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AGENDA OF THE COUNCIL MEETING

Held on Wednesday 7 November 2018

Public question time will commence shortly after 6.00pm.

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

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

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

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

We acknowledge the leadership of Aboriginal and Torres Strait Islander communities and the right to selfdetermination in the spirit of mutual understanding and respect. (2)

English - Agenda

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

Arabic

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

Chinese

这是市议会会议议程。如需协助了解其中的任何议项,请致电8470 8888。

Greek

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

Hindi

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

Italian

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

Macedonian

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

Somali

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

Vietnamese

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

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Agenda

1. MEMBERSHIP

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

2. APOLOGIES

Cr. Tim Laurence

3. DISCLOSURES OF CONFLICTS OF INTEREST

4. CONFIRMATION OF THE MINUTES OF COUNCIL MEETINGS

Recommendation

That the Minutes of the Ordinary Meeting of Council held on 15 October 2018 be confirmed as a correct record of business transacted.

5. QUESTION AND SUBMISSION TIME

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

QUESTIONS

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

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

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

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

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

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

SUBMISSIONS OR COMMENTS

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

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

HOW TO SUBMIT YOUR QUESTION OR MAKE A COMMENT OR SUBMISSION

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

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

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

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

- 6. PETITIONS
- 7. URGENT BUSINESS

8. CONSIDERATION OF REPORTS

8.1 PROPOSED LEASE OF 52-60 TOWNHALL AVENUE,

PRESTON FOR AFFORDABLE HOUSING

Author: Strategic Planner

Reviewed By: General Manager City Sustainability and Strategy

PURPOSE

This report informs Council of the outcome of the statutory and community engagement processes relating to the proposed lease of Council land at 52-60 Townhall Avenue, Preston, for the purpose of affordable housing.

It recommends that Council enter into a lease with a tenant (being a registered housing association or other charitable organisation capable of delivering and managing affordable housing on the site) to be identified through an Expression of Interest process.

EXECUTIVE SUMMARY

Council has long held strong aspirations to help address the affordable housing crisis and has been exploring the use of Council-owned land for affordable housing, in line with adopted policies, including the Darebin Housing Strategy 2013, Responding to Housing Stress - a Local Action Plan 2013-2017 and The Darebin Council Plan 2017-2020.

As required under the *Local Government Act 1989* ("the Act"), notice of Council's proposal to lease 52-60 Townhall Avenue, Preston (the site) was given and submissions were invited from 25 June to 26 July 2018.

A total of 309 submissions were received. The submissions highlight strong sentiment in relation to the proposed development, with 39 per cent of submissions supporting and 61 per cent not supporting the overall proposal.

The opinions expressed in submissions are similar to those raised in response to other development proposals in Darebin, and also reflect the findings from consultation from other affordable housing developments in Australia¹. Common themes raised in the submissions include car parking, height and built form outcomes, the perceived impact of the development on property values, and concerns over increased rates of crime and the kinds of residents that submitters perceived would live in affordable housing. Officers have undertaken research and analysis of the issues raised, and have found that some have a stronger evidence base than others.

This report outlines findings of analysis in regards to these themes and the extent to which work in progress is expected to address them, or if research supports that no action is necessary. In response to two common issues raised by the submissions, officers have recommended that Council require specific measures to address these in any future development.

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¹ Davison, G., Legacy, C., Liu, E., Han, H., Phibbs, P., Nouwelant, R., Darcy, M. and Piracha, A. (2013) Understanding and addressing community opposition to affordable housing development, AHURI Final Report No. 211, Australian Housing and Urban Research Institute Limited, Melbourne, https://www.ahuri.edu.au/research/final-reports/211.

Council has a number of options to consider at this point. The first is to proceed with leasing the site and with identifying a preferred tenant. The second is to undertake further investigation and community and stakeholder engagement. The third is to halt the proposal.

It is recommended that Council proceed with leasing the site, and commence an EOI process to identify a tenant capable of developing the site for the purpose of affordable housing (being a registered housing association or other charitable organisation).

Recommendation

That Council:

- (1) Having complied with Section 190 and Section 223 of the Local Government Act 1989, and having considered all submissions received, resolves to enter into a lease (at a nominal rental) in relation to land at 52-60 Townhall Avenue, for the purpose of affordable housing, with a tenant identified through an Expression of Interest process, in accordance with the terms and conditions detailed in the statutory advertisement;
- (2) Commences an Expression of Interest process to identify a suitable tenant for the site, such tenant to be a registered housing association or a charitable organisation capable of delivering affordable housing on the site;
- (3) In response to particular issues raised in submissions, commits to the following: Retaining public car parking on site;
 - a. Retaining access through the site to the adjacent site and rear laneway;
 - b. Ensuring that car parking demand for the precinct is investigated and parking management measures are introduced, as appropriate, before any future construction commences;
 - c. Minimising overlooking from the building to adjoining properties:
 - d. Ensuring a high quality, environmentally sustainable design comprising a diversity of dwellings, that is integrated with and responds to its surroundings, and fosters a sense of community both within the development and the broader community;
- (4) Writes to all submitters and inform them of Council's decision, with the reasons for the decision, in accordance with Section 223(d)(ii) of the *Local Government Act 1989*, the reasons being as follows:
 - a. Council is committed to increasing the supply of affordable housing in Darebin and acknowledges that there are more than 80,000 people waiting for social housing in Victoria, 20,000 of whom are children;
 - b. The site is currently under-utilised and has been identified as a suitable location for affordable housing; and
 - c. Council has considered all submissions and is of the view that, on balance, the benefit created by an affordable housing development on the site outweighs the cost and impact of such a development.

BACKGROUND / KEY INFORMATION

Project Background

Council has been actively exploring opportunities to use its land holdings for affordable housing over many years. In 2016, Council endorsed the *Darebin Social and Affordable Housing Program on Council Owned Land – Pilot Project*, which identified three sites to further explore the possibility to facilitate affordable housing. Those sites were:

- 52-60 Townhall Avenue, Preston;
- Robinson Road, Reservoir; and
- Northcote Plaza car park, Northcote.

The pilot project did not progress at the time, primarily due to the absence of State Government funding for social housing.

Should Council decide to lease the land, its next steps would be to identify a registered housing association through an EOI process. Even with the land being available at a nominal rental, as this report recommends, a housing association would need to secure funds to develop and subsidise the affordable housing development. To trial innovative affordable housing models, the Lord Mayor's Charitable Foundation (LMCF) has made a grant of \$1 million available, and can help facilitate access to a \$2 million low interest loan for an affordable housing provider, should this project progress and the tenant's proposal also meet the LMCF's criteria.

Affordable housing – terminology and forms

The terms "Affordable Housing", "Public Housing", "Community Housing" and "Social Housing" are overlapping and are often confused, both within the sector and the broader community. Council's intention is that the site would be used for community housing, if the proposal proceeds. The broader term of affordable housing has been used in communications as it has a particular definition within legislation, and incorporates community housing. The definitions are included below.

- Affordable housing: housing that is offered for sale or for rent at a below market rate
 to those on lower incomes. This term has a particular definition under the *Planning and Environment Act 1987* as being housing that is appropriate for those on very low to
 moderate incomes.
- Social housing: an umbrella term incorporating both community housing and public housing
- **Public housing**: housing that is owned and managed by the State government. Eligibility is income based and priority is given based on need (those escaping family violence, those with a disability or health requirements, those escaping homelessness).
- Community housing: housing that is owned and/or managed by not-for-profit housing providers regulated by the Housing Registrar. Eligibility is the same as for public housing.

Previous Council Resolution

On 20 August 2018, a Hearing of Submissions was held to provide those who had made a submission under Section 223 of the Act with an opportunity to speak in support of their submission. The Hearing of Submissions committee resolved to:

- (1) Receives the written and verbal submissions.
- (2) Thanks all submitters and presenters for addressing the Committee in support of their written responses.
- (3) Provides a report to the Council Meeting to be held later in 2018 as part of Council's deliberations in considering whether to lease the land for the purpose of Affordable Housing, prepared by Officers on its behalf and which includes a summary of the submissions received and heard.

This report responds to points (1) and (2) of Council's resolution on 12 June 2018, when Council resolved to:

- (1) Commence the statutory procedures under sections 190 and 223 of the Local Government Act 1989 ("the Act") to lease (at a nominal cost) the land at 52-60 Townhall Avenue, Preston (any lease would contain conditions requiring public car parking to be retained on site);
- (2) In addition to, and concurrently with, the statutory procedures, undertake community consultation to investigate the disposal of the land; and
- (3) Commence an Expression of Interest process to identify a suitable tenant for the site (subject to the outcome of the statutory process), such tenant to be a registered housing association or a charitable organisation capable of delivering affordable housing on the site.
- (4) Continue its advocacy to State Government to increase the number of public and social housing dwellings in Darebin, including through potential partnerships.
- (5) Authorise the Chief Executive Officer or delegate, on Council's behalf, to negotiate, finalise and enter into a Memorandum of Understanding with the Lord Mayor's Charitable Foundation, which outlines (among other things):
 - a) LMCF's agreement to contribute \$1 million to a tenant identified by Council to assist in the development of an affordable housing project on the land, subject to meeting LMCF's criteria and to their final approval.
 - b) That the MOU does not pre-determine Council's decision in regards to lease of its land.
- (6) Officers report back on the three other social housing projects at the August Council meeting.

COMMUNICATIONS AND ENGAGEMENT

Consultation

A key purpose of this report is to provide an analysis and summary of the consultation outcomes. A summary of the consultation findings can be found in the discussion section of this report and a detailed overview of the communications and engagement activities undertaken is included in **Appendix A**.

Consultation process

The consultation process took place from 25 June to 26 July 2018. A summary of consultation activities is included in **Appendix A.** The proposal generated significant community interest throughout this process, and two media articles were published in both local and metropolitan outlets (refer **Appendix C**). A flyer was circulated in opposition to the development, and was placed on street trees and car bonnets in the streets surrounding the site.

A total of three hundred and nine submissions were received through the consultation process. Of the submissions received, 39 per cent of submissions supported Council's proposal, while 61 per cent did not. Detailed analysis of the submissions is included in **Appendix A**, and investigation into and advice on the common themes is included in the Discussion section below. **Appendix B** sets out all submissions and includes a proposed response to each submission. Personal and identifying information has been removed from submissions.

A Hearing of Submissions was held on 20 August 2018. Forty-six people nominated to be heard at the hearing. Fifteen people spoke on the night.

Councillors have received full copies of all submissions.

Use of terminology

As noted above, the terms "Affordable Housing", "Public Housing", "Community Housing" and "Social Housing" are overlapping and are often confused, both within the sector and the broader community. The consultation process highlighted this. Officers have sought to address misunderstanding regarding these terms; however, there are lessons for Council in clearly communicating the differences between these housing forms.

Internal and expert consultation

The following internal units have been consulted in preparing this briefing paper:

- Transport Strategy
- Transport Engineering
- Public Places
- Community Wellbeing
- Equity and diversity
- Strategic Property Management
- Statutory Planning

Communications

A communication and engagement plan was developed to support the notification and community engagement process. An overview of activities and key messages is included in **Appendix A.**

Those who made a submission were advised of the date that Council would consider the matter. It is noted that some submitters did not provide contact information, and therefore could not be informed of Council's consideration of the matter.

ANALYSIS

Alignment to Council Plan / Council policy

Goal 3 - A liveable city

Within Goal 3 is the action to collaborate with the Victorian Government to plan high-quality public housing and examine opportunities for social housing to be provided on Council owned land.

The project is also aligned to *Responding to Housing Stress a Local Action Plan 2013-2017* and the 2018/19 Council Action Plan.

Environmental Sustainability Considerations

High standards of Environmentally Sustainable Design would be required through any future EOI process. This provides an environmental benefit as well and reducing the utility bills for low income households within any development.

Equity, Inclusion and Wellbeing Considerations

Access to safe, secure housing is a significant consideration in equity and inclusion. Currently, only 1.9 per cent of rental housing is affordable to those on Centrelink payments. There is significant demand for affordable housing in Darebin. Allowing Council-owned land to be used for affordable housing can help address this need, and can improve the wellbeing of people in low income households.

It is important that community engagement outcomes are also considered through the lens of equity, inclusion and wellbeing. There was limited engagement in the process by those who would be the most likely beneficiaries of such a proposal. The findings in **Appendix A** indicate that certain groups were over and under-represented in the consultation process.

It is important that those groups not represented in the consultation outcomes are considered in decision making. **Appendix A** provides further commentary regarding this.

Cultural Considerations

Any development of affordable housing on Council-owned land should have regard to the cultural diversity and cultural needs of the Darebin community.

Economic Development Considerations

The use of Council-owned land can enable low income workers to live close to where they work. This reduces the time and cost of travel to work and means they have more funds available for economic participation in the local community.

Financial and Resource Implications

Progressing this project is being managed by Council officers and has been provided for in the 2018-19 operating budget.

Legal and Risk Implications

Potential contamination

A Phase 1 Environmental Site Assessment has been undertake for the site in 2018 and indicates that there is low risk of contamination. There is no evidence that has been found to date that indicates the site has accommodated potentially contaminating uses. A copy of the assessment will be provided to a prospective tenant and Council will seek to negotiate an appropriate allocation of responsibility for contamination in any lease.

Statutory obligations

The decision making process is prescribed in the *Local Government Act 1989*, which includes a number of particular steps including hearing submissions. Council is required to consider the submissions in its decision about whether to lease the land.

The fact that Council has been working with LMCF to ensure there would be funding should Council decide to progress with a lease of the land does not suggest in any way that Council has already made a decision. Council has communicated clearly that it is unable to confirm whether or not it will decide to lease the land.

Financial viability of the proposed development

As affordable housing is subsidised, the amount of profit that is generated from developments is reduced, or in most cases, non-existent. Affordable housing developments generally require both funding and financing to be viable. Even with the potential contribution of Council's land and \$1 million in funding (from the LMCF), any proposed development is likely to need other sources of funding and financing.

Funding available for affordable housing is limited, and has been for many years. The State Government has initiated a Social Housing Growth Fund, from which potential affordable housing developers could apply for funds.

As, at this stage, there is no confirmed funding source, the financial viability of the development cannot be guaranteed.

DISCUSSION

Consideration of Submissions

The statutory notification and submission process for considering whether to lease the land at 52-60 Townhall Avenue is complete and the submissions are now presented to Council for consideration. Council must consider submissions in making its decision on whether to lease the land, in accordance with Section 223 of the Act.

The consultation process generated significant community interest, and 309 submissions were received by Council. The high volume of submissions generally reflects a high level of interest and strong sentiment. Of the submissions received, 39 per cent supported Council's proposal, while 61 per cent did not. The proportion of submissions that supported this proposal is much higher than similar proposals: in analysis of nine community housing proposals across Melbourne, only two received a small number of supportive submissions².

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² Based on analysis of information in Press, M 2009, Community Engagement and Community Housing: Lessons and practical strategies for Local Government for responding to contested community housing proposals, report prepared for the City of Port Phillip

Some groups are over and under-represented in the consultation outcomes. The groups who were over-represented owned their home outright and were aged above 35. Private rental tenants, social housing tenants, and those aged under 34 were found to be under-represented. Further exploration of this is included in **Appendix A**.

Officers have analysed the most prominent issues raised in submissions. The submissions, in general, raise issues that are fairly typical of development in general, and affordable housing in particular³. Car parking is consistently raised as an issue within objections to planning permit applications, as are concerns relating to visual bulk, neighbourhood character and amenity.

Support for affordable housing

Of the submissions received, 39 per cent were supportive of the proposal. These submissions highlighted the need for affordable housing, the rising house and rental prices in Darebin, and the importance of diversity and inclusion in the municipality. Others highlighted that the site is currently under-utilised, and was an appropriate location for affordable housing. A number of submissions emphasised the importance of high quality design and environmental sustainability in any future development.

Approximately 5 per cent of respondents that did not support this proposal were supportive of affordable housing in general. In addition, the most common issue that was identified in the written responses (that is, in responses to the question "Can you please explain your answer?") was support for affordable housing. This highlights that there is a diversity of opinion toward affordable housing among those that were not supportive of this proposal.

As noted above, the level of support for this proposal is higher than for other community housing proposals in Melbourne⁴.

Car parking

A frequent issue raised in submissions was the impact that the proposal would have on car parking in the area. Submitters highlighted that existing car parking provision was not adequate, that it is difficult to find car parks in proximity to their homes, or in some cases to access their houses due to tight parking in the street, and that the development would exacerbate this problem.

Council Officer Response

Council is aware that there are existing parking pressures within the Preston precinct and surrounding area. There is high demand for on-street car parking during weekdays, generated by a wide range of uses. This includes people visiting Council owned facilities, shopping at Preston Market, and local workers parking in Townhall Avenue. Council acknowledges that the opening of Preston High School in 2019 will necessitate improvements to management of car parking in the precinct.

A core element of the proposal is to retain public car parking on the site. Any development of the site would need to provide car parking for new residents as required by the planning scheme. Council would assess this in due course when the tenant applies for a planning permit application. In addition, it is a requirement of the Darebin Planning Scheme that an Integrated Transport Plan be submitted with a planning permit application at this site.

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³ Davison, G., Legacy, C., Liu, E., Han, H., Phibbs, P., Nouwelant, R., Darcy, M. and Piracha, A. (2013) Understanding and addressing community opposition to affordable housing development, AHURI Final Report No. 211, Australian Housing and Urban Research Institute Limited, Melbourne, https://www.ahuri.edu.au/research/final-reports/211.

⁴ Press, M 2009, Community Engagement and Community Housing: Lessons and practical strategies for Local Government for responding to contested community housing proposals, report prepared for the City of Port Phillip

Council has, in issuing permits for other community housing developments, granted car parking reductions based on empirical evidence of resident car ownership and transport behaviours in the vicinity. Residents of this development would not be eligible for on-street residential parking permits and therefore would not be able to park in any restricted areas.

Officers undertook a survey of off-street car parking occupancy over one week in September 2018. The survey found that the occupancy rates of the off street car parks on Townhall Avenue and Kelvin Grove ranged between 95 and 100 per cent. Best practice in transport and car parking management indicates that an occupancy rate of 85 per cent is ideal⁵. The high occupancy rate at Townhall Avenue, community feedback and data collected suggests that changes to parking management in the area are warranted.

Council has started work to understand how to best manage demand and supply of car parking across Darebin, including this precinct. Following consultation and precinct-wide planning for the best outcome and approach, parking management changes are expected to be introduced in Preston and this would be before any construction at this site.

Work in progress to help better manage parking includes:

- Monitoring and recording parking availability (and lack of availability) for on-street and off-street car parking throughout high-demand areas of the city. Data for the Preston precinct will be collected before the end of 2018.
- Development of a Parking Strategy, which will establish guidance for management of car parking throughout the municipality, including in areas surrounding activity centres.
 The Parking Strategy will be informed by the occupancy data, best practice and extensive community engagement
- Review of residential parking permit policy.

Measures that may be included in future parking management for the precinct are likely to be based on several key principles that Council has utilised in previous precinct parking studies, namely:

- Shorter restrictions (1hr or less) should be used for core shopping areas, with longer restrictions (2-3hrs) in surrounding streets. Shorter restrictions create more parking turnover, resulting in greater parking availability for those wanting to access shops and services. Those spending longer in the area will need to park further away if choosing to bring their car.
- Parking spaces within at least a five minute walk from the core shopping area should have time-based parking restrictions, to best use our valuable community resource.
- Local community access, the viability of local businesses, and amenity for local residents need to be balanced when managing parking.

Recommendation: Ensure that car parking demand for the precinct is investigated and parking management measures are introduced, as appropriate, before any future construction commences.

Development character

A number of submissions raised issues relating to the built form of any future development. These included concerns regarding scale, form, height and amenity impacts. Concerns were raised regarding the impact of a high density development on the existing low-scale area.

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⁵ de Vos, D. and van Ommeren, J., 2018. Parking occupancy and external walking costs in residential parking areas. Journal of Transport Economics and Policy (JTEP), 52(3), pp.221-238.

Council Officer response

This part of Preston is a commercial area where both State and local planning policies seek to encourage population growth. To ensure that people have access to public transport, services, jobs and can participate in community life, there is clear evidence that population growth is best located in established activity centres, like Preston. Increasing population within the city also can reduce pressure on biodiversity and agricultural land at the city fringes.

The current planning controls for the site were introduced in 2010 and these controls were informed by the *Preston Central Structure Plan 2006*. The controls establish, amongst other things, a preferred height limit of five storeys at the site. The development of the *Preston Central Structure Plan 2006* and the planning scheme amendment that introduced these controls underwent community consultation, and the merits of the controls and the development potential of the site were considered at that time. No changes to the planning scheme or planning controls are being considered as part of this proposal, and are not considered necessary.

While details of any future development and its design are not known, Council would anticipate a building of five storeys, which is what the planning scheme currently prefers at this site, and many others nearby.

Council would want to ensure that any development of the site would be of a high quality, responsive to the site context and constraints, and provide a high standard of amenity for both existing and future residents. Council would seek a high standard of environmental performance for any proposed building. Council would also seek to ensure that any development responds to any overlooking and security issues with regard to the adjoining Police Station.

Recommendation: ensure that any proposed development provides a high quality, environmentally sustainable design that is integrated with and responds to its surroundings, and fosters a sense of community both within the development and the broader community.

Devaluation of property surrounding the site

Concern over the potential impact of an affordable housing development on existing property values was common. This was the third most common theme within non-supportive submissions. This is a commonly raised issue in objections to affordable housing in Australia⁶.

Council Officer response

There is little evidence to suggest that affordable housing developments impact negatively on the values of surrounding properties. A 2013 study undertook modelling of property values surrounding affordable housing developments. In the first model, the development was found to have a positive impact on property values; in the second, it was found to have a negative impact. In both cases, the impact was minimal, and the research concludes that the impact of affordable housing developments are likely to be outweighed by other factors. These findings reflect those of similar studies undertaken both in Australia and overseas⁸.

⁶ Davison, G., Legacy, C., Liu, E., Han, H., Phibbs, P., Nouwelant, R., Darcy, M. and Piracha, A. (2013) Understanding and addressing community opposition to affordable housing development, AHURI Final Report No. 211, Australian Housing and Urban Research Institute Limited, Melbourne, https://www.ahuri.edu.au/research/final-reports/211.

⁷ Ibid.

⁸ Ibid.

Recommendation: no action is recommended in response to this issue.

Crime and safety

Many submitters raised concerns regarding the potential increase in crime and decrease in safety that could result from the proposed use of the land for affordable housing. Submitters feared that their level of safety would diminish, and that future residents of any affordable housing development would contribute to increased crime in the area.

Council Officer response

There is little evidence to support the concern that a new affordable housing development impacts on rates of crime in a particular area. Evidence from the USA suggests that affordable housing reduces crime rates in low income neighbourhoods⁹, and has no impact on rates of crime in high and middle income neighbourhoods 10. In some cases, such developments provided for increases in safety¹¹.

There has, historically, been evidence of increased crime rates in areas with a high concentration of public housing¹². However, that is a substantially different case and context to the current proposal, and, as noted above, there is little evidence to support the concern that new affordable housing developments cause an increase in crime.

In addition, in Australia, housing associations have obligations under the Residential Tenancies Act to ensure that the privacy, peace and quiet enjoyment of neighbouring residents are not affected by tenants and their visitors¹³. Post occupancy surveys of residents neighbouring affordable housing developments in Australia indicate that the majority of residents notice little or no impact from the development¹⁴.

Finally, Council is committed to ensuring that Darebin is an inclusive and accepting municipality. As has been noted above, residents of public housing and other forms of affordable housing suffer both material disadvantage and stigmatisation¹⁵. Council actively supports residents of public and community housing, and works to ensure that people from all backgrounds are welcomed and supported by our community. Were the development to proceed, the future residents would be valued members of the Darebin community, as all residents are.

Recommendation: no action is recommended in response to this issue.

Alternative use/development of the site proposed

A number of submissions suggested alternative uses for the site, including open space, car parking, commercial spaces or community facilities.

⁹ Albright, L., Derickson, E. S., & Massey, D. S. (2013). Do Affordable Housing Projects Harm Suburban Communities? Crime,

Property Values, and Taxes in Mount Laurel, NJ. City & Community, (2), 89.

Diamond, R., & McQuade, T. (2016). Who wants affordable housing in their backyard? An equilibrium analysis of low income property development. Stanford GSB, available at https://web.stanford.edu/~diamondr/LIHTC_spillovers.pdf

Keri-Nicole Dillman, Keren Mertens Horn & Ann Verrilli (2017) The What, Where, and When of Place-Based Housing Policy's Neighborhood Effects, Housing Policy Debate, 27:2, 282-305, p.289

Weatherburn, D, Lind, B, Ku, S (1999), "Hotbeds of Crime?" Crime and Public Housing in Urban Sydney, Crime and Delinquency, vol. 45, issue 2, pp. 256-271 ¹³ Press, M 2009, Community Engagement and Community Housing: Lessons and practical strategies for Local Government for

responding to contested community housing proposals, report prepared for the City of Port Phillip 14 Ibid. And Davidson et al 2013

¹⁵ Palmer, A, Ziersch, A, Arthurson, K and Baum, F 2004, Challenging the stigma of public housing: preliminary findings from a qualitative study in South Australia, Urban Policy and Research, Volume 22, Issue 4, pp. 411-426

Council officer response

The site has been identified as suitable for residential development through the *Preston Central Structure Plan 2006*. The merits of the use of the site for residential purposes were considered at that time. It is not considered necessary, or within the scope of this proposal, to review whether the site is an appropriate location for residential development.

With regard to the particular uses that were suggested for the site, officers note the following:

- Council is preparing a new Open Space Strategy that will consider open space needs across the municipality.
- Car parking is proposed to be retained on the site.
- Additional commercial space is being considered through the review of the Preston Market planning controls and through work to update the *Preston Central Structure* Plan.

Recommendation: no action is recommended in response to this issue.

Access via the site to the right of way (laneway)

A number of submitters raised concerns regarding the access to the right of way between Roseberry Avenue and Townhall Avenue. Currently, residents access this via the site, or an entryway on the eastern end of the block. There was concern that the western access point would be closed or restricted by any proposed development.

Council Officer Response

The car park site is affected by a carriageway easement, which is in favour of the Secretary to the Department of Sustainability and Environment and provides access to the adjoining site. It does not appear that residents of Townhall Avenue and Roseberry Avenue accessing the right of way are beneficiaries of this easement.

