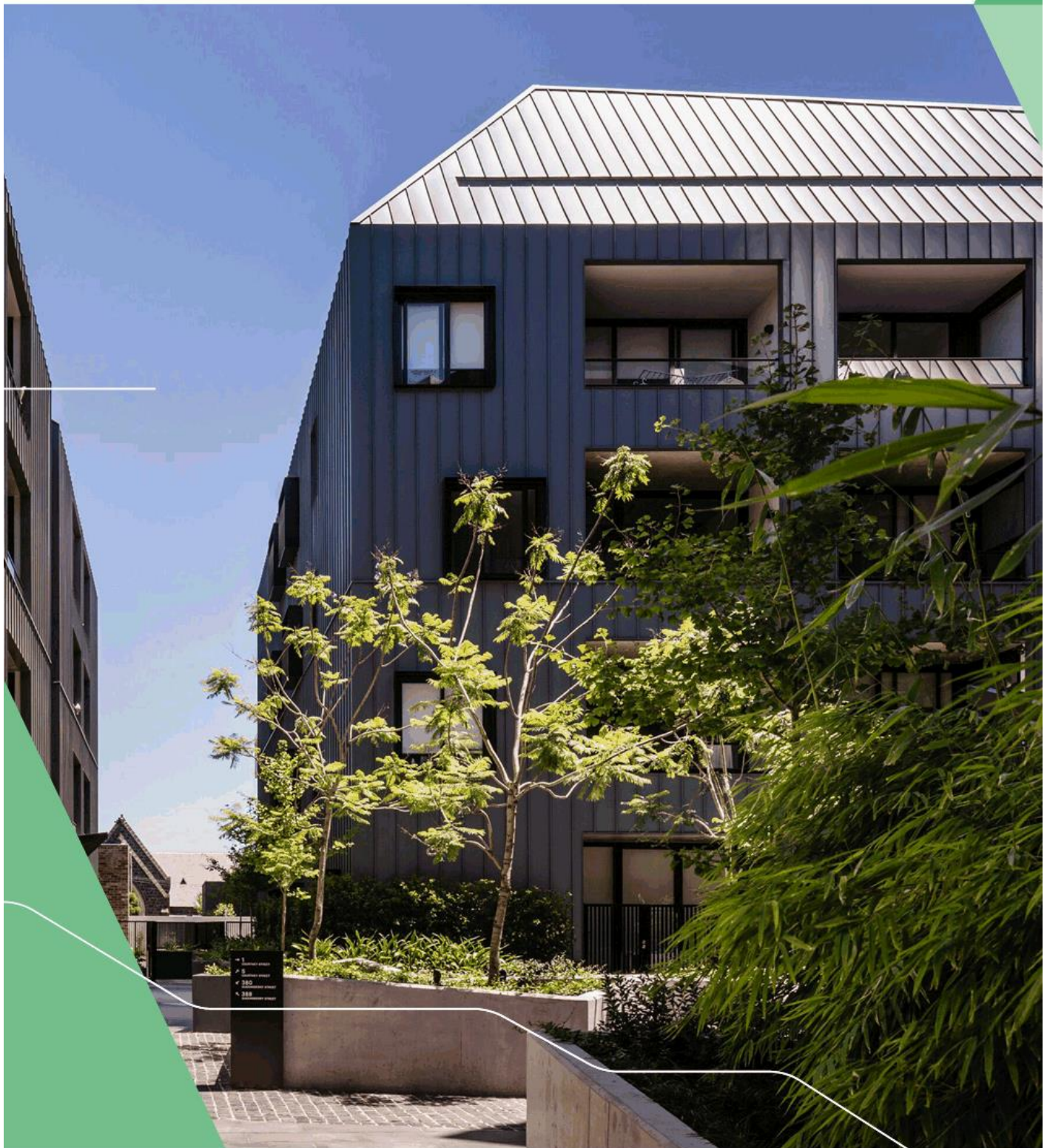
There is evidence that despite the current *Better Apartments Design Standards*, landscaping is often an afterthought in the building design and planning process, and the intent of the current landscaping standards is not always realised. There are rarely deep-soil areas for trees; mature trees are removed and new trees are too small. Landscaping is not

being located optimally for solar access, and trees do not have adequate space for their canopy spread or soil volume.

Furthermore, apartment developments often provide limited landscaping along building frontages, which contributes to harder and less welcoming streetscapes and buildings.

The current *Better Apartments Design Standards* do not require smaller apartment developments to have communal open space, which means residents may not have access to a garden.





**Figure 3.** Assembly Apartments (Woods Bagot).  
*Photo: Trevor Mein*

## 2.2 Proposed changes

### Clarify landscaping objectives and standards to prefer canopy trees

The proposed standard clarifies that the preferred design response for landscaping apartment developments is canopy trees. The proposed standard would:

- clarify that existing, mature trees should be retained and that new trees of a certain canopy spread should be provided either in deep soil areas or in planters
- retain the flexibility to have vegetated planters, pergolas, green roofs or walls instead of canopy trees
- provide guidance about the minimum soil volumes for planters, so trees thrive
- require a variety of trees, shrubs and grasses including flowering native species
- encourage landscaping treatments that cool the urban environment.

### Require all apartment developments to include landscaped communal open space

The proposed standard would:

- remove the existing threshold of 40 or more dwellings for the provision of communal open space
- ensure a minimum 25m<sup>2</sup> of communal open space is provided in any apartment development, to accommodate a canopy tree.

The definition of communal open space in *Apartment Design Guidelines for Victoria* would also be amended, to indicate this space can be either indoors or outdoors.

### Encourage landscaping in street frontages

The proposed standard would amend the current landscaping standard to encourage landscaping elements that contribute to streetscape amenity. This would also help improve the appearance and amenity of streets and buildings as urban areas develop and grow.

### Clarify landscaping objectives to support the area's landscape character

The objectives of the landscape standard would be amended to require apartment developments to provide landscaping, even in areas without an existing landscape character, to encourage emerging green neighbourhoods.

## 2.3 Outcomes

- Ground-floor gardens with canopy trees located in deep-soil areas.
- Upper-level terraces or rooftops incorporating landscaping to provide shade and places for recreation.
- Improved overall site landscaping that provides canopy trees in communal areas for residents' amenity and wellbeing.
- Buildings that use vegetation to soften their appearance at the street level and which support streetscape amenity.
- Landscaping that better mitigates the effect of urban heat and improves urban cooling.
- Landscaping that supports native fauna and provides opportunities for residents to enjoy nature.





**Figure 4.** Elwood House (Woods Bagot)  
*Photo: Trevor Mein*

## 2.4 Proposed changes to landscaping standard (all apartment developments)

### Objectives

- To provide landscaping that supports the existing, or preferred future, landscape character of the area.
- To provide landscaping that supports wellbeing and amenity.
- To encourage the retention of mature vegetation on the site.
- To provide landscaping that is varied and supports biodiversity.
- To provide climate responsive landscaping.
- To provide landscaping that reduces the urban heat island effect.

### Standard

Canopy trees should be provided at the number specified in column 2 of Table D2.

Development should retain existing canopy trees. Existing canopy trees can be included in meeting the number specified in column 2 of Table D2.

Communal open space should have canopy trees.

Canopy trees should be located in deep soil areas as specified in column 3 of Table D2.

If the development does not provide the deep soil areas specified in column 3 of Table D2, a planter should be used to provide each canopy tree with the minimum soil volume as specified in column 4 of Table D2.

Where canopy trees have not been provided, other alternative responses such as vegetated planters, climbers over pergolas, green roofs or green walls, should be used.

Landscaping or shade structures should shade sun exposed areas, including pedestrian accessways and outdoor areas.

Landscaping should be provided within building frontages to reduce the visual impact of buildings.

Landscaping should be irrigated, and planting schemes should use a variety of trees, shrubs and grasses, including flowering native species.

Sun exposed trafficable areas should use surface materials that lower surface temperatures and reduce heat absorption.

The landscape layout and design should specify landscape themes, vegetation (location and species), paving, lighting and how landscaping will be irrigated and maintained.

Development should meet any additional landscape requirements specified in a schedule to the zone.

*continued on the next page...*



**Table D2** Deep soil areas and canopy trees

Site area	Minimum tree provision	Deep soil areas	Planter soil volume
<1000 square metres	1 small tree (4-5 metre canopy spread / 6-8 metres high) per 30 square metres of deep soil area	5% of site area (minimum plan dimension of 3 metres)	10-12 cubic metres 0.8 metre minimum depth
1001 – 1500 square metres	1 medium tree (8 metre canopy spread / 8-12 metres high) per 50 square metres of deep soil area or 1 large tree (at least 10-16 metre canopy spread / 12-18 metres high) per 90 square metres of deep soil area	7.5% of site area (minimum plan dimension of 3 metres)	30 cubic metres 1 metre minimum depth Or 50-120 cubic metres 1.5 metre minimum depth
1501 - 2500 square metres	2 medium trees per 90 square metres of deep soil area or 1 large tree per 90 square metres of deep soil area	10% of site area (minimum plan dimension of 3 metres)	48 cubic metres 1 metre minimum depth or 50-120 cubic metres 1.5 metre minimum depth
>2500 square metres	2 medium trees per 90 square metres of deep soil area or 1 large tree per 90 square metres of deep soil area	15% of site area (minimum plan dimension of 6 metres)	48 cubic metres 1 metre minimum depth or 50-120 cubic metres 1.5 metre minimum depth

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- Any relevant plan or policy for landscape character and environmental sustainability in the Municipal Planning Strategy and the Planning Policy Framework.
- The design response.
- The health of any trees to be removed.
- Whether landscaping is part of the existing or preferred future landscape character.
- The suitability of the proposed location and soil volume for canopy trees.
- The ongoing management of landscaping within the development.
- The soil type and drainage patterns of the site.

## 2.5 Proposed changes to communal open space standard (all apartment developments)

### **Objective**

To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development.

### **Standard**

Developments with 10 dwellings or less should provide a minimum area of communal open space of 25 square metres. Developments with 11 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, whichever is the lesser.

Communal open space should:

- Be located to:
  - Provide passive surveillance opportunities, where appropriate.
  - Provide outlook for as many dwellings as practicable.
  - Avoid overlooking into habitable rooms and private open space of new dwellings.
  - Minimise noise impacts to new and existing dwellings.
- Be designed to protect any natural features on the site.
- Maximise landscaping opportunities particularly the provision of canopy trees.
- Be accessible, useable and capable of efficient management.

### **Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- Any relevant urban design objective, policy or statement set out in this scheme.
- The design response.
- The useability and amenity of the communal open space based on its size, location, accessibility and reasonable recreation needs of residents.
- The contribution of communal open space towards supporting on site landscaping including canopy trees.
- The availability of and access to public open space.

## 2.6 Proposed changes to the design response

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### **Include the following new requirements:**

- The design response must explain how the proposed design accommodates landscaping elements within the site.
- The design response must include plans and sections indicating where deep soil areas and canopy trees are to be located including, where relevant, soil volume allocation, planter pit dimensions and watering and drainage infrastructure.

## 2.7 Proposed changes to the Apartment Design Guidelines for Victoria

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### **Include as a suggested permit condition:**

- Information about how the landscaping will be maintained.

# 3. Appearance Of The Building

## 3.1 Issue

Apartment developments are substantial buildings that should be designed to endure for 40, even 100 years. They should age well by remaining attractive and minimising maintenance.

At present, outside areas where design and development controls apply (such as in central Melbourne), there are few planning provisions to ensure high-quality external façade design. As apartment developments are built in more locations across Victoria, there is a need for planning rules that address the attractiveness and durability of these buildings as they will be significant structures in their neighbourhood. Smaller apartment developments that use external wall coatings on lightweight construction can be seen in some cases to crack and stain.

The design of building facades do not always allow for easy maintenance access. Cleaning and maintenance access to the facades of apartment buildings needs to be considered up-front, in the site layout and building design process, to ensure the apartment building ages well and doesn't deteriorate.

Further, a standard for external walls and materials would help to ensure the quality and appearance of a finished building is similar to that which was initially approved. Currently, the quality of a building's external materials and facade design can reduce between planning approval and construction. An approved planning permit can be amended during the design development and construction phases to change the design of the facade and the external materials. There is evidence such amendments sometimes result in less visually-interesting external materials, or a loss of depth in a façade design, such as balconies or structural elements. Currently, the planning system does not provide adequate guidance to planners about which design changes are acceptable.





**Figure 5.** Oxford and Peel, (Jackson Clements Burrows Architects)  
*Photo: Peter Clarke*

## 3.2 Proposed changes

Proposed changes to the *Better Apartments Design Standards* would focus on matters best-managed through the planning system (such as the built form, a building's appearance and access for facade maintenance). The proposed changes are intended to complement the building control system.

A proposed new standard would require all apartment developments to have a visually interesting and high-quality external design and have external materials that are durable for the life of the building and have visual interest. It would also require apartment buildings to have external walls that are accessible for maintenance.

The proposed standard would provide a benchmark for the responsible authority about the appearance of apartment developments, to be applied at the planning permit stage and through to construction and use. If the appearance of the building is to change during design development, construction or use, a permit applicant would be required to explain the design approach for the building's exterior design and appearance and to justify the selection of external materials. The planner could then consider whether proposed changes achieve an equivalent outcome.

### Provide guidance to ensure materials and built form achieve the standard

To assist planners and applicants, the *Apartment Design Guidelines for Victoria* would be amended to provide principles for how to identify whether external materials or built form achieve the proposed standard and other supporting resources such as possible permit conditions.

## 3.3 Outcomes

- Apartment buildings look attractive and are built from durable materials, so they age well.
- Apartment buildings are cost-effective to maintain.
- Planning processes maintain the quality of appearance of an apartment development through the design development and construction stages. As a result, apartment buildings achieve the expectations of the originally approved permit.

### A QUESTION TO REFLECT ON WHEN PROVIDING YOUR FEEDBACK

1. *What support and information do planners need about design quality and external materials to implement the proposed standard?*



## 3.4 Proposed new external walls and materials standard (all apartment developments)

### **Objectives**

To ensure that the design and finish of external walls makes a positive contribution to the public realm.

To ensure that the external walls and materials of buildings are visually interesting and of a high-quality design standard.

To ensure that the external materials are low maintenance and durable.

To ensure that the external walls of the building are readily accessible for maintenance.

### **Standard**

The external walls of buildings should provide articulation through variation in depth, form and fixtures.

The external materials should:

- provide visual interest through variation in material, colour and texture.
- be durable for the life of the building.

Safe and convenient access to external walls should be provided for maintenance.

### **Decision Guidelines**

Before deciding on an application, the responsible authority must consider:

- Any relevant building design and urban design objective, policy or statement set out in this scheme.
- The urban context report.
- The design response.

## 3.5 Proposed changes to the design response

Include the following new requirement:

- The design response must include a design rationale for the external walls, and the selection of the external materials.

## 3.6 Proposed changes to the Apartment Design Guidelines for Victoria

Include as suggested permit conditions:

- Section details at a scale of at least 1:20 illustrating the building's external walls, including materials and construction details.
- Information about how the external walls will be maintained.

# 4. Wind Impacts

## 4.1 Issue

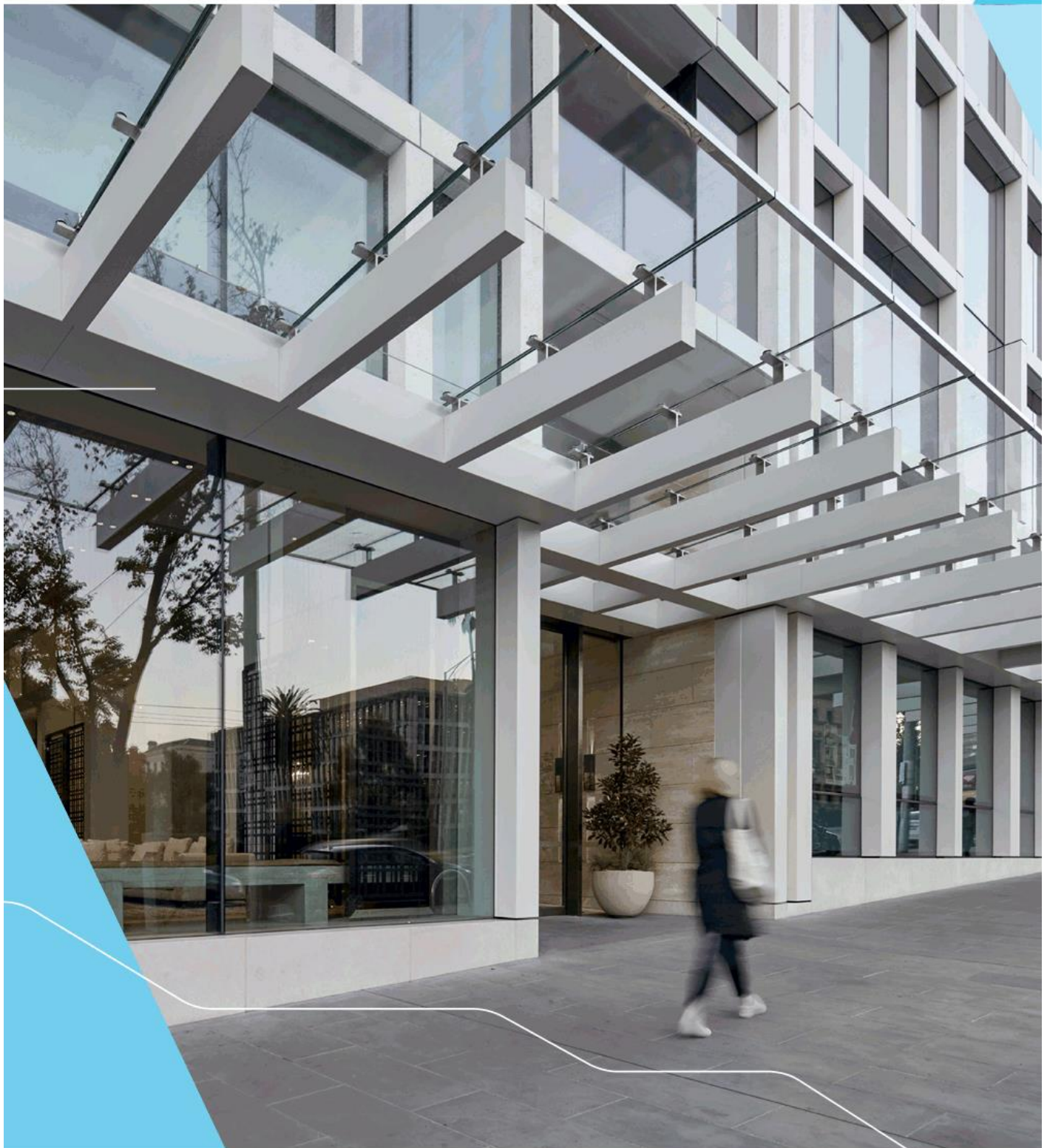
Tall buildings can intensify windy conditions and adversely affect pedestrian comfort and the safety and amenity of public, private and communal open spaces. They do this by blocking the natural path of wind, changing its course, and channelling wind to ground level.

Most places in Victoria have no specific planning requirements to manage wind effects. There is nothing specific in the current *Better Apartments Design Standards* to require responsible authorities to consider wind effects. Such consideration in the planning permit process can depend on individual councils and whether controls to address wind have been included in a local planning scheme.

Not considering wind early in the design process can lead to costly redesigns and poor design outcomes. Wind effects are

often only considered at a late stage including when the responsible authority asks for a wind analysis. This can greatly increase costs if developers must reconfigure the form, layout and design of a proposed development to achieve acceptable wind outcomes. This late-stage consideration can also result in poor design outcomes when wind-mitigation elements such as canopies and screens are added as an afterthought, instead of being well-integrated components of the initial building design.





**Figure 6.** 35 Spring Street (Bates Smart)  
*Photo: Peter Clarke*

## 4.2 Proposed changes

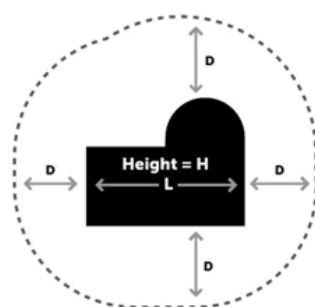
### Ensure wind effects are considered

A new standard, which would apply to apartment buildings of five or more storeys, is proposed for inclusion in all planning schemes. It would ensure apartment developments do not adversely affect people’s safety or the usability, functionality and amenity of public, communal and private open space. It would prioritise protection of a comfortable wind environment for the public realm, and it would also consider wind impacts on private and communal open space.

### Define comfortable and unsafe wind conditions

The proposed new standard would define comfortable and unsafe wind conditions so there are consistent benchmarks across Victoria for assessing wind effects.

Figure 7 shows the area to which the proposed standard would apply. The area includes the site and surrounding land, and the area is half the longest width of the building or half the building’s height, whichever is greater.



Assessment distance  $D$  = greater of:  
 $L/2$  (Half longest width of building)  
 OR  
 $H/2$  (Half overall height of building)

**Figure 7.** Diagram of the assessment distance for the proposed new wind standard

### Clarify when a desktop wind study or wind tunnel analysis may be required

It is also proposed to amend the *Apartment Design Guidelines for Victoria* to encourage designers and responsible authorities to consider wind effects early in the design process and to clarify when a desktop wind study or a more-thorough wind tunnel analysis are likely to be required.

## 4.3 Outcomes

- Public, communal and private open space around apartments is safe, comfortable to use and likely to be used more often.
- Wind requirements for apartment developments are clear, consistent and well-understood.
- Wind effects are considered up-front in the planning and design phases of apartment developments.

## 4.4 Proposed new wind impacts standard (apartment developments of five or more storeys)

### **Objective**

To ensure the design and layout of development does not generate unacceptable wind impacts within the site or on surrounding land.

### **Standard**

The form, layout and design of development should minimise adverse wind impacts within the site or on surrounding land.

Within the assessment distance development should as a minimum:

- Not cause unsafe wind conditions, as specified in Table W, for public land, publicly accessible areas, private open space and communal open space.
- Achieve comfortable wind conditions, as specified in Table W, for public land and publicly accessible areas.

Trees and landscaping should not be relied upon as the primary means of wind mitigation or to meet minimum wind requirements.

Wind mitigation elements, such as canopies and screens, should be located within the subject site unless consistent with the existing or preferred urban context.

In this clause, assessment distance means a distance measured on the horizontal plane from all facades which is equal to half the longest width of the building, or half the total height of the building, whichever is greater.

Table W

Wind conditions	Requirement
<b>Unsafe</b>	The hourly maximum 3 second gust which exceeds 20 metres per second from any wind direction considering at least 16 wind directions with the corresponding probability of exceedance percentage.
<b>Comfortable</b>	<p>A mean wind speed from any wind direction with probability of exceedance less than 20% of the time, equal to or less than:</p> <ul style="list-style-type: none"> <li>• 3 metres per second for sitting areas,</li> <li>• 4 metres per second for standing areas,</li> <li>• 5 metres per second for walking areas.</li> </ul> <p>Hourly mean wind speed is the maximum of the:</p> <ul style="list-style-type: none"> <li>• Hourly mean wind speed, or</li> <li>• Gust equivalent mean speed (3 second gust wind speed divided by 1.85).</li> </ul>

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The urban context report.
- The design response.
- The usability, functionality and amenity of public, private and communal open space.
- Whether it has been demonstrated that the development will meet the specified wind conditions in a wind report prepared by a suitably qualified specialist submitted with the application.



## 4.5 Proposed changes to the Apartment Design Guidelines for Victoria

Encourage applicants to consider wind early in the building design process.

Clarify circumstances and contexts where:

- A desktop wind study is likely to be required.
- Wind tunnel analysis is likely to be required.

### SOME QUESTIONS TO REFLECT ON WHEN PROVIDING YOUR FEEDBACK

1. *Is five or more stories an appropriate threshold for considering wind impacts?*
2. *What factors should be considered in determining when to undertake either desktop wind analysis or wind tunnel analysis?*

# 5. Street Interface

## 5.1 Issue

Active building frontages provide streets with life and energy. Apartment buildings that provide pleasant pedestrian experiences improve the walkability and amenity of the public realm: people are more likely to walk down streets that are varied and visually interesting and that strongly connect the public realm with the interiors of buildings.

Windowless and blank walls, prominent vehicle entries, visible car parking and building services that dominate the street frontage can create poor street interfaces, which undermine safety and detract from the look and feel of a street. Although the functional layouts of apartment buildings and the requirements of service authorities often require building services to be at ground level and on the street frontage, how these are integrated with the building design can

minimise negative impacts on the public realm. The current *Better Apartments Design Standards* do not sufficiently emphasise the need for street interface design to integrate building services and the other functional requirements of an apartment building.



**Figure 8.** Nightingale 1 (Breathe Architecture)  
*Photo by Bonnie Herring*

## 5.2 Proposed changes

### Improve street interfaces

Amendments are proposed to existing objectives and standards to:

- integrate the layout of developments with the street and encourage active street-level frontages
- minimise the impact of vehicle crossovers and access points on the streetscape
- ensure site services are accessible, adequate and attractive.

The proposed amendments address building design elements that can lead to unsafe, unpleasant street environments. The amended standards would encourage the design of street-level frontages of apartment buildings that:

- provide for active uses and passive surveillance
- integrate building services with the façade
- reduce the visual impact of car parking, vehicle entry and waste collection areas
- avoid blank walls.

### Guidance regarding service authority requirements

Proposed amendments to the *Apartment Design Guidelines for Victoria* would provide greater support for designers and responsible authorities by setting out principles for well-located, designed and integrated building services. Early consultation between applicants and service providers would be also be recommended, to help applicants determine the spatial requirements (such as the size and location) of building services and to negotiate good design outcomes.

## 5.3 Outcomes

- Buildings that are more-attractive at street level.
- High-quality places with enhanced urban character and improved walkability.
- Safer, more pleasant streets.
- Greater community acceptance of new apartment developments.



## 5.4 Proposed changes to integration with the street standard (all apartment developments)

### **Objective**

To integrate the layout of development with the street.

To encourage active street fronts. [new]

### **Standard**

Developments should provide adequate vehicle, pedestrian and cycling links that maintain or enhance local accessibility. [amended]

Development should be oriented to front existing and proposed streets.

High front fencing should be avoided if practicable. [amended]

Development next to existing public open space should be laid out to complement the open space.

Buildings should provide for residential, commercial, retail or other active uses at street fronts. [new]

Car parking and internal waste collection areas of buildings should be located behind residential, commercial, retail or other active uses along street fronts. [new]

Blank walls should be avoided along street fronts. [new]

### **Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- Any relevant urban design objective, policy or statement set out in this scheme.
- The design response.

## 5.5 Proposed changes to access standard (all apartment developments)

### **Objective**

To ensure the number and design of vehicle crossovers and access points respects the urban context and minimises impacts to the streetscape. [amended]

### **Standard**

Car parking entries should be consolidated, minimised in size, integrated with the façade and where practicable located at the side or rear of the building. [new]

The width of accessways or car spaces should not exceed:

- 33 per cent of the street frontage, or
- if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.

No more than one single-width crossover should be provided for each dwelling fronting a street.

The location of crossovers should maximise the retention of on-street car parking spaces.

The number of access points to a road in a Road Zone should be minimised.

Developments must provide for access for service, emergency and delivery vehicles.

### **Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The design response.
- The impact on the streetscape
- The reduction of on-street car parking spaces.
- The effect on any significant vegetation on the site and footpath.

## 5.6 Proposed changes to site services standard (all apartment developments)

### **Objective**

To ensure that site services can be installed and easily maintained.

To ensure that site services and facilities are accessible, adequate and attractive. [amended]

### **Standard**

The design and layout of dwellings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.

Meters, utility services and service cupboards should be designed as an integrated component of the façade. [new]

Mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.

Mailboxes should be provided and located for convenient access as required by Australia Post.

### **Decision guidelines**

Before deciding on an application, the responsible authority must consider the design response.

## 5.7 Proposed changes to the Apartment Design Guidelines for Victoria

Include principles for well located, designed and integrated services.

Recommend early consultation between applicants and service providers to understand spatial requirements and negotiate good design outcomes.

# 6. Construction Impacts

## 6.1 Issue

Apartment developments often have lengthy construction periods. The construction phase of an apartment development can cause a range of impacts on surrounding communities, including traffic, road and footpath closures, dust, odour and noise emissions.

Construction noise is a particular issue in residential areas, with common sources of community concern being early starts, loud radios, insufficient notification and excessive hours of operation.