An analysis of the street and surrounding area indicates the following:

- Of the 27 properties fronting Townhall Avenue, 10 properties have sole access from the right of way. Of the 25 properties fronting Roseberry Avenue, five properties have sole access from the right of way. A total of 15 properties have sole access via the right of way.
- There are four bays along the laneway that allow for vehicles to pass one another.
- The right of way between Roseberry Avenue and Murray Road, and Townhall Avenue and Gower Street (to the north and south of Townhall Avenue) both have two points of access.

Generally, it is Council's preference that access to new developments be provided from a rear laneway and that any existing crossovers to the street frontage be reinstated to kerb and channel.

As the land is affected by an easement, any future development would need to ensure access through the site is unimpeded. It is recommended that access to the right of way through the site be retained, to facilitate vehicle movement and the orderly development of the area.

Recommendation: retain access to the right of way through the subject site.

Disrespectful language

Some submissions (around 10 per cent) used language or raised issues that have been considered defamatory or disrespectful, and Council wishes to address this. Some submissions labelled particular people or groups as 'undesirable' or 'the wrong kind of people'. Labelling people and groups in this way is degrading and not respectful of their human dignity.

Residents of public housing, and other forms of affordable housing, not only suffer material disadvantage, but also the stigmatisation and stereotyping of their experiences by others in the community¹⁶. There are more than 2,400 social housing households in Darebin. Each of these is valued, respected, and has their own story. Council has a duty to uphold the right of everyone to be protected from inhuman or degrading treatment, and actively opposes the labelling of such groups and individuals in a way that is disrespectful or defamatory.

Overall comment on submissions and the proposal

As has been demonstrated above, some of the issues raised in submissions are not expected to occur in practice. There is little evidence to support concerns that affordable housing developments impact negatively upon property values or rates of crime.

For those issues where evidence confirms they are likely to impact the community, it is recommended Council take action to address these, through this proposal or through other work. Council acknowledges the problems associated with car parking in the precinct, and will seek to address this. It is recommended that a high quality building design that responds to its context be required.

Officers note that concerns about the expected height and scale of the development, at around five stories, and the use of the land for housing, were considered at the time the current planning controls were established in 2010 and it is not proposed to revisit this.

Notwithstanding the fact that officers recommend Council commit to addressing the issues raised in submissions where there is evidence to do so, it is important that the overall impact of the proposal is considered against the benefit it would create. This is discussed further below.

This proposal, if realised, would provide secure and affordable housing for those on low incomes. Home ownership is a critical element of the social and economic functioning of Australian society, and is increasingly difficult to attain. In Melbourne, rates of home ownership have fallen at twice the national average over the past 25 years¹⁷. The median house price in Darebin reached \$1 million in 2018¹⁸. Low income households are disproportionally impacted by rising house prices.

As house prices rise, increasing numbers of people, particularly those on low and very low incomes, are unable to enter the property market, and rely on private rental housing. In Darebin, 1.9 per cent of private rental stock is affordable to very low income earners¹⁹. Submitters who were private or social renters were overwhelmingly supportive of Council's proposal (see **Appendix A**).

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¹⁶ Palmer, A, Ziersch, A, Arthurson, K and Baum, F 2004, Challenging the stigma of public housing: preliminary findings from a qualitative study in South Australia, Urban Policy and Research, Volume 22, Issue 4, pp. 411-426

¹⁷ Mares, P 2018, *No Place Like Home: Repairing Australia's Housing Crisis*, The Text Publishing Company, Melbourne ¹⁸ Valuer-General Victoria 2018, A Guide to Property Values: annual data and analysis from Valuer-General Victoria 2017, Victorian State Government, Melbourne, available at https://www.propertyandlandtitles.vic.gov.au / __data/assets/pdf_file //0012/54210/Aguideto-PropertyValues2017.pdf

¹⁹ Department of Health and Human Services 2018, Rental Report, available at https://www.dhhs.vic.gov.au/publications/rental-report

Demand for affordable rental housing adds to demand for government-subsidised housing. There are more than 80,000 people, including 20,000 children, on the waiting list for social housing in Victoria²⁰. In Darebin, this figure is close to 6,000²¹. There are approximately 972 people that are homeless in Darebin²².

Many commentators, and Council, believe housing in Australia is at a crisis point²³. All levels of government must take action to address declining housing affordability and the severe undersupply of affordable housing.

The scale of the housing problem is far beyond the scale of this proposal. However, it is a small step toward ensuring that there is more affordable housing in Darebin. The benefits the proposal would create, specifically its contribution to secure and affordable housing for low income earners, are considered to outweigh its negative impacts.

Recommendation: resolve to enter into a lease with a tenant (being either a registered housing association or other charitable organisation capable of delivering and managing affordable housing on the site) to be identified through an EOI process.

OPTIONS FOR CONSIDERATION

There are three main options to progress this matter, as outlined below.

Option 1: Proceed with leasing of the land and identifying a suitable tenant (recommended)

- Council would then conduct an Expression of Interest (EOI) campaign to identify a suitably qualified tenant to develop and manage the site, as discussed above.
- The EOI process would test what the market is able to deliver, within the constraints of the site, and in terms of affordability, ESD, open space, design quality and innovation.

No further consultation is proposed under this option (except for writing to submitters after the Council decision). The next opportunity for adjoining residents to be involved in the process is when (and if) a planning permit application is notified. Under the current zoning, there are no third party appeal rights if the development is in accordance with the requirements of the zone schedule and Incorporated Plan. This means that, while Council must consider the issues raised in any objections, those objectors do not have the right to appeal Council's decision.

The following timeframes are expected if this option is progressed:

- November 2018 mid-2019: Undertake EOI process
- Mid-2019: Council decision on preferred tenant
- From mid-2019: negotiation of lease terms and details of development

²⁰ Parliament of Victoria Legal and Social Issues Committee 2018, Inquiry into the Public Housing Renewal Program, available https://www.parliament.vic.gov.au/images/stories/committees /SCLSI/Public Housing Renewal Program/LSIC 58-

¹¹ PHRP Text WEB.pdf
21 Based on demand for approximately 3000 dwellings.

Australian Bureau of Statistics 2016, Census of Population and Housing, Catalogue 2049.0, available at http://www.abs.gov.au/AUSSTATS/abs@.nsf/mf/2049.0

Mares, P 2018, No Place Like Home: Repairing Australia's Housing Crisis, The Text Publishing Company, Melbourne

Option 2: Undertake further investigation and community engagement

Council may wish to undertake further investigation of the issues raised and further consultation. This would provide an opportunity to further investigate issues emerging through the consultation, and to also engage with groups that were under-represented through the consultation process (as documented in **Appendix A**).

Council may wish to undertake further investigation of car parking and traffic congestion in the area, and may use a further community engagement process to establish built form principles for the site (noting that the planning scheme controls establish preferred heights and other requirements). However, the scope of such an exercise may not be sufficient to address the concerns raised in some submissions (e.g. those that called for reduced heights, alternative uses etc.).

If this were to take place, it is recommended that a consultant be engaged to conduct any face-to-face sessions with community members. This creates a degree of independence and separation, and has proved to be an effective approach to consultation on other projects. Budget for this work has not been allocated for this financial year.

The following timeframes are expected if this option is progressed:

- November December 2018: further investigation of issues and community consultation (noting that consulting in mid-late December is not advisable)
- February/March 2019: subsequent Council decision
- March September 2019: EOI process
- Late 2019: Council decision on preferred tenant

Option 3: Abandon the proposal

Council may choose to not proceed with offering the land on a lease.

Council could, in future, explore the use of the site for this or other purposes. Alternatively, Council may choose to explore alternative sites for an affordable housing development.

IMPLEMENTATION STRATEGY

Details

- Should Council decide to proceed with offering the land for lease, Council officers will
 engage a consultant to assist in the development of the EOI and the management of
 the EOI process.
- The EOI document would be signed off by the Executive Management Team.
- The decision regarding the selection of the tenant would be made by Council.

Communication

- Write to all submitters advising them of Council's decision, and the reasons for Council's decision, in accordance with Section 223(d)(ii) of the Act.
- Issue a media release of Council's decision.
- Commence an EOI process and invite submissions from selected organisations.
- Provide submitters with updates on the proposal process.

Timeline

Timelines for each option are outlined above.

RELATED DOCUMENTS

- Darebin Housing Strategy 2013- 2033
- Responding to Housing Stress A Local Action Plan 2013-2017

Attachments

- Copies of all submissions and proposed responses (Appendix A) &
- Media coverage of the proposal (Appendix B)
- Consultation Outcomes Report (Appendix C) J
- Confidential information (Appendix D) 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.

Appendix B - Response to Submissions

Sub#	Y/N	Can you please explain your answer?	Is there anything that Council could	Response
			change that would gain your support?	
1	Yes	We need more affordable housing in this area. Many tenants are under rental stress, paying more than 30% of their income		Noted.
		in rent. Any increase in affordable housing is greatly needed to assist those in need.		
2	Yes	Due to the length of this response, it is included in a separate page at the end of this attachment.		Noted.
				The planning controls specify a preferred height of five
				storeys for the site. These were established in 2010
				following a consultation process, and are not proposed to
_				be changed.
3	Yes	My answer is a yes and no, but mostly a yes. I think long term leasing has a number of issues as it is often handed down		Noted.
		within families/friends and is very hard to regulate. Another option to consider is the Nightingale model		If the proposal proceeds, the leasing arrangements would
		http://nightingalehousing.org/model/		be managed by a housing association.
				The Nightingale model, though laudable, is not considered "Affordable Housing" for the purpose of this project.
				Altordable Housing for the purpose of this project.
4	Yes	What does this mean? Who will lease the land and supply the affordable housing. There needs to be more information about		Unable to contact submitter to respond to guestions -
		how this can and will occur. I fully support social and affordable housing but there are many many ways this can occur. More		details not provided.
		information required.		If it proceeds, Council would seek to identify a housing
				association to develop and manage the housing.
5	Yes	Affordable housing is a very important issue and council should do all it can to support more.		Noted.
<u></u>			On the Book of the latest	The state of the s
6	No	The area is prime real estate property. You will lower the value of neighbouring properties with housing commission. Sell it off and lower rates. Look after your residents that pay rates.	Stop turning the Darebin suburbs into slums. The quality of residents has	There is limited evidence to suggest that Affordable
		off and lower rates. Look after your residents that pay rates.	diminished in the almost 50 years I've	Housing developments impact negatively on property values of surrounding properties.
			lived here. My parents were disgusted	Darebin is experiencing significant population growth and
			with how the suburb changed from	Council encouarges increased density in locations that are
				accessible and well-serviced by public transport.
			And if you are a Green Council stop	
			wood fired heating. The suburbs are	
			stinking, people burn their rubbish like	
			they did in days of old with an	
			incenerator.	
7	Yes	Affordable and accessible housing would be an asset for the local marginalised and disabled community, proving them with		Noted.
		actual options to live everyday and typical functional lives. With the introduction of the NDIS Specialist Affordable		Council will explore funding options through the NDIS.
		Accommodation, this provides Darebin Council with the opportunity to be pioneers in the field and provide housing for marginalised and disabled young people to move out of nursing homes and live more fulfilling and functional, typical of their		
		marginalised and disabled young people to move out of nursing nomes and live more fulfilling and functional, typical of their peers.		
8	No	I think the sentiment is very nice but Istro fly believe that council land in this area should be left open access for everyone in	Find another site to lease that is not in a	The site would continue to provide public car parking, if the
		darebin	largely used community hub.	proposal proceeds.
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9	No	too many houses ; huge traffic congestion	1) make more wider roads 2) change the	Darebin is experiencing significant population growth and
			old rubbish collection principles (1990	Council encourages increased density in locations that are
			systems) council uses- some areas you	accessible and well-serviced by public transport.
			cant keep bins far apart for collection	Council acknowledges that there is significant demand for
			and also not be able to find a place to	car parking in the area and will address this through
			put your bin for collection due to large	forthcoming policy and strategic work
			number of street parked vehicles.	
10	Yes	We need to ensure Darebin remains inclusive. We still need pod design though it shouldn't be a developer free for all.		Noted.
				A developer team would be selected through a competitive
				process.
11	Yes	Managing housing by a organisation that both has the land to use and not the need to generate the biggest profit works well		Noted.
		for people in need of housing		
12	No	Our area has way to much congestion as it is and Council has done nothing to slow it down and now you lot want to build	Leave the space alone, work with	Council is working with developers to encourage the supply
		even more (and effectively a Housing Commission under a different name)		of Affordable Housing in large developments.
			of their buildings to Commission House	Council also wishes to explore use of its own assets for this
			Projects	purpose.
				Council acknowledges that there is significant demand for
				car parking in the area and will address this through
				forthcoming policy and strategic work
13	No	Although I understand the need for affordable housing I strongly disagree with this location. As a resident of XXX I am	No. I do not agree with this proposal site	The site would continue to provide public car parking, if the
		extremely concerned with the amount of traffic and limited parking space we already have in this street. The street has	at all.	proposal proceeds.
		already became basically one way with the amount of build up and street parking. It is becoming quite dangerous and I fear it		Council acknowledges that there is significant demand for
		is only a matter of time become a serious accident occurrs. This parking space as it stands takes some pressure off of the		car parking in the area and will address this through
		street parking as it stands. I'm also concerned with the breach of security this would cause to the Police Station. Due to the		forthcoming policy and strategic work
		fact this site shares a fence with the police station anything higher than a single story would look directly into the police		There is limited evidence to suggest that Affordable
		station and provide easy access for anyone wishing to target or hold surveillance of the police. I'm concerned this proposed		Housing developments impact negatively on property
		development will also bring down the value of houses in the area if this site turns into like so many other unsightly,		values of surrounding properties.
		vandalized, dumping areas that other housing sites have turned into. There must be a much more suitable site location with		Council takes the security of Victoria Police very seriously
		a lot more area and less impact caused to the current residents.		and would seek to address any security concerns.
14	Yes	I support the increase in public housing but all the sites proposed must provide for parking for both residents and also		Noted.
		provide a separate public car park and also provide support services nearby for the public housing residents. In addition the		The site would continue to provide public car parking, if the
		housing must be for public housing tenants not for social housing which is a different category of tenant . The Lessee's must		proposal proceeds.
		have strong KPI's to meet to ensure the maintenance of the site is upheld and there are contact number made public on the		Car parking for any future development would be assessed
		sites for complaints and for help for the residents .	l .	through a planning permit application.
				Housing associations are regulated by the Housing Registrar
				and must meet particular requirements.
		The world for off color by the boundary of the control and collins of the Control by the description of the boundary of the bo		Noted
15	Yes	The need for affordable housing are widely accepted and outlined in Council's supporting documents. I support the lease of		Noted.
		Council land because of the control over the project for it to proceed within Council guidelines and ambitions for residents. A		
		lease is preferable to sale because it will maintaining an asset (land) and ensure that the use meets an objective (affordable		
		housing).		

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26 Yes	Carrive in our area.		N/A
25 Yes	Darebin should remain an inclusive place to live. I think public housing is a good way to make sure a diverse range of people can live in our area.		Noted.
24 No	Preston needs more parking - not less! it's currently a nightmare and building more housing will only exacerbate the problem. I can't believe this is even being discussed.	No	The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work
23 Yes	Melbourne housing can be unaffordable, especially for people with low incomes. This initiative will demonstrate leadership, hopefully encouraging other councils to follow.		Noted.
22 Yes	I am wholly supportive of any move by the Council to increase the availability of truly affordable housing. However I believe any development that occurs on this, or any site in Darebin, should not simply house people in bland beige boxes, but be high quality, sustainable and designed to foster a sense of safety and community for its residents. I have lived in Darebin for 15 years and over that time have seen increasing levels of ugly, unsustainable and poorly performing developments in our suburbs. I have little faith in the planning process that has allowed these developments to be built.		Noted. Council would require any development on the site to be high quality.
21 Yes	This allow middle-class families like us to afford house in Victoria as well. Darebin decision on providing housing land can make our dream of owning a house in australia true. Thanks in advance - we would try to prove our eligibility to build the house on our cost.		Noted.
20 Yes	Everybody should have the opportunity to have a safe home to live in - this will give that opportunity to a few more people :) Also I am sure there will be more demand for close, affordable housing with the high school opening up nearby soon.		Noted.
19 No	Crime is already an issue in the area and I fear this kind of housing will only lead to more.	No	There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime.
18 Yes	everyone should be able to have a home and be able to afford one		Noted.
17 Yes	I think it's important for affordable housing in areas with good access to public transport and other amenities.		Noted.
16 10	Townhall and library all attract an extensive amount of traffic to the location and creating another structure on that site is nonsensical to me. Further to this I don't support the placement of an "affordable housing" project right in the centre of the suburb. There are many other locations that would be better suited. Why council believes adding more congestion is a solution is beyond me and one I categorically don't support. I've seen the area grow and change over the 40 years I've lived there and have no appetite for seeing more high rise and quite frankly aesthetically unappealing buildings go up let alone one that is also going to be at the bottom of my street. The last thing that I would like to submit for your consideration is that I only found about this from a neighbour that was walking past me and decide to seek my opinion. He had surveyed the people in the street that we know collectively and only two people had received the notices. If you can always get my rate notice to me how is it that you can't get me a letter notifying me of a proposed building that will impact on me and my family. I normally support progress and I am all for social justice but this site is not the place for it.	nothing that can be done to the plan as	Council encouarges increased density in locations that are accessible and well-serviced by public transport. The site is within the Priority Development Zone, where high density development is encouraged. This zone has been in place since 2010. Council would require any development on the site to be high quality. Council encouarges Affordable Housing in areas that are accessible and well-serviced. Letters were sent to owners and occupiers within a 500 metre radius of the site.
16 No	I object to the proposal on the basis that this specific area is already overcrowded and extremely busy. The police station,	Not in relation to this matter. There is	Darebin is experiencing significant population growth and

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27	No	I am writing writing for (and with the permission of) my parents XXXX who reside at XXXXX Preston. The reasons for their concern is twofold. 1. In essence this is a narrow and very quiet residential street. However, with the demand for the use of businesses in High St and The Preston Market, many non-residents park in the street every single day. Full days on the odd side where there are no parking restrictions and on the even side where parking is restricted to two hours many drivers often overstay this time limit. Where are the vehicles that currently use the proposed site going to park if this proposal is successful? Where will the new residents of the proposed site be able to park? The parking situation is already untenable so this proposal will only further exacerbate the traffic problem. As a visitor I and other guests have often had to park many houses away from my parents home. 2. All homes on the entire street are no more than 2 stories high. The proposal states that the housing may in fact be approved as high as 5 stories. In effect this creates 'ghetto' like commission flats. History shows that this type of housing is rife with drug use and other criminal and social issues.	My parents appreciate the need for mixed housing. With this in mind they would be amenable to housing consisting of no more than 2 stories which would fit into the 'fabric and feel' of the street, however anything higher than this would be vehemently opposed for the reasons already addressed above.	The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. Council would seek to ensure any development of the site integrates with and responds to the surrounding area. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime.
28	Yes	Providing more affordable housing in a way that is integrated with the broader community is essential for building a more equitable and functional society.		Noted.
29	No	Due to value of the property in Preston.	No to go ahead with the Project RSTownhall9/7/18#1	There is limited evidence to suggest that Affordable Housing developments impact negatively on property values in the surrounding properties.
30	No	I think it will another development of overcrowding and not enough car spaces to accommodate the residents. The idea of the development stepping down to neighbouring residential properties is concerning. Maybe council can look into an area that is more appropriate for affordable housing.	No, I feel very strong as do my neighbours and wider community that I have spoken to. RSTownhall9/7/18#2	The site would continue to provide public car parking, if the proposal proceeds.
_	No	N/A	N/A RSTownhall9/7/18#3	N/A
	No	The whole suburb is filled with affordable housing and the prices of homes in the area are totally unaffordable. I propose doing a play centre for children in the area as there are not even 1 in Preston for children or a disability centre to help those in need. Not making the area more unsafe than it already is.	Yes making it a play/childcare centre affordable for parent's to pay. RSTownhall9/7/18#4	There is significant demand for Affordable Housing in Darebin. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. Darebin Child Care and Kindergarten is located at 260 Gower Street, on the same block as the subject site.
	Yes	I believe in supporting a diverse community and people in need. But I am also concerned about overdevelopment. So my support would be conditional on appropriate public parking (no fees) still available, and not building too many units on site. I would like to see greater development of green space as part of the development. And adequate precautions for public safety. Would not support if there was no public parking, or too many units on the site - overcrowding, parking issues, social issues RSTownhall9/7/18#5 I agree - we want people of all incomes and backgrounds to be able to afford to live in our municipality. RSTownhall9/7/18#6		The site would continue to provide public car parking, if the proposal proceeds. Detailed design of any development, including open space, would be considered at a future stage. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. Noted.
35	No	It should be used for ratepayers purposes.	No RSTownhall9/7/18#7	Noted.
36	Yes	There is a need for affordable housing. RSTownhall9/7/18#8		Noted.
37	No	City of Darebin crime rate is much higher compare average crime rate of Victoria, getting public low rent housing residents will only worse the situation. I don't want my home become next HeidelbergWest. Lots so called "low income residents" either are druggies of people taking advantage of those public housing while they earning a decent income somewhere else.	Nothing RSTownhall9/7/18#9	There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. Council rejects the assumption that residents of public housing commit crime.

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38	Yes	I believe we should have a integrated society and offer less fortunate people decent housing. RSTownhall9/7/18#10		Noted.
39		Preston is very unsafe as it is	Turn it into a park	There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. Council is currently preparing an open space strategy that will address demand and supply of open space.
40		Not wanting to make a specific point, but just to say, as a final year planning masters student, having just completed a housing report/research project, its just great to see a council really making a point towards the needs in this area. We need more of this kind of initiative, great work.		Noted.
41	Yes	I think affordable housing is important. I think council should take steps to address this issues. There is limited public housing stock and the current rental market means many people are having trouble accessing affordable housing. The planned site is a good location close to shops, public transport and other services. RSTownhall10/7/2018#11		Noted.
42		Will devalue my property - do not want commission house and will resemble Tyler Street as it was years ago. Called Tyler Street mini Chicago. Afraid it will attract undesirables, drugs, drug traffickers as in Collingwood. Too many apartments in area.	Provide land away from centre of Preston. Preston is a beautiful suburb. RSTownhall10/7/2018#12	There is limited evidence to suggest that Affordable housing developments impact negatively on property values of surrounding properties. Darebin is experiencing significant population growth and Council encouarges increased density in locations that are accessible and well-serviced by public transport. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. Council encouarges Affordable Housing in areas that are accessible and well-serviced.
43	No No	Overcrowding of suburb, lack of parking Devalue our homes Will entice drug addicts, drug dealers and petty crime Beautiful suburb will be spoilt - flats being developed at market, High Street and Plenty Road- too much development.	Industrial area RSTownhall10/7/18#13	The site would continue to provide public car parking, if the proposal proceeds. There is limited evidence to suggest that Affordable housing developments impact negatively on property values of surrounding properties. Darebin is experiencing significant population growth and Council encouarges increased density in locations that are accessible and well-serviced by public transport. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. Housing is not permitted in industrial areas. Council encouarges Affordable Housing in areas that are accessible and well-serviced.
44		The location that you propose is the gem and the heart of Preston. You have many other areas in Preston that had commission houses that were abused and demolished. We want the proposed location to increase in value and not devalue the area. I do not support this. I don't know how you cannot come up with something that will benefit and enrich the area to make it a sought after area. This is not the place for cheap housing.	No, it is a ridiculous idea. I have been a resident for over 50 years, Don't cheapen the jewel of Preston. RSTownhall10/7/2018#14	There is limited evidence to suggest that affordable housing developments impact negatively on property values of surrounding properties. Council supports inclusion and diversity and wants to ensure Darebin is affordable for people on low incomes.

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45	No No	I am not against affordable housing. My concern is the already restrictive parking in my area. As is I do not have a car space in my complex and Council will not give me a parking permit as my complex was built after 2006. Continuously building more high rise buildings and not allowing for adequate parking for residents is creating more problems for people that live in the area. I am also concerned how the screening of the people applying for affordable housing would be done?	Yes, allow parking permits to residents in the area. Build to 4 levels rather than 5. Proper screening process, ensuring people coming into the area are honest and happy to contribute to the community and be a part of it. RSTownhall10/7/2018#15	Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. Council does not issue parking permits to residents of developments constructed after 2004. Selection of any future residents would be undertaken by a Housing Association and would be based on income.
46	Yes	l agree with the urgent need for low cost housing and the location is central. RSTownhall10/7/2018#17		Noted.
	Yes Yes	Council should be applauded for having a consultative process for considering the use of its assets for social good. I am supportive of building social housing - in terms of access of affordable housing and diversity within community. Housing should be well designed-high energy rating - attractive and sympathetic in scale to neighbourhood. Also adequate parking. Supportive - housing should be well designed, appropriate in size and scale to neighbourhood and diverse in size to accommodate spectrum of ages, gender and incomes- both Centrelink and low waged people. RSTownhall10/7/2018#18 Want to see more affordable housing in City of Darebin. RSTownhall10/7/2018/#19		Noted. Council would require any development on the site to be high quality and would seek high ESD outcomes and a diversity of housing types. Car parking for any future development would be assessed through a planning permit application. Noted.
) No	-Lack of open space (sit around and playground) within the area to support density development, therefore an public open space is need as part of this development -Lack of parking to high street and add more pressure to the existing streets - height res	RSTownhall10/7/2018#20 only permitted 2 storey maximum height requirement and provide additional parking to support the growing catchment	N/A Detailed design of any development, including open space, would be considered at a future stage. Council is currently preparing an open space strategy that will address demand and supply of open space. The site would continue to provide public car parking, if the proposal proceeds. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed.
51	l Yes	I am a low income earner, working part-time with long term illness. Finding affordable housing is almost impossible in Preston. This suburb is my home. If I have to move again, I fear I will need to move to Campbellfield or further out. I strongly endorse council to provide affordable housing. RSTownhall10/7/2018#21		Noted.
52	Yes	Affordable housing is more useful than a car park		Noted.
53	Yes	Affordable housing is in short supply in Darebin. It would be great to see council show some leadership on this issue. RSTownhall10/7/2018#23		Noted.
	No	Decrease property values in the area. RSTownhall10/7/18#24		There is limited evidence to suggest that Affordable housing developments impact negatively on property values of surrounding properties.
55	No	Parking is a huge issue in Preston. This will not help. We have residential parking at our house- Council cannot look after 5 houses that pay for a permit. Developers would push for less parking units happens everwhere. I would dislike living there if happens (word indecipherable) everwhere.	NO RSTownhall10/7/2018#25	The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work Car parking for any future development would be assessed through a planning permit application.
56	Yes	We need lots more affordable housing and the location is near public transport and many services.		Noted.

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E7	No	over development	more parks, swimming pools or leisure	The planning controls specify a preferred height of five
	No	Preston is a beautiful suburb - very multicultural and consists of hardworking citizens and pensioner citizens. Firstly-	centres Sell land that not close to houses - open	storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. Darebin is experiencing significant population growth and
56	INO.	overcrowding of flats in Preston - you are allowing the area to be overflowed with flats. We do not want our beautiful suburbs to be overcrowded with drug addicts, drug dealers, ex prisoners. We want our suburb to stay beautiful. Also it will devalue our properties.	far away areas. RSTownhall10/7/2018#26	Council encourages increased density in locations that are accessible and well-serviced by public transport. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. There is also limited evidence to suggest that Affordable Housing developments impact upon rates of property values in the surrounding properties. Council encouarges Affordable Housing in areas that are accessible and well-serviced.
59	No	Preston is already crowded, needs more parking space. No parking means no business, no customers. On the peak hour, very often, my driveway is blocked by car parking. NO to Housing Commission Highrise.	NO	The site would continue to provide public car parking, if the proposal proceeds. Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-serviced by public transport.
60	No	Already lack of parking in Preston Murray Rad and High Street are too congested. Crime rate will increase.	No RSTownhall10/7/18#27	The site would continue to provide public car parking, if the proposal proceeds. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime.
61	Yes	Great opportunity use existing council-owned land to increase affordable housing supply.		Noted.
62	No	Preston is already filled with affordable housing. Much prefer this be used as parkland for children to play.	Parkland - more of it. RSTownhall10/7/18#28	Council is currently preparing an open space strategy that will address demand and supply of open space. Detailed design of any development, including open space, would be considered at a future stage. There is significant demand for Affordable Housing in Darebin. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing.
63	No	Preston has become overcrowding area.	RSTownhall10/7/18#29	Darebin is experiencing significant population growth and Council encouarges increased density in locations that are accessible and well-serviced by public transport.
64	No	We do not support a possible 5 storey site being built in a small and tight area- where there is hardly any parking space or green space to the local residents to enjoy. The area does not need affordable housing as it does not fit in with the good standing of neighbourhood or/and the price of the properties in the area.	Personal consultation - face to face and being more transparent. I've been here since 1972. RSTownhall10/7/18#30	Council is currently preparing an open space strategy that will address demand and supply of open space. Detailed design of any development, including open space, would be considered at a future stage. There is limited evidence to suggest that Affordable housing developments impact negatively on property values of surrounding properties. Council supports inclusion and diversity and wants to ensure Darebin is affordable for people on low incomes.

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65 No	_	The greatest need in the area is for free public parking. I do not have confidence in the Building Division of Council to ensure	NO RSTownhall11/7/18#31	Council acknowledges that there is significant demand for
65 140		public parking at the same level is maintained in any proposed development. History shows that exemption from parking provisions is regularly granted by Council.	NO RSTOWNINGHILL//JOHSI	continuous desirate there is significant demand of car parking in the area and will address this through forthcoming policy and strategic work The site would continue to provide public car parking, if the proposal proceeds.
66 Ye	es	Because I believe that everyone is entitled to have a roof over their heads. RSTownhall11/7/18#32		Noted.
67 No		Increased traffic in an already congested area. Parking issues. Increased crime. There are already High Rise Government housing on Elizabeth Steet.	No RSTownhall11/7/18#35	The site would continue to provide public car parking, if the proposal proceeds. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. There is significant demand for Affordable Housing in Darebin. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing.
69 No		Please stop your social justice agenda. It is not councils responsibility to use land for public-housing. This is a state government issue, and it is up to public to vote on policy. It is easy to be generous with other people's money. What I would suggest to you, is that you offer your own homes in and rent out your rooms at a affordable rate instead!	RSTownhall11/7/2018#36	Council believes the delivery of affordable housing is a responsibility of all levels of government. The State and Federal Governments have failed to supply adequate public housing.
70 No		What's really needed in Preston, especially the Preston central area is more parkland. This will add immeasurably to the quality of life for those living in the area and the many more moving in. A housing development at this site is well intentioned but will be a mere dent in the growing need. And I believe that the impending glut of small apartments in the area will provide cheaper housing for those wanting to live in the area. More parks, more green spaces, more playgrounds for Preston. And act now before there's absolutely zero space left to reclaim. The council will get massive support from residents I believe. It's plain as day to me.	RSTownhall11/7/2018#37	Council is currently preparing an open space strategy that will address demand and supply of open space. Detailed design of any development, including open space, would be considered at a future stage. There is significant demand for Affordable Housing in Darebin. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing.
71 Ye		why not, as long as they get a fair market-based rent coming in, and as long as they commit to using these funds to reduce rate rises in future.		Noted. Council would seek to identify a Housing Association to develop and manage the site, and would not receive any rental income from the development, if it proceeds.
72 No		Preston is not a suburb suitable for affordable housing. Not enough parking in the area as it is. Preston is a family based suburb and a very safe place to live. Many residents are totally against this as soon as it became known. Would increase safety concerns in the area. It would drive house down in prices making Preston less attractive. Would reduce people wanting to buy/invest in Preston in the future.	No- do not support this at all. Not enough parking as it is and Preston is not a suburb suitable for affordable housing. RSTownhall11/7/2018#38	Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work Council supports inclusion and diversity and wants to ensure Darebin is affordable for people on low incomes. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. There is limited evidence to suggest that Affordable Housing developments impact negatively on property values in the surrounding properties.

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73 [No	You're overpopulating the area in an already overpopulated space/area. The subject site has more benefits to be used as it is	Move the subject site to another council	Darebin is experiencing significant population growth and
		now as public car park in area where parking is restricted.	owned area. RSTownhall11/7/18#39	Council encouarges increased density in locations that are accessible and well-serviced by public transport. The site would continue to provide public car parking, if the proposal proceeds.
74 (No	Preston overcrowded as it is.	Probably not. RSTownhall11/7/2018#40	Darebin is experiencing significant population growth and Council encouarges increased density in locations that are accessible and well-serviced by public transport.
75		To whom it may concern As a long term homeowner of Preston I recently heard about Darebin council's plan to initiative to build on Towhall ave and I am deeply disappointed. Whilst I agree we need to do more about affordable housing. Why we are using a car park â€" the smallest parcel of land. Yet the council city offices has three times this land size. The council are saying they are committed to increase the supply of affordable housing. We seem to have the perfect solution Walker st estate but the council is only interested in selling to private investors (at the expense of the tenants. If we have the option to rebuild why aren't we doing it properly.) so I disagree with this initiative	RSTownhall11/7/2018#91	The Walker Street Estate is owned by the State Government, not Council. Council does not support the privatisaion of public housing land. The site has been identified as suitable for residential development in the Preston Central Structure Plan 2006, other Council land needs to be retained for other purposes.
76		An already congested area that will already have to absorb the increased pressure from the towers development at the Preston Market. A really ridiculous proposal .	Yes use the waste of land that no one ever uses on the corner of Bird Ave and St Georges Rd Thornbury or all the land that people were kicked off behind Bell St and Oakover Rd	Darebin is experiencing significant population growth and Council encouarges increased density in locations that are accessible and well-serviced by public transport. The land on the corner of Bird Avenue and St Georges Road is currently used as open space. Council does not own the land on Stokes and Penola Street in Preston.
77		The proposal for the Townhall Tower is absurd. I am a resident and have been born and bread in Darebin, lived in XXXX for over 23 years. I vote NO! There is too much going on in that area as it is and it will limit parking EVEN MORE and make it very difficult to access the lane. I also (from my work and experience) don't think that housing commission towers work, much better to spread people who are in need out across the community instead of lumping them all together. Intergration works way better. You need to work harder to solve the public housing crisis.	Build it somewhere else and lobby Ged to keep her promise and look into better public transport for the area.	Darebin is experiencing significant population growth and Council encouarges increased density in locations that are accessible and well-serviced by public transport. Access via the site to the right of way will be retained. If it proceeds, the proposal would be a maximum of five storeys in height. Council would seek to ensure positive social outcomes are achieved.
78	Yes	We desperately need more social housing.		Noted
79 (The rate of development in Preston, especially high density housing, is ruining the area as a place to live. It is not just the disruption of the building process itself, which is excruciating, it is the pressure of traffic, parking, increase in crime and violent behavior, and decrease in community cohesion	Stop high rise development	Darebin is experiencing significant population growth and Council encouarges increased density in locations that are accessible and well-serviced by public transport. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime.
80 1	No	With incomes of \$127,000 (families) I do not believe these groups need affordable housing.	Incomes to be lower RSTownhall12/7/2018#41	The income limits are established by the State Government and are based on median income ranges.

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81	No	Multiple storey building spoil the beauty of Preston area especially on this site. It attracts all kind of people like commissioner housing. A single room units would be more appropriate for elderly people to live and can easily access to their needs surrounding.	As partly mentioned in Q2, single storey units for old age, like retirement village will be great.	Darebin is experiencing significant population growth and Council encouarges increased density in locations that are accessible and well-serviced by public transport. Council supports inclusion and diversity and wants to ensure Darebin is affordable for people on low incomes. The particular cohorts that would be housed would be decided at a later stage.
82	No	Will devalue properties in the area.	No RSTownhall12/7/2018#43	There is limited evidence to suggest that Affordable housing developments impact negatively on property values of surrounding properties.
83	No	There is already enough public housing in the area. There will be an increase in congestion. Increase in crime. Decrease in carparks where there is already limited spaces.	No RSTownhall12/7/2018#44	There is significant demand for Affordable Housing in Darebin. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work
84	No	The proposal will not improve the amenity of the area. It is generally not in keeping with surrounding uses and streetscape.	RSTownhall12/7/2018#45	The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. Council would seek to ensure any development of the site integrates with and responds to the surrounding area.
85	No	I personally do not like the idea of more low socioeconomic status residents around the Preston Town centre, which already has enough issues in the main streets with drug-affected individuals as well as youths and young adult gangs and groups causing trouble.	No RSTownhall12/7/2018#46	Council supports inclusion and diversity and wants to ensure Darebin is affordable for people on low incomes. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime.
86	No	in our opinion it will devalue everybody's property in the area.	RSTownhall12/7/2018#47	There is limited evidence to suggest that Affordable housing developments impact negatively on property values of surrounding properties.
87	No	This particular position is in the centre of buildings used for public and cultural purposes. For community use the area requires: The open land space The open air space The open visual space	In the near future Preston will have excess of apartments. Find a way to make use of this. RSTownhall12/7/2018#48	Council is currently preparing an open space strategy that will address demand and supply of open space. Detailed design of any development, including open space, would be considered at a future stage. Council is working with developers to encourage the supply of Affordable Housing in large developments.
88	No	It will devalue my property	No RSTownhall12/7/2018#49	There is limited evidence to suggest that Affordable housing developments impact negatively on property values of surrounding properties.

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		apartment blocks to have an allocation to social housing. Mixing social housing is a more effective option and eliminates ghetto style developments. There is an abundance of research from this style of housing being developed in the private sector in US, Canada and Sweden.	will not change my view on this as it is also a small street that becomes congested with cars all the time. RSTownhall12/7/2018#50	Darebin is experiencing significant population growth and Council encouarges increased density in locations that are accessible and well-serviced by public transport. Council is working with developers to encourage the supply of Affordable Housing in large developments.
90	No	Local area might increase in poor occupants Lack of parking as this is currently a problem.	Clean up the current area before considering changes. RSTownhall12/7/2018#51	Council supports inclusion and diversity and wants to ensure Darebin is affordable for people on low incomes. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work The site would continue to provide public car parking, if the proposal proceeds.
91	No	Overpopulating an already populated area. Area better to be used as carpark to assist with restricted parking.	No-free up all areas to park. RSTownhall 12/7/2018#52	Council's goal is not to overpopulate and overdevelop the area but rather accommodate a growing population of Preston. The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work The site would continue to provide public car parking, if the proposal proceeds. Council is currently preparing an open space strategy that will address demand and supply of open space.
92		The introduction of more affordable housing in Preston to people on low incomes, particularly very low incomes would potentially create negative and poor effects/influences on the livelihoods of families/ elderly and children already existing within the area. There is also a large concern that an influx of tenants on very low-low incomes public and community housing would reduce the value of existing properties in the area.	RSTownhall12/7/2018#53	There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. There is limited evidence to suggest that Affordable housing developments impact negatively on property values of surrounding properties.
93		We have enough traffic its chaos in area as it is. To make it easy and deliver affordable housing reduce rates.	Fix the traffic problem provide more parking RSTownhall12/7/2018#54	Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work
94		Help people in the community by providing for the homeless. We should open our eyes to how many people are suffering in the City of Darebin. Rates are high, maybe affordable housing will help a small amount of people.	Many changes need to be made. RSTownhall12/7/2018#55	Council is seeking to increase the supply of affordable housing through the proposal.
95		At this point in time Preston has only just started to increase in value including property and the right community, With the location and low income families I'm ok with but the culture and the council having no say around how the property is managed (ie - a closed community) this can open up to the bad reputation of community housing. Leads to commission housing.		If it proceeds, the development would be managed by a Housing Association, which is strictly regulated by the Housing Registrar. Council does not have experience in managing social housing. Council would seek to ensure positive social outcomes are achieved at the site.

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96		I strongly believe that at Preston. we have enough affordable housing. There are too many high-rise/apartments at Preston now, which can offer affordable housing. The high density development at Preston will not stop, as more high rises/apartments are at the pipeline of completion very soon. This overcrowded will put more pressure on city liveability, traffic and car parking issues and out of character for our neighbourhood area.	No RSTownhall12/7/2018#57	There is significant demand for Affordable Housing in Darebin. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing. Darebin is experiencing significant population growth and Council encouarges increased density in locations that are accessible and well-serviced by public transport. Council is working with developers to encourage the supply of Affordable Housing in large developments.
97	No		RSTownhall12/7/2018#58	N/A
98	No	Overdevelopment will cause the safe problem.	No RSTownhall12/7/2018#59	Darebin is experiencing significant population growth and Council encouarges increased density in locations that are accessible and well-serviced by public transport. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime.
99	No	Nobody helped us when we needed and were working hard and struggling to pay off our home.	Sorry but no. RSTownhall12/7/2018#60	Noted.
100		Your taking away parking that is required and the area does not need another highrise especially in a residential street. Preston has plenty of government housing tenants. There is no need for more.	RSTownhall12/7/2018#61	The site would continue to provide public car parking, if the proposal proceeds. Darebin is experiencing significant population growth and Council encouarges increased density in locations that are accessible and well-serviced by public transport. There is significant demand for Affordable Housing in Darebin. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing.
101	Yes	Everyone should have a home		Noted
102		Affordable housing is the responsibility of state and federal governments not local councils who have no expertise in this field.	You need to look at the whole site including the old police station, court house and council offices and car park along with the subject site and come up with a Precint structure plan for the entire site. There is an excellent opportunity for the council to make some great for the community on this site but it needs a vision and right plan.	Council believes the delivery of affordable housing is a responsibility of all levels of government. The State and Federal Governments have failed to supply adequate public housing. Council would identify a housing association that would develop and manage the site. Council is currently working with the community to create a vision for Central Preston and will develop a renewed plan for the area.
103		If we open up the housing to people from lower economic strata that is not fair to people who are doing the right thing by working hard. If they cannot afford the house how can they pay rates and taxes.	No	Council supports inclusion and diversity and wants to ensure Darebin is affordable for people on low incomes.

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104		Many residences in Townhall Avenue and Roseberry Avenue have no driveway access from the street, the only access is via the lane way, designated on the title as a right-of-way and shown on some GPS maps as a street. These houses must have access to the street at the Western end as there is not sufficient space to turn a vehicle around meaning that in whichever direction you enter, is the same direction you must leave. Most of the new units being built in both streets have only lane way access to parking areas and the lane way is already becoming congested. Townhall Avenue is already one of the most congested residential streets in Darebin, especially on market days. There are already major issues with a lack of parking in the street which results in people parking outside of designated parking bays including in the carpark in question causing disruption to residence. Townhall Ave is used by many as a rat run to Plenty road, despite the congestion caused by parked cars. Many (including some vehicles departing the council depo) travel down Townhall Ave at speed. The addition of a large housing complex will lead to increased congestion and traffic in the street resulting in increased danger for residence of which many are elderly or have young children. The size of the proposed building is completely inappropriate for this location. There are no buildings in Townhall Ave taller than 2 stories, a 5 story complex will be out of character for the area	with adequate parking and green space for residence and the general public as	
		and will significantly affect natural light for existing properties which were not constructed to deal with such an imposing structure. There is no open parkland nearby, the closest parks are Zwar Park and Wood Street. Any development of this size on this block would mean residents will have no green space nearby. Although not a direct concern with the development of this site I would also like to raise the fact that I am extremely disappointed by the process that has been undertaken to notify residence of the proposal. Only my husband received a letter addressed to him specifically regarding the proposed construction. I find this quite offensive and antiquated as I too pay rates and am listed with the council as a resident.		Council is currently preparing an open space strategy that will address demand and supply of open space. Council apologises for the error in the letter address and will aim to ensure this does not happen again.
105	No			N/A
106	No			N/A
107		This directly affects me as will be XXXX. The size of the buildings will overshadow my house parking in my street is already a major issue, this ill get worse, when these residents will need to park, we already have a lot of affordable housing in Preston. Historically, residents in affordable housing are known to cause trouble. This scares me as I live alone.	No RSTownhall16/7/2018#62	The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. Issues such as overshadowing would be addressed through the planning permit application. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work
108	No.	Parking already a huge problem in Darebin.i.e Preston area. If housing is built, where are all the cars who use this area now go?	Ensure more parking available in Preston area. RSTownhall16/7/2018#63	The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work Car parking for any future development would be assessed through a planning permit application.
109	No	I would prefer that the land is used as a community hub for all ages rather than affordable housing.	No RSTownhall16/7/2018#64	Noted.
110	No	To put it simply, would mean that this future development would likely mean that our privately owned property price could be affected in a negative way.	No! Being an elderly citizen it is within our right to feel safe within our community. RSTownhall16/7/2018#65	There is limited evidence to suggest that Affordable housing developments impact negatively on property values of surrounding properties. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime.

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be short-sighted and lock the area into a battle for office space, given the current non-compliant status of many of Council's buildings, the land is a prime site for development of new Council buildings that comply with Disability and other regulatory building standards. 121 Yes I believe local councils have a role to lead the way toward setting an example to the community and state and federal government by providing affordable housing. 122 Yes RSTownhall17/7/18#75 123 Yes It will help with homelessness. RSTownhall17/7/18#76 124 Yes Its a great location for it. Close to all facilities I support and encourage diversity and inclusivity in my neighbourhood With Preston's rapid gentrification and soaring house prices it is important to lock-in affordable housing in our community asap.		Noted. Noted. Noted. Council would seek a variety of dwelling sizes. Detailed design of any development, including open space, would be considered at a future stage. Noted.
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121 Yes I believe local councils have a role to lead the way toward setting an example to the community and state and federal government by providing affordable housing. 122 Yes RSTownhall17/7/18#75 123 Yes It will help with homelessness. RSTownhall17/7/18#76 124 Yes Its a great location for it. Close to all facilities I support and encourage diversity and inclusivity in my neighbourhood With Preston's rapid gentrification and soaring house prices it is important to lock-in affordable housing in our community asap.	integrated with a purpose-built	Council is currently working with the community to create a
121 Yes I believe local councils have a role to lead the way toward setting an example to the community and state and federal government by providing affordable housing. 122 Yes RSTownhall17/7/18#75 123 Yes It will help with homelessness. RSTownhall17/7/18#76 124 Yes Its a great location for it. Close to all facilities I support and encourage diversity and inclusivity in my neighbourhood With Preston's rapid gentrification and soaring house prices it is important to lock-in affordable housing in our community asap.	intercultural centre and maternal health	vision for Central Preston and will develop a renewed plan
121 Yes I believe local councils have a role to lead the way toward setting an example to the community and state and federal government by providing affordable housing. 122 Yes RSTownhall17/7/18#75 123 Yes It will help with homelessness. RSTownhall17/7/18#76 124 Yes Its a great location for it. Close to all facilities I support and encourage diversity and inclusivity in my neighbourhood With Preston's rapid gentrification and soaring house prices it is important to lock-in affordable housing in our community asap.	centre as well as house new council	for the area.
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123 Yes It will help with homelessness. RSTownhall17/7/18#76 124 Yes Its a great location for it. Close to all facilities I support and encourage diversity and inclusivity in my neighbourhood With Preston's rapid gentrification and soaring house prices it is important to lock-in affordable housing in our community asap.		
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Yes Its a great location for it. Close to all facilities I support and encourage diversity and inclusivity in my neighbourhood With Preston's rapid gentrification and soaring house prices it is important to lock-in affordable housing in our community asap.		Noted.
Preston's rapid gentrification and soaring house prices it is important to lock-in affordable housing in our community asap.		
		Noted.
RSTownhall17/7/18#77		
125 Yes The waiting list for affordable housing is enormous. RSTownhall17/7/18#78		Noted.
126 Yes Affordable housing is at crisis point and its great that Darebin is doing something about it. The position is ideal.Safe, near the		Noted.
police station and handy to many main transports- bus, tram and train. RSTownhall17/7/18#79		Council notes that there is a major undersupply of
		affordable housing with over 80,000 people, including more
		than 20,000 children on the waiting list for public and
		community housing.
Yes, as long as the building is designed with aesthetics in mind. In other words don't build an unattractive concrete box but		Noted.
something that enhances the local streetscape. RSTownhall17/7/2018#80		Council would require any development on the site to be
		high quality.
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128	Yes	RSTownhall17/7/18#81		N/A
129	Yes	I believe those I need deserve suitable housing. RSTownhall17/7/18#82		Noted.
130		Because there is so few affordable houses/units for people on low and even moderate incomes, it makes good sense to offer council owned land. Please ensure that all sustainable options for passive, energy efficient building materials, applicants are used. RSTownhall17/7/18#83		Noted. Council would require any development on the site to be high quality.
131		We have a housing affordability crisis in Melbourne and I am please that my municipality (Darebin) is prepared to make a strong contribution towards alleviating this crisis. RSTownhall17/7/18#84		Noted.
132		Diversity in the community is a strength. The proposed location is close too many services and public transport. RSTownhall17/7/18#85		Noted
133		It will be good for the community. RSTownhall17/7/18#86		Noted
134		Yes-I am very poor, I have struggled to find affordable accommodation since moving to Melbourne in 2011. I currently pay over 90% of my income to rent not including bills. I struggled week to week and rely on help still from my parents. I have had a long term injury and back at school to hopefully change my career and earn an income that I can simply support myself. I have been waiting since 2013 for an affordable housing waiting list - I am single female 40 years old. RSTownhall17/7/18#87		Noted. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing.
135	Yes	It looks like there's is no interference with surrounding homes. RSTownhall17/7/18#88		Noted.
136	No	Effect our character of neighbourhood The site locates the centre of Preston, where cold be built some public facilities much better for the community and more attractive for the people who running businesses, so that it is good for the economics of this suburb, and provide more opportunity of jobs.	No. RSTownhall17/7/18#89	Council would require any development on the site to be high quality. Council would seek to ensure any development of the site integrates with and responds to the surrounding area. The site has been identified as suitable for residential development in the Preston Central Structure Plan 2006.
137	Yes	There is a need in the area. RSTownhall17/7/18#90		Noted.
138		There is affordable housing on my street and it is fine. I'm glad people have somewhere to live and its great for increasing the diversity in my area. RSTownhall17/7/18#92		Noted.
139	Yes	A shortage of public housing. RSTownhall17/7/18#93		Noted. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing.
140		I am on DSP and pay half my payment in rent - affordable housing would help - I am on a low income, some weeks I find it hard to buy the food I need. Being and having diabetes and high blood pressure and few other health problems paying for medications is also hard. RSTownhall17/7/18#94		Noted.
141	Yes	Right thing to do - right location. RSTownhall17/7/18#95		Noted.
142	No	This area is already crowded. This area need car parking places for the businesses on High Street. No parking places, customer will leave Preston. Cars are always parking in front of my house, blocking my driveway - I already paid too much for council rate. Please think about that. RSTownhall17/7/18#96		Darebin is experiencing significant population growth and Council encouarges increased density in locations that are accessible and well-serviced by public transport. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work The site would continue to provide public car parking, if the proposal proceeds.

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143	No	Reduce value of current properties. Increase risk of crime in the area.	No RSTownhall17/7/18#97	There is limited evidence to suggest that Affordable Housing developments impact negatively on property values in the surrounding properties. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime.
144	No		RSTownhall17/7/18#98	N/A
146		I do not want any sort of people who are not trust worthy, suitable, non reasonable, aggressive alcoholics, druggies living my area and we need more carpark.	RSTownhall17/7/18#100	There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. Council rejects the assumption that residents of public or community housing commit crime. The site would continue to provide public car parking, if the proposal proceeds.
147	No	Council should build and I.T hub linked to the library. Hub will include I.T hardware for all local residents to enjoy. RSTownhall17/7/18#101	Don't consider any affordable housing in the City of Darebin.	There is significant demand for Affordable Housing in Darebin. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing. The site has been identified as suitable for residential development in the Preston Central Structure Plan 2006.
148		We are against the use of this land for affordable housing as we do not want to bring the area down any more and don't want to encourage more "commission" style housing in Preston. There is already too much.	No, we don't want this in Preston. RSTownhall17/7/18#102	There is significant demand for Affordable Housing in Darebin. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing. Council supports inclusion and diversity and wants to ensure Darebin is affordable for people on low incomes.
149	No		RSTownhall17/7/18#103	N/A
150		There has been to much development which has been allowed to be erected in the municipality ad the council have had very little disregard to the factor of parking. If these buildings are to be approved the issue of parking needs to be addressed. As residents we don't have access to parking in front of our houses because of the increased number of people occupying the area.	No - because all the council is interested is in rates, not residents interests. The whole area is becoming less liveable and enjoyable because of all the high rise buildings. RSTownhall17/7/18#104	Darebin is experiencing significant population growth and Council encouarges increased density in locations that are accessible and well-serviced by public transport. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work. The site would continue to provide public car parking, if the proposal proceeds. Car parking for any future development would be assessed through a planning permit application.
151		Preston and surrounds is starting to look like the city. There are too many apartments in this area. We need to remember that this is the suburb and therefore should have a suburbian feel and not like the city.	Build less apartments. RSTownhall17/7/18#105	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-serviced by public transport.