Before construction commences, potential impacts on health, safety, amenity, traffic and the environment need to be considered to avoid unduly disturbing surrounding communities.

At present these issues are managed in a range of different ways by councils. The planning system does not provide any specific direction to ensure that planning approvals for apartment buildings consistently manage the impacts of construction.





## 6.2 Proposed changes

### Ensure construction effects are considered

The government is committed to ensuring that the impacts from the construction phase of apartment development are consistently addressed across Victoria. A new standard will ensure that construction impacts on neighbours and surroundings communities are considered for every apartment development. This will close any gap where temporary site management issues are overlooked in the development approvals process.

The proposed new standard will require developers to identify how they will protect the site and its surrounds from environmental problems and nuisance during a construction period. It includes many of the issues typical to construction sites such as traffic, safety, air quality, noise, sediment run off and litter.

### Suggested permit condition to address construction issues post planning permit

It is also proposed to amend the *Apartment Design Guidelines for Victoria* to include a suggested permit condition requiring the submission and approval of a construction management plan. Permit conditions allow information to be provided to and assessed by a council after the planning permit is issued. This allows temporary site issues to be considered by builders and developers alongside planning for the construction stage of a development.

## 6.3 Outcomes

- Construction impacts are consistently considered for every apartment development across Victoria.
- Residents experience less disturbance from construction activity.
- Community assets and public safety are protected.

## 6.4 Proposed new construction impacts standard (all apartment developments)

### **Objective**

To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of development.

To protect drainage infrastructure and receiving waters from sedimentation and contamination.

### **Standard**

An application should describe how the site will be managed prior to and during the construction period and may set out requirements for managing:

- Public safety and site security
- Operating hours, noise and vibration controls
- Air quality (airborne dust and pollutants)
- Traffic management
- Erosion and sediment
- Stormwater
- Litter, concrete and other construction wastes
- Chemical contamination

## 6.5 Proposed changes to the Apartment Design Guidelines for Victoria

Include as a suggested permit condition:

- Before the development commences, including demolition, bulk excavation and site preparation works, a Construction Management Plan must be submitted to and approved by council. The Construction Management Plan must consider the following, as appropriate:
  - Public safety and site security
  - Operating hours, noise and vibration controls
  - Air quality (airborne dust and pollutants)
  - Traffic management
  - Erosion and sediment
  - Stormwater
  - Litter, concrete and other construction wastes
  - Chemical contamination

# 8. Further Information

## 8.1 How the Victoria Planning Provisions work

Victoria's *Better Apartments Design Standards* are implemented in all planning schemes across the state through the Victoria Planning Provisions (VPP). The provisions adopt a performance-based approach, similar to that used to assess other forms of residential development. Provisions contain:

- Objectives
- Standards
- Decision guidelines.

The objectives describe the desired outcomes to be achieved in the completed development. An apartment development must meet all the objectives.

A standard contains the requirements to meet the objectives. A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.

The decision guidelines set out the matters that the responsible authority must consider before deciding if an application meets the objectives.





## 8.2 Resources to support achieving better apartments

### Victoria Planning Provisions - Planning Policy Framework

Clause 15.01-2S Building design

### Victoria Planning Provisions - Particular provisions

Clause 55.07 Apartment developments

Clause 58 Apartment developments

### Planning Advisory Notes

AN66 New planning provisions for apartment developments, Amendment VC136

### Planning Practice Notes

PN83 Assessing external noise impacts for apartments

PN84 Applying the minimum garden area requirements

### Other documents

*Apartment Design Guidelines for Victoria*

*Urban Design Guidelines for Victoria*

*Better Apartments: Buyers and Renters Guide*

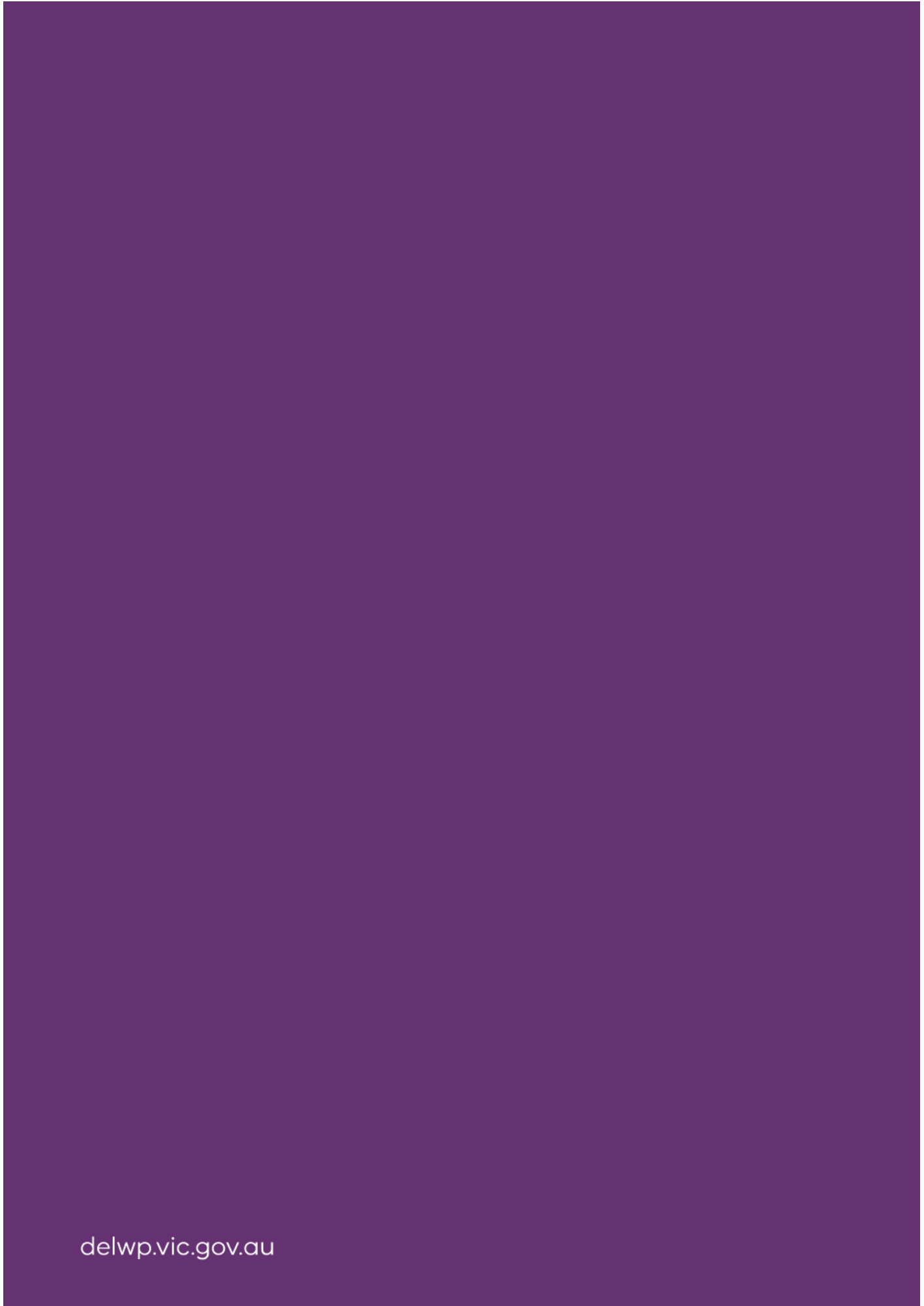
### Apartment Design Advisory Service

Free, non-statutory design advice service available for councils and apartment developers.

### Further information

You can find further information and links to these resources at:

<https://www.planning.vic.gov.au/policy-and-strategy/better-apartments>



[delwp.vic.gov.au](http://delwp.vic.gov.au)

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## **CITY OF DAREBIN**

**Submission to**

## **BETTER APARTMENTS IN NEIGHBOURHOODS**

**A Discussion Paper 2019 (DELWP)**

## Introduction

Darebin City Council welcomes the opportunity to provide this submission to the *Better Apartments in Neighbourhoods* Discussion Paper 2019. Darebin is pleased to see that the proposed changes seek to improve the quality and contribution apartment buildings can make to Melbourne's neighbourhoods.

The City of Darebin is currently experiencing rapid and significant development change. Contextually, Darebin's proximity to Melbourne's CBD and major health and education institutions, good access to public transport, and availability of residential and brownfield development sites are becoming increasingly attractive to the property development market.

The forecasted population for the City of Darebin is 230,118 by 2041, an increase of approximately 68,509. To accommodate this expected population increase it is anticipated that by this time, apartments will become more common.

In the past few years, Darebin City Council has undertaken extensive work to respond to the growing number of apartment building applications and address apartment design quality. The impact that higher density development can have on surrounding sensitive interfaces is an issue and the Discussion Paper addresses some of the shortfalls in the current *Better Apartments Design* standards.

The proposed changes also respond to Council priorities relating to the greening of our suburbs. The *Better Apartments in Neighbourhoods* supports Council's desire to increase tree canopy coverage and vegetation to assist in mitigating the impacts of climate change.

In addition, the proposed changes support Council's desire for architectural excellence for new buildings and encourages opportunities to increase services and local amenities with street level activation.

Given the opportunities available through environmentally sustainable development (ESD) in reducing emissions and addressing climate change, *Better Apartments in Neighbourhoods* could be improved to address reducing energy and water use, increasing solar energy and battery storage and minimising waste.

Please see the detailed response where Council identifies ways the standards can be improved further, to address critical apartment design issues.



## Green Space

The discussion paper proposes changes to the current standards to improve the landscaping outcomes for new developments.

### *Darebin Context*

Council has recently endorsed Breathing Space: the Darebin Open Space Strategy. Breathing Space is driven by the overarching theme of responding to the climate emergency and does this via three key directions: Meeting community open space needs, Rewilding Darebin: improving biodiversity, and Creating a green streets network. The vision of Breathing Space outlines the future of Darebin to be a green one, with more and better open spaces, including private open spaces, that respond to the climate emergency.

Council has committed to a goal of 25% canopy tree cover across the municipality on public land. An action of the Urban Forest Strategy is to introduce tree protection on private land to support an increase in the number of canopy trees across the municipality.

The strategy identifies the important contribution private land makes to the City of Darebin's Urban Forest, both due to the land area private ownership covers and the existing low canopy tree cover on private land. Recent thermal imaging and canopy measurement data prepared as part of the Urban Forest Strategy found that canopy cover in the City is 16.6% on public land and 7.1% on private land. The report identifies the important role increasing tree planting in the private realm has in delivering the goals of the strategy.

Council recently introduced a Tree Protection Local Law (Tree Protection on Private Property Local Law No.01 of 2019) to regulate tree removal and pruning of trees on private property. The Local Law aims to protect mature trees on private property which supports the protection of existing trees.

The proposed changes provide additional opportunities to increase vegetation cover within the municipality which assists in reducing the urban heat effect. The landscaping requirements under Clause 55 and 58 provides Council with an opportunity to enhance the planting of canopy trees on private property and increase urban vegetation which will support Council's Urban Forest Strategy and climate change adaptation priority.

An overview of the proposed changes, Darebin's position and suggested changes are outlined in the following table:

Proposed changes	Council position	Opportunities for improvements
<p><b>Clarifying landscaping objectives and standards to prefer canopy trees</b></p> <ul style="list-style-type: none"> <li>- clarify that existing, mature trees should be retained and that new canopy trees of a certain canopy spread should be provided either in deep soil areas or in planters.</li> <li>- retain the flexibility to have vegetated planters, pergolas, green roofs or walls instead of canopy trees.</li> <li>- provide guidance about the minimum soil volumes for planters so trees thrive.</li> <li>- require a variety of trees, shrubs and grasses including flowering native species.</li> </ul>	<p>Support proposed changes</p> <p>Strengthen further</p>	<p>Consider opportunities to support landscaping offsets where canopy trees can't be provided.</p> <p>Consider opportunities to focus on WSUD tree/garden areas, using water runoff to filter storm water and water plants. Consider encouraging the use of rainwater or recycled water for landscaping.</p> <p>Encourage permeable paving to reduce hard surface area.</p> <p>Require local indigenous species (not just native species).</p> <p>Require understorey plantings (not just canopy).</p> <p>Prioritise landscape species that achieve either habitat benefit or provide a productive (food) benefit.</p>
<ul style="list-style-type: none"> <li>- encourage landscaping treatments that cool the urban environment.</li> </ul>		<p>Consider whether the ecological differences should/could influence new landscaping requirements. That is, are there some areas where higher biodiversity settings are more important. For example, within proximity to a creek, water way or nature reserve.</p>

Proposed changes	Council position	Opportunities for improvements
<p><b>Require all apartment developments to include landscaped communal open space.</b></p> <p>The proposed standard would:</p> <ul style="list-style-type: none"> <li>- remove the existing threshold of 40 or more dwellings for the provision of communal open space.</li> <li>- ensure a minimum 25m<sup>2</sup> of communal open space is provided in any apartment development to accommodate a canopy tree.</li> </ul> <p>The definition of communal open space in Apartment Design Guidelines for Victoria would also be amended to indicate this space could be either indoors or outdoors.</p>	<p>Support proposed changes with further amendment to the requirements for indoor communal open space</p> <p>Strengthen further</p>	<p>Consider applying minimum requirements regarding the quantum of trees to be planted in Private Open Space and Communal Open Space areas.</p> <p>Provide garden beds suitable for tenants to grow vegetables/fruit.</p> <p>Further amendment proposal: There is concern that if the proposed changes allow for communal open space to be provided wholly indoors, that the quality of communal open space will be reduced as indoor spaces tend to have less amenity and ability to support vegetation. It is therefore recommended that all developments provide at least <i>some</i> outdoor communal open space and for the guidelines that developers are discouraged to opt for indoor communal open space by a greater area requirements (such as 3sq/m of indoor COS versus 2.5sq/m of outdoor COS, per dwelling). Guidelines should also require that indoor communal open space have north-facing aspects and adequate solar access demonstrated.</p>
<p>Encourage landscaping street frontages.</p> <p>The proposed standard would amend the current landscaping standard to encourage landscaping elements that contribute to streetscape amenity. This would also help improve the appearance and amenity of streets and buildings as urban areas develop and grow.</p>	<p>Support proposed changes</p> <p>Strengthen further</p>	<p>Consider opportunities to support landscaping offsets through street planting for those sites within Activity Centres or along Major Transport corridors where canopy trees in the front setback may be difficult to achieve.</p> <p>Provide clear standards and objectives under both landscaping standard as well as streetscape interface. Strategic and prominent sites particularly should incorporate landscaping treatments, such as green facades and green walls, to improve the public realm and streetscape interface.</p>

Require apartment development to provide landscaping, even in areas without an existing landscape character	Support proposed changes  Strengthen further	Consider expanding decision guidelines to include how a proposal addresses climate change adaptation or other environmental benefits, such as biodiversity to support greening of Melbourne's suburbs.  This will ensure municipalities without any plan or policy for landscape character and environmental sustainability can still apply landscaping requirements which supports mitigation and adaptation measures to climate change.
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**Other comments:**

1. Green space Outcomes (as per item 2.3 in the Discussion paper) notes that landscaping support native fauna. Consider expanding this by stating that 'landscaping should enhance biodiversity through use of indigenous and native plantings and extend habitat for local fauna'.
2. Proposed changes to Landscaping Standards (as per item 2.4 in the Discussion paper) - Consider strengthening the requirement for canopy trees where possible.
3. Proposed changes to Landscape Standards (as per item 2.4 in the Discussion paper) - Consider including for details of proposed landscaping irrigation to be provided and propose WSUD principles, rainwater detention systems where possible.
4. Table D2, changes to canopy tree protocol and planter soil volume is supported.
5. Decision Guidelines - Consider including how the landscape provides ESD benefits, such as urban cooling, biodiversity enhancements, re-purposing of stormwater for irrigation, urban ecology, etc.
6. Communal open space (as per item 2.5 in the Discussion paper). Developments of 10 dwellings must provide a minimum of 25 square metres however 11 dwellings plus must consider a minimum of 250 square meters. Consider applying greater requirements for 10 dwellings and including requirements for 5 dwellings plus. This could be that 5 dwellings provide 25 square meters of communal open space, 10 dwellings provide 150 square meters and 11 dwellings or more must provide at least 250 square meters or 2.5sq.m per dwelling, whichever is lesser.
7. Communal open space (as per item 2.5 in the Discussion paper) as per comment in above table, consider including that canopy trees must be provided in communal open space. Consider that at least some communal open space must be provided outdoors and that indoor communal open space has more stringent requirements.
8. Proposed changes (as per item 2.7 in the Discussion paper) provides a suggested permit condition. Consider expanding on the permit condition to cover more broadly what is required in a Landscape Management Plan, this can include site analysis details (climatic factors, local environment), landscape establishment details (for example weight loading, access, construction layers, support structures, waterproofing, irrigation, plant nutrition, vegetation, lighting) and maintenance planning schedule (for example required maintenance, establishment, routine, cyclic, access requirements, irrigation and plant nutrition).



### Appearance of the building

A new standard is proposed that would require all apartment developments to:

- have a visually interesting and high-quality external design
- have external material that are durable and provide visual interest.

#### *Darebin Context*

The State Planning Policy Framework provides guidance for new apartment/higher density development. The Darebin Planning Scheme has several planning provisions which aim to address the issues identified in the Discussion Paper.

Local planning policy (Clause 22.06) guides multi-residential and mixed-use development. The policy encourages developments to make a positive contribution to the pedestrian environment through:

- visual interest of buildings derived from the articulation of the built form
- suitable ratio of solid and void elements
- a well-considered combination of horizontal and vertical building elements
- visual interest through the arrangement of fenestration, balconies and the application of architectural features such as external shading devices, windowsills etc.
- the application of a limited palette of materials, as suited to their location on the building
- the creation of visual interest not overly reliant on the complex application of a variety of materials or colours
- the architectural quality and innovative response of the building design
- the quality of the proposed streetscape design and how the interface of development contributes to create a high-quality pedestrian environment.

Design detailing is currently considered in the Darebin Planning Scheme, however there are challenges in achieving the desired high-quality design outcomes, many of which are outside the control of planning (i.e. budget of developer, quality of designer/architect, cost of development).

An overview of the proposed changes to the state standards, Darebin's position and suggested changes are outlined in the following table:

Proposed changes	Council position	Suggested improvements
A new standard is proposed that would require all apartment developments to:	Support proposed changes  Strengthen further	Reference to Australian Standards for Building Materials may be useful in benchmarking quality finishes however the issue of who assesses the final

Proposed changes	Council position	Suggested improvements
<p>Ensure that the design and finish of external walls makes a positive contribution to the public realm.</p> <p>To ensure that the external walls and materials of buildings are visually interesting and of a high-quality design standard.</p> <p>To ensure that the external materials are low maintenance and durable.</p> <p>To ensure that the external walls of the building are readily accessible for maintenance.</p>		<p>building may be an issue for local government.</p> <p>On-going training and information in new building technology and materials may be necessary to support assessment.</p> <p>Consider strengthening the role of the Office of Victorian Government Architects (OVGA) in supporting local authorities in assessing larger apartment buildings (8 storeys and above) where required.</p>
<p>The design response must include rationale for the external walls, and the selection of the external materials.</p>	<p>Support proposed changes</p> <p>Strengthen further</p>	<p>Practice Notes supporting implementation is recommended.</p>
<p>Changes to the Proposed changes to the Apartment Design Guidelines for Victoria</p> <p>To include suggested permit conditions:</p> <p>Section details at a scale of at least 1:20 illustrating the building's external walls, including materials and construction details.</p> <p>Information about how the external walls will be maintained.</p>	<p>Support proposed changes</p> <p>Strengthen further</p>	<p>Consider requiring 1:50 elevation drawings, more detailing in elevation drawings will assist in assessing outcomes for quality design.</p>

### Wind impacts

A new standard is proposed which aims to address/consider the impacts of wind effects for new apartment developments to protect the comfort levels for public, communal and private open space.

#### *Darebin Context*

City of Darebin currently does not assess wind impacts. The challenge for Darebin is whether sufficient expertise will be available to assess such technical considerations.

An overview of the proposed changes, Darebin's position and suggested changes are outlined in the following table:

Proposed changes	Council position	Suggested improvements
A new standard to apply apartment buildings of five or more storeys to prioritise protection of a comfortable wind environment for the public realm, and consider wind impacts on private and communal open space.	Support proposed changes  Strengthen further	Further consultation, training and Practice Notes supporting implementation is recommended.

### Improve street interface

The Discussion Paper proposes changes to existing objectives and standards to improve the streetscape interface of new developments. The suggested changes include improving the outcomes at the street level: improved building detailing to provide for active street fronts, improved passive surveillance, improved integration of building services and design of new vehicle entries to minimise the impact on existing street trees.

#### *Darebin Context*

The City of Darebin has identified in their Municipal Strategic Statement and Design and Development Overlays the need to address street interfaces for new apartments, especially in relation to minimising the impact of vehicle entry on the streetscape (and street trees).

An overview of the proposed changes, Darebin's position and suggested changes are outlined in the following table:

Proposed changes	Council position	Suggested improvements
Changes to integrate the layout of developments with the street and encourage active street-level frontages.	Support proposed changes  Strengthen further	Opportunities for DELWP to consider targeting the relationship between encouraging active street level frontages and its contribution to 20-minute neighbourhoods.
Minimise the impact of vehicle crossovers and access points on the streetscape	Support proposed changes  Strengthen further	The standards should be expanded to maximise setbacks from public open space to allow for public/street tree canopy and root growth. This will also

Proposed changes	Council position	Suggested improvements
		minimise competition with underground services and fence/building footings.
Ensure site services are accessible, adequate and attractive.	Support proposed changes  Strengthen further	Consider the role of State referral agencies in improving the location of utility services.  Consider making this a statutory referral or a prerequisite of an application for developments of 5 or more storeys.

### Construction impacts

The Discussion Paper proposes new objectives and standards in relation to construction impacts for all apartment developments. The proposed changes include recommending a permit condition requiring Construction Management Plans.

#### *Darebin Context*

Darebin currently does not apply site construction conditions on planning permits, however issues around site construction is an issue for the municipality, additional resourcing to oversee the implementation of construction management plans will be required to enforce the endorsed plans.

An overview of the proposed changes, Darebin's position and suggested changes are outlined in the following table:

Proposed changes	Council position	Suggested improvements
The proposed new standard will require developers to identify how they will protect the site and its surrounds from environmental problems and nuisance during a construction period.	Support proposed changes	Consider guidelines to assist with preparing and assessing site construction plans.
Suggested permit condition to address construction issues post planning permit.	In principle supportive of the proposed changes.	Consider investigating the merits of these issues being addressed as part of the building regulations.



### Other considerations not addressed

Whilst the proposed changes aim to address some of the current shortfalls there are still outstanding matters which may be worthwhile exploring and outlined in the following table:

Suggested changes	Council position
Improved ESD outcomes	<p>Consider opportunities to encourage net zero residential apartment buildings, including:</p> <ul style="list-style-type: none"> <li>• Requiring minimum on-site solar PV</li> <li>• Requiring dedicated space for organic recycling</li> <li>• Requiring electric vehicle ready infrastructure.</li> </ul> <p>Introduce minimum energy performance standards to at least a 7-star NATHERS equivalent.</p>
Building separations	<p>Provide guidelines for building separations to maximise access to daylight and minimise issues of overlooking and restriction of views/outlook.</p>
Site servicing	<p>Improved guidance for site servicing of new apartment buildings, including:</p> <ul style="list-style-type: none"> <li>• the number of lifts appropriate to size of development</li> <li>• waste and recycling requirements for 4 or more storeys</li> <li>• requirements for waste vehicle access to the site/basement.</li> </ul> <p>Sustainability Victoria has recently released an updated version of the waste management guide for multi-unit developments.</p>
Improved internal design	<p>Additional standards for improving internal design and amenity can also be further considered in the Better Apartment Design guidelines, including:</p> <ul style="list-style-type: none"> <li>• improved requirements for common access areas and entrances</li> <li>• identifying minimum metrics for lightwells that can be relied on in the absence of a daylight study</li> <li>• allowable depth of apartments with only south facing glazing should be less than other orientations.</li> <li>• guidance for acoustic considerations (lift noise, stair noise, car stackers and other noise sources internal and external to the development).</li> </ul>
Adaptable housing	<p>Guidance and standards for adaptable dwellings in new apartment buildings.</p>

September 2019

In reply please quote reference:

**Ref: A5227741**

Hon. Richard Wynne  
Minister for Planning  
Level 16, 8 Nicholson Street  
EAST MELBOURNE VIC 3002

Dear Minister

**Re: Better Apartments in Neighbourhoods – Discussion Paper 2019**

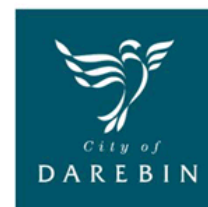
We welcome the opportunity to provide input into the *Better Apartments in Neighbourhoods – Discussion Paper 2019*.

The *Better Apartments in Neighbourhood - Discussion Paper 2019* addresses some of the identified issues with new apartment buildings and supports Council in achieving greener, cooler and more liveable neighbourhoods. To accommodate the expected population growth in the City of Darebin, apartment buildings will become more common. The City of Darebin is supportive of the proposed changes outlined in the *Better Apartments in Neighbourhood Discussion Paper 2019* (see attached submission) but considers the shortfalls and missed opportunities in the *Discussion Paper* in addressing critical issues such as climate change, social and affordable housing and design excellence.

*Climate Emergency*

In 2016, the City of Darebin declared a climate emergency, recognising that urgent action is required to address the impacts of a changing climate. The planning system can help to address climate change through encouraging more sustainable built form. Statistically buildings use 40% of the world's energy, emit 40% of the world carbon emissions, and use 20% of the worlds available drinking water (Nabers 2019, Retrieved from <https://www.nabers.gov.au> ).

Regulatory controls to require environmentally sustainable development (ESD) for new apartments will greatly assist in reducing the impact of population growth and urbanisation on our environmental resources. Environmentally sustainable development (ESD) can assist in reducing carbon emissions, reducing energy, waste and water consumption. The City of Darebin is committed to becoming an energy and water efficient city that reduces waste and supports more stringent regulatory controls for ESD.



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Tiếng Việt

The current targets of net zero greenhouse gas emissions by 2050 under the *Climate Change Act (2017)* and *Plan Melbourne 2017-2050* is considered far too slow. The City of Darebin is supportive of the State Government taking more urgent action in addressing the impacts of climate change.

On the 2 September 2019, Council resolved:

*That the MAV call on the Victorian Government to:*

- *Declare a Climate Emergency*
- *Establish a \$1 billion dollar fund for councils to build the resilience of climate change vulnerable communities.*
- *Commit to providing maximum protection for all people, economies, species, ecosystems, and civilisations, and to fully restoring a safe climate*
- *Mobilise the required resources and take effective action at the necessary scale and speed across Australia,*
- *Transform the economy to zero emissions and make a fair contribution to drawing down the excess carbon dioxide in the air,*
- *Encourage all other governments around the world to take these same actions.*
- *Amend the Planning and Environment Act to take into account climate risk as a factor in planning schemes and planning decisions;*
- *Introduce mandatory disclosure of energy performance for all buildings at sale or lease;*
- *Mandate minimum energy efficiency performance standards for rental properties;*
- *Provide incentives for low-income homeowners to upgrade their homes;*
- *Introduce obligations on energy companies to achieve annual energy efficiency reductions.*
- *Introduce minimum energy performance standards to at least a 7-star NATHERS equivalent and the introduction of an energy usage budget (whole-of-building) for new builds and major renovations of homes*
- *Increase the resources that the Victorian Building Authority has to address non-compliance; and*
- *Provide additional funding to ensure all new social housing complies with minimum energy performance standards and that the energy efficiency existing social housing is improved.*

*Social and affordable housing*

The City of Darebin supports increasing the supply of social and affordable housing, the need for affordable housing in Darebin currently exceeds the current patterns of affordable housing supply, without significant change in the development industry to increase this supply, this is likely to increase.

The City of Darebin requests that the state government dedicate ongoing funding to increase the supply of affordable housing and consider introducing inclusionary zoning for large developments.

*Design Excellence*

The proposed new standards represent a positive step by the State Government in strengthening the design requirements for new apartment buildings. However, without opportunity to mandate critical aspects of design, such as heights, poor development outcomes have resulted, creating precedents for other developments. More discussion around the opportunities to improve design outcomes may be required to strengthen the quality of design outcomes for Victoria's neighbourhoods.