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152	No	I think it is up to residents in the immediate area to decide on tall multi storey buildings going up near them. I could have a mult- storey go up next to me and I wouldn't like it	RSTownhall17/7/18#106	Council is responsible for decisions regarding land use and development and the views of surrounding residents are one factor that Council must consider in making these decisions.
153		I would not support the building of accommodation which is up to five storeys high. To ghetto like, too many people and creates an ugly skyline. RSTownhall17/7/18#107	If the housing was single or double storey.	The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed.
154	No	As a land owner and rate payer, my interest is to improve/increase the value of land in Darebin. This is not achieved by the development of so called affordable housing. I therefore oppose the proposal to lease land at 52-60 Townhall Avenue for the said purpose.	Council owned land should be developed in a non-skewed way and in accordance with the usual market forces. RSTownhall17/7/2018#108	There is limited evidence to suggest that Affordable Housing developments impact negatively on property values in the surrounding properties.
155	No	It will unfortunately allow migrants and undesireable people being allowed to live in the area. They would be better served living in the Hume municipality.	Listened to the ratepayers for once. Stop wasting money on bullshit open space projects. RSTownhall17/7/2018#109	Council considers the use of terms such as 'undesirable' as disrepectful to the human dignity of people and groups. Council has a duty to protect individuals from inhuman and degrading treatment, and will uphold this duty. Council supports inclusion and diversity and wants to ensure Darebin is affordable for people on low incomes.
156	Yes	I am proud to be living in a community in which the council values the diversity of its community. I think providing affordable housing will assist in preserving the diversity of peoples in the City of Darebin, which in turn will continue to demonstrate the City of Darebin's commitment to all members in our community. Inclusiveness keeps communities vibrant and strong. RSTownhall17/7/2018#110		Noted.
157	No	The street is already overcrowded. A development if this size would further congest the area, where there is not enough parking already. It would also impact negatively on High Street shops were parking is limited.	Turn the old RSL site into a multi level carpark to replace loss of existing parking. RSTownhall17/7/2018#111	Darebin is experiencing significant population growth and Council encouarges increased density in locations that are accessible and well-serviced by public transport. The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work Council will explore the use of the RSL car park as part of its current visioning exercise for Preston Central.
158	No	We need this parking when doing business at council.	No RSTownhall17/7/2018#112	The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work
159	No	Do not agree to giving away our assets	RSTownhall17/7/2018#113	The site would continue to be owned by Darebin Council. If the proposal proceeds, the site would be offered on a long term lease.
160	No	This will bring the value of property down in the Preston area. I do not want to own property or live near a housing commission area.	NO RSTownhall17/7/2018#114	There is limited evidence to suggest that Affordable Housing developments impact negatively on property values of surrounding properties. Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-serviced by public transport.

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161	No	it is hard enough to find parking already the way it is. We don't want it to be even harder. Thank. We don't want to degrade our area with public housing. We are trying to protect our investment and sense of established community worked hard to earn their homes. Residents needs to earn the right to live here. Inappropriate development for the area, and dose not integrate with current landscape. Over crowding in one of the most congested streets in preston. Inappropriate development for the area, and dose not integrate with current landscape. Over crowding in one of the most congested streets in preston.	Not to build housings. RSTownhall17/7/2018#115 No, we do not support this in any way. RSTownhall17/7/2018#132	The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work. Council considers the use of terms such as 'degrading' as disrepectful to the human dignity of people and groups. Council has a duty to protect individuals from inhuman and degrading treatment, and will uphold this duty. Council supports inclusion and diversity and wants to ensure Darebin is affordable for people on low incomes. Darebin is experiencing significant population growth and Council encouarges increased density in locations that are accessible and well-serviced by public transport.
163		To Whom It May Concern, I recently received a letter re affordable housing at Townhall Ave, Preston. My views re the council proposal to build at Townhall Ave is OBJECT. Whilst affordable housing is a major community concern and needs to be addressed, I believe the Townhall proposal is not addressing this. I believe a suitable alternative arrangement is the Walker Street estate in Northcote. However the Council wants to sell this to private investors therefore, relocating the current residents and their range of programs and community services. Why I ask? The current issues that I can see are: Lack of parking at Townhall and other streets such as High Street and will certainly add more pressure to the existing streets. The parking at Townhall Avenue is already a nightmare as majority of the households do not have driveways and rely on off-street parking. An apartment lot will ruin the street landscape and doesn't fit within the existing character of the area and potentially over shadowing 48 and 50 Townhall Avenue. Lack of Open Space. The Townhall proposal also needs to address the social mix model to ensure affordable housing tenants can interact with the private occupants on the street. Both Townhall Ave and Roseberry St are usually California bungalow and Victorian style houses. I believe an apartment lot will definitely ruin the height and the street landscape. It certainly doesn't fit within the existing character of the area and potentially over shadowing the existing home of 48 and 50 Townhall Ave. The Townhall Ave neighborhood is quite quiet and holds lots of beautiful charm and would be destroyed with the proposed affordable housing. Parking at Townhall is already a nightmare, with the majority of the households do not have driveway and rely on off-street parking. The lack of parking on High street has already added pressure to Townhall Ave parking. The proposed apartment lot will just increase the traffic and parking needs in Townhall Ave and needs to be addressed especially since the old site is alre	The council can continue with the alternative arrangements at the Walker Street estate in Northcote. RSTownhall17/7/2018#117	The Walker Street Estate is owned by the State Government, not Council. Council does not support the privatisaion of public housing land. Council is working with developers to encourage the supply of Affordable Housing in large developments. Council also wishes to explore use of its own assets for this purpose. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work. The site would continue to provide public car parking, if the proposal proceeds. Council would seek to ensure any development of the site integrates with and responds to the surrounding area. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed.
164		My concern is the type of tenants that it will attract. Who will vet the tenants staying there? There are anti-discrimination laws to consider in this process. What power does the council have to remove undesireable tenants? Unfortunately, low-cost affordable housing may attract the wrong kind of people for Preston.	RSTownhall17/7/2018#118	Council considers the use of terms such as 'wrong kind of people' as disrepectful to the human dignity of people and groups. Council has a duty to protect individuals from inhuman and degrading treatment, and will uphold this duty. Selection of any future residents would be undertaken by a Housing Association and would be based on income.

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165		Previous bad experience with public affordable housing being developed. I don't believe low income housing is necessary and	RSTownhall17/7/2018#119	There is limited evidence to suggest that Affordable
		it will have an effect on surrounding house prices.		Housing developments impact negatively on property values of surrounding properties. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing.
166		Too much homelessness, need more affordable housing for people struggling everywhere including Darebin. RSTownhall17/7/2018#120		Noted.
167	Yes	Priority to be given to families with children so they don't have to sleep in cars. RSTownhall17/7/2018#121		Noted Selection of any future residents would be undertaken by a Housing Association and would be based on income.
168	Yes	It is important that everyone, especially children, are able to access housing. RSTownhall17/7/2018#122		Noted
169		Lack of affordable housing is clearly a social issue that needs to be addressed. Local government, as the level of government most closely connected to the community, is well placed to help, or even take a lead in responding to this issue, so I support Darebin Council's proposal to considering 52-60 Townhall Avenue, Preston on a long term lease, for the purposes of community housing. My only comment in terms of the actual built form of the housing is to ensure quality, best practice design that fits with the character of the area and is not overcrowded. Also the future tenants should be involved in the design process and in establishing future management arrangements for the development. RSTownhall17/7/2018#123		Noted. Council would require any development on the site to be high quality.
170		I am in support that the council should be helping those in the community - especially with the staggering numbers provided in the letter. My main concern is the generalization that public housing is often associated with crime but I hope that the proposed location next to the police station and council buildings will deter this. RSTownhall17/7/18#124		There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime.
171	No	RSTownhall17/7/2018#125		N/A
172		Negative experience with affordable housing. Bad experience with affordable housing and development in this area.	RSTownhall17/7/2018#126	Noted.
173	No	Previous negative experience with development in this area, and development of public housing in other areas.	RSTownhall17/7/2018#127	Noted.
174		Not keen on more development and more housing without infrastructure upgrades in the area. Also affordable housing from previous experience has not been managed well.	RSTownhall17/7/2018#128	Car parking infrastructure would be addressed in forthcoming policy work. If it proceeds, Council would seek to identify a housing association that can effectively manage and deliver the housing.
175		increasing density will increase overcrowding of car parking and placing extra strain in facilities. Public Housing will introduce more crime in the area, including drugs. we would like to maintain our clean street (word indecipherable) without the above overpopulation. This development with affect surrounding properties. Please improve the community value, not decrease value.	No, please build public housing in the outer suburbs where land is cheaper, state government job not council. RSTownhall17/7/2018#130	There is limited evidence to suggest that Affordable Housing developments impact negatively on property values of surrounding properties. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-serviced by public transport. Council encouarges Affordable Housing in areas that are accessible and well-serviced.
176		I support the use of the land for specialized accommodation for younger single people with profound disabilities who need single, supported housing (not in group homes.) Focus on under age pension age. It is impossible for these people to be allocated social housing due to waiting list. Need accomodations for one person plus an unrelated cases 24/7 RSTownhall17/7/2018#131		Noted. Selection of any future residents would be undertaken by a Housing Association and would be based on income.

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		Public car park must be equal or more than current spaces. Resident car spaces-at least same number as residences. Residents: a mix of single, couples and family(1-3) bedrooms. Social and financial mix of very low to medium income levels cited. Not on Social Housing Register. No grouping - a mix of all types throughout, including disability. All ground floor units designed for wheelchair use & access. Mix owner occupier & rental. Lift of sound quality installed, fit wheelchair +3 min Quality construction & design, last 50 years + before renovation required.		The site would continue to provide public car parking, if the proposal proceeds. Car parking for any future development would be assessed through a planning permit application. Selection of any future residents would be undertaken by a Housing Association and would be based on income.
178	Yes	I support the development of affordable housing in all communities. RSTownhall18/7/2018#135		Noted.
179	Yes	Preston needs to ensure ongoing equity. RSTownhall18/7/2018#141		Noted.
180		'Affordable housing' is a term synonymous with low income housing, filled with drug addicts living in squalor, scaring off investment. I believe by building 'affordable housing', Preston may become the next Heidelberg Heights.	No RSTownhall 18/7/18#134	There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime.
181		First its an eyesore. All the buildings around the area are single or double storey. Second of all it will increase the crime rate in the area and the area is made up of an older generation. Thirdly, why in a parking area when the court house and police station need parking for their activities. Fourthly why don't you build it in Bell Street where there's the same public transport and more space.	Build near the old PANCH Hospital more room for parking and there are tall building in the area. RSTownhall18/7/2018#133	Council notes that no design has been prepared and consultation relates to the lease of the land only. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-serviced by public transport. There is little evidence that affordable housing increase crime rates. The site would continue to provide public car parking, if the proposal proceeds.
182	No	Increased congestion.Reduce house prices.	No	There is limited evidence to suggest that Affordable Housing developments impact negatively on property values of surrounding properties. Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-serviced by public transport.
183		I do not support the decision. There are many other areas in Preston that could possibly support the idea. Why do you want to destroy the value of the heart of Preston. I am a resident of Darebin for over 50 years and want the value to increase and be a quality place to live. If you cant afford the place go to a cheaper place. My kids had to move that way so can the others. No no no.	No -who ever thought of this should be stood down. RSTownhall19/7/2018#136	There is limited evidence to suggest that Affordable Housing developments impact negatively on property values of surrounding properties. Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-serviced by public transport. Council supports inclusion and diversity and wants to ensure Darebin is affordable for people on low incomes.

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184		Being so close to Preston market - traffic plus parking is already an issue by demolishing the existing parking we are only creating more issues and no parking relief. By creating a max 5 level apartment this will change the height - street scape. Especially since Townhall and Roseberry Street has been predominately a residential zone. If apartments need to be built it should be capped to 2-3 levels with deck parking for residents and visitors.	There seems to be a suitable/ideal solution - Walker Street estate in Northcote. Residents are happy (not to relocate) and they have suitable community programs and services. Yet council is planning to sell to private developers. RSTownhall19/7/2018#137	The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work. The Walker Street Estate is owned by the State Government, not Council. Council does not support the privatisaion of public housing land.
185		The reason that I disagree because the people and children who lives in this area will make the are worst more trouble in the area. I have lived in Richmond Housing Commission for 22 years I know it well. Please do not let them build housing for these people here. More trouble makers in the area, druggies and so on.	Why don't we build entertainment places like play table tennis, badminton and some other sports activities. RSTownhall19/7/2018#138	There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. Council is currently preparing an open space strategy that will address demand and supply of open space.
186	Yes	Yes, as it caters for another demographic in our area. RSTownhall19/7/2018#140		Noted.
187		We moved into this area on the assumption it would remain as it is. I feel my home will be devalued if this build goes ahead. I will not feel safe in this area. The character of homes in the City of Darebin is slowly eroding.	Yes, build it somewhere else. RSTownhall19/7/2018#142	There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. There is limited evidence to suggest that Affordable housing developments impact negatively on property values of surrounding properties. Council would seek to ensure any development of the site integrates with and responds to the surrounding area.
188		Victoria desperately needs more public housing and the government is doing little about it. I totally support Darebin Council's ethical approach. People need help now that housing and cost of living itself is going up expotentially and wages stagnant. It is an opportunity for council to take leadership and may inspire other councils. RSTownhall19/7/2018#143		Noted.
189		So many people are looking to buy a house and are being priced out of the market. When you say "lease" does this indicate the possibility of "Public Housing". I know the list waiting for this assistance is enormous. RSTownhall19/7/2018#144		The site would not be developed for public housing, as it would not be owned by the State Government. If the proposal proceeds, it is likely to be community housing, which draws from the same waiting list as public housing.
190		As it is only being used as a car park I think it would be good for affordable housing as there are many people sleeping in cares and on the street. RSTownhall19/7/2018#145		Noted.
191	No	As the owner of a business in Darebin (at Preston Market) I believe the loss of car parking will be detrimental to the market and the High Street Precinct.	More car parking like other Melbourne councils supply. RSTownhall19/7/2018#146	The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work
192	No	Its overcrowded as it is with not enough parking or infrastructure. Crime will increase and over populate in the area.	No. RSTownhall19/7/2018#147	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-serviced by public transport. There is little evidence that affordable housing increase crime rates. The site would continue to provide public car parking, if the proposal proceeds.

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193		A multi storey apartment block will bring an undesireable element to our suburb. It will increase crime and urban stress to our community. ie- parking, transport, health facilities. A commission highrise will devalue the value of our homes.	There is too many multiple dwelllings in Darebin. You need to preserve our suburb and our standard of living and safety. RSTownhall 19/7/2018#148	There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime or on property values. The site would continue to provide public car parking, if the proposal proceeds. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed.
194	No	Our application for a residential parking permit was rejected because our house was built in 2005. Building low cost housing on the site of the car park is going to make parking in our street even more difficult. Also, there would seem to be evidence to suggest that low cost housing leads to reduced property values.	Allow us to pay for the privilege of parking on the street outside our hose. RSTownhall19/7/2018#149	There is limited evidence to suggest that Affordable Housing developments impact upon property values. The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work Council does not provide parking permits for residents of dwellings constructed after 2004.
195	No	Areas with affordable housing typically have higher rates of crime, drug-offences and less productive members of society. Preston has a large elderly community, these vulnerable citizens are subject to the above offences. I own a property nearby, would the decrease in property value be compensated. Decrease property value Increase in non-productive members of society Increase in crime rate	No. RSTownhall19/7/2018#150	There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime or on property values.
196	No	Parking is a problem as a retired person that needs caring, parking is already very difficult for my carers. Multi raised towers for pubic and community housing will become the slums of the future and draw a lot of undesireable people to the area and perhaps decreasing property values.	Supply parking and single storey building - not multi level tower which I am sure will become a slum. RSTownhall19/7/2018#151	There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime or on property values. The site would continue to provide parking if the proposal proceeds. Council considers the use of terms such as 'undesirable' as disrepectful to the human dignity of people and groups. Council has a duty to protect individuals from inhuman and degrading treatment, and will uphold this duty. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed.
197	No	To close to Central Preston, too crowded and noisy for the people who live in. Think about move it Reservoir (close to train station)	RSTownhall19/7/2018#153	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-serviced by public transport.
198	No	Providing land for/making provision for Affordable Hosing is not a primary role for Local Government. I am being asked to pass judgement on a half baked proposal which contains too many uncertains. A building applications is currently underway for the site of the Preston Market, City of Darebin has been involved with this development under a number of guises. Would it not be possible to negotiate a couple of floors of the development for community housing?	Doubt it! Above are just three of my concerns - there are a plethora of others. I would like, however, to congratulate Council on seeking the views of all its rate payers including businesses who pay the rates but do not own the building from which they operate. RSTownhall19/7/2018#154	Council is working with developers to encourage the supply of Affordable Housing in large developments. Council believes the delivery of affordable housing is a responsibility of all levels of government. The State and Federal Governments have failed to supply adequate public housing.

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199	No		RSTownhall19/7/2018#155	N/A
199			N310WIIIII13/1/2010#133	170
200		Firstly, I'm glad its not next door to me! 5 storeys seems excessive and I am concerned about Preston becoming a "ghetto" - this type of development adds to this possibility. Car parking is already in short supply, development in the market will further compound this issue. Inner city infrastructure is not keeping pace with population growth- this needs to be addressed.	Reduce scale to max.3 storeys, ensure sufficient car parking. Devlop infrastructure vision/plan. RSTownhall19/7/2018#156	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-serviced by public transport. The site would continue to provide parking if the proposal proceeds. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. Council is currently working with the community to create a vision for Central Preston and will develop a renewed plan for the area.
201	No	This area is already quite dense, traffic issues and population too much.	Improve traffic flow and care park and public transport. RSTownhall19/7/2018#157	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-serviced by public transport. The site would continue to provide parking if the proposal proceeds. Council is advocating to the State Government for improved public transport services in Darebin.
202	No		RSTownhall19/7/2018#158	N/A
203	Yes	This is a noble endeavor. Everyone should have access to housing they can afford. Darebin will be culturally diminished if it loses it lower income residents. RSTownhall19/7/2018#159		Noted.
204	Yes	RSTownhall19/7/2018#160		N/A
205		l disagree - not building for housing	RSTownhall19/7/2018#161	Noted.
206		It will devalue the area.	No! RSTownhall19/7/2018#162	There is limited evidence to suggest that Affordable Housing developments impact negatively on property values of surrounding properties.
207		I am the carer for my mum at XXXX. On a daily basis I find it difficult to park in and out of the driveway as it gets blocked by cars who are trying to fit into any possible parking space. This proposal for building is completely irresponsible for home owners in the street. Council is completely out of touch or has no regard for existing homes who cannot park in or in front of their homes and this includes current parking spots provided by council. This is a residential street, theres no place for apartments. What are you thinking! Start doing your job and place these apartments where is appropriate.	No, council has disregarded numerous problems this development would create for existing homeowners in the street. Council needs to leave the car park where it is. RSTownhall19/7/2018#163	The site would continue to provide parking if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed.
208		I just bought in the area, because of the fact that it has the market, station and adequate parking. Adding more houses will only congest the area even more. Why cant they be built in new areas where land is plentiful, create new suburbs and give the already expanding Melbourne some relief. Australia is one of the biggest countries in the world, why cramp people together when they don't have to.	Add more greenery, more grassland, parks, tress, dog parks as around High Street there is not that much. RSTownhall19/7/2018#164	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-serviced by public transport. Council encouarges Affordable Housing in areas that are accessible and well-serviced. Council is currently preparing an open space strategy that will address demand and supply of open space.

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209	No	This will devalue my property among with other people's property in the area. The market value of my property will decrease. This will block our backyard and be significantly visible in our backyard and will feel uncomfortable. It is already a very congested residential street in Preston along with other very congested streets nearby. I have been living in XXXX for 42 years and will be very sad and disappointed if this proposal goes ahead. There are already a number of new apartment complexes being built in Preston & we don't need another one.	No, I am strongly against this proposal. I will be very disappointed if this goes ahead. RSTownhall19/7/2018#165	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-serviced by public transport. Overlooking and amenity issues would be addressed through the planning permit application process. There is limited evidence to suggest that Affordable Housing developments impact negatively on property values of surrounding properties. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work.
210	No	There are enough commission properties in Preston! Audit those that are in the current ones and you'll find they should not be provided with housing. everyone is doing it tough.	No more affordable housing. RSTownhall20/7/2018#166	Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing. Council rejects the assumption that existing public housing tenants are not eligible for public housing.
211	No	The Preston area over the years especially the past year or so has become so congested with cars and people everywhere making even a simple trip to nearby stores and ordeal. Building Commission highrise housing would increase this problem and more to an extent that it would create an atmosphere and situation that is no longer family friendly but would fee like you are living in the middle of the city. Parking is already very difficult as it is and would get worse. Surely there is another site somewhere in the vicinity but a bit more out of the way that could be found.	No RSTownhall20/7/2018#167	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-serviced by public transport. The site would continue to provide parking if the proposal proceeds.
212	Yes	Houses are way to expensive in Preston. I wish we had support like this earlier. RSTownhall20/7/018@168	Cheaper houses	Noted.
213		No	No RsTownhall20/7/2018#169	NN/A
214	No	Any sort of market should be free market of economy, including housing market. Market will adjust it by itself, human intervene too much only will make it worse. For people cam afford or not, he should find a way to suit the market. Free market, free economy. Short term, you see how many people you help. Long term, you damage the tax payer money, worse than benefits.	RsTownhall20/7/2018#170	Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing.
215	Yes	I think the cost of living and house affordability is ridiculous. Look after small income families. RsTownhall20/7/2018#171		Noted.
216	No	Too much congestion for the area affecting parking and also brings in a certain element of people in the area, Not an appropriate spot for such a dwelling.	No RsTownhall20/7/2018#172	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-serviced by public transport. The site would continue to provide parking if the proposal proceeds. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed.
217	No	Council should get market rate returns for leasing of such assets.	Yes explain market rate % discount to be given. If reasonable, may change mind. RsTownhall20/7/2018#173	Council believes the delivery of affordable housing is a responsibility of all levels of government and wants to provide its assets at no cost to support increased affordable housing supply.
218	No	Definitely not needed and would "cheapen" the area of Preston. RsTownhall20/7/2018#174	No	There is limited evidence to suggest that Affordable Housing developments impact negatively on property values of surrounding properties.
219	Yes	All for additional affordable housing, more efficient use of land with easy access to central Preston (groceries/market/supermarket/services). Housing affordability (or lack thereof) and homelessness are a massive problem.		Noted.

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2200	No No	It would appear to me that the block of land is too small for the size of the development. The disruption to the street during any construction would be a nightmare for residents, many of whom are now elderly and at risk of crossing the street. As a resident of XXXX, this street is already congested with residential parking; with workers from High Street parking in the all day parking on the southern side of the street; with people parking and walking to the library activities; and with many cars using the street to avoid the traffic lights at the corner of Gower St/Plenty Road. There is a boxing gym which operates six days a week and this adds to the volume of traffic. Police cars also whizz up and down the street 24 hours a day. As a resident without a driveway, access to the right of way, in both directions, is needed 24 hours a day to enable parking in our garage and from the sketchy plans it would appear that the right of way may no longer be there. When the Police Station was being developed, I wrote to the then Council with concerns about the right of way and was assured that access to properties would never be affected. I hope that this will still be the case. It was mooted that there would be development on the Ex-RSL, The Old Court House and Old Police Station Sites. Is this development still to go ahead?	No	The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work Access via the site to the right of way will be retained. Council is currently working with the community to create a vision for Central Preston and will develop a renewed plan for the area, including the former Police Station and RSL site.
221	Yes	I represent a group of residents from Melbourne western suburbs that is highly supportive of an increase in affordable housing and who is actively seeking to encourage local government to proactively support and facilitate outcomes such as this. More Councils taking a lead to utilise their land for affordable housing is very welcome and is expected to show what is possible for other councils and communities.		Noted.
2222	! No	No doubt the government should play a role to ensure that its people have access to housing, other basic necessities and a social safety net. However it should do so in a manner that has minimal interference with the free market. Rather than the current proposal, a rental subsidy in the form of vouchers can be provided, and the council needs not be on the other side of the tenancy as a housing landlord. The current proposal is a highly inefficient way to provide the subsidy because, when households shrink as children grow up and leave, or spouses separate or die, the remaining members tend to stay in the same unit, paying little or nothing for rental, resulting in underused properties. Old habits of the past should be abandoned "public housing" should be replaced with "Public Rental Vouchers", provided based on regular declarations of income, assets and household size of the recipients. This would be by far more efficient so I am urging the council to reconsider its proposal thank you.	No	Council would seek to identify a housing association to develop and manage the housing, if it proceeds. A recent Productivity Commission report indicates that tenants on a Commonwealth voucher system pay more for rent than public housing tenants. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing. These figures would suggest that the market is not responding to demand for affordable housing.
223	No	Overdeveloped	More public facilities, eg swimming pool, parks, shops etc	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-serviced by public transport. Council is currently preparing an open space strategy that will address demand and supply of open space.
224	No	The only access I have to my driveway is via the right of way laneway. This proposed building would block the access to the laneway and make it difficult for me and any tradesmen that I need to attend my property to leave and enter the laneway. It is already a problem when they have small trucks which cannot negotiate the turn at the other end of the laneway as it is so narrow. Council has allowed the building of the townhouses with two garages next to the police station at the end of the laneway and another development is occurring which will also have rear lane access for the residents. It is already a busy right of way and to suddenly decide that the laneway will not have access from both ends as a normal street does will make it more difficult for residents that rely on the laneway to access their properties. In addition I bought in XXX as I did not want to live in a street near any high rise buildings or have them visible from my yard.	No	Overlooking issues would be addressed through the planning permit application. Access via the site to the right of way will be retained.

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225	Our view is that a multi-level "affordable housing" building is not appropriate in one of the best neighbourhood streets in Preston Central. In particular if the idea is for every dwelling within the building to be provided for public housing. The obvio	The only way we could support this idea is if the percentage of subsidised housing within the development is no greater than 20%, this would better represent our demographic The other point that council should consider is the real lack of green space in this pocket of Preston, where can our kids play and run about? It would seem obvious to us that a childrens playground in close proximity to the Library would be excellent use of this area.	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-serviced by public transport. Council supports inclusion and diversity and wants to ensure Darebin is affordable for people on low incomes. Council is currently preparing an open space strategy that will address demand and supply of open space.
226	1. The proposed development would not respect neighbourhood character of Town Hall Avenue or the immediate area and is considered over bearing and out of character for the area. 2. The density and type of development will have an adverse impact on street parking, and will likely attract a higher number of vehicles than can be accommodated on site, therefore spilling into the adjoining streets. 3. On an average day, Town Hall Avenue has very limited parking spaces available on the street, which already creates traffic congestion and parking issues., and will be further exasperated with the loss of the existing car park as a result of the proposed development. 4. Increased congestion on the neighbourhood as a result of this development will present a hazard for waste collection given the current congestion problems and limitations to be able place bins on nature strips to number of vehicles currently parked in adjoining streets. 5. The proposed development would most likely result in a loss of property values in the immediate area due to the visual appearance and over development of the site. Increased noise generation may also cause a significant loss of amenity to levels that are unacceptable in a neighbourhood and residential area. I do not support the proposal and believe that the site should remain as a public car park for use by the local community and adjoining residents.	No	Council notes that a built form development is not currently being considered. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. Council would seek to ensure any development of the site integrates with and responds to the surrounding area. There is limited evidence to suggest that Affordable Housing developments impact negatively on property values of surrounding properties. The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work.
227	Townhall Avenue will be overloaded with this housing proposal. It is congested with traffic and parking is difficult and often unavailable with the overload of Preston market and Hugb street. The location is inappropriate as it cannot support the increase in numbers as things are already strained. There has been no consultation with the residents of Townhall Avenue. The timeline from announcing the proposed development to the decision date has been very quick and that raises concerns. This proposal needs to be reconsidered.	No.	Council has not yet made a decision on the proposal. Darebin is experiencing significant population growth and Council encouarges increased density in locations that are accessible and well-serviced by public transport. The site would continue to provide public car parking, if the proposal proceeds. Properties within 500 metres of the site were notified of the proposal.
228	I've grown up on Townhall Avenue with my family since I was a child, and we have grown to love the community that is Preston and how peaceful and iconic the suburb is - the library is around the corner, the police station, Preston Market and High St. To consider placing commission high rise will significantly impact the peaceful and iconic suburb I grew up in - in fact I think it would deter people from wanting to explore Preston as a place to live. It will also impact house pricing which is unfair on those who have lived in the neighbourhood for years. If something is broken, there is no need to fix it. I strongly oppose against this.	No.	There is limited evidence to suggest that Affordable Housing developments impact negatively on property values of surrounding properties. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing.

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235	 Preston is fast becoming unaffordable for those of lower socioeconomic circumstance. This development will in part address this for some. RSTownhall23/7/2018#180		Noted.
234	A public car park is a big issue in the Preston. We need more spaces for the public car park particular in the business areas.	Provide more public car park areas. RSTownhall23/7/2018#179	The site would continue to provide public car parking, if the proposal proceeds. Car parking for any future development would be assessed through a planning permit application. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work
233	 There are no public housing close to the proposal site, therefore it is a good idea to lease the site out for affordable housing. RSTownhall23/7/2018#178		Noted.
	We have a responsibility to support everyone in society. Increasing house and cost of living expenses result in debt stress on individuals and families, leading to negative situations for those affected. No-one is immune to the potential of such situations. Consideration must be given to street parking solutions if the housing development proceeds. RSTownhall23/7/2018#177		The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work
231	Townhall Avenue is a beautiful street and situated in the central of Preston. On the end of the street, on one side is the library and on the other side is the police. We are at the back of the City of Darebin. All the residents get on well together. Why on earth you like to spoil the Central of Preston. Thank you.XXXX	RSTownhall23/7/2018#176	Council supports inclusion and diversity and wants to ensure Darebin is affordable for people on low incomes.
230	I believe the proposed development would depreciate existing properties/apartment. Recent development has already flooded the local area causing depreciation of apartments in the area beforehand. Removal of an existing carpark and no plan to replace with some number of spaces will cause further problems with parking, especially with shops and a market nearby. Where is the local opportunity for these new occupants to go? To socialize, I anticipate/forsee social issues associated with lack of activities in the area.	No RSTownhall23/7/2018#175	The site would continue to provide public car parking, if the proposal proceeds. Car parking for any future development would be assessed through a planning permit application. There is limited evidence to suggest that Affordable Housing developments impact negatively on property values of surrounding properties. The area is well serviced with social infrastructure and programs.
229	This is a car park vital for High Street traders, Preston Market, Library. Why haven't you indicated this in your submission. Leave the car park alone, which is also next to the Police. IN Darebin at the moment there are multistory apartments going up everywhere destroying Preston. What about the XXX next door to this monstrosity that you want to put up. There are currently vacant ex-housing commission to put up. There are currently ex housing commission blocks which have been now vacant for years which need to be developed now. (behind Maccas on Bell Street and Penola Street, Preston.	No- because Council doesn't care about the little people who live next door to this development and looks after developers. RSTownhall23/7/2018#181	The site would continue to provide public car parking, if the proposal proceeds. Car parking for any future development would be assessed through a planning permit application. Council does not own the vacant land on Stokes and Penola Street, and is advocating to the State Government for increased public housing at this site.

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236 N	Great another ghetto. Who's knuckle headed idea was this? And the Council see's this as another exciting opportunity to squander rate payer assets and money. Wouldn't you want to maximise the rate payers asset and put the money back into improving amenities rather than passing them off 'at very low cost'. 50 years is not a practical term lease for this type of development we would be inheriting back a block of slums. Public and low cost housing is the framework of the Victorian State and Federal Government and the council shouldn't stick it's beak in State and Federal Government politics. Singles earning \$60.510 and couples on \$127.080 don't need subsidising from Darebin rate payers and rate paying pensioners. What the Council wants is NOT what the rate payers want you should be doing what's best for the residents, rate payers and Preston. The development on the site will be controlled by the Darwin Planning Scheme by allowing a 5 storey concrete box slap bank in the middle of a single level suburban housing. Is this the same mob responsible for the Thornbury junction Plenty Road High Street high rise BRONX7 The car parking on the site works fine and takes parking pressure off the main drag and is a convenience for businesses in the area and for residents as well as contribute to anti social activities associated with this type of establishment. 'It it ain't broke it dunna needa fixin'. You can't manage the graffiti, the filthy lane ways and streets (David Street in particular) let alone the assets of rate payers. I've lived in Preston for 69 years, a once great WORKING class suburb, a suburb of WORKERS and battlers who worked when didn't have a job and made a go of it. We don't want it to finish up like our once great footy team The Mighty Bullants replaced by a load of drop kick drongo's The Northern Blues another of our great assets sold out cheap.	Resign RSTownhall23/7/2018#182	Council believes the delivery of affordable housing is a responsibility of all levels of government. The State and Federal Governments have failed to supply adequate public housing. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. The site would continue to provide public car parking, if the proposal proceeds. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing. Council is not intending to sell the land.
237	 I say no because I don't believe councils are developers, they should be focused on ratepayers concerns. How do propose to fund this? Who are you leasing the land from? Why hasn't there been more than one site being investigated.	No I think council has been shortsighted in delivering this proposed development to Townhall avenue residents and surrounding residents	Council believes the delivery of affordable housing is a responsibility of all levels of government. The State and Federal Governments have failed to supply adequate public housing. Council would identify a housing association that would develop and manage the site. Council would offer the land on a lease, if it proceeds. Multiple sites have been investigated for affordable housing.
238	I am objecting to the erection of tower behind Preston police station on the grounds that there would be too much congestion going on. Problems with tenants and cars it would be a problem for Preston police station having to come out all the time to fix up problems because tower was built at the back of the police station. I am sure Preston police would have better things to do and putting people in this tower would cause problems for tenants living there small place big problems bad idea.	RS23/7/2018#183	Darebin is experiencing significant population growth and Council encourages increased density in locations that are accessible and well-serviced by public transport. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. The site would continue to provide public car parking, if the proposal proceeds.
239	Preston has cleaned up a lot recently. A lot of "commission" areas have transformed. I don't want to see a reintroduction of it, particularly in central Preston. The site should continue to serve its existing purpose as parking is already scarce in central Preston.	No.	The site would continue to provide public car parking, if the proposal proceeds. Car parking for any future development would be assessed through a planning permit application. The site would continue to provide public car parking, if the proposal proceeds.

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240		Townhall Ave is so congested as it is. There is such a lack of parking. People are getting angry and I have witnessed road rage over parking space.	I would suggest an underground parking complex where the shire can charge a minimal to park. As well as free parking for the shire workers to park in this space and reduce the congestion in the area that is taken up by shire workers. Then put a lovely greenscape park on top of the car park at ground for all to enjoy. As there a no parks withing walking distance for our children/grand children to enjoy.	The site would continue to provide public car parking, if the proposal proceeds. Car parking for any future development would be assessed through a planning permit application. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work Council is currently preparing an open space strategy that will address demand and supply of open space.
241	Yes			N/A
		I am a keen supporter of government playing a key hand in supporting/facilitating affordable housing. In the period after World War 2, public housing was funded as something to help average people. Since that time, public and other social housing has become chronically underfunded and is in terribly short supply. If Darebin council wishes to introduce affordable housing in the area following a careful and thoughtful process, ensuring that there are no substantive negative impacts resulting from the development, then I am pleased to support it.		Noted.
243		We don't have a problem with public housing but it must be planned by experts and done very well for the people that need them. We don't think the council has the expertise, we would not like to see little ghetto created which would be bad for the area and very bad for the people who would be house	Proper planning which would include other developments as well as housing in all council areas. Preston has great potential, please don't mess up the opportunity. Darebin - the place to live, please keep it that way. Proper planning please. RSTownhall24/7/2018#199	Council believes the delivery of affordable housing is a responsibility of all levels of government. The State and Federal Governments have failed to supply adequate public housing. Council would identify a housing association that would develop and manage the site. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime.
244		The site is one of the few car park available for shop owners and employees to park. When the building I am a tenant in was built money was paid to the council for car parking. All the carparks are full and therefore more cars will clog local streets causing residents more distress.	Yes - open the council carpark to shop owners and staff as obviously your staff can find alternative parking. RSTownhall24/7/2018#184	The site would continue to provide public car parking, if the proposal proceeds. Car parking for any future development would be assessed through a planning permit application Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work
245		l feel this is an important issue that affects all Australians in some way. The Darebin council should be commended for this project. RSTownhall24/7/2018#185		Noted.
246		This is the most ridiculous idea possible. Why would you continue to condense an already congested neighbourhood. Its ludicrous in the amount of multi-level apartments/condensed living currently going on in Preston, now the council wants to bring it inside our small suburban streets. We already have major problems with parking, couldn't imagine the further chaos it will cause to lack of public parking, not to mention congestion in and around the neighbouring streets. The frustration of neighbours and City of Darebin residence will be immeasureable.	Absolutely not. RSTownhall24/7/2018#186	Darebin is experiencing significant population growth and Council encouarges increased density in locations that are accessible and well-serviced by public transport. The site would continue to provide public car parking, if the proposal proceeds.

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		In	To 11 h 11 h 12 h 12 h 13 h 14 h 1 h 1
247 No	Townhall Avenue is already so busy that I sometimes can't get a car park within 10 houses of my place, and as I am getting on a bit this is really hard when I am carrying my shopping or other things inside. The council workers and the Boxing Gym already all take all of our parking spots every day anyway and now you want to build a big block of flats?? Do you even know what Townhall Avenue is like? Have you been down from your desk to have a look? This block you want to build on is ridiculous. Commission houses are not the job of a council. They are the job of the State Government. You are acting outside your areas and should focus on actually doing the jobs that ratepayers pay you to do, like maybe install some speed humps in townhall avenue to stop the insane speeding that happens all the time, or put in a park for the kiddies. There is No park at all near us for them to play in. If you want to get rid of the carpark how about do something we residents actually want, like a park! And speaking of parkât; what are the kids who end up in these flats going to play in? They won't have a backyard, that's for sure. Are they expected to walk to Zwar Park to find some grass? You want to keep housing affordable? Get rid of negative gearing and stop foreign investment. THAT is what is making housing unaffordable. You can't fix that by building commission houses. I have done a doorknock to talk to people at this end of Townhall Avenue and Roseberry street and I have not found ONE person who wants this to go ahead. YOU NEED TO LISTEN TO THE RESIDENTS CONCERNS! Everyone I talked to (A LOT OF PEOPLE!) do not want this in our street! You have given us less than a month to talk about something that is going to really negatively impact our street and probably drop the house prices. How about the councillors with all the bright ideas put some commission houses in their streets? Yeah, I will bet that never happens. A lot of houses and units in Townhall Avenue and Roseberry Avenue have no front driveway from the street and have to	Abandon the stupid idea altogether.	Council believes the delivery of affordable housing is a responsibility of all levels of government. The State and Federal Governments have failed to supply adequate public housing. The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work Council is currently preparing an open space strategy that will address demand and supply of open space. Access via the site to the right of way will be retained.
248 No	Data from RIEU and ABS highlight that Preston has the highest level of social housing in the City of Darebin in both the number and percentage of dwellings. Analysis available on Domain.com.au highlights that house priced drop by \$72,104 by each 100m in proximity they are to a housing estate. Domain Group Chief economist Andrew Wilson has stated that Government needs to be mindful of creating harmonious neighbourhoods -"the higher proportion of public housing, the higher impact on property prices". In comparison, Preston has 29 social houses for every 1 in Fairfield (another suburb in the City Of Darebin) This does not include the recent State Government decision to invest a further \$20 million in social housing in Preston. Any future allocation of new social housing should be distributed equally across the municipality to ensure fairness for all residents	No RSTownhall24/7/2018#187	The data provided appears to be relevant to large public houising estates such as Elizabeth St Richmond; it does not apply to a single medium density developments. Council encouarges Affordable Housing in areas that are accessible and well-serviced. Despite a high percentage of public housing in Preston, there is still significant demand. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing.
249 No	The proposed site does not seem of sufficient size to build numerous units/apartments. If a high rise is built to accommodate more apartments, it would devalue surrounding properties, of which are located in a very sought after and prime pocket of Preston.	No	There is limited evidence to suggest that Affordable Housing developments impact negatively on property values of surrounding properties. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed.
250 Yes	Affordable housing is vital for the Darebin Community no simply because ethical reasons but also to maintain the diversity of		Noted.
254 1/-	the area as it gradually gentrifies. RSTownhall24/7/2018#188		N/A
251 Yes	RSTownhall24/7/2018#189		N/A
252 Yes	Housing is an important social determinant to health and affordability and equal opportunity are important values to me. I'm proud to own a home at 29 in the City of Darebin and more than happy to support this proposal. RSTownhall24/7/2018#190		

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253		Removal of off-street parking would place pressure along street parking capacity. I don't believe housing is the responsibility of local governments. We need more affordable housing, so that we can start to combat homelessness numbers in each council area.	Identify better locations for this which wouldn't affect local businesses and residents. RSTownhall24/7/2018#191	Council believes the delivery of affordable housing is a responsibility of all levels of government. The State and Federal Governments have failed to supply adequate public housing. The site would continue to provide public car parking, if the proposal proceeds. Council encouarges Affordable Housing in areas that are accessible and well-serviced. Noted.
		RSTownhall24/7/2018#192		
255		Darebin needs more affordable housing on offer. This is very important to confined growth in the area and addressing the greater housing crisis in Victoria. RSTownhall24/7/2018#193		Noted
256	Yes	l believe it is most important for everyone to have access to affordable housing. RSTownhall24/7/2018#194		Noted.
257		It is unsuitable because it will unnessssarily create a trouble spot. The probability of crime like drugs, violence and other forms of (indecipherable) chronically incrase. There will be increase intension (the haves vs the have notes). People that will live in it will come with many baggages. Also the safety of the new build is a problem with examples of recent five tragedies like the Grenfel Tower.	Unless there is special dipensations to cover the value offset against the median/mean apartment value. RSTownhall24/7/2018#195	There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime or property values.
258		I absolutely oppose this idea. Housing affordability is a complex issue and best left to Federal and State policy levers. Darebin Council should focus its energies on providing value to ratepayers, residents and businesses in Darebin rates, roads rubbish, parks, etc. The proposed development will not solve the so called "crisis" and it is not a local government issue. I have seen Council's EOI advertisement so this "community consultation" sees disingenuous to me and tokenistic.	Yes, retain a pubic carpark to access the Police Station and library. RSTownhall24/7/2018#196	Council believes the delivery of affordable housing is a responsibility of all levels of government. The State and Federal Governments have failed to supply adequate public housing. A previous EOI process was done in error and was ceased. The site would continue to provide public car parking, if the proposal proceeds.
259		I am very supportive of any proposal to increase the stock of affordable housing in Darebin. Members of my extended family have personal experience of the long waiting list for social housing. Any initiatives that assist vulnerable members of our community and commendable. RSTownhall24/7/2018#197		Noted.
260		Having witnessed affordable housing development in the past, namely the Melba Flats in Canberra. In this case there was a dramatic rise in crime rates in the area, the units themselves were abused and the area became a ghetto. Melba housing prices dropped comparatively to surrounding suburbs, since the flats were torn down and redeveloped in 1991, it has taken 15 years for the suburb to recover its reputation of safe and inviting place to live. I do not want to see Preston going down this same road - and I believe that it cannot be guaranteed if this development goes ahead. Coming from Canberra I also saw similar occurances of Stuart Flats and Burine Court- these have also been removed.	A 'peppering' of medium affordable housing across the suburb, avoiding a focus of one area/site. RSTownhall24/7/2018#198	There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. Council is working with developers to encourage the supply of Affordable Housing in large developments.
261		It is expected that the proposed development would lead to increased traffic congestion and lack of parking. The latter is already an issue on weekdays during business hours for close proximity to access the businesses along High Street, Preston Market and Preston Library. The site does not appear to be a sufficient size for the proposed development and if a high rise apartment is to be built it may significantly reduce the value of surrounding properties.	Not at this time.	The site would continue to provide car parking, if the proposal proceeds. Car parking for any future development would be assessed through a planning permit application. There is limited evidence to suggest that Affordable housing developments impact negatively on property values of surrounding properties.
262		I live in regent and two houses recently sold for 1.5 million dollars. This is farcical when it comes to you honest working joes ability to afford living in their own home in Darebin.		Noted. Council notes that the median house price in Darebin is now \$1 million.
263		I think it's a great opportunity to help those who need it in a very practical way that I don't think will cost the community too much.		Noted.

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26.1		la :	mt
264 No	This proposed site is already a very congested area with both Townhall Ave and Roseberry Ave currently experiencing parking	No.	The site would continue to provide public car parking, if the
	issues and high traffic volumes on a daily basis. It is not uncommon to have people parking over the entrance to our		proposal proceeds.
	driveway. I also feel it is not the role of council to be involved in social housing projects. This should be handled by State and		Council acknowledges that there is significant demand for
	Federal Governments who have the expertise to run such projects. Focus on making our streets more secure and safe (speed		car parking in the area and will address this through
	humps in Town hall ave and Roseberry ave would be a huge benefit to the community and yet for some reason council will		forthcoming policy and strategic work
	not consider them) Why not build something the residents actually want like a park area with bbq facilities and maybe a		Council is currently preparing an open space strategy that
	café that serves locally sourced produce. There is a severe lack of green space around Townhall Avenue, and this		will address demand and supply of open space.
	development will just make that worse. A five storey block of flats totally disrespects the current character of Townhall		The planning controls specify a preferred height of five
	Avenue, not to mention the fact that the block is so small. Adjoining neighbours will be eclipsed by such a building. This site is		storeys for the site. These were established in 2010
	totally inappropriate for such a development. Is entrance to the laneway going to be kept open at both ends? So many		following a consultation process, and are not proposed to
	houses and units use the lane now, there is no way you are going to be able to block that off. There is also the issue of		be changed.
	potential problems associated with commission housing can bring to an area, especially on a large scale like this. You can't		Council supports inclusion and diversity and wants to
	even tell us what sort of housing it will be? How are we supposed to make a decision on supporting something like this when		ensure Darebin is affordable for people on low incomes.
	we have no idea what sort of residents you plan to plant in our neighbourhood?		Access via the site to the right of way will be retained.
			There is limited evidence to suggest that Affordable
			Housing developments impact upon rates of crime.
265 Yes	Yes, it would be good to have more affordable housing and next to a Police Station should provide added safety. It's better		Noted.
	than it being a car park. The only thing I'm concerned about is access to green space and making sure there are really good		Council is currently preparing an open space strategy that
	environmental outcomes in the building.		will address demand and supply of open space.
266 No	SPIKE CRIMES AND ANTI-SOCIAL BEHAVIOURS BRING DRUG DEALERS TO THE AREA INCREASE UNEMPLOYMENT RATE TO	NONE	There is limited evidence to suggest that Affordable
	PRESTON SUBURB ALL THESE ABOVE PROBLEMS WILL MAKE THE AREA BECOMING UNSAFE AT DAY AND ESPECIALLY AT		Housing developments impact upon rates of crime or
	NIGHT AT PRESTON MARKET AND TRAIN STATION. ALSO AFFECTING AREA PROPERTY VALUE. TYPICAL EXAMPLES ARE		property values.
	RICHMOND, CARLTON, BRUNSWICK HOUSING COMMISSION.		
267 Yes	Rental and housing prices are increasing in this area, therefore this will be beneficial for low income people by saving funds		Noted.
	to buy a house.		
268 No	I have lived near affordable housing and unfortunately it can bring its own troubles, not by all residents but many residents.	No RSTownhall25/7/2018#199	There is limited evidence to suggest that Affordable
			Housing developments impact upon rates of crime.
269 Yes	To help the homeless and low income earners a place to stay. RSTownhall25/7/2018#200	To persue all applicants, to reduce	Noted.
		crime.	
270 No	There is enough affordable housing in the area already.	No RSTownhall25/7/2018#201	Council notes that there is a major undersupply of
			affordable housing with over 80,000 people, including more
			than 20,000 children on the waiting list for public and
			community housing.
271 No		RSTownhall25/7/2018#202	N/A
272 Yes	Affordable housing is crucial for the wellbeing of people. RSTownhall25/7/2018#203		Noted.

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273	No	It was reported, by a DADA member, that council has already voted to go ahead with the plan though I could not find this in	Final, we would like to see Darebin	Council has not made a decision regarding the proposal.
		the minutes. Is the Townhall Avenue site the first example or have other council parcels of land been signed off for the	Council compulsorily acquire the Preston	Council would seek a diversity of housing types to meet
		scheme? We are very pleased to see Darebin Council use their own definition of affordable housing for this project.	Market site for such a scheme. Our view	different household types.
		At DADA we find it annoying to be asked to spend our precious time to make a response to council, but only within the	is that it is the perfect site to supply the	Overshadowing and overlooking would be addressed
		perimeters that council set, either through rigged surveys or by having to answer a question in only one of two ways, just so	much needed mix of affordable with	through a planning permit application.
		our other, more meaningful, comments will be considered. It is unfortunate, that in this case, DADA does not support the	other types of dwellings and allows the	The compulsory acquisition of the Preston Market is
		affordable housing proposal in the current form, though we would like too. This is because, among other things, there is no	space needed for a salt and pepper mix	beyond the scope of this consultation exercise.
		assurance the scheme will provide suitable family housing, even though the need is clearly expressed in the council housing	of inhabitants rather than the separating	Council is working with developers to encourage the supply
		policy and supported by ABS statistics. This is a failing of the planning scheme that, as yet, no Darebin Council is prepared to	by demographic as with the current	of Affordable Housing in large developments.
		change to provide a framework to better meet the needs for housing in Darebin, right now and in the future. If you want	proposal. It could also allow the council	While the percentage of three bedroom dwellings has
		meaningful consultation with the community then show you listen to what we have to say. We would be concerned if any of	to ensure better protection of the key	decreased since 2011, the number of four and five bedroom
		the land was leased or sold to any for-profit organization or developer and support that not-for-profits are targeted for	heritage market values the community	dwellings has increased.
		involvement. We wonder how Darebin Council will ensure an appropriate mix of apartment size, that reflects the needs	loves. We would have liked to see more	Currently, approximately 40 per cent of dwellings have two
		stated in the housing policy, is included in the design of the dwellings. It is critical that the project goes some way to redress	detail of the proposal for a more	bedrooms or less, yet 60 per cent of households have one
		the loss of three bedroom dwellings in Darebin and is able to provide much needed housing for families with children. We	detailed response but hope this covers	or two people. There is a mismatch between dwelling size
		would like to see incorporated into the design of the dwellings the notion of universal housing, so that the dwellings are	most of our concerns and ideas.	and household size. Approximately 50 per cent of dwellings
		flexible to meet the needs for the broadest range of occupants, including the disabled and elderly. We would want to see the		in Darebin have three bedrooms or more. The number of
		dwellings designed and built to the highest sustainable rating to ensure the best possible living at the lowest possible ongoing		couples with dependents is expected to decline to 2041
		cost for the tenants. We would want to see garden space at the correct orientation for growing food either in individual or		(though marginally) and the average household size is also
		shared plots. We think neighbours should be appropriately protected from overshadowing and overlooking.		forecast to decline. Lone person households and couples
				without dependents are expected to increase to 2041.
				Notwithstanding this, Council would seek a diversity of
				dwelling types within any proposed development.
274	Yes	As the XXXX, a Not for Profit Homeless and Housing organisation with offices in XXX, Preston, we are supportive of the need		Noted.
	_	to deliver more social and affordable housing across Preston and all of Melbourne.		
275	Yes	As I live in government housing there is more need for affordable housing in our area of Darebin as there is inadequate stock		Noted.
		of housing for the public on low income and an ageing population.		