Yours sincerely,

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T 03 8470 1111



**8.7 RECYCLING UPDATE****Author:** General Manager Operations and Capital**Reviewed By:** Chief Executive Officer

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**EXECUTIVE SUMMARY**

Until recently, SKM Industries (SKM) had kerbside recycling and sorting contract contracts with 32 Councils across Victoria, including the City of Darebin (since late 2011).

During July 2019, SKM and associated glass recycling facility, GRS, had been subject to Environment Protection Authority Victoria (EPA) actions to cease accepting material. The EPA's actions were taken to reduce potential risk to human health and the environment posed by stockpiles of recyclable waste material at the SKM sites. The EPA issued several regulatory notices to SKM to clean up its Laverton North and Coolaroo sites.

On 25 July 2019 SKM advised Council that it would no longer accept kerbside recyclable material at any of its sites.

SKM's decision to close its doors meant that Darebin and most of SKM's other contracted Councils had no other option but to send kerbside recyclable material to landfill. This was an unfortunate but unavoidable outcome of SKM shutting its doors. For all Councils, sending recyclable material to landfill was a last resort.

This issue affects not only Councils across Victoria, but also across the country, and it requires a response from all levels of government. Council has been advocating for, and working with, the State and Federal Governments to come up with more sustainable long-term solutions for processing recycling locally.

For some months, Darebin has been seeking to enter discussions and negotiations with other recycling partners to ensure that kerbside recycling material continues, as far as possible, to be recycled.

Since SKM's demise, there are currently only two other viable options for Council's kerbside processing – Visy and Polytrade. While discussions have been held with both companies, Visy's receiving centre in Banyule was identified as the most likely remaining destination for Darebin's kerbside recycling.

This report advises that a solution has been found for Council's kerbside recycling service and that as of Friday 6 September 2019, Darebin kerbside recycling material is being recycled again.

**Recommendation****That Council:**

- (1) Note that a recycling and sorting contract has now been executed with Visy Paper Pty Ltd in Banyule for a period of 4 years to June 2023 with an option for a further 1 year extension (by agreement).
  - (2) Note that, on legal advice, Council's previous contract with SKM Recycling has been terminated.
  - (3) Note that all recycling material collected via the Council kerbside collection material is now being diverted away from landfill and will be recycled.
- 

**BACKGROUND / KEY INFORMATION**

Council entered into a kerbside recycling and sorting contract with SKM Industries in late 2011. At this time, SKM was paying Council for its recycling material. The business model for SKM included shipping some of this recycling material overseas for processing.

In 2017, the China National Sword policy was announced which imposed restrictions on imported materials. This fundamentally changed the nature of the recycling industry in Victoria (and Australia) – from being a revenue generator for Councils to one where Councils needed to begin paying recycling contractors for the recyclable material it received and processed.

In April 2018, Council resolved to authorise the CEO to negotiate terms and conditions with SKM for a departure from the existing SKM contract (where it paid Council for the recyclable material, to now paying for the material to be received and sorted). The overall impact of this market shift on Council was approximately \$1.5m per annum.

SKM began stockpiling recycling materials at its sites across Melbourne. In 2017 a major fire at its Coolaroo site caused an environmental disaster and resulted in a number of EPA actions.

In 2019, legal action was launched against at least one of the SKM related companies and in July 2019, SKM advised approximately 32 Councils across Victoria that it would cease accepting recyclable material. From 25 July 2019, Darebin's kerbside recycling material has been diverted to landfill.

For the past few months, Council (along with most of the other Councils with whom SKM had a contract) has been in discussions with the other 2 viable recycling contractors in the market – Visy Paper and Polytrade. At that time, Council understood that both Polytrade and Visy had some capacity to receive additional recyclable material.

Early discussions revealed that an agreement with Visy was possible on price but the term was problematic. Discussions with Polytrade revealed that an agreement on price would be more challenging while an accord could be reached on the term.

In addition, Council had investigated other potential market operators. These investigation proved that while other recycling contractors existed, they were either niche operators (only recycling some materials) or they were minor players and were unable to accommodate the recyclable volume that is generated by Darebin's community.



**Ministerial Exemption to s.186 of the Local Government Act**

The State Government had previously announced it had approved an exemption under s.186 of the Local Government Act permitting Councils to renegotiate their recycling contracts up until 30 June 2021 without having to go to public tender.

Visy had indicated to Council that it would be unable to enter into a contract with Council unless the term was for 4 years (to 2023). Officers believed an agreement with Polytrade would be difficult to achieve.

As such, Council began discussions with the State Government to request an extension to this Ministerial exemption which would then allow Council to actively negotiate with Visy. Finally, on 3 September 2019, the Minister for Local Government & Small Business, Adem Somyurek MP, provided a further exemption which allowed Council to enter into meaningful discussions with Visy.

**Visy Banyule**

Council has been in discussions with Visy for many weeks. In particular, Council was keen to come to an agreement where:

- Price and the term were acceptable
- Visy would receive and sort all (approximately) 14,000 tonnes of kerbside recycling material Council collected annually.
- Visy would receive Council's material at its Banyule facility
- Visy would commit to using its best endeavours to recycle all material it received from Council for the length of the contract
- Visy's supply agreement would include conditions generally acceptable to Council

In relation to recycling material it receives, Visy has advised:

**Paper and cardboard** - As a packaging business, the paper and cardboard sorted helps feed its packaging business and paper mills.

**Glass** – This is sorted and shipped to its Laverton facility where it is reused. Coloured glass is separated and sold to local manufacturers.

**Aluminium and steel** - This material is sorted and sold locally and internationally where it is processed and purchased back in steel sheets for its own facility uses.

**Plastics** - The most useful material is the hard plastics where it is shipped to its facility in NSW and then processed back into plastic bottles

After extensive negotiations, agreement has been reached on all the issues highlighted above.

**Previous Council Resolution**

Council considered this matter in March 2011 where it resolved to enter into an agreement with Remondis to collect, and with SKM to receive and sort, Council's kerbside recyclable material.

In April 2018, Council extended contracts with these 2 companies.

Council again considered this matter via confidential reports in August 2019.



On 12 August 2019 Council resolved the following in relation to advocacy;

*That Council writes to the relevant state ministers and all local Members of Parliament requesting that;*

- *Recycling and waste services be declared an essential service under relevant legislation including whether the Essential Services Commission Act 2001 is appropriate.*
- *In any future event of the closure or interruption of service providers that state government send out alerts via text messages to advise residents in relevant local government areas of any impact to bin collections.*
- *Legislative reform on plastic bags be expanded to include the phase out of problematic single-use plastic and polystyrene products including plastic wrappings on food at supermarkets.*
- *It establish a container deposit scheme via legislation, and write to the federal govt for mandatory national product stewardship arrangements, including to drive recycling of drink containers, textiles, paper and cardboard, and all electronic goods.*

## **COMMUNICATIONS AND ENGAGEMENT**

### **Consultation**

Council's consultation with the community has been constant since news of SKM closure was made public. Council has been updating the community through its social media platforms and website as well as responding regularly to requests for comment from Victoria's main stream media.

### **Communications**

Regular communication has been occurring:

- With the State Government through the advocacy of the CEO and the Mayor
- With other affected Councils, the MAV, water authorities, LGV, the Metropolitan Waste and Resource Recovery Group and DELWP through daily phone conferences
- With other recycling companies

Council's key advocacy messages have focused on the need for:

- A long term solution for recycling in Victoria.
- An independent review into the waste sector.
- An independent authority to address issues in the waste sector.
- A container deposit scheme for Victoria.

## **ANALYSIS**

### **Alignment to Council Plan / Council policy**

Goal 1 - A sustainable city

Reducing waste to landfill by recovering more resources from waste is a key objective for the Darebin community. Recycling can dramatically reduce the amount of waste that is disposed of at landfills and for many years Council has operated a kerbside recycling collection service throughout the municipality. This collection service has diverted paper, cardboard, plastic,

glass, metals and other suitable recyclables away from landfill and to receivers who recycle them.

### **Environmental Sustainability Considerations**

Council's commitment to its community is to ensure that it is doing all that it can to ensure residential recyclable material is being recycled and not being diverted to landfill.

#### **Climate Emergency**

Council is committed to sustainable waste management, including increased diversion of recyclables from landfill. Continuing to provide a recycling service to our community is a key priority, with a focus on increased and improved recycling outcomes. Recycling provides strong environmental benefits including increased resource recovery, reduced waste to landfill and reduced greenhouse emissions. The kerbside recycling service is a fundamental part of the overall waste management suite that Council delivers and supports.

### **Equity, Inclusion and Wellbeing Considerations**

Council's fortnightly recycling service is provided to all residents with the exclusion of some multi-unit sites where access is not possible. Planning provisions require that these sites provide private collection services. For residents with specific needs, the recycling service also offers the option to have bins collected and returned, inside the property line.

### **Cultural Considerations**

There are no particular cultural considerations relevant to this report at this time.

### **Economic Development Considerations**

Business recycling bins are available to Darebin businesses as part of the kerbside suite.

### **Financial and Resource Implications**

In 2018/19, Council's net kerbside recycling costs were approximately \$2.3m. In 2019/20, Council can expect that the net cost will be closer to \$3m.

### **Legal and Risk Implications**

Risks relevant to this report include:

- **Service Failure.** The closure of SKM has meant that Darebin (alongside approximately 30 other Councils) have been forced to send recycled materials to landfill. Failure to enter into a contract with an alternative supplier would have meant that Council would have needed to decide whether to continue this practice or cease the recycling collection.
- **Council's existing contract with SKM.** As SKM is no longer accepting Council's kerbside recycling material, and on legal advice, Council has terminated its contract with SKM.
- **Opportunity lost.** The recycling industry in Victoria is experiencing rapid change and the state government has recently demonstrated an appetite for leadership on this issue. Locking in a four year contract with Visy (plus one year option) at this time may mean that Council is limited in its ability to take up new and emerging opportunities in recycling in the short term until the contract expires.

- **Further market failure.** The issues with SKM have demonstrated significant current vulnerability in the reliability and viability of the domestic market for recycled materials. Further market failure could occur in the future, potentially impacting the remaining service providers.
- **Budget implications.** Unlike almost all Victorian Councils, Darebin does not have a separate rate charge for waste. This means that all cost increases cannot be managed via a waste charge (fee for service type model) and instead impacts the overall budget.

## DISCUSSION

Council had a unique opportunity to enter into a contract with Visy Paper Pty Ltd until 30 June 2023 (plus a further mutually agreeable 1-year extension) to accept and sort Council's kerbside recyclable material.

There will be an increased cost under the contract with Visy but it means that Council has ceased sending this material to landfill.

Council can continue to advocate for recycling reform to ensure a sustainable and long term future for recyclable material in Victoria.

## OPTIONS FOR CONSIDERATION

Council is advised that a contract has been executed with Visy to receive, sort and recycle Council's kerbside recyclable material.

## IMPLEMENTATION STRATEGY

### Details

On 6 September 2019, and after 30 business days, Council's kerbside recyclable material was again being recycled. On this day, the first collection trucks were sent to Visy recycling centre in Banyule with the Darebin community's kerbside recyclable material.

### Communication

Council advised the community of the contract with Visy on 5 September 2019 via local and metropolitan media as well as through Council's social media channels.

## RELATED DOCUMENTS

### Attachments

Nil

## DISCLOSURE OF INTEREST

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

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

**8.8 CT201952 - DAREBIN ARTS CENTRE AIRCONDITIONING REPLACEMENT****Author:** Senior Project Manager**Reviewed By:** General Manager Operations and Capital

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**PURPOSE**

The purpose of this report is to seek Council's approval to award Contract No. CT201952 – Darebin Arts Centre Airconditioning Replacement to an appropriately qualified experienced building services contractor.

**EXECUTIVE SUMMARY**

The appointment of an experienced contractor for the demolition and removal of existing heating and cooling infrastructure and replacement with modern HVAC units and associated works was sought via a public open tender process. The Request for Tender (RFT) was released on 8 July 2019 and closed on 15 August 2019.

Council had allocated funding for this project in the 2019/2020 Capital Works Program. The proposed contract arrangement is a lump sum contract and works are targeted to be completed between mid-December 2019 and late January 2020, during the DAC shut-down period. The project will be managed by Darebin City Council's Assets & Capital Delivery Department.

The scope of works includes:

- Removal of existing HVAC infrastructure and disposal for recycling to the extent possible
- Removal of existing gas ducting
- Builder's work to make good floors, walls and ceilings as required where vents and openings are no longer required
- Temporary works and equipment associated with lifting and rigging
- Drainage and plumbing work for coolers
- Electrical works including switchboards and meters
- Insulation works (relating to noise, dust and temperature)
- Supply and installation of new controls, valves, strainers, heat pumps, VSDs, sub-metering equipment and HVAC units as specified in the documentation
- Testing and commissioning of all equipment
- Supply of operations and maintenance manuals, warranties and training of DAC staff

The Tender Evaluation Panel has evaluated the tenders and recommends awarding the contract to the preferred Tenderer.



<b>Recommendation</b>
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**That Council:**

- (1) Awards Contract No. CT201952 for the Darebin Arts Centre Airconditioning Replacement to \_\_\_\_\_ for the contract sum of \$\_\_\_\_\_ (GST inclusive).
- (2) Approves a contingency amount of \$\_\_\_\_\_ (inclusive of GST), in addition to the above Contract amount, to be used if required for variations or unforeseen complications as part of Contract No. CT201952.
- (3) Authorises the Chief Executive Officer to finalise and execute the contract documentation on behalf of the Council.

**BACKGROUND / KEY INFORMATION**

This report deals with the award of Contract No. CT201952 – Darebin Arts Centre Airconditioning Replacement. The project is an initiative of the Building Renewal Program in order to meet one of the major goals of the 2017-2021 Darebin Council Plan, transforming the Darebin Arts Centre into an 'innovation centre for the arts'.

Whilst design was largely completed by 30 June 2019, the funding for construction works was allocated by Council in the 2019/2020 Capital Works Program.

**Previous Council Resolution**

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

**COMMUNICATIONS AND ENGAGEMENT****Consultation**

During the design phase, key stakeholders have been consulted and have provided input to the design process.