				L
276		area and the lost carparking due to the development will have significant consequences on access for residents and visitors, particularly on market days. Any design of any development will need to allow for access at the Kelvin Grove end to the laneway running parallel to Roseberry and Townhall Avenue to be maintained. Access for the lower end of the laneway is critical for many residents who rely of the right of way to exit and enter their property. Many of the property entrances onto the lane have been designed to provide easier manoeuvring into and out of properties when traveling from the Kelvin Grove end. Access from the Plenty Road end is also somewhat challenging due to the tee intersection at the end of the laneway. Considerations such as the lack of local parks and potential locations for greenspace within the development do not appear to have been considered. Numerous studies have demonstrated the advantages of providing communal and private greenspaces within developments on the mental and physical health of residents. Although somewhat limited, the vegetation currently onsite does provide habitat for a range of birdlife that use the trees and shrubs for food and shelter.	The process undertaken by council to date has not considered the concerns of local residents and lacks transparency. The timelines are rushed and do not allow for due diligence or constructive conversations with the community to evolve. Analysis of the selection criteria and comparative tables between sites has not been made readily available. No concept designs for the site demonstrating how council's objectives will be reached have been made available. Similarly, no examples of similar initiatives in operation, demonstrating living examples of the concept in action have been provided. The provision of the above information while considering the concerns raised above will allow local residents to provide informed feedback that can potentially produce improved and positive outcomes of the community while addressing the lack of affordable housing in Darebin. A long-term vision and approach to any developments is required in order to maintain liveability within Darebin.	The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significant demand for car parking in the area and will address this through forthcoming policy and strategic work Council is currently working with the community to create a vision for Central Preston and will develop a renewed plan for the area.
278	Yes	guests that is well designed, has interesting architectural qualities for higher density housing is a great concept. I do agree with Council supporting affordable housing for Darebin. But I do not support a five storey development in a quiet		The planning controls specify a preferred height of five
		back street, it would be different if it was on a main road. I would think that no more than 3 storeys is better suited to that area. If a five storey development went in at that location it would set precedence for other developments. I am sure that the developers would argue that it is not viable if there is less units, but there needs to be a balance so that the site is pleasant to live in and not overcrowded for existing and new residents. I do not live in this street but am familiar with the location.		storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed.
279 (No	Dear Darebin Council, My name is XXX and I am 9 years old. I would like to tell the Darebin Council why they should not be building a large apartment block at the end of my street. My brother and I already can't play in our street because the traffic is too busy and too fast. We have not got a park anywhere near our place and we have to walk to Wood street or Zwar Park if we want to play in a park. Putting a big building at the end of our street is just going to make the cars worse than they are now. Why can't you build a park for us in that spot instead of an apartment block? We don't want big buildings in our little street please.		Thank you for your thoughtful response. Council is undertaking projects like this so that when you and your brother grow up, you'll be able to buy a house and live on the same street as your Mum and Dad. Houses are very expensive! We are also making a plan to create more parks in Darebin.
280 1	No	As the street is close to High Street, car parking is more beneficial. A five storey car park could be built on site.	No RSTownhall26/7/2018#204	The site would continue to provide public car parking, if the proposal proceeds. Car parking for any future development would be assessed through a planning permit application

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281	No	This is a great site to be part of a civic zone for the benefit of the community. For now car parking on the site is greatly	No. RSTownhall26/7/2018#205	The site would continue to provide public car parking, if the
		appreciated.		proposal proceeds.
				Car parking for any future development would be assessed
				through a planning permit application
282 Y	es	We need to support people of low income. I would also like to see the homeless with a place to live. Perhaps council could		Noted.
		work on this more actively. RSTownhall26/7/2018#206		
283	No	I am writing about your proposal to build affordable housing in Townhall Ave. My family has resided in XXX for 47 years.	No RSTownhall26/7/2018#207	The site would continue to provide public car parking, if the
	- 1	Through these years, we saw what was quite a quiet street to become one where parking was impossible for the residents.		proposal proceeds.
		As you are aware 90% of the homes in our street have no driveway access, and as the street is so close to the Market, High St,		Council acknowledges that there is significant demand for
		Council Offices, The Post Office, The Police Station, The Library, The Health Sister, Trams, Trains & Buses, it is USED by other		car parking in the area and will address this through
		locals as a parking area. Within the last few years, it was disappointing to see that our Library was "chopped" for parking		forthcoming policy and strategic work
		lots, and homes in the area of which you anticipate to build this accommodation were knocked down to create parking. At		Car parking for any future development would be assessed
		that time, the owners were intimidated to sell up to create this. This still has not fixed the "parking" and "congestion" issue		through a planning permit application.
		that we face on a day to day basis. By removing this parking allotment would definitely make things a lot worse. Thus, as you		
		can see over the last few years, the council has "identified" a parking issue in the area, and (a) has created this parking lot &		
		(b) chopped the library greenery to make more parking spots. By adding affordable housing, which I am sure would		
		accommodate multiple families, with perhaps an allocation of one car spot each, would mean that our street will be		
		congested on a full time basis with "permit residents". In addition to that, we feel that there are many areas of		
		Preston/Darebin, that would better suit this sort of accommodation. Whilst I agree that this is necessary, there are other less		
		congested areas that can be of interest. Congestion "ALL DAY" is currently caused by: Council Staff using street for Access-		
		morning, throughout the day & after work Police staff Library Staff Local business staff Activity staff & customers (at the Scout		
		Hall) Library members People needing Police services People needing Council services People needing Health Nurse services		
		People needing to park for easy access to High Street People using street to park vehicles to access the public transport into		
		the city (thus making there zone One) Permanent residents of the street (allowing at least 2 vehicles per household, and		
		taking into consideration that MOST homes do not have a driveway Visitors for the permanent residents On a security/safety		
		note, over congestion of this street, would make it almost impossible for any emergency vehicle to safely park and attend to		
		an urgent matter. Already we are seeing that Ambulance officers, are parking in "other" peoples driveways, or double		
		parking to attend to emergencies. Your attention and consideration of this matter is urgently required, and reconsideration		
		of this proposal sought.		
284 Y	es	I'm absolutely in support of Darebin Council leasing land to a community housing provider for the development of affordable		Noted.
		housing. However it's essential that Council has a strong role in negotiating and monitoring the property and tenant		Council would seek to identify a housing association to
		management policies and procedures of the successful provider. Its highly likely that neighbours of the proposed		develop and manage the site.
		development will be resisting the project and will be more supportive if reassured that Council will have an ongoing role in		Council will retain ownership of the site and could control
		influencing good management of the site. RSTownhall26/7/2018#208		the use of the land through the lease.

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285 No T	o Whom It May Concern, I recently received a letter re affordable housing at Townhall Ave, Preston. My views re the	No. The Council can continue with the	The Victorian State Government is selling the Walker street
	ouncil proposal to build at Townhall Ave is OBJECT. Whilst affordable housing is a major community concern and needs to	alternative arrangement at the Walker	site to private developers. There is an urgent need for more
b	be addressed, I believe the Townhall proposal is not addressing this. We seem to have a suitable alternative arrangement on	Street estate in Northcote. However	public housing due to the decreasing number of public
v	Walker street estate in Northcote. Yet the council wants to sell this to private investors, therefore, relocating the current	Council wants to sell this to private	housing properties in Darebin and the waiting list for public
re	esidents and their range of programs and community services. Why I ask? The Townhall proposal also needs to address the	investors. RSTownhall26/7/2018#209	housing ia increasing. Council is working with developers to
s	ocial mix model to ensure affordable housing tenants can interact with the private occupants on the street. Both Townhall		detremine the suitabilty and long term sustainability of the
A	we and Roseberry St are usually California bungalow and Victorian style houses. I believe an apartment lot will definitely ruin		site. Residents will be consulted as the project progresses.
th	he height and the street landscape. It certainly doesn't fit within the existing character of the area and potentially over		
st	hadowing the existing home of 48 and 50 Townhall Ave. The Townhall Ave neighborhood is quite quiet and holds lots of		
b	peautiful charm and would be destroyed with the proposed affordable housing. Parking at Townhall is already a nightmare,		
w	vith the majority of the households do not have driveway and rely on off-street parking. The lack of parking on High street		
h	has already added pressure to Townhall Ave parking. The proposed apartment lot will just increase the traffic and parking		
n	needs in Townhall Ave and needs to be addressed especially since the old site is already a parking lot which is currently used		
u	up. Therefore I ask, where will people who park at Townhall going to use? The library parking is always full so that's not even		
a	an alternative. I do sincerely hope that the council does not support this project for the sake of the Preston community and		
th	he residents of Townhall Ave.		
A	as a long term homeowner of Preston I recently heard about Darebin council's plan to initiative to build on Towhall ave and I		
a	ım deeply disappointed. Whilst l agree we need to do more about affordable housing. Why we are using a car park â €" the		
sı	mallest parcel of land. Yet the council city offices has three times this land size. The council are saying they are committed		
to	o increase the supply of affordable housing. We seem to have the perfect solution Walker st estate but the council is only		
in	nterested in selling to private investors (at the expense of the tenants. If we have the option to rebuild why aren't we doing		
it	t properly.) so I disagree with this initiative		
	What's really needed in Preston, especially the Preston central area is more parkland. This will add immeasurably to the	No RSTownhall26/7/2018#211	Council is currently preparing an open space strategy that
	quality of life for those living in the area and the many more moving in. A housing development at this site is well intentioned		will address demand and supply of open space.
	out will be a mere dent in the growing need. And I believe that the impending glut of small apartments in the area will		Council notes that there is a major undersupply of
	provide cheaper housing for those wanting to live in the area. More parks, more green spaces, more playgrounds for		affordable housing with over 80,000 people, including more
	Preston. And act now before there's absolutely zero space left to reclaim. The council will get massive support from		than 20,000 children on the waiting list for public and
l re	esidents I believe. It's plain as day to me.		community housing.
			Council is working with developers to encourage the supply
			of Affordable Housing in large developments.
	We recently a letter re affordable housing at townhall ave, Preston. My views re the council proposal to build at townhall is	No RSTownhall26/7/2018#212	The Walker Street Estate is owned by the State
	DBJECT. Whilst affordable housing is a major community concern and needs to be addressed I believe the townhall proposal		Government, not Council. Council does not support the
	s not addressing this. We seem to have a suitable alternative arrangement - walker st estate in Northcote. Yet the council		privatisaion of public housing land.
	wants to sell this to private investors. (with minimal housing to those who need it). Relocating the current residents and		The planning controls specify a preferred height of five
	heir range of programs and community services. Townhall proposal also needs to address the social mix model to ensure		storeys for the site. These were established in 2010
	offordable housing tenants can interact with the private occupants on the street. Townhall ave and Rosebery st are usually		following a consultation process, and are not proposed to
	California bungalow and Victorian style houses. I believe a 5 level height apartment will ruin this height street scape. Parking		be changed. The site would continue to provide public car parking, if the
	at townhall is already a nightmare. Since majority of the households do not have parking and rely on off street parking. A 5		
	evel apartment will increase the traffic and parking needs in be addressed especially since the old site is a parking lot. (where are people who park at townhall going to use?)The library parking is always full so that's not even an alternative.		proposal proceeds.
W	vnere are people who park at townhall going to use? If he library parking is always full so that S hot even an alternative .	I	Council acknowledges that there is significant demand for
1 1	, , , , , , , , , , , , , , , , , ,		ear parking in the area and will address this thereigh
	, , , , , , , , , , , , , , , , , , , ,		car parking in the area and will address this through forthcoming policy and strategic work

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288	3 No	Increased traffic in an already congested area Parking issues Increased crime There are already high rise government building on Elizabeth Street		The site would continue to provide public car parking, if the proposal proceeds. Car parking for any future development would be assessed through a planning permit application. There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. Council notes that there is a major undersupply of affordable housing with over 80,000 people, including more than 20,000 children on the waiting list for public and community housing.
289	Yes	I support it because housing should be more equitable and location should not be reserved for the most wealthy in society,		Noted.
		so long as it is not more than 5 stories high. The concrete apartment tower abhorrence that is the intersection of High st and		
		plenty rd is a prime example of how it should not look.		
290) No	Due to the length of this response, it is included in a separate page at the end of this attachment.	appropriate site.	The site would continue to provide public car parking, if the proposal proceeds. Council acknowledges that there is significnat demand for car parking in the area and will address this through forthcoming policy and strategic work. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. Council acknowledges the importance of green space and is currently preparing an open space strategy that will address demand and supply of open space. A Council report on 18 April 2016 identified three sites as suitable. The other two sites were not able to progressed for numerous reasons, including land contamination, leasing arrangements and the current uses on site. A report providing further detail of this will be considered by Council in late 2018.
291	No	I disagree with Darebin's plans to develop a large apartment block on this site. The location is completely inappropriate for a project of this size. Townhall Avenue and the surrounding streets are already overly congested due to the number of people using the streets for parking and as a rat-run between Plenty Road and High Street. Any housing development larger than the existing properties in the street is completely out of character and a serious imposition on neighbouring properties. Many of the residents who live at that end of Townhall Avenue are older and have little English (including XXXXX). I truly hope you have fully briefed them in their native languages about what you are planning to do. While I do agree with the idea of social housing, I am concerned that Darebin are acting outside their area of expertise and responsibility here for no good reason. Social housing should be the responsibility of State and Federal Govenments, not that of a local Council. This project is short sighted and has not been given anywhere near the appropriate level of community input required for something that will change a neighbourhood so drastically.	actually suitable.	The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. Council believes the delivery of affordable housing is a responsibility of all levels of government. The State and Federal Governments have failed to supply adequate public housing. Council has translation services available and translated the key facts about the proposal into eight languages.

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292	No	1. I, like many others, have my only vechile access to my property via the right-of-way between Roseberry Ave and Townhall	It now has been discovered that the	The site would continue to provide public car parking, if the
		Avenue. It is impossible to turn either in the right-of-way or my property so I must have access from both ends. From the	Darebin Council has been in negotiations	proposal proceeds. Car parking for any future development
		drawings available there appears there is no access through the development. 2. In 1976, I was the first person to develop a	with the Lord Mayor's Charity fund,	would be assessed through a planning permit application.
		new double story residence to the east of High Street between Gower Street and Murray Road. The contract price was seven	none of which was shared with residents	Access via the site to the right of way will be retained.
		times my annual salary so I did much research including consulting the then Municiple council regarding future plans for	in what was pubicised as consultation.	The planning controls specify a preferred height of five
		properties in Townhall Avenue. At the time I was assured there would be no plans for council develpment except for the	Before I support the proposal, I would	storeys for the site. These were established in 2010
		building of the Library. I believed Townhall Avenue was to be a residential street so I went ahead. Having a five story	need assurances that the issues raised	following a consultation process, and are not proposed to
		building totally alters the character of the street in which I live. 3. I live opposite the Scout Hall which I am happy is in regular	above have been addressed and that	be changed.
		use but if parking was not difficult due to patrons of the Preston business district, it is much more difficult when the Boxing	there has been a level of honesty not so	Council would seek to identify a housing association to
		classes are running. The proposal will not only remove current parking space, but the additional residents will undoubtably	far shown.	develop and manage the site. These organisations are
		create greater demand for parking spaces. Similarly the road traffic will increase in Townhall Avenue, a narrow thoroughfare		highly regulated and accountable to the Housing Registrar.
		that attracts not only police, council staff & residents but drivers trying to avoid the Gower Street & Plenty Road traffic lights.		Council has not attempted to conceal that it is working with
		4. My father was instrumental in raising money ofr the then Methodist Church which is now leased to the Department of		the Lord Mayor's Charitable Foundation, a charitable
		Housing and on which low rental accommodation has been built. Unfortunately there appears inadequate management of		philanthropic organisation, regarding this proposal. This has
		these units to the distress of surrounding residents. How can similar problems be avoided in this case?		been stated in Council reports. Working with the LMCF
				provides an opportunity for any development to attract
				funding, in an environment where such funding is scarce.
				The current consultation focuses on whether or not Council
				should lease the land.
293		Spike crime and antisocial behaviour. Bring drug dealer to the area. Increase unemployment rate in the area. All the above	None RSTownhall30/7/18#207	There is limited evidence to suggest that Affordable
		problems will make current peaceful central Preston become unsafe, out of control and affecting property value of the area.		Housing developments impact upon rates of crime.
		Typical example: Richmond, Brunswick housing commission.		
294		Spike crime and antisocial behaviour. Bring drug dealer to the area. Increase unemployment rate in the area. All the above	None. RSTownhall30/7/18#208	There is limited evidence to suggest that Affordable
		problems will make the area unsafe at day and night. Affecting livelihood of Preston market and property value. Richmond,		Housing developments impact upon rates of crime.
		Carlton housing commission is an example of drug and crime.		
		WILL SPIKE CRIMES SUCH AS THEFTS, ROBBERS, DRUG DEALING. SPIKE ANTI SOCIAL BEHAVIOURS SUCH AS DRUNK,		
		OVERDOSED, PHYSICAL ABUSE, VIOLENCE (AFRICAN GANG IS AN EXAMPLE). INCREASE UNEMPLOYMENT RATE TO THE		
		SUBURB. ALL OF THE ABOVE PROBLEMS MAKE THE AREA BECOMING UNSAFE AT DAY; AMD MORE AT NIGHT AT PRESTON		
		MARKET, TRAIN STATION AND HIGH STREET SHOPPING/ RESTAURANT STRIP. RICHMOND NEW HOUSING COMMISSION IS AN		
		TYPICAL EXAMPLE: NO PRIVATE OWNER BOUGHT ANY NEW APARTMENT AS PLANNED. END UP MOST UNEMPLOYED PEOPLE		
		LIVING THERE. AND THE AREA BECOME HOT SPOT FOR DRUG DEALING.		
295		Lack of affordable housing in the area. I think being next to the police station may make it a good location for women and		Noted.
		children who have previously experienced family violence. RSTownhall30/7/18#209		
296		Inner city needs to be accessible to people of all cultures and economic backgrounds - it makes for a richer community.		Noted.
		RSTownhall30/7/18#210		
297		Affordable housing is critical. It adds diversity and makes Darebin a great place to live and work. From a business owners perspective it's critical to have affordable housing to help maintain diversity. RSTownhall30/7/18#211		Noted.
			1	

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298	No	My answer explained in the attached page with heading question 2 - to provide vision for the expanding Central Preston	Only the site is developed into mix use	Council is currently working with the community to create a
-		Business Area. See next page.	1 1	vision for Central Preston and will develop a renewed plan
,		Leadership is about providing a vision for the city, properly manage the public assets for the benefit of all rate payers.	supported, which in this way will be	for the area.
-		Council (used to) has a plan to develop the Preston Central Area to become a hub of leading business, community activities	enhanced the function of activities hub	Council's view is that the provision of affordable housing is
,		centre for Northern Melbourne surrounding area. Including creating a walkway through the Post Office laneway from High	of Central Preston Area and no	essential for a thriving activity centre, and that this needs to
,		street to Kelvin Grove, with businesses, shops, community meeting places along the walkway.	residential development.	be balanced with other uses, including commercial ones.
,		The subject site is one of the only few large enough and most expensive site available in the Centre Preston Business Area.	RSTownhall30/7/18#212	The site was identified as suitable for residential
,		Council (and rate payers) should use the subject site to forge the vision to make Preston Central Area becoming a vibrant	7, 20, 22, 22, 22, 22, 22, 22, 22, 22, 22	development in the Preston Central Structure Plan 2006.
		business, community function/event activities centre. And most importantly create local jobs in this area (this is what is		development in the Freston dental strategic Flan 2000.
,		lacking in this area at the moment). With the trend of opening more and more business, shops/restaurants in the Preston		
,		Central Area in the last 10-15 years (to the credit of bard working local businesses), there will be higher demand for spaces of		
,				
,		this kind for the next 10-20 years, otherwise it may drive businesses elsewhere.		
,		If the subject site is giving away (at a nominal cost and locked away for 50 more years) for us of affordable housing, Council		
,		and Central Preston Area is at risk of losing the opportunity of a vision to make the area a leading activity hub for northern		
		surrounding area. Because what is lacking now and into the future for Preston Central Area is jobs, business activities,		
,		meeting places for all ages in the community.		
,		Council can cooperate with state and other housing authorities to use other public land in the municipality for this type of		
		affordable housing. There are some empty public housing sites such as the East Reservoir housing area (near Darebin		
,		Community Health Northland), public housing sites in Penola St, Stokes St in Preston and many other sites in the municipality		
,		for affordable housing.		
,		In conclusion, it is not only use the public assets in the cost-effective way, but also create functional activity cluster for the		
,		city now and into the future by properly manage the limited public asset for the benefit of all in the city of Darebin. This site		
,		should not be used for affordable housing stock!		
,				
,				
,				
-				
299	Yes	I believe strongly in the value of a fair go for all and understand that housing is a critical need for every person seeking a		Noted.
		dignified life. It's important to provide a range of housing options so that all people are able to secure the basics for a decent		
,		life and enabled to be contributing members of our community.		
300	No	Please accept this late submission given our proximity to this proposal and it's potential impact. We have also been managing	N/A	Council is working with developers to encourage the supply
300	140	a new family additional which has made timing difficult. I do hope you accept this beyond the 5pm deadline. As residents	177	of Affordable Housing in large developments.
,		and owners of XXX, we currently do NOT support the Council's proposal to lease the land at 52-60 Townhall Avenue. We		Council also wishes to explore use of its own assets for this
		have arrived at this view based upon the following: - A lack of clarity regarding the proposal and what indeed the Council		purpose.
,		does mean by way of 'affordable housing' - the reference to the Planning and Environment Act 1987 does not clearly outline		Council acknowledges that there is significant demand for
		what the proposal's actual description is as intended. What is the anticipated relationship and structure regarding property		car parking in the area and will address this through
,		developers, tenants (or owners?) and the council? - There is no clarity given with regards to the potential impact to the		forthcoming policy and strategic work
,		surrounding area such as traffic congestion, rubbish and waste implications. What impact analysis has taken place and when		Detailed analysis of the issues mentioned would be
		will the local community receive access to this information? - We do not believe a building behind the High Street		undertaken through the planning permit application, if the
,		thoroughfare of FIVE stories is in keeping with the surrounding area nor the general impact (see point 2) of how many		proposal proceeds.
		additional people this may have to the local area There has been a lack of communication to date regarding what the		The planning controls specify a preferred height of five
		proposal is and it's impact. We are not against the concept of affordable housing in general however we believe the		storeys for the site. These were established in 2010
,		proposal as outlined to date does lack clarity and the required impact analysis that should be expected of such a proposal.		following a consultation process, and are not proposed to
i i		We do expect this to have occurred prior to any consultation and feel the consultation process has been minimal to date.		be changed.
		Can you please advise that you have received and accepted the above submission.		
				•

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	. No	Not clear of the purpose of affordable housing!?!? - how high up the floor? - how many units, apartments? - how about the parking? Concerned about our home property value dropping. Also not fair that hard working families cannot afford to buy in Preston but yet giving away to other people. I had to live far away from city when I started out as it was all we could afford on two incomes.	Not to lease the land RSTownhall31/7/2018#213 No RSTownhall31/7/18#214	Affordable Housing is subsidised housing for people on low incomes. The planning controls specify a preferred height of five storeys for the site. These were established in 2010 following a consultation process, and are not proposed to be changed. The site would continue to provide public car parking, if the proposal proceeds. There is limited evidence to suggest that Affordable housing developments impact negatively on property values of surrounding properties. Council supports inclusion and diversity and wants to ensure Darebin is affordable for people on low incomes.
303	Yes	Thank you for your letter dated 2 July 2018 seeking Yarra City Council's views about developing affordable housing on land owned by Darebin City Council at 52-60 Townhall Avenue Preston. Yarra City Council recognises the chronic shortage of affordable housing in inner Melbourne and believes disadvantaged households should have access to the robust job markets, public transportation and social infrastructure of inner Melbourne. Our Councils must be strong advocates if we are to have municipalities that a socio-economically diverse, now and into the future. The state government is the largest land-holder of affordable housing and as such has the lead role to play in expanding supply, provision of affordable housing has not kept pace with the growing needs in our communities. We therefore support your proposition and wish you well in securing appropriate partnerships to deliver the best housing outcomes. Yarra City Council undertook a similar process in securing a long-term lease of its property at 239 Brunswick Street back in 2011 and we would be very happy to share our experiences of bringing this project to fruition. The Yarra City Council invested more than AUDI.5 million and granted a 40-year lease to the former Yarra Community Housing to develop a four-storey building with 14 studio apartments to support affordable housing in the area. The project received funding approval under the Australian Government's Nation Building Economic Stimulus Plan. In 2017 and 2018, we have developed our new draft Housing Strategy which describes our vision to expand supply of affordable housing. Yarra's 'Affordable Housing in Private Developments Policy Guidance Note' aims to secure a minimum 5% affordable housing on all sites to be rezoned that is likely to yield 50 or more dwellings. We have also had success in securing allocations of affordable housing though the Section 173 agreements for 5% affordable housing on the Amcor site in Alphington as well as commitments by developers to develop affordable housing on re-zoned sit		Noted.
304	Yes	Housing is no longer affordable for people on regular wageshere is not enough public Housing and too many people are on waiting lists. These people are desperate. These people end up homeless. Newstart is totally inadequate. We need to be and care for the most vulnerable. Development is too much about making money for the few, whilst driving out those less fortunate. Inequality is rampant. Housing should not be a luxury or a means for wealth creation, but a right in a wealthy country. RSTownhall2/8/2017#215		Noted.
305	No	There is routinely cars parked across our driveway due to the lack of parking - and you want to take what little there is and remove it. For 'strategic planning' - there is no strategy or planning involved with this proposal. Your ability to plan what should be an 'activity centre' is currently not living up to what it needs to and you want to further erode this - this is plain ridiculous and lazy. Whilst this may sound severe your recent planning decisions have no given me any trust in your abilities. I would recommend you actually do something worthwhile for the citizens of Preston - who constantly pay the ever increasing rates. And on that topic - put something like this in your key activity area and we are going to end up the disaster that is Dandenong.	Come up with something that isn't affordable housing/commission housing and you might have a chance. Stop doing things that make you feel better and start making some proper economic decisions which has the current citizens in mind as well. RSTownhall2/8/18#216	The site would continue to provide public car parking, if the proposal proceeds. Car parking for any future development would be assessed through a planning permit application. Council is currently working with the community to create a vision for Central Preston and will develop a renewed plan for the area.