**Table 1 – Stakeholder Consultation**

Title	Directorate
Head of Operations, Darebin Arts Centre	Recreation & Libraries
Senior Procurement Officer	Finance
General Manager Operations and Capital	Operations and Capital
Acting Manager Assets and Capital Delivery	Operations and Capital
Coordinator Facilities Management	Operations and Capital
Principal Statutory Planner	City Development
Senior Building Surveyor	City Development
Portfolio Analyst	EPMO
Sibling Architects	External Advisor
Figure and Ground Advisory (FGA)	External Advisor

## Communications

It is intended that the above stakeholder groups will be advised once a Contract is awarded. They will continue to be kept informed and updated regularly as construction progresses.

The DAC has been notified of impacts on operations and advised that all works would require to be completed between mid-December 2019 and late January 2020. Tenderers were informed to consider this in their programming accordingly.

## ANALYSIS

### Alignment to Council Plan / Council policy

Goal 2 - Opportunities to live well

This project aligns with two goals:

The existing HVAC infrastructure at the DAC dates back to 1994 or earlier. It has come to the end of its useful function and life cycle after 25 years in continued commercial use. Much of the equipment is now in need of major costly repairs or upgrades in the short term. Replacing the existing infrastructure will therefore not only provide an opportunity to ensure that all HVAC equipment meets the current Australian Standards requirements, but it also offers an opportunity to install energy-saving equipment that requires low running costs and less long-term maintenance when providing heating and cooling to create a comfortable amenity throughout the entire DAC.

Goal 5 - Involving our diverse community

5.1 Ensure our services, facilities and programs benefit all, including our most vulnerable

The DAC is a facility that supports a plethora of art based activities and aims to bring the community together in the enjoyment of art in all its facets. As such, an upgrade to the amenity of the complex will benefit each member of the community attending this facility.

### Environmental Sustainability Considerations

Darebin Council's ESD Building Policy has been followed to the extent possible by including the following considerations in the planning and design stage:

- Some of the existing Air Conditioning units use R22 refrigerant, which is an ozone depleting substance, currently being phased out under the Australian Government Hydrochlorofluorocarbons (HCFCs) Phase Out Program. The new units will not use this refrigerant, but an environmentally sustainable chemical. Refrigerant shall be R410A or other approved refrigerant with an Ozone Depletion Potential ODP of zero.
- Replacement of gas fired (heater) units with electrical units.
- Maximise cross ventilation and natural ventilation in design.
- Replacement of existing window louvres (Studio, Waratah, Exhibition & Acacia Rooms) with automated louvres, to enable automatic control of relief air path for economy mode operation.
- Supply & installation of new Deos or Innotech BACNet Building Automation System to connect all control points and control all new equipment.
- Equipment, pipework, ducts and masonry will be insulated to provide thermal and acoustic performance. All insulates provided as part of the works shall avoid the use of ozone depleting substances in both manufacture and composition.

- Insulation materials shall have a Global Warming Potential (GWP) of zero.
- Material used for ductwork shall comply with the applicable Australian Standard (AS1668 Part 1) and not give off toxic emissions under fire or extreme heat conditions.
- Silencers (sound attenuators) will be installed as required in accordance with the Acoustic Engineers Report.
- Installed equipment and associated systems will be balanced and adjusted to avoid noise generation at system components.

### **Climate Emergency**

Darebin Council is a member of the Northern Alliance for Greenhouse Action (NAGA). This is an alliance of the Councils of Banyule, Darebin, Hume, Manningham, Melbourne, Moreland, Nillumbik, Whittlesea and Yarra, and Moreland Energy Foundation Limited, aiming to create a low-carbon society resilient to the impacts of climate change.

In August 2017, Council put into place its 'Darebin Climate Emergency Action Plan'. This plan sets out nine key considerations to help Council reach its environmental core goals:

1. Climate Emergency mobilisation and leadership
2. Energy efficiency
3. Renewable energy and fuel switching
4. Zero emissions transport
5. Consumption and waste minimisation
6. Fossil fuel divestment
7. Adaptation and resilience
8. Engaging the community
9. Darebin Energy Foundation

In the context of the proposed air-conditioning replacement for the Darebin Arts Centre, the opportunity of addressing climate emergency in a major way was applied to both design and material selection.

The project team included the following measures: replacement of ozone depleting refrigerants with environmentally sustainable chemicals (item 1), electrical units replacing gas-fired units (item 3), automatization of louvres windows to maximise cross ventilation to rooms (item 2), use of silencers and insulation of equipment and ducts to minimise noise emission impacts (item 7), use of energy efficient LED type lighting (item 2), minimising packaging waste and recycling of packaging materials by the materials supplier and successful contractor (item 5).

By including these active measures in the project, Council effectively demonstrates its consideration of and leadership in climate emergency action (item 1).

### **Equity, Inclusion and Wellbeing Considerations**

The replacement and upgrading of the existing HVAC mechanical systems infrastructure at the DAC will be a long-term investment into the facility's future and provide an increased level of temperature control and therefore higher comfort and amenity for all staff, performers, artists, school and community groups and the visiting public in general.

## **Cultural Considerations**

The facility itself is designed to be accessible to and cater to patrons from all cultural and religious backgrounds, age and gender.

## **Economic Development Considerations**

A local business assessment was carried out for each Tenderer as part of the evaluation process in accordance with Council's Procurement Policy and Guidelines. The mandatory 10% weighting was allocated in the Evaluation Matrix to this criterium.

## **Financial and Resource Implications**

The City of Darebin allocated an approved expenditure amount of \$700,000 exclusive of GST in the 2019/20 Capital Works Program budget for the HVAC upgrade works at DAC. An additional \$120,000 was allocated to fund the upgrade of the HVAC system in the kitchen and office areas as well, increasing the total budget to \$820,000 exclusive of GST.

Refer to Confidential **Appendix A** for details of the budget and financials.

## **Legal and Risk Implications**

### **Probity**

As the expected project cost was below \$1M, a Probity Plan and external Probity Adviser were not required for the procurement process. Probity issues were effectively addressed by Council's procurement unit.

A Risk Management Plan was prepared as part of the approved Strategic Procurement Plan for the construction works.

### **Planning**

Council's Statutory Planner was consulted to determine whether a planning permit is required. The advice received is that no planning permit is needed.

A building permit will be obtained for the new works from an external registered building surveyor. The application documents for this have been submitted.

### **Contract Works**

The nature of the contract works is considered medium to high risk with respect to Occupational Health & Safety. The contractor is required to undertake a risk assessment of each task as work proceeds and have measures in place to reduce or eliminate those risks. Safe Work Method Statements (SWMS) will need to be provided to the engineer and project manager.

The contractor's personnel and subcontractors will need to provide evidence of current appropriate licencing for the use of machinery and equipment when working at height. The contractor is also required to provide evidence that Public Liability and WorkCover insurances are in place and current before commencing works on site.



## Financial Check

A financial credit report check was completed on the shortlisted contractor through Illion Direct (formerly known as Dun and Bradstreet). This check was undertaken on 30 August 2019 and verified the financial capacity of the shortlisted contractor to complete the works.

Refer to confidential **Appendix B** for the Illion Direct Report.

## DISCUSSION

### Request for Tender

The RFT for Contract No. CT201952 – Darebin Arts Centre Airconditioning Replacement was advertised on 6 July 2019 in The Age newspaper and on the Council eTender web portal. The tender is based on a lump sum contract using Australian Standard AS 4000 - 1997 – General Conditions of Contract. The RFT closed on 15 August 2019.

The Tender and contract are based on a lump sum contract using Australian Standard AS 4000-1997 – General Conditions of Contract. Details of contractors that submitted proposals before the closing date and time are provided in Confidential **Appendix A** circulated to Councillors under separate cover.

**Table 2 –Tender Evaluation Criteria**

Evaluation Criteria
Price
Program / Timeline and Methodology
Demonstrated Experience & Team Capability
OH&S Considerations
Local Business Involvement
Social Procurement
Environmental Sustainability
Quality Management Systems, Insurances and OH&S, Financial Viability

The members of the panel, evaluation details, pricing and scoring for the evaluation is provided in Confidential **Appendix A** circulated to Councillors under separate cover.

## OPTIONS FOR CONSIDERATION

Refer to Confidential **Appendix A** circulated to Councillors under separate cover for the three options for consideration.

## IMPLEMENTATION STRATEGY

### Details

**Table 3 – Implementation Strategy**

Task	Timeframe
Award Contract CT201952 to the successful contractor	Late September 2019
Contractor to commencement procurement process	Early October 2019
Commence building services works	Late December 2019
Complete building services works and handover	Late January 2020

Following award of the contract, the Contractor will be required to exchange signed documents and commence procuring equipment orders such as HVAC units, controllers and switchboards within 2 weeks. Works are programmed to start in late December 2019 to be largely completed at the end of January 2020.

### Communication

The community groups and organisations already consulted with and adjoining potentially affected local residents will be kept informed of progress of the works. This will be achieved via letterbox drops, one-on-one meetings, information issued to the DAC tenants and artist community via public announcement, over the phone or by community presentation arranged by the DAC Head of Operations and potential press release statements provided by Council's Communications and Community Engagement teams.

The Darebin Arts Centre Head of Operations will be updated by Council's Project Manager.

### Timeline

The project is required to be completed within 17 weeks of the date of award, allowing an 11-weeks lead time for the procurement of material orders and 6 weeks construction time between 16 December 2019 and 31 January 2020 during the Christmas holiday period. Extensions of time will only be permitted for scope changes, particularly caused by unforeseeable complications.

Weekly site meetings with the contractor are designed to monitor milestone dates and enforce the tight delivery program.

**Table 4 – Planned Target Dates**

The following table provides the target dates for planned completion milestones for Council staff and the engaged building contractor:

Milestone Date / Task	Target Date - Timeframe
Expenditure Approval received	23 September 2019
Letter of Award	25 September 2019
Contract Documentation and Execution	24 September – 30 September 2019
Site Establishment	16 December 2019
Construction	16 December 2019 – 30 January 2020
Practical Completion and Handover	31 January 2020

**RELATED DOCUMENTS**

Documents related to **Contract No. CT201952 – Darebin Arts Centre Airconditioning**

**Replacement** are:

- Strategic Procurement Plan
- Risk Assessment
- Probity Plan
- Request for Tender
- Conflict of Interest Declaration for Council staff
- Confidentiality Agreement with external providers
- Evaluation Endorsement
- Evaluation Matrix

**Attachments**

- DAC Airconditioning Replacement CT201952 (**Appendix A**) Confidential - enclosed under separate cover
- Illion Direct Report (**Appendix B**) Confidential - enclosed under separate cover
- Tender Evaluation Matrix (**Appendix C**) Confidential - enclosed under separate cover

**DISCLOSURE OF INTEREST**

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

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

**8.9 ROAD SAFETY (GENERAL) REGULATIONS 2019****Author:** Manager City Safety and Compliance**Reviewed By:** General Manager City Sustainability and Strategy

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**EXECUTIVE SUMMARY**

Council set its 2019-20 budget on 24 June 2019, including setting penalty units for parking offences. The state government is remaking regulations that set the penalties, and as a result, to implement the penalties Council decided on in its 2019-20 budget, Council must also reaffirm by resolution these penalties.

The City of Darebin currently has set the penalty for the 11 applicable offences (**Appendix A**) at 0.5 of a penalty unit (which at 0.5 is currently \$83), as per the Fees and Charges schedule of the current 2019 – 2020 Council Budget.

The State Government sets the penalty amounts for all statutory parking offences in Victoria, via the provisions of the Road Safety (General) Regulations 2009. Under the provisions of the *Road Safety Act 1986*, the State permits a council via a council resolution, to increase the penalty for certain prescribed offences from 0.2 of a penalty unit (currently \$33), up to 0.5 of a penalty unit.

On the 12 September 2019, the State Government notified councils that the Road Safety (General) Regulations 2009 (current Regulations) are being remade on 24 September 2019 for commencement on 27 September 2019. The new regulations will be known as the Road Safety (General) Regulations 2019 (new Regulations).

<b>Recommendation</b>
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**That** Council resolves, as per the provisions of Section 87(4) of the *Road Safety Act 1986*, to fix a penalty for a parking infringement issued for a contravention of the parking offences described in attachment one of this report, and listed in part in Schedule 6 of the Road Safety (General) Regulations 2019, at 0.5 of a penalty unit.

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**BACKGROUND / KEY INFORMATION**

The State Government has notified Council on 12 September 2019 that it will be sun-setting the current Road Safety (General) Regulations 2009 and introducing the new Road Safety (General) Regulations 2019 on 27 September 2019.

These Regulations (in part) are used by the State Government to set the amount of a fine a person who contravenes a parking Road Rule is required to pay, if they receive a parking infringement notice. These fines are expressed as parts of a penalty units, with a penalty unit currently set by the State Government at \$165.22.

Under the provisions of Section 87(4) of the *Road Safety Act 1986*, the State Government permits a council, via a council resolution, to increase the penalty for certain prescribed offences (**Appendix A**) from 0.2 of a penalty unit (currently \$33), up to 0.5 of a penalty unit (currently rounded to \$83).



Like most councils, the City of Darebin has currently set the penalty for contravening those parking offences at 0.5 of a penalty unit, as per the Fees & Charges schedule of the 2019-2020 Council Budget.

Advice received from VicRoads at the time of the notification of the sun-setting of the current Regulations, is that with the introduction of the new Regulations, councils will need to again resolve to fix the penalty unit applicable for those offences listed in **Appendix A** to 0.5 of a penalty unit.

VicRoads advice is that this formality is necessary, even though Council has previously approved the increase as part of its 2019-2020 Budget deliberations, to ensure Council is fully compliant with its legislative requirements.

### **Previous Council Resolution**

At its meeting held on 24 June 2019 Council in part resolved:

*‘That Council having considered all submissions received and having complied with the requirements of sections 127 and 129 of the Local Government Act 1989, adopts the Annual Budget 2019–20.’*

The Fees & Charges component of the Annual Budget was also approved as part of this resolution.

## **COMMUNICATIONS AND ENGAGEMENT**

### **Consultation**

As this matter is purely of an administrative nature, and results in no practical change to the community, no consultation is required.

### **Communications**

As this matter is purely of an administrative nature, and results in no change the status quo, no community communication is planned, other than the publication of the Council meeting agenda and minutes of Council decisions in line with Councils normal practices.

## **ANALYSIS**

### **Alignment to Council Plan / Council policy**

Goal 6 - A well governed Council

### **Environmental Sustainability Considerations**

As this report is of an administrative nature no environmental sustainability considerations have been considered as part of this report.

### **Climate Emergency**

No Climate Emergency consideration have considered as part of this report.

### **Equity, Inclusion and Wellbeing Considerations**

As this report is of an administrative nature and adopting the recommendation would result in no change to the current penalties, no change in equity, inclusion or wellbeing is expected.

### **Cultural Considerations**

As this report is of an administrative nature and adopting the recommendation would result in no change to the current penalties, no change in regards to cultural matters is expected.

### **Economic Development Considerations**

As this report is of an administrative nature and adopting the recommendation would result in no change to the current penalties, no change in regards to economic development is expected.

### **Financial and Resource Implications**

If Council decides not to fix a penalty for a parking infringement issued for a contravention of the parking offences described in **Appendix A** of this report, at 0.5 of a penalty unit, then it will lead to an estimated shortfall in budgeted revenue of approximately \$583,300 for the remainder of the current financial year.

This is based on the assumption that Council's parking enforcement team would detect approximate 11,666 breaches of the type of offences specified in **Appendix A** during the remainder of the current financial year, with there being a \$50 shortfall per detected breach, in comparison with our current budget revenue assumptions.

### **Legal and Risk Implications**

Advice received from VicRoads has indicated that with the pending introduction of the new Regulations, if Council wishes to continue to issue infringements at the penalty unit value (0.5 of a penalty unit) for contraventions of the parking rules set out in **Appendix A**, it must resolve to do so under the provisions of Section 87(4) of the *Road Safety Act 1986*.

If Council resolves not to fix a penalty for a parking infringement issued for a contravention of the parking offences described in Appendix A, at 0.5 of a penalty unit, then there is a budgetary risk that Council may have substantial revenue shortfall in its operating budget.

### **DISCUSSION**

The State Government is in the process of sun-setting the current *Road Safety (General) Regulations 2009* and introducing the new *Road Safety (General) Regulations 2019*.

Advice from VicRoads is that although Council has previously fixed the penalty unit value at 0.5 of a penalty unit for contraventions of the parking rules set out in **Appendix A**, because of the introduction of the new regulations, it is required to make a resolution under the provisions of the *Road Safety Act 1986*, if it wishes for that penalty unit rate to still apply.

### **OPTIONS FOR CONSIDERATION**

Given the administrative nature of this issue, there is only one feasible option available to Council if it wishes the current penalties which council decided when it set its 2019-20 budget to apply. These are detailed in **Appendix A**.

If Council decided not to adopt the recommendation, penalties would default to 0.2 of a penalty unit and officers would apply this to parking breaches. Revenue would drop and this would be reflected in future budget updates. Updates of public communications materials and letters would be required.

## **IMPLEMENTATION STRATEGY**

### **Details**

Should Council adopt the recommendation, no further implementation is required.

### **Communication**

Not applicable

### **Timeline**

Not applicable

## **RELATED DOCUMENTS**

Nil

### **Attachments**

- Road Safety (General) Regulations 2019 - Applicable Offences Table (**Appendix A**) [↓](#)

## **DISCLOSURE OF INTEREST**

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

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

## ATTACHMENT 1

## Applicable Road Rules- Parking Offences - .2 Penalty Unit to .5 Penalty Unit

Infringement Code	Road Rule Description	Road Rule Reference
621	Stopped contrary to a no parking sign	RR 168(1)
701	Parking for longer than indicated	RR 205
702	Parked—fail to pay fee and obey instructions on sign, meter, ticket or ticket-vending machine	RR 207(2)
704	Stopped on a bicycle parking area	RR 201
705	Stopped on a motor bike parking area	RR 202
706	Parked contrary to requirement of parking area	RR 209(2)
707	Parked—fail to comply with angle parking requirement	RR 210(1)
708	Parked—fail to comply with 90° angle parking requirement	RR 210(1)
711	Parked not completely within a parking bay	RR 211(2)
712	Parked—long vehicle exceeding minimum number of bays	RR 211(3)
713	Parked—wide vehicle exceeding minimum number of bays	RR 211(3)



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

### 9.1 JC DONATH RESERVE OVAL 1

**Author:** Acting Manager Parks and Open Space

**Reviewed By:** General Manager Operations and Capital

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#### EXECUTIVE SUMMARY

On 2 September 2019, Council resolved to request a report in relation to the need for upgrade works at JC Donath Reserve oval number 1.

This report makes recommendations to undertake minor maintenance works to the perimeter fence at JC Donath Reserve oval number 1 but advises that no additional work is required for the playing surface or the spoon drain at this time.

<b>Recommendation</b>
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**That Council:**

1. Notes the report
  2. Notes that maintenance repair works to the perimeter fence and drainage pit will be actioned within 4 weeks.
- 

#### BACKGROUND / KEY INFORMATION

At its meeting held on 2 September 2019, in response to a Notice of Motion No. 434 Council resolved:

*'That Council requests officers to prepare a report for our next full Council meeting regarding the urgent need to upgrade the Donath Oval No.1 playing surface with an upgrade to the top soil that has become degraded due to high rain events and use, and that officers also supply in that report a budget estimate to provide an adequate compliant spoon drain and a painted black fence around the playing field.'*

JC Donath Reserve oval 1 is one of 52 ovals in Darebin and is part of Council's network of 150 parks throughout the municipality. JC Donath Reserve is home to a number of tenants including winter and summer, men's, women's and junior Australian Rules and cricket teams. Regular works are undertaken at the ground including:

- Top soil top up – at least 6 times per year
  - Mowing – weekly
  - Irrigation audits – 6 times per year
  - Wicket dressing and run ups – 4 times per year
  - Seasonal changeover works – twice a year
-

- Turf management (weed management, pest management, aeration, scarifying) – as required
- Other works – as required

Ground audits are undertaken monthly by Council staff and for the past 3 months oval number 1 at JC Donath Reserve has scored (out of 70) 58, 57 and 57 – indicating that the surface is in good condition. The intervention level for a sports ground is 48/70 at which point the ground is considered for renewal works.

In response to Council's resolution, officers have again inspected the ground and the related assets and have assessed their condition.

**Donath Reserve Oval number 1 – good condition.**

Playing surfaces for winter sports are currently experiencing their most challenging time of year. The compounding effects of peak usage as the winter sports season draws to an end, seasonal weather during peak rainfall and warm season turf at its highest period of dormancy creates the perception to some that the ground requires an upgrade. Warm season grasses will soon flourish as the weather heats up.

**Perimeter fence – reasonable condition**

The fence is currently in reasonable condition, but some small repairs could be undertaken to approximately 20 metres of the top rail and two minor sections of the chain mesh that is attached to the top and bottom rails.

**Spoon drain – good condition**

A small section of spoon drain has been constructed at the southern end of the oval. The performance of the spoon drain may improve if the drainage pit was cleaned and maintained.

## **COMMUNICATIONS AND ENGAGEMENT**

### **Consultation**

Initial consultation in relation to this matter has been undertaken with staff from:

- Leisure Services
- Turf Management
- Parks and Open Space

Tenant clubs and other ground users will be consulted prior to maintenance works.

### **Communications**

No detailed communications plan is required.

## **ANALYSIS**

### **Alignment to Council Plan / Council policy**

Goal 2 - Opportunities to live well

The ground currently provides many residents the opportunity to live well, providing people with the opportunity to participate in playing sport and active recreation. The physical and mental wellbeing benefits have been proven to provide a sense of achievement, improving quality of life, and importantly creating social and community development.

## Environmental Sustainability Considerations

Currently the ground and any works that result from this report consider environmental sustainability. The warm season grass conversions that have been completed are designed to minimise the need for water and sub surface drainage has been installed to manage the dispersal of heavy rain in flood events. Any works highlighted would not impede or alter environmental sustainability considerations that have been considered in works previously undertaken.

### Climate Emergency

As discussed above the warm season conversions that have taken place previously have been designed for hot weather and sub surface drainage has been installed to manage flooding and the dispersal of water throughout the ground into the sub surface.

## Equity, Inclusion and Wellbeing Considerations

Within the context of this report priority should be given to the grounds that are in need of upgrade based on existing conditions and priorities amongst a suite of grounds. Favouring one ground over another needs to be based on condition assessments and a safe playing surface. Improving the playing surface at one club and not others would raise questions of equity and access to resources from other clubs.

## Cultural Considerations

Public open space like JC Donath Reserve oval number 1 is available for use by everyone (except during planned organised sporting events). Should Council support investment in the assets at oval number 1, all users would benefit.

## Economic Development Considerations

Investment decisions in assets at JC Donath Reserve is largely driven by asset condition data and Council's asset management planning principles. These principles prioritise renewal of assets in the poorest condition over assets in fair, good or excellent condition.

## Financial and Resource Implications

Option	Comments	Approximate cost Implications
1. Repair to perimeter fence	To occur within one month	\$10,000 (from operational budget)
2. Undertake surface improvements including upgrade of top soil (Not recommended)	These works are not currently part of the Parks & Open Space works program for the year. If Council resolves to undertake these works, it may be necessary to defer other works that are planned or engage the services of a contract project manager.  Officers would also consult with the tenant clubs to determine the most convenient time to undertake the works	Estimated \$20,000 Plus project management costs
Option	Comments	Approximate cost

		Implications
3. Undertake installation of spoon drain (Not recommended)	These works are not currently part of the Parks & Open Space works program for the year. Should Council agree to undertake these works, it will be necessary to defer other works that are planned or engage the services of a contract project manager. Officers would also consult with the tenant clubs to determine the most convenient time to undertake the works	Estimated \$60,000 Plus project management costs
4. Removal of existing fence and replacement with new fence (Not recommended)	Officers have considered the option of painting the existing galvanised chain mesh fence but believe it would be more prudent to replace the existing fence with a black powder coated chain mesh fence of similar proportions.	Estimated \$55,000 Plus project management costs

### Legal and Risk Implications

Currently the ground is compliant and provides a safe playing surface. Should the condition of the playing surface fall below 48/70, a renewal of the playing surface would be recommended.

### DISCUSSION

#### Playing surface

Playing surfaces for winter sports are currently experiencing their most challenging time of year. The compounding effects of peak usage as the winter sports season draws to an end, seasonal weather during peak rainfall and warm season turf at its highest period of dormancy creates the perception to some that the ground requires an upgrade.

JC Donath Reserve has 8 playing surfaces and Donath Reserve Oval 1 is the main ground within this sporting precinct. Officers have inspected the playing surface and conclude that Donath Oval 1 has a safe playing surface.

Like many grounds in Darebin, JC Donath Reserve oval number 1 may benefit from a playing surface renewal although these works have not been prioritised to be undertaken in 2019–20 and several other grounds would be prioritised ahead of JC Donath Oval No 1 (including Pitcher Park, HP Zwar Park, Hayes Park, McDonnell Park and CT Barling Reserve). There has been some settling around the centre wicket but the ground slopes away evenly over the playing surface. The ground is deemed to be safe and maintenance works that have been included in the operational budget will ensure the surface remains safe.

#### Spoon drain

A 50 metre spoon drain is currently installed on the southern end of the ground and the ground is graded in a way which the current spoon drain is seen as adequate. Staff have reported that after heavy rainfall the ground has drained within 24 hours suggesting the current sub surface drainage and existing spoon drain are meeting requirements. Officers recommend that the drainage pit should be cleaned to improve the overall performance of the drain.

#### Fence



The fence is currently in reasonable condition but some small repairs will be undertaken to approximately 20 metres of the top rail and two minor sections of the chain mesh that is attached to the top and bottom rails.

Painting of the fence to match existing new infrastructure could be undertaken however this likely to flake off and not seen as a viable option. Removal of the existing fence and installation of a new powder coated fence could be completed but is not considered to be priority above other grounds.

The club has not directly raised renewal or upgrades to these assets with officers. Further, the Northern Football League had previously chosen to hold finals at this ground which suggest the League and clubs are generally happy with the playing surface.

## **OPTIONS FOR CONSIDERATION**

### **Option 1 - Recommended**

Continue to maintain a safe playing surface at JC Donath Reserve Oval number 1 and repair existing fence which requires approximately twenty metres of the top rail repaired and two sections of damaged chain mesh for amenity value using existing operational budgets. This is recommended

### **Option 2 – Not Recommended**

Undertake surface improvements including upgrade of top soil, construct a spoon drain around the perimeter of the oval and replace existing galvanised chain mesh fence with a new powder coated chain mesh fence of similar proportions. These renewal works are not considered necessary at this time.

### **Option 3 -Not Recommended**

Council considers upgrades to the assets at JC Donath Reserve oval number 1 through future capital works programs.

## **IMPLEMENTATION STRATEGY**

### **Details**

Routine repairs outlined in this report will be actioned within 1 month.

### **Timeline**

The timing of the works are dependent on which option Council chooses. Minor maintenance works can begin almost immediately while more significant capital upgrades will rely on access to the site in order to undertake works. It may be necessary to defer works until the recess between summer and winter seasons.

## **RELATED DOCUMENTS**

Nil

**Attachments**

Nil

**DISCLOSURE OF INTEREST**

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

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

**10. NOTICES OF MOTION**

Nil

**11. REPORTS OF STANDING COMMITTEES**

Nil

## 12. RECORDS OF ASSEMBLIES OF COUNCILLORS

### 12.1 ASSEMBLIES OF COUNCILLORS HELD

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An Assembly of Councillors is defined in section 3 of the *Local Government Act 1989* to include Advisory Committees of Council if at least one Councillor is present or, a planned or scheduled meeting attended by at least half of the Councillors and one Council Officer that considers matters intended or likely to be the subject of a Council decision.

Written records of Assemblies of Councillors must be kept and include the names of all Councillors and members of Council staff attending, the matters considered, any conflict of interest disclosures made by a Councillor attending, and whether a Councillor who has disclosed a conflict of interest leaves the assembly.

Pursuant to section 80A (2) of the Act, these records must be, as soon as practicable, reported at an ordinary meeting of the Council and incorporated in the minutes of that meeting.