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306 No	The proposed site is very close to a childcare centre and the soon-to-be-opened Preston High School. It is a reality that low cost housing will inevitably attract some undesirable residents to the area. Although they will be a minority, this poses a safety risk to the children and community. The reputation of Preston as a safe, family-friendly community suburb would be tarnished.	Change the proposed site location to somewhere further away from Central Preston. RSTownhall3/08/2018#217	There is limited evidence to suggest that Affordable Housing developments impact upon rates of crime. Council considers the use of terms such as 'undesirable' as disrepectful to the human dignity of people and groups. Council has a duty to protect individuals from inhuman and degrading treatment, and will uphold this duty. Council encouarges Affordable Housing in areas that are accessible and well-serviced.
307 Yes			N/A
308 Yes	Housing is a universal need and right - it is the foundation of all families and communities. We are distressed by the increasing disparity between the rich and poor and by the trends in Federal, State and Local policy to allow private/commercial sector to determine social outcomes. We strongly believe Darebin and other local gov authorities should play a larger role in ensuring affordable housing is avail to those in need.	If the level/proportion of affordable housing is nominal/minimal and the primary beneficiary is a developer. RSTownhall9/08/2017#218	Noted. The beneficiary of the proposed development would be very low to moderate income earners.
309 Yes	play a larger role in ensuring an ordable housing is avail to those in need. As a community, something has to be done about affordable housing in this country and we should start with us. RSTownhall 10/8/2018#219	N31 OWIII (0115/00/2017#216	Noted.

Appendix A – Submissions received - additional information

Submission #2 Response to Can you please explain your answer?

There is a desperate need for more housing to meet the needs of very low and low income earners in Darebin. Rising house prices across Darebin are putting increasing pressure on the ability of lower income households to remain in Darebin. The private housing market is not meeting the needs of many lower income and vulnerable households. Government, including Council, has a social responsibility to care for all of its citizens. A just community addresses housing stress and homelessness and the impacts of gentrification and rising rents. I live in XXXXXX, Preston, a few doors down from the affordable housing complex on XXXXXX. This development was being built as I moved into the area 11 years ago. The people who live within this building add so much to the community I live in. There's the single mum whose daughter goes to school with my children. She left a situation of domestic violence. She has no extended family in Australia and was shunned by her community when she left her violent husband. When we hear about women and children in situations of domestic violence we say 'Why don't they just leave?' Well they need somewhere to go and in this case, this woman and her child did have somewhere to go thanks to Darebin Council's involvement in providing affordable housing. Then there's the elderly woman who walks up and down my street with her wheeley walker, to the market and supermarket. She is able to maintain her independence because she lives within 2-3 blocks for many services and facilities. We all read about increasing homelessness and social isolation for older lone women and think 'someone should do something about that.' For this woman, someone did. The affordable housing complex in my street is her home. Then there's the man in his 30's or 40's who walks up and down XXXXX to the shops many times each day. He has an aquired brain injury as a result of a motorcycle accident. We all see people sleeping rough as a result of mental health or other health challenges and think 'someone should do something about that.' In the case of this man, someone did. He has a secure home and is able to live independently. He is well known to residents of XXXXX and staff at the local shops he frequents. He has a supportive community around him. Then there's the man with a physical disability. He moves up and down my street on his motorised scooter. For those seeking to support themselves on a disability pension there are limited housing options. The affordable housing development in my street provides accessible housing to this man at a price he can afford. Then there's the woman with an intellectual disability. She walks along my street daily with a carer and is always up for a happy chat. Disability as a result of illness or injury or potential homelessness as a result of domestic violence or significant life challenges, could be ANYONE of our future selves. I sit on my front verandah each day with a cup of tea or a glass of wine. There is a constant stream of people walking along my street because very few of the people in the affordable housing complex work and almost none of them drive. These people enliven my street. They mean my house is less likely to be burgled while I am at work and these people are the eyes on the safety of my children when they are out and about in our neighbourhood. Like the site in XXXXX, the site between the library and the police station is ideally located to provide housing for vulnerable people at a price they can afford, in a place which enables them to optimise their independence without a car. I have seen the poster which has put up by opponents of this project who appear to live in Townhall Avenue. It is full of factual inaccuracies. I find the position taken by these residents abhorrent. Anyone can become vulnerable and need support with secure affordable housing. The Townhall Avenue proposal is NOT 'Housing Commission'. I'd have no issue if it was, but the poster seeks to drum up concern based on misinformation. In fact if state government investment in public housing had kept pace with need, Darebin Council would not need to be looking at the contribution it can make to housing low income people. Nor is the proposal 'high rise'. This opposition poster includes an image of an 8 storey building on one of the DHHS estates. I strongly support the Townhall Avenue proposal at any height, but

Appendix A – Submissions received - additional information

the ultimate outcome is more likely to be mid-rise than high-rise. The proposed building height is not stated in consultation material so statements by opponents that 'high rise' is proposed, is emotive fear mongering. The Townhall Avenue site has an adjacency to only one residentially zoned property. This property is ideally situated for three storey medium density redevelopment, so the more affordable dwellings on the Council land, the better. The Council owned site is in a Priority Development Zone and citizens might reasonably expect this land to be developed in an optimal way. Neither Townhall Avenue or Kelvin Grove are 'congested'. Both streets have high rates of utilisation of on street car parking, as you'd expect in the heart of a principal activity centre, but neither street is congested. My experience of a development like that proposed in Kelvin Grove, is that the people who live in affordable housing are very unlikely to drive or own cars. If they do, parking will be provided within the development and the streets have plenty of capacity to accommodate these traffic movements. Finally the opposition poster claims that the proposal will have a 'massive long term impact'. On this point I hope they are correct. Like the similar complex within my street, I hope it provides secure housing for decades of vulnerable members of our community and stands as a testament to our compassion.

Submission #290 Response to Can you please explain your answer?

I live in XXXXX and have many concerns regarding the proposed development of the site at 52-60 Townhall Avenue. The three main areas I have issues with are as follows: TRAFFIC / PARKING / CONGESTION / SAFETY As it stands, Townhall Avenue is already incredibly congested for a residential street. There are major issues with a lack of parking and speeding traffic due to the volume of people using the street. The on-street parking in Townhall Avenue is regularly used by council workers, Boxing Gym clients and High Street and market shoppers. We have no speed control measures in place, and the extra traffic and congestion a development of this size will bring will add to an already dangerous environment. I cannot let my children cross the street in Townhall Avenue without an adult due to the volume and speed of traffic. This should not be the case in a residential street with a 40kmh limit. Many residences in Townhall Avenue and Roseberry Avenue have no driveway from the street. Their only access is via the right of way at the rear of their properties. Most of the new units being built in both streets have laneway access and it is already becoming more congested than ever. The western exit through the existing carpark must be maintained, which will further cut into an already under-sized block. LACK OF TRANSPARENCY AND COMMUNITY INPUT Residents have been provided with very little detail regarding the proposed size of the development, however the limited information Council has shared suggests this could be a five-storey apartment block. A development this size completely disregards the existing neighbourhood character of Townhall Avenue and the surrounding streets. A large apartment block of ANY size is completely inappropriate for this location. Council are offering an unreasonably short timeframe for community input and discussion about the proposal, and the feeling in the community is that Council have shown an unacceptable lack of transparency. It seems that this may be in part due to the \$1 million LMCF grant that expires in February. \$1 million is NOT a large enough pot of money to risk the liveability of a large residential area by rushing through a poorly thought-out solution. A thorough and transparent discussion and review of the appropriateness of the site needs to be conducted with local residents. We are the ones that will be living with this in the futureâ€! not the councillors. There has also been a total lack of transparency in the procedures and selection criteria that council have used in deciding on the Townhall Avenue site. The first time residents knew anything about it was late June. According to the documents on your website, Council began exploring three locations in 2016 for potential use for affordable housing, including Townhall Ave, Robinson Rd, Reservoir and car park of Northcote Plaza. Why weren't the residents consulted during this process? It seems incredible that a two-year

Appendix A – Submissions received - additional information

study could be conducted and a location chosen without consulting the community. I have been unable to find a copy of this report, and I would be very interested to know what criteria made Townhall Avenue a more suitable location than the other two sites. Would it be possible to have a copy of this report emailed to me please? On the surface it seems obvious to me that Northcote Plaza would be an ideal location with its proximity to High Street, the Plaza, All Nations Park and public transport. Space is no issue there, allowing both more room for building as well as a much larger buffer to existing residents. LACK OF EXISTING GREENSPACE / PARKLAND The lack of local parks and greenspace is also a huge issue. There are no parks or greenspace anywhere close to Townhall Avenue. This pocket of Preston desperately needs more green space. The closest parks to us are Zwar Park and Wood Street. Any development of this size on this block would mean potential residents will have no easy access to green space. It is hard to see an apartment block on such a small piece of land incorporating any private gardens. There have been many studies over the years that link mental health and wellbeing with natural surroundings. Adequate green space needs to be catered for in any public housing development, particularly as a development like this would more than likely house many children. You will be taking people who are potentially at-risk members of society and placing them at further risk of mental health issues. If you haven't already, may I suggest you have a look at the following documents supporting this? They have been prepared by Parks Victoria and The World Health Organization respectively.

https://parkweb.vic.gov.au/__data/assets/pdf_file/0008/693566/Guide-to-Healthy-Parks-Healthy-People.pdf http://www.euro.who.int/en/health-topics/environment-and-health/pages/news/news/2016/11/who-report-shows-urban-green-spaces-deliver-multiple-health-benefits



Appendix C - Media Coverage of proposal

Preston carpark could become social housing site under new proposal

Richard Pearce, Preston Leader June 22, 2018 12:00am

A CARPARK behind Preston police station could become the latest site for affordable housing under a Darebin Council proposal.

Councillors voted to begin a consultation process with the community over whether the site should be leased to a housing organisation and turned into low-cost residences.

The site, at 52-60 Townhall Ave, Preston, would be given to the tenant with restrictions on the use of the land, such as retaining the public carpark.

The Lord Mayor's Charitable Foundation will work with the council on the project and potentially contribute advisers, a \$1 million grant and a \$2 million loan.

Darebin Mayor Kim Le Cerf said the exploration was a sign of how committed the council was to increasing the availability of affordable housing in the municipality.

"This is an exciting opportunity to explore a new approach to affordable housing and work with the philanthropic sector," Cr Le Cerf said.

The site is approximately 1,140 square metres and valued at \$3.6 million, but would be leased to a provider for a nominal amount.

Haven Home Safe operations executive director Trudi Ray said the organisation had seen a significant increase in people in Darebin accessing crisis and long-term accommodation.

"We commend the Darebin City Council on progressively looking and exploring how councilowned land can be best used to contribute to increasing affordable housing supply," she said.

Last month, the Council to Homeless Persons warned Melbourne's stock of affordable one and two-bedroom rentals had fallen to "crisis" levels.

Its analysis of rental data showed the number of affordable one-bedroom rentals had fallen to zero, and the number of affordable two-bedroom rentals had plummeted to just nine.

In 2016 council explored three possible sites for affordable housing, including Townhall Ave and council land on Robinson Rd, Reservoir and the Northcote Plaza car park.

Community consultation on the site will begin on June 25.

Darebin Council slams Townhall Avenue public housing tower claims as "myth"

Richard Pearce, Preston Leader August 7, 2018 3:30am

THERE will be no high rise tower or public housing on a key piece of Preston land, Darebin Council says.

The council declaration follows the distribution of a flyer to letterboxes depicting a high rise housing commission development at Townhall Ave.

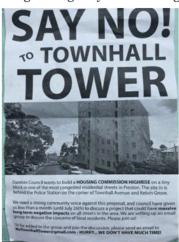
The No Townhall Tower group sent a flyer to residents featuring the digitally altered image

of a high-rise building on the street, along with claims the development would have "massive long term negative impacts" on the area.

But the council has ruled out both the possibility of public housing and a high-rise tower at the site and said the claims on the flyer were a "myth" and were misleading residents.

The council's acting chief executive Cathy Henderson said the current consultation and feedback period about the site was only to explore the possibility of leasing it for housing and all decisions on the use, size and shape of any development would be made in the future.

"The insights we gain through the submission process will be fed into the process for selecting a tenant and the aspirations and concerns of the community will be captured and incorporated into the requirements for the development," Ms Henderson said.



The flyer placed in letterboxes around the Townhall Ave site.

A submissions hearing will be held on August 20 and the council will make a decision on whether to lease the land in November.

No Townhall Tower convener Vince Cuni said the community hadn't been given enough time to voice their concerns and affordable housing was a State Government issue.

"The state and federal levels do this stuff every day, they know how to do it and put it all together," he said. "(The council) are just going to hand it off to somebody and say 'here you go'."

The council has been vocal in its opposition to the sell-off of the Walker St public housing estate.



the place to live

Outcomes of community consultation and submissions process

Proposed lease of Council land at 52-60 Townhall Avenue, Preston, for the purpose of Affordable Housing

September 2018

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1. Introduction

This report provides an overview of the outcomes of consultation and submissions received regarding the proposed lease of Council land at 52-60 Townhall Avenue, Preston, for the purpose of an affordable housing development.

The report outlines the consultation undertaken, the submissions received, the common issues raised in submissions, and demographic analysis.

2. Project background

Darebin Council is committed to ensuring our city is an affordable and inclusive place to live, and to demonstrating strong leadership in facilitating and supporting increased Affordable Housing supply.

Council is actively exploring ways of working effectively with the State Government to increase the supply of Affordable Housing within the municipality. Council believes an intergovernmental approach is needed to address the housing challenges facing many residents of Darebin, Melbourne and Australia. As well as focusing on advocacy and partnership, Council is exploring how its own assets can be used for Affordable Housing. This has been established through numerous policies and decisions:

- Darebin Housing Stress: A Local Action Plan 2010-2013 identified the provision of land as a key action that Council can take in supporting affordable housing outcomes.
- Responding to Housing Stress: A Local Action Plan 2013-2017 identified possible options for increasing social and affordable housing across the municipality, including on Council-owned land.
- In 2015, Council sought to 'test the market' for a social and affordable housing program in Darebin. Positive responses were received from numerous organisations at this time.
- On 16 April 2016 it endorsed the Darebin Social and Affordable Housing Program on Council Owned Land – Pilot Project, which identified three potential sites for further investigation. One of these sites, 52-60 Townhall Avenue, Preston, is the site presented for consideration in this briefing paper.

The site being considered in this report is 52-60 Townhall Avenue, Preston. The site is well-located and within the Preston Central Structure Plan area. It is close to transport, jobs, services and community spaces. It is approximately 1,140 square metres and valued at approximately \$3.6 million (the air rights are valued at approximately \$1.8 million).

Council is committed to ensuring that the views of community members are considered in decision making. Prior to selling or leasing any Council-owned site, Council needs to comply with certain statutory obligations under the *Local Government Act 1989* ("the Act"), including publishing a public notice of Council's intention to sell or lease the interest in the land; and taking into account any submissions received in respect of such notice.

3. Consultation activities

A communications and engagement plan was developed to guide the engagement process. The following provides an overview of key messages, activities, stakeholder groups, and timeframes. The communications and engagement emphasises the following:

- Council is committed to increasing the supply of Affordable Housing in Darebin, and to ensuring that our community is inclusive of a diverse range of people.
- Council is seeking the community's views on whether a parcel of its own land should be leased for the purpose of Affordable Housing.
- Council has not made a decision in relation to the land. Any Council decision would follow community consultation.

The table below (Table 1) provides an overview of key communications and engagement activities, stakeholder groups, content and timeframes.

Table 1: Consultation Activities

Activity	Stakeholders Targeted	Key Messages and Content	Date
Media release	Wider Community Media outlets Adjoining residents Local business owners Community housing sector Potential future residents	As per above, plus: Council is working with the LMCF to attempt to unlock solutions to the housing crisis. Council will be consulting on the proposal from late June to late July	13 th June
Letter	Adjoining residents – 500 meter radius Community housing sector Potential future residents Local business owners	As per above, plus: Council will hold a hearing to hear submitters in early August Instructions on how to make a submission Includes reply paid envelope and survey	Week of 25 th June
Notice in newspaper	Wider community Community housing sector Potential future residents	Statutory notice	Week of 25 th June
Yoursay Web site presence	Wider community Adjoining residents Local business owners Community housing sector Potential future residents	As per above, plus: Survey tool Submission tool Frequently Asked Questions Detailed information Tool to sign up for email updates	Week of 25 th June to week of 23 rd July
Letters and emails	Submitters	Responding to incorrect information being distributed, clarification of core elements of proposal, offering to meet submitters	Week of 13 th August
Hearing of submissions	Anyone who has made a submission and wishes to be heard	Hearing submitters	20 th August

The key messages and contact information were translated into the eight most spoken languages in Darebin.

Submissions were received in hard copy, electronic and email format. Where hard copy submissions were received, officers entered these into the online portal.

4. Submissions received

Three hundred and nine submissions were received, which represents a response rate of approximately nine per cent (a total of 3,584 letters were sent). The level of engagement in this matter has been high. There has been a large number of submissions, which reflects the significant community interest in Affordable Housing.

It is noted that a number of individuals made multiple submissions. Where this has occurred, officers have consolidated their comments into a single submission. One submitter made both a supportive and non-supportive submission. Both have been accepted.

39 per cent, or 121 submitters, supported Council's proposal, while 61 per cent (188 submitters) did not support Council's proposal (refer Figure 1).

Forty-seven submitters requested to speak in support of their submissions at the Hearing of Submissions on 20th August 2018. Fifteen submitters spoke at the Hearing. All submitters who requested to be heard were informed of the time and date of the Hearing of Submissions via email or letter, and a notice was also published in the Northcote and Preston Leader newspapers on the 7th and 8th of August.

A report summarising the submissions and the Hearing of Submissions Committee meeting was published on Council's web site¹.

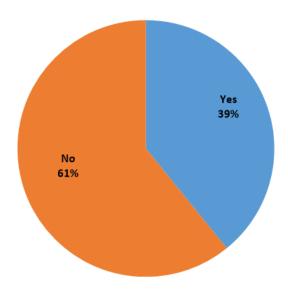


Figure 1: Responses to "Do you support Council's proposal to lease land at 52-60 Townhall Avenue, Preston for the purpose of affordable housing?"

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¹ Available at http://www.darebin.vic.gov.au/en/Your-Council/How-council-works/Meeting-Agendas-and-Minutes/Council-Meetings

5. Dominant issues raised in submissions

Analysis of the content of submissions was undertaken, and common themes and issues were identified. **Appendix 1** provides further explanation of these themes.

Some submissions used language or raised issues identified have been considered defamatory or disrespectful. This includes submissions that labelled particular people or groups as 'undesirable' or 'the wrong kind of people'. Labelling people and groups in this way is degrading and not respectful of their human dignity. Council has a duty to uphold the right of everyone to be protected from inhuman or degrading treatment, and actively opposes the labelling of such groups in this way. For the purpose of this report, where such issues have been raised, they have been classified as "concern over future tenants".

The figure below (Figure 2) shows the dominant issues across all responses.

It is noted that the focus of the consultation process was whether Council should lease the land for the purpose of affordable housing. As evidenced below, issues beyond the scope of this question were raised in submissions.

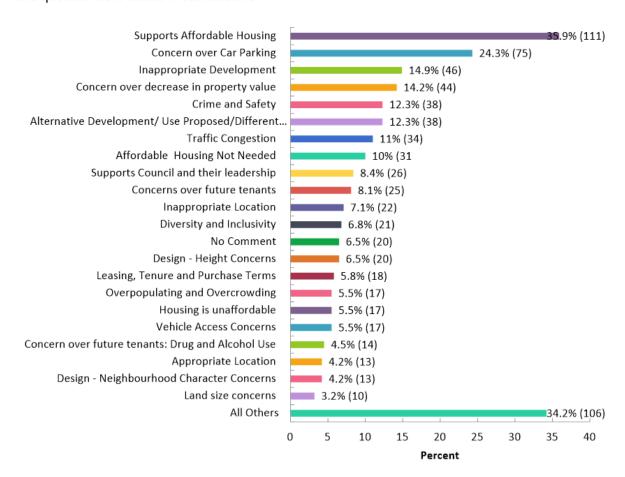


Figure 2: Dominant themes raised in all submissions

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5.1. Dominant issues for yes respondents

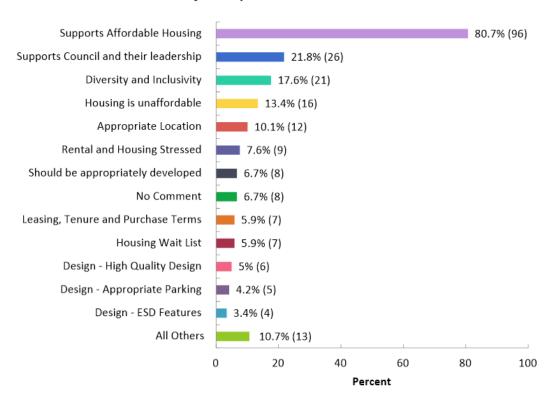


Figure 3: Dominant issues for yes respondents

As can be seen in Figure 3, the majority of Yes respondents supported an increase in affordable housing. Other common themes included support for a diverse and inclusive community, support for Council and their leadership, recognition of housing affordability issues and the need for everyone to be able to access housing.

A number of supportive submissions emphasised the need for high quality design and environmentally sustainable development.

5.2. Dominant issues for no respondents

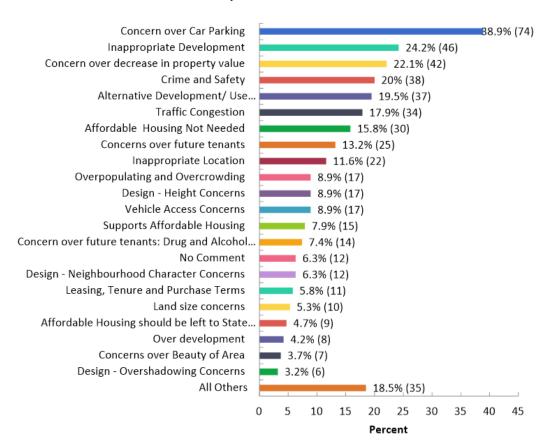


Figure 4: Dominant issues for no respondents

As can be seen in Figure 4 above, car parking was the most common issue raised in submissions that were not supportive of the proposal. Other dominant themes included 'inappropriate development'; this included concern that any proposed development would not be in keeping the scale, character or amenity of the neighbourhood. Concern over decreases in property value was also common, as was a perception that affordable housing would impact on crime and safety in the area. A number of submissions suggested alternative uses for the site (including parkland, continued use solely as car parking, community facilities or commercial uses), or an alternative location for the affordable housing development.

5.3. What Council could do to gain support

The submission form asked the question "Is there anything that Council could change that would gain your support?"

154 responses were received to this question. 86 (56 per cent) of these responses indicated "No". Figure 5 below shows the most common issues raised in the remaining 44 per cent of responses.

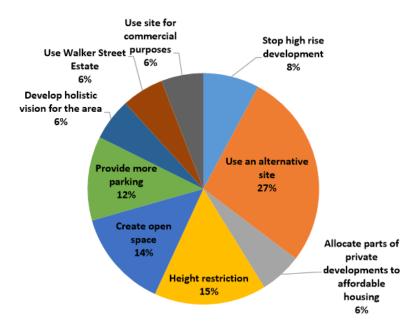


Figure 5: Common issues in response to "Is there anything that Council could do to gain your support?"

As illustrated above, the most common suggestion was for Council to use an alternative site. These responses included suggestion that areas away from activity centres, in industrial areas, in outer suburban areas, and areas other than Preston. Some specific sites were suggested.

The second most common suggestion was to restrict the height of any proposed development. Suggested heights ranged between one and four storeys.

6. Demographic information

Submitters had the option to provide information relating to their age and current housing tenure. It is noted that not all submitters provided this information, therefore the totals below do not equate to the total number of submissions received.

It is important to note that the findings of this consultation process cannot be considered a representative sample of the Darebin population. This is explored further below.

6.1. Age and tenure results

Figures 6 and 7 show the responses broken down by tenure and age. As can be seen in Figure 6, just over half of respondents owned their home outright, and 30 per cent were paying off a mortgage on their home.

Figure 6: Housing tenure of submitters

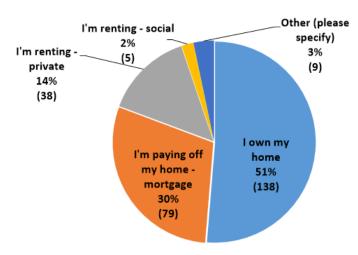
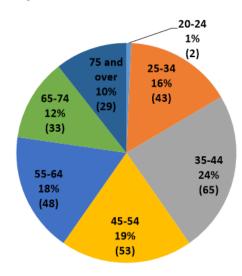


Figure 7: Age of submitters



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6.2. Yes and no respondents by age and tenure

The following tables show the breakdown of yes and no respondents by age and tenure.

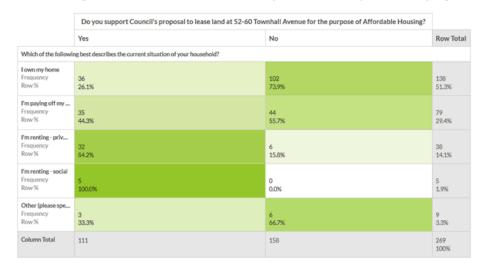


Table 1: Yes and no respondents by tenure

As can be seen in Table 1, 100 per cent of social housing tenants and 84 per cent of private housing tenants supported Council's proposal, while 74 per cent of those who owned their home outright and 55 per cent of those with a mortgage did not.

	Do you support Council's proposal to lease land at 52-60 Townhall Avenue for the purpose of Affordable Housing?		
	Yes	No	Row Tota
	ggregated and used for analysis purposes only.	and are optional. The demographic information you provide on this form will not be linked t	o your personal
16-19 Frequency Row%	0	0 0.0%	O 0.0%
20-24 Frequency Row %	2 100.0%	0 0.0%	2 0.7%
25-34 Frequency Row %	24 55.8%	19 44.2%	43 15.8%
35-44 Frequency Row%	28 43.1%	37 56,9%	65 23.8%
45-54 Frequency Row%	16 30.2%	37 69.8%	53 19.4%
55-64 Frequency Row%	25 52.1%	23 47.9%	48 17.6%
65-74 Frequency Row%	12 36.4%	21 63.6%	33 12.1%
75 and over Frequency Row%	5 17.2%	24 82.8%	29 10.6%
Column Total	112	161	273 100%

Table 2: Yes and no respondents by age

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As can be seen in Table 2, responses varied by age cohort. The majority of those under 34, as well as those aged between 55 and 64, supported Council's proposal. The majority of those aged between 35 and 55, as well as those aged 65 and above did not support Council's proposal.