An Assembly of Councillors record was kept for:

- Active and Healthy Ageing Advisory Board – 13 June 2019
- Darebin Domestic Animal Management Reference Group meeting – 8 August 2019
- Darebin Interfaith Council Advisory Committee meeting – 8 August 2019
- Active and Healthy Ageing Advisory Board – 15 August 2019
- Darebin Education Committee – 28 August 2019
- Darebin Women’s Advisory Committee – 29 August 2019
- Darebin Aboriginal Advisory Committee – 4 September 2019
- Councillor Briefing Session – 9 September 2019

<b>Recommendation</b>
-----------------------

**That** the record of the Assembly of Councillors held on 13 June, 8, 15, 28 & 29 August, and 4, 9 September 2019 and attached as **Appendix A** to this report, be noted and incorporated in the minutes of this meeting.

### RELATED DOCUMENTS

Nil

### Attachments

- Assemblies of Councillors - 23 September 2019 (**Appendix A**) [↓](#)





## ASSEMBLY OF COUNCILLORS PUBLIC RECORD

<b>ASSEMBLY DETAILS:</b>	<b>Title:</b>	Active and Healthy Ageing Advisory Board
	<b>Date:</b>	Thursday 13 June 2019
	<b>Location:</b>	Conference Room, Darebin Civic Centre
<b>PRESENT:</b>	<b>Councillors:</b>	Cr. Susan Rennie (Mayor), Cr. Gaetano Greco
	<b>Council Staff:</b>	Cathy Henderson, Shadi Hanna, Gillian Damonze, Nicola Johnson,
	<b>Other:</b>	Members of Active and Healthy Ageing Advisory Board
<b>APOLOGIES:</b>		Nil

The Assembly commenced at 5pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	<b>Active and Healthy Ageing Strategy – AHAAB Work Plan 2019</b> <ul style="list-style-type: none"> <li>- Electronic Gaming Machine Policy</li> <li>- Accessible Housing</li> </ul>	No disclosures were made

The Assembly concluded at 6.30pm

<b>RECORD COMPLETED BY:</b>	<b>Officer Name:</b>	Nicola Johnson
	<b>Officer Title:</b>	Community Development Officer



## ASSEMBLY OF COUNCILLORS PUBLIC RECORD

<b>ASSEMBLY DETAILS:</b>	<b>Title:</b>	Darebin Domestic Animal Management Reference Group Meeting
	<b>Date:</b>	Thursday 8 August 2019
	<b>Location:</b>	Conference Room, Darebin Civic Centre
<b>PRESENT:</b>	<b>Councillors:</b>	Cr. Susan Rennie (Mayor)
	<b>Council Staff:</b>	Craig Bruckner Rod Burke Michael Groenewaldt Marisa Monaco
	<b>Other:</b>	Representatives from local Animal Rescue Groups, members of the public
<b>APOLOGIES:</b>		NA

The Assembly commenced at 6.00pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Animal Collection Statistics Dangerous Dog and Restricted Breeds Assessments Trap Neuter, Return Pilot Dog Parks – Open Spaces Draft Brochures Epping Animal Welfare Facility Signage S84Y Agreements	No disclosures were made.

The Assembly concluded at 8.00pm

<b>RECORD COMPLETED BY:</b>	<b>Officer Name:</b>	Craig Bruckner
	<b>Officer Title:</b>	Coordinator Civic Compliance



## ASSEMBLY OF COUNCILLORS PUBLIC RECORD

<b>ASSEMBLY DETAILS:</b>	<b>Title:</b>	Darebin Interfaith Council Advisory Committee meeting
	<b>Date:</b>	Thursday 8 August 2019, 5.30pm to 7.00pm
	<b>Location:</b>	Darebin Intercultural Centre
<b>PRESENT:</b>	<b>Councillors:</b>	No councillors
	<b>Council Staff:</b>	Mandy Bathgate Aziz Cooper
	<b>Other:</b>	Members of the Darebin Interfaith Council Committee
<b>APOLOGIES:</b>		Cr. Gaetano Greco Cr. Lina Messina

The Assembly commenced at 5.30 pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Welcome, Introductions and Apologies	No disclosures were made
2	Matters arising from previous minutes	No disclosures were made
3	Future meetings - Committee ideas and suggestions (e.g. guests speakers, focus area)	No disclosures were made
4	General sharing – News of interest to the local interfaith community	No disclosures were made
5	Officer update on projects and activities	No disclosures were made
6	Up and coming events and key dates	No disclosures were made
7	Other business	No disclosures were made
8	Next Meeting Date & Times	No disclosures were made

No Councillors in attendance

The Assembly concluded at 7.00pm

<b>RECORD COMPLETED BY:</b>	<b>Officer Name:</b>	Aziz Cooper
	<b>Officer Title:</b>	Interfaith Development Officer



## ASSEMBLY OF COUNCILLORS PUBLIC RECORD

<b>ASSEMBLY DETAILS:</b>	<b>Title:</b>	Active and Healthy Ageing Advisory Board
	<b>Date:</b>	Thursday 15 August 2019
	<b>Location:</b>	Conference Room, Darebin Civic Centre
<b>PRESENT:</b>	<b>Councillors:</b>	Cr. Susan Rennie (Mayor), Cr. Gaetano Greco, Cr. Susanne Newton (Deputy Mayor)
	<b>Council Staff:</b>	Cathy Henderson, Shadi Hanna, Gillian Damonze, Nicola Johnson,
	<b>Other:</b>	Members of Active and Healthy Ageing Advisory Board
<b>APOLOGIES:</b>		

The Assembly commenced at 5pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	<b>Active and Healthy Ageing Strategy – AHAAB Work Plan 2019</b> <ul style="list-style-type: none"> <li>- Transport – Level Crossing Upgrades</li> <li>- Darebin Age Friendly Review Pilot Projects</li> </ul>	No disclosures were made

The Assembly concluded at 6.20pm

<b>RECORD COMPLETED BY:</b>	<b>Officer Name:</b>	Nicola Johnson
	<b>Officer Title:</b>	Community Development Officer





## ASSEMBLY OF COUNCILLORS PUBLIC RECORD

<b>ASSEMBLY DETAILS:</b>	<b>Title:</b>	Darebin Education Committee
	<b>Date:</b>	Wednesday, 28 August 2019
	<b>Location:</b>	Function Room, Darebin City Council
<b>PRESENT:</b>	<b>Councillors:</b>	Cr. Susan Rennie (Mayor)
	<b>Council Staff:</b>	Courtney O'Donnell, Phillip O'Brien, Jackie Mansourian
	<b>Other:</b>	Principals and other members of the leadership team from various Darebin schools, including, Thornbury High, Newlands, East Preston Islamic College, Maharishi School, Northern College of Arts and Technology, St Gabriel's, William Ruthven Primary representatives from Department of Education and Training (North East Area), including Senior Wellbeing and Senior Education Improvement.
<b>APOLOGIES:</b>		Principals including Reservoir Views Primary, Santa Maria College, Northcote High, INLLEN; and Teneille Summers.

The Assembly commenced at 4.05pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1.	<i>Open Space and Parks and their facilities</i> What Council provides and how schools can access them? Todd Hunter, Bushland Team leader	No disclosures were made.

## ASSEMBLY OF COUNCILLORS – PUBLIC RECORD (CONT)

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
2.	<p><i>School Strike for Climate - September 20 - Student voices</i></p> <p>Presentation and discussion</p> <p>Marco Bellemo – Northcote High student and organising member of SS4C</p> <p>Lumina and parent Katia Rotar, Reservoir Views Primary</p>	No disclosures were made.
3.	<p><i>Evaluation of the Berry Street Education Model – Two Darebin schools</i></p> <p><i>Presentation of findings and discussion of recommendations for Darebin schools</i></p> <p>Anne Farrelly</p> <p>Youth Research Centre, Melbourne Graduate School of Education</p>	No disclosures were made.
4.	<p><i>Supporting teaching and learning of Aboriginal history and culture in Darebin Schools</i></p> <p>Personal and professional development with Uncle Bill Nicholson, Wurundjeri Woi Wurrung Corporation for 2020.</p>	No disclosures were made.
5.	Schools' feedback on review of Darebin Education Committee (part of overall review of all Council advisory committees)	No disclosures were made.

The Assembly concluded at 6.00pm

<b>RECORD COMPLETED BY:</b>	<b>Officer Name:</b>	Jackie Mansourian
	<b>Officer Title:</b>	Community Renewal Officer



## ASSEMBLY OF COUNCILLORS PUBLIC RECORD

<b>ASSEMBLY DETAILS:</b>	<b>Title:</b>	Darebin Women's Advisory Committee
	<b>Date:</b>	Thursday 29 August 2019
	<b>Location:</b>	Preston Function Room, 350 High Street, Preston
<b>PRESENT:</b>	<b>Councillors:</b>	Cr. Lina Messina
	<b>Council Staff:</b>	Teneille Summers, Wendy Dinning, Rania Fayad, Disa Linden Perlis
	<b>Other:</b>	Members of the Darebin Women's Advisory Committee
<b>APOLOGIES:</b>		Members of the Darebin Women's Advisory Committee

The Assembly commenced at 6.00pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Welcome and introductions	No disclosures were made
2	Presentation on Women's Economic Empowerment by Economic Development	No disclosures were made
3	16 Days of Activism against Gender-Based Violence planning for 2019	No disclosures were made
4	Gender Equity and Preventing Violence Against Women Action Plan 2019-2023 discussion	No disclosures were made
5	Other business	No disclosures were made
6	Meeting close	No disclosures were made

The Assembly concluded at 7.55pm

<b>RECORD COMPLETED BY:</b>	<b>Officer Name:</b>	Disa Linden-Perlis
	<b>Officer Title:</b>	A/Preventing Violence Against Women Officer



## ASSEMBLY OF COUNCILLORS PUBLIC RECORD

<b>ASSEMBLY DETAILS:</b>	<b>Title:</b>	Darebin Aboriginal Advisory Committee
	<b>Date:</b>	Wednesday 4 September 2019 4.00pm - 7.00pm
	<b>Location:</b>	Darebin Council Conference Room
<b>PRESENT:</b>	<b>Councillors:</b>	Cr. Susan Rennie (Mayor) (Chairperson) Cr. Susanne Newton (Deputy Mayor)
	<b>Council Staff:</b>	Vicky Guglielmo, Jess Fraser, Shanaka Perera, Stuart McFarlane, Alexandra Stewart, Jodee Mundy, Jennifer Loulie  Council Consultants - Jacinta Cubis and Max Hardy Ruthven Park Committee Rep - Terry Mason
	<b>Other:</b>	3 Members of the Darebin Aboriginal Advisory Committee - Carol Harrison, Carol Harrison, Erica Higgins, Charles Pakana.
<b>APOLOGIES:</b>		Cr. Gaetano Greco, Maria Dugan, Elliejean Singh, Tammy Crupi, Ryan Hale, Jenaya Kastamonitis, Ellie Jean Singh, Alan Brown, Mandy Bathgate.

The Assembly commenced at 4.00 pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
	(Special Inclusive Event meeting)	No disclosures were made



## ASSEMBLY OF COUNCILLORS - PUBLIC RECORD (CONT)

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1.	Community Engagement Framework Consultation	No disclosures were made
2.	Ngulu Nganjin -Post event debrief and reflection	No disclosures were made
3.	Ruthven Master Plan	No disclosures were made
4.	Aboriginal and Torres Strait Islander Employment Plan	No disclosures were made
5.	Festival and Events 2020	No disclosures were made
6.	Frontier Wars – preliminary scoping and Cultural protocols project	No disclosures were made
7.	Treaty Update	No disclosures were made
8.	Other Business	No disclosures were made
9.	Meeting Close by Chairperson Mayor Cr Susan Rennie	No Disclosures were made

The Assembly concluded at 7.00 pm

<b>RECORD COMPLETED BY:</b>	<b>Officer Name:</b>	Stuart McFarlane
	<b>Officer Title:</b>	Aboriginal Contact Officer



## ASSEMBLY OF COUNCILLORS PUBLIC RECORD

<b>ASSEMBLY DETAILS:</b>	<b>Title:</b>	Councillor Briefing Session
	<b>Date:</b>	Monday 9 September 2019
	<b>Location:</b>	Council Chamber, Darebin Civic Centre
<b>PRESENT:</b>	<b>Councillors:</b>	Cr. Susan Rennie (Mayor), Cr. Susan Newton (Deputy Mayor), Cr. Steph Amir, Cr. Kim Le Cerf (6.00pm), Cr. Trent McCarthy (5.45pm), Cr. Lina Messina, Cr. Julie Williams
	<b>Council Staff:</b>	Sue Wilkinson, Steven Sagona, Sam Hewett, Vicky Guglielmo, Rachel Ollivier, Darren Rudd, Allan Cochrane, Shadi Hanna, Chris Lelliott, Robin Mitchell
	<b>Other:</b>	Nil
<b>APOLOGIES:</b>		Cr. Tim Laurence

The Assembly commenced at 5.30pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Draft Planning Committee Agenda – 16 September 2019	No disclosures were made. Cr. McCarthy entered the meeting at 5.45pm.
2	Long Term Financial Plan and 10 Year Capital Works Plan Overview	No disclosures were made. Cr. Le Cerf entered the meeting at 6.00pm and left at 7.00pm.
3	Gardening and Lawn Mowing Service – Aged Friendly Darebin	No disclosures were made
4	Intercultural Centre Feasibility Study Site Analysis	No disclosures were made
5	General Business	No disclosures were made

The Assembly concluded at 8.45pm

<b>RECORD COMPLETED BY:</b>	<b>Officer Name:</b>	Steven Sagona
	<b>Officer Title:</b>	Acting General Manager Governance and Engagement

### 13. REPORTS BY MAYOR AND COUNCILLORS

<b>Recommendation</b>
-----------------------

**That** Council note the Reports by Mayor and Councillors.

**14. CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL**

The Chief Executive Officer, pursuant to section 77(2)(c) of the *Local Government Act 1989* (the Act), has designated the following items to be confidential:

**14.1 CONTRACT AWARD - CT2018129 - CLEANING SERVICES**

This item is designated confidential because it is a Any other matter which the Council or special committee considers would prejudice the Council or any person pursuant to Section 89(2) (h) of the Act.

**CLOSE OF MEETING**

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

**RE-OPENING OF MEETING**

<b>Recommendation</b>
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That the meeting be re-opened to the members of the public.

**15. CLOSE OF MEETING**




**CITY OF  
DAREBIN**

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 **National Relay Service**  
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Ελληνικά	नेपाली	اردو
हिंदी	ਪੰਜਾਬੀ	Tiếng Việt