6.3. Analysis of demographic information

The demographic data collected provides an opportunity for analysis and contextualisation of the submissions received. It was not the intention of the consultation process to produce a representative sample of the Darebin population, and the consultation approach targeted owners and occupiers within a 500 metre radius of the subject site. Nevertheless, it is useful to compare the demographic profile of submitters with the broader Darebin population, to contextualise the responses and understand which groups are being over- or underrepresented.

6.3.1. Tenure

The results relating to tenure show that those in social and private rental are overwhelmingly supportive of the proposal (at 100 per cent and 84 per cent respectively). This could be related to these cohorts being those that are most likely to benefit from more affordable housing being provided. Notwithstanding this, those in social and private rental are underrepresented in the submissions responses, when compared with the greater Darebin population. As shown in Table 3 below, private renters account for 31.5 per cent of the Darebin population, but only 14.1 per cent of submission respondents. Similarly, social housing tenants make up 4.3 per cent of the Darebin population, but only 1.9 per cent of respondents.

While attempts were made to reach groups that could reasonably represent the views of potential future residents, the response results indicate that this was not achieved. This reflects similar outcomes in other affordable housing projects in Melbourne².

Tenure type	Submission Respondents (%)	Darebin population (%)	Difference (%)
Own their home	51.3	28.7	+22.6
Paying off their home	29.4	26	+3.4
Private rental	14.1	31.5	-17.4
Social rental	1.9	4.3	-2.4
Other	3.3	9.1	-5.8

Table 3: Housing tenure of submitters compared to Darebin population

The majority of those who either owned or were paying off their home did not support the proposal (at 74 per cent and 56 per cent respectively). In contrast to those who are renting, existing home owners are less likely to benefit from the additional supply of affordable housing. In contrast to renters, home owners are over-represented in the submission responses. While only 28.7 per cent of the Darebin population own their home outright, this group accounts for 51.3 per cent of submitters. Those who are paying off their home are

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² Press, M 2009, Community Engagement and Community Housing: Lessons and practical strategies for Local Government for responding to contested community housing proposals, prepared for City of Port Phillip, available at http://www.portphillip.vic.gov.au/Final_report_version_4_Sep09_(3).pdf

slightly over-represented in the responses received, at 29.4 per cent, compared to 26 per cent across Darebin.

6.3.2. Age

As with tenure, when comparing the age of submitters to the Darebin population, certain groups are over- and under-represented. As can be seen in Table 4, those aged below 34 are under-represented, while those aged above 35 are over-represented.

Age is particularly important in relation to tenure and affordable housing discussions. This is because young people are disproportionately impacted by the lack of affordable housing, and rates of home ownership among people under 39 have been steadily declining since 2001³. Recent research indicates that home ownership is increasingly influenced by the wealth of an individual's parents⁴. Rates of home ownership are declining among all Australians under the age of 65⁵.

Age	Submission Respondents (%)	Darebin population (%)	Difference (%)
20-24	0.7	7.7	-7
25-34	15.8	19.4	-3.6
35-44	23.8	15.6	+8.2
45-54	19.4	13.1	+6.3
55-64	17.6	9.3	+8.3
65-74	12.1	6.4	+5.7
75+	10.6	7.8	+2.8

Table 4: Age of submitters compared to Darebin population

Research from both Australia and overseas indicates that the typical demographic profile of objectors to affordable housing developments is older people that are home owners, wealthier, better educated and more likely to advocate for their interests⁶. It is important that the views of all people, even those that are not represented in community engagement processes, are considered in decision making.

7. Conclusion

This report has summarised the consultation process, submissions received, dominant themes in submissions and attitudes toward Affordable Housing. Council responses to the main issues identified will be in the Council report. The consultation process generated significant community interest and a high volume of submissions.

Broadly, the issues raised through the consultation process are similar to those raised in other developments in Darebin, and other Affordable Housing developments in Melbourne. Common themes among those supportive of the proposal included a recognition of the need for Affordable Housing, support for Council's leadership and recognition of the importance of

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Wilkins, R 2017, The Household, Income and Labour Dynamics in Australia Survey: Selected Findings from Waves 1 to 15, the 12th Annual Statistical Report of the HILDA Survey, Melbourne Institute: Applied Economics and Social Research, University of Melbourne, available at https://melbourneinstitute.unimelb.edu.au/ data/assets/pdf file/0010/2437426/HILDA-SR-med-res.pdf

⁴ Daley, J., Coates, B., and Wiltshire, T. (2018). Housing affordability: re-imagining the Australian dream. Grattan Institute, available at https://grattan.edu.au/wp-content/uploads/2018/03/901-Housing-affordability.pdf
⁵ Ibid

⁶ Press, M 2009, Community Engagement and Community Housing: Lessons and practical strategies for Local Government for responding to contested community housing proposals, prepared for City of Port Phillip, available at http://www.portphillip.vic.gov.au/Final report version 4 Sep09 (3).pdf

diversity and inclusion. Common themes among those that were not supportive of the proposal included concern over car parking, the scale and form of a future development, the perceived impact on property values, and perceived impact on crime and safety.

Certain groups were over- and under-represented in the submissions received. People aged under 35 were under-represented, while those aged over 35 were over-represented. Renters of private and social housing were under-represented, while home owners were over-represented.

8. Appendix 1: Explanation of themes

Issue	Explanation	Example from submissions
Supports affordable housing	Supports the concept of and need for affordable housing. Acknowledges that there is a need	"We need more affordable housing in this area."
	for this type of housing in Darebin.	"Any increase in affordable housing is greatly needed to assist those in need"
Concern over car parking	Concern over the loss of car parking, the increased parking demand resulting from the development and where existing car parking is inadequate.	"No parking means no business, no customers. On the peak hour, very often, my driveway is blocked by car parking"
Inappropriate Development	Concern that the scale, height, form or impact of any development would not be appropriate for the area.	"Inappropriate development for the area, and does not integrate with current landscape"
Concern over decrease in property value	Concern that the proposal will cause the property values to decrease	"My interest is to improve/increase the value of land in Darebin. This is not achieved by the development of so called affordable housing."
Crime and safety	The perception that an affordable housing development will result in increased rates of crime and decreased sense of safety.	"increase in crime and violent behaviour, and decrease in community cohesion." "crime is already an issue in the area and I fear this kind of
		housing will only lead to more."
Alternative Development/ Use Proposed/ Different Location	Proposes an alternative use such as multilevel car parking, open and green space, community hub space, more council space, child and disability control or adopt the	"Council should build and I.T hub linked to the library. Hub will include I.T hardware for all local residents to enjoy."
	disability centre or adopt the nightingale concept. Others have suggested a different location for affordable housing.	"More parks, more green spaces, more playgrounds for Preston. And act now before there's absolutely zero space left to reclaim"
Traffic Congestion	Concern that the development will increase traffic congestion, that the area is already congested. Concern	"We have enough traffic its chaos in area as it is"
	that congestion could impact productivity of Preston Central and reduce access.	"The Preston area over the years especially the past year or so has become so congested with cars and people everywhere making even a simple trip to nearby stores an ordeal."

Affordable Housing not Needed	There is enough/too much affordable housing in the area already. Or that the current use on the land outweighs the benefits of an affordable housing development therefore are generally unsupportive of the development.	"we have enough affordable housing. There is too many high-rise/apartments at Preston now." "The area does not need affordable housing as it does not fit in with the good standing of neighbourhood or/and the price of the properties in the area."
Supports Council and their leadership	Supports council's stance on affordable housing and applauds council's leadership in leading the way for other councils.	"The Darebin Council should be commended for this project." "More Councils taking a lead to utilise their land for affordable housing is very welcome and is expected to show what is possible for other councils and communities."
Inappropriate Location	That the proposed development is in a location that will have a negative impact on Preston Central's primary amenities such as High Street, Preston Station, Preston Market and the impact the suburban feeling of Preston, or that the location is not a suitable one for Affordable Housing.	"The location is inappropriate as it cannot support the increase in numbers as things are already strained." "Preston is not a suburb suitable for affordable housing. Not enough parking in the area as it is. Preston is a family based suburb and a very safe place to live."
Diversity and Inclusivity	The area should be affordable and inclusive to everyone regardless of their background and socioeconomic status. Places value on diversity and inclusion in communities.	"Inclusiveness keeps communities vibrant and strong." "We want people of all incomes and backgrounds to be able to afford to live in our municipality."
Design - Height Concerns	Concern regarding potential height of a development and the perceived impact of this on the amenity of the area.	"I do agree with Council supporting affordable housing for Darebin. But I do not support a five storey development in a quiet back street, it would be different if it was on a main road. I would think that no more than 3 storeys is better suited to that area" "We do not support a possible 5 storey site being built in a small and tight area."

Concerns over future tenants	Concern regarding the behaviour of future tenants, or holding particular beliefs regarding the attributes of these tenants. Council notes that some of the language used in these submissions is not respectful of the human dignity of people and groups. Council upholds its duty to protect individuals and groups from inhuman and degrading treatment.	"residents in affordable housing are known to cause trouble. This scares me as I live alone" "Unfortunately, low-cost affordable housing may attract the wrong kind of people for Preston."
Leasing, tenure and purchase terms	Residents question the level of negotiation, monitoring and management over the lease and tenure of the development and whether or not the development can meet the objective of affordable housing with many hoping that Council can provide a positive outcome through their terms.	"Council has a strong role in negotiating and monitoring property and tenant management." "A lease is preferable to sale because it will maintain an asset and ensure that the use meets an objective"
Overpopulatin g and overcrowding	Development will overpopulate and overcrowd the area that will introduce issues surrounding parking, traffic congestion and undesirable people.	"Firstly- overcrowding of flats in Preston - you are allowing the area to be overflowed with flats. We do not want our beautiful suburbs to be overcrowded with drug addicts, drug dealers, ex prisoners" "Preston is already crowded, needs more parking space."
Housing is unaffordable	Recognition that housing is unaffordable in Preston Central, with many supporting the development, many realise the rapid gentrification and increase of housing prices in the area make Preston a inaccessible area.	"Increasing house and cost of living expenses result in debt stress on individuals and families, leading to negative situations for those affected. No-one is immune to the potential of such situations." "I think the cost of living and house affordability is ridiculous."
Vehicle Access Concerns	Concern regarding the impact on accessing driveways through the right of way with the development blocking one accessway, increased difficulty finding off-street parking for residents leaving on the street and driveways blocked by parking.	"Cars are always parking in front of my house, blocking my driveway" "The parking at Townhall Avenue is already a nightmare as majority of the households do not have driveways and rely on off-street parking."

More Open and Green Space	There is a need for open space in the area. Suggests that the site should be an open space.	"There is No park at all near us for them to play in. If you want to get rid of the carpark how about do something we residents actually want, like a park!" "Integral green space and recreation for residents should be included."
Concern over future tenants: drug and alcohol use	Perception that future tenants will be substance abusers and impact the safety of the neighbourhood.	"Will entice drug addicts, drug dealers" "I do not want any sort of people
		who are not trust worthy, suitable, non reasonable, aggressive alcoholics, druggies living my area and we need more carpark."
Appropriate location	Location of the development is appropriate due to its proximity to amenities and services such as	"It's a great location for it. Close to all facilities"
	public transport, and Preston Central.	"The planned site is a good location close to shops, public transport and other services."
Design - Neighbourhoo d Character	Proposed development is not in keeping with the character of the neighbourhood.	"The character of homes in the City of Darebin is slowly eroding"
concerns		"An apartment lot will ruin the street landscape and doesn't fit within the existing character of the area"
Land Size Concerns	Perception that the size of the land is not sufficient for a development of five storeys, or where more land should be dedicated to Affordable	"It would appear to me that the block of land is too small for the size of the development"
	Housing.	"Why are we using a carpark, the smallest parcel of land."

8.2 REIMAGINING RUTHVEN MASTER PLAN UPDATE

Author: Urban Designer

Reviewed By: General Manager City Sustainability and Strategy

PURPOSE

The purpose of this report is for Council to consider its next steps in regards to planning for the long term future of the old Ruthven primary school in Reservoir.

EXECUTIVE SUMMARY

Council purchased the old Ruthven Primary School site in 2016 to provide a park for the community and Council has been engaging with the community to help shape the vision and to understand community aspirations, needs and ideas to help develop a master plan for this site into the future.

The scope of Council's work towards developing a master plan has included exploring development of a Children's hub at the site. Community feedback has shown that a significant proportion of the community do not want a building at the site and Council's technical investigations have also confirmed that there is not an immediate need for a Children's hub in this area, nor is this the only site in this community that could provide for facilities at a future point in time when additional services are expected to be needed.

Based on the findings of the community engagement work and technical work to date, Officers recommend adjusting the scope of the master planning and now focusing on planning for this site to be a local park with natural character for the long term, in line with community aspirations.

Officers also recommend undertaking some immediate upgrades in this financial year to include some new bins and introducing recycling at the park, seats, tree planting and a drinking fountain to make the site more accessible and usable straight away.

Working with the CRG, Officers would prepare the draft master plan focussing on creating a natural character local park over time and for the long term, and would also engage with the broad community including diverse groups. Officers would explore opportunities to enhance biodiversity and to support community involvement in the park, for example by getting the community involved in naming of the park and by exploring opportunities for community planting days.

There has been wide-ranging community participation in consultation and this included a Family Fun Day event attended by 350 people and the involvement of community members in a Community Reference Group (CRG). It was clear that a significant proportion of the community oppose the idea of an early year's facility at the site.

Two other options could be considered by Council:

Council could continue master planning on the basis that this site should provide an
Early Years Hub in future years when there is expected to be a need for additional
services. Officers advise this while this site could be used for this purpose, it is not
required for this purpose, as there are other potential sites in area.

• Council could put master planning on hold until community infrastructure planning for the whole precinct is finished. Master planning would then be finalised during 2019-20 or later, rather than in 2018-19. This approach would provide Council with detailed information about the needs for services in the wider area and all the potential locations so it could consider the precinct as a whole before resolving plans for this particular site. Officers advise that current knowledge of the area is sufficient to understand that there are other potential sites in the area for community services in future, and this particular site is not required for this purpose.

Recommendation

That Council:

- (1) Confirms that its vision that the former Ruthven Primary School is for a local park of natural character that is open space for the long term.
- (2) Thanks the Community Reference Group for their advice and seeks their further advice to help complete development of a draft master plan for a local park of natural character and to prioritise some immediate upgrades to the site.
- (3) Formally responds to the Community Reference Group's submission as found in **Appendix B**.
- (4) Writes to the local community providing them with a project update.

BACKGROUND / KEY INFORMATION

At its 5 September 2016 meeting, Council resolved to purchase the former Ruthven Primary School is located at 74-76 Glasgow Street Reservoir to fill a gap in Darebin's Open Space network and move towards Council goals of ensuring that all residents live within a 500m walking distance of public open space. The minutes of this meeting identified that Council would progress with master planning and that exploration of the need for community services would be done as part of this.

Council's current Council Plan 'Darebin 2021' which was released in 2017 recognised the importance of this site by nominating it as Big Action 6 seeking to 'create a new park, playground, oval and children's hub on the site of the old Ruthven primary school in Reservoir'.

The 3ha site is currently being used by the local community for informal exercise and dog walking. It contains remnants of the primary school including the junior oval and cricket pitch, mature trees, basketball/netball courts and building foundations.

Work for research and community engagement to help develop a master plan for the site, setting out long term plans for how the site will develop was budgeted for in 2017-18.

Prior to Council's purchase and even while the school was operating, the site has been used by the community for many years. In 1996 Council entered into a joint user agreement with the State Government, allowing the local community to use the playspace, sporting oval and BBQ facilities outside school operating hours.

State Government merged the Ruthven primary school with the Merrilands and Lakeside Colleges, declaring the subject site surplus for educational needs and commencing the process to dispose the site in 2010.

Following Council's purchase, the site was rezoned to a Public Park and Recreation Zone (PPRZ).

Previous Council Resolution

At its meeting of 5 September 2016, Council resolved:

'That Council pursues option 2 – Purchase part of the Lakeside and all Ruthven sites as follows:

- (1) Acquire the former Ruthven Primary School site at 74-76 Glasgow Avenue, Reservoir (estimated to be approximately 30,000m² in area) from the Victorian Government for an amount of \$6,900,000, plus GST and costs; and
 - Acquire approximately 18,000m² of land at the rear of the former Lakeside Secondary College at 31 Radford Road, Reservoir for an amount of \$270,000, ex GST for the land plus any associated costs.
- (2) Make arrangements for the funds to be transferred from the Open Space Reserve during the 2016/2017 financial year to enable the purchase of surplus Victorian Government land.
- (3) Approve the Chief Executive to authorise, sign and seal any documents relating to the transaction.

(4) Request the Minister for Planning to exercise his power to prepare and approve Amendment C159 to the Darebin Planning Scheme under Section 20(4) of the *Planning and Environment Act* 1987 to rezone the surplus Victorian Government land to be acquired by Council, considering: 74-76 Glasgow Avenue, Reservoir and rear 31 Radford Road, Reservoir to Public Park and Recreation Zone.

- (5) Writes to residents in the vicinity of Ruthven and Lakeside sites to advise of Council's agreement to purchase the land.
- (6) That consideration of planning and master planning for the Ruthven and Lakeside sites be referred to the 2017/2018 budget process.

COMMUNICATIONS AND ENGAGEMENT

Community engagement has revealed support for the creation of a natural park at the Ruthven site and that large buildings are not wanted.

A preliminary round of community consultation took place for a three week period in October 2017. Over 3000 residents were notified and invited to attend the main consultation event – a Family Fun Day – celebrating the acquisition of the site with the local community and kick starting the future planning of the site. Simultaneously the Expression of Interest (EOI) to form part of the project Community Reference Group was sought with the local community.

Consultation showed broad support for a local farmer's market (top response), walking paths, additional trees and garden beds, maintaining the natural look and feel for the park, a community gathering/BBQ area and children's play spaces. The Community Engagement Summary Report with the opinions of over 375 participants can be found at **Appendix A.**

Findings from the Family Fun Day showed that a high number of community members did not support the proposal for a Children's Hub, or large community building and sought clarification as to why this Ruthven site was selected for this function, given the recent development of Keon Park, Council operated Gellibrand and two privately run privately run early learning centres servicing the Reservoir West precinct.

A Community Reference Group has been established to help guide the development of the master plan, shape the community engagement program and be community ambassadors for the project.

Similar to the key findings from broad community engagement the CRG's vision for the Ruthven site is that a large (3ha) green and natural park is created for the local community. They envisage Ruthven as being a space for contemplation, tranquillity and creativity. Their vision seeks to create three recreation zones - a space for young children, senior citizens and an open lawn area which can be used for a wide variety of uses from an informal game of cricket to hosting a one-day farmer's market event.

CRG has proposed a vision is for the site to become a natural park. As outlined in their submission (Appendix B) they say: 'The site should be developed into a beloved local facility, one which is aesthetically pleasing, creatively inspiring and spiritually uplifting. We hope to help guide it to become a place that supports the native flora and fauna of our local environment whilst being a happy destination for the people of our community.'

The CRG do not support any large buildings including a children's hub or a community facility being built on the site. The group have prepared a submission to the project outlining in detail their concerns and desires for the site which can be found in **Appendix B.**

ANALYSIS

Alignment to Council Plan / Council policy

Goal 2 - Opportunities to live well

• Council Plan Goal 2.1 – 'Create a new park, playground, oval and children's hub on the site of the old Ruthven primary school in Reservoir.

Environmental Sustainability Considerations

The subject site contains a number of mature native trees in relatively good condition, which are highly valued by the community. Any future plans should seek to protect and build on this valued character of the site and identify opportunities to enhance its biodiversity values.

Equity, Inclusion and Wellbeing Considerations

There is solid evidence linking improved health and well-being to access to quality open space for the community. Community feedback collected to date indicates that a park catering to Reservoir West senior and young children age groups — will create an intergenerational space, improving physical and mental health and social cohesion.

Any future improvements to the site will need ensure that high quality universal access to and within the park are integral to the design and implementation of the master plan.

Cultural Considerations

The community of Reservoir West is a diverse community. Any future plan for this site should celebrate this strength. Future consultation on a draft master plan should reach out to all residents inclusive of cultural groups as well as traditional owners.

Economic Development Considerations

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

Financial and Resource Implications

Minor improvements at the site would be completed in 2018-19 via existing budgets and programs – for example a drinking fountain would be installed under Council's drinking fountain program and tree planting will be completed through the existing planting program.

Further improvements would be included in the 2019-20 draft budget for consideration by Council. City wide priorities would need to be considered and balanced in considering future work.

Legal and Risk Implications

As the site is located 200m from Edgars Creek, A Cultural Heritage Management Plan may also be required, guiding any future works requiring deep excavation.

DISCUSSION

This site plays an important role in the open space network

Council purchased this site to fill a gap in the open space network, which is clear when its seen mapped. The Darebin Open Space Strategy and Council Plan seeks to ensure that all residents are able to walk 500m to their local park. Figure 2 illustrates the gap the recent acquisition of the Ruthven site addresses for Reservoir West precinct.

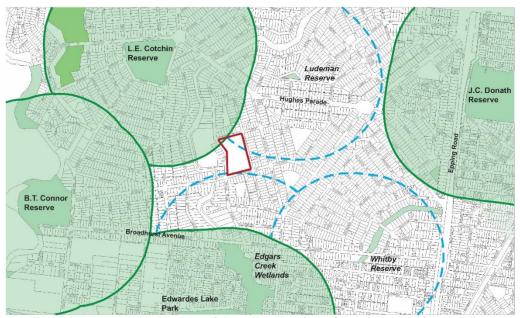


Figure 2 – Early mapping analysis identifying the shortfall of open space for the Reservoir West community. Subject site is highlighted in red.

Further, open space has been lost nearby in the last 30 years as shown in figure 3.



Figure 3 – Map of the eastern sub-precinct of Reservoir West (Merrilands) highlighting the loss of Government land over the last 30 years. The green parcels illustrate the current open spaces servicing the precinct, the red parcels illustrate former open space sold off for private use and blue highlight former State Government land sold for private use. Map Source: Ruthven Community Reference Group.

Significant community feedback did not support a building and sought an open park with natural character

At the Fun Day, there was clear feedback from a majority of participants in consultation that any 'large' community building and associated car parking would be taking away the site's primary function as public open space. There was also a community perception that there is not a need for these types of services in the area.

The Community Reference Group has also strongly expressed this view. Their feedback is included in full in **Appendix B**

This particular site isn't required for an early years facilities as there are other sites nearby that could meet future need

What is currently known about the future need for early year's facilities is that there is not an immediate need for additional facilities but that the need in the wider community is expected to grow over 5 to 10 years.

However, this specific site is not required to meet future need as there are other sites nearby that could be used to provide for these services for the local community in the future.

Detailed investigation into the community infrastructure needs and planning for the wider precinct is progressing but results are not currently known.

Latest forecasts of demographic change suggest that in 2041, an additional 1200 people will call Reservoir West (Merrilands) home. People within the 0-14 aged groups are expected to experience the most growth, whilst the 60-84 age groups is expected to decline during this time. Next steps in the investigations to help inform the long term planning for the precinct will include:

- Planning to understand other community infrastructure and services requirements for other aged groups of Reservoir West (Merrilands) which will include looking into requirements for the seniors, young adults/teenagers etc.
- Further work to understand the reasons of low kindergarten participation rates Reservoir West (Merrilands).
- Work to understand what role Council will play in the planning and roll out of new Federal and State Government permanent funding for two years of kindergarten before school, including access to at least five hours of subsidised three-year-old kinder by 2022, progressively scaled up to 15 hours per week over the next decade.

OPTIONS FOR CONSIDERATION

Option 1 (Recommended) – Progress master planning for a park of natural character for the long term

That Council

- Confirms that its vision that the former Ruthven Primary School is for a local park of natural character that is open space for the long term.
- 2) Thanks the Community Reference Group for their advice and seeks their further advice to help complete development of a draft master plan for a local park of natural character and to prioritise some immediate upgrades to the site including planting, a drinking fountain, and seats and introducing recycling bins.
- 3) Formally responds to the Community Reference Group's submission as found in **Appendix B**.
- 4) Writes to the local community providing them with a project update.

Officers recommend progressing master planning on the basis of this site being used in the long term as a local park with natural character, in line with community aspirations.

Working with the CRG, Officers would prepare the draft master plan focussing on creating a natural character local park over time and for the long term, and would also engage with the broad community including diverse groups. Officers would explore opportunities to enhance biodiversity and support community involvement in the park, for example by getting the community involved in naming of the park and by exploring opportunities for community planting days.

Progressing with the master planning of local park with a natural character can be achieved in 18/19 budget along with undertaking some immediate upgrades in this financial year to include some new bins including introducing recycling at the park, seats, tree planting and a drinking fountain to make the site more accessible and usable straight away.

Officers advise that it is not necessary for this site in particular to be used as the home for community services in the future and that while community infrastructure planning is not yet completed, that with the information currently available that officers have reasonable confidence that other sites in the precinct could play this future role well.

This option aligns with the CRG's view, confirming that the site is used as a natural park in the long term and does not include a community building or children's hub. The CRG has provided feedback to this option which can be found in **Appendix C**.

Option 2 – (not recommended) - Put master planning and planning for any future community hub on hold until after the community infrastructure planning is completed in detail.

Master planning for the site would be progressed in 2019/20, following the finalisation of the community infrastructure needs planning.

Whilst the community infrastructure planning is being prepared, some immediate improvements would be made including some planting and a drinking fountain.

This would develop a whole of precinct view about locations for all community services before any site specific planning progresses. It would provide high confidence that the various open space and community functions for Reservoir West are located in the best place for the community into the future.

Officers understand this is not supported by the CRG as they would like Council to confirm that long term plans for the site are that it would remain as open space in its entirety.

Option 3 – (not recommended) Progress with master planning of the site but indicate that part of the site may be considered for a community hub in future, subject to details infrastructure planning.

This would allow master planning for a park of natural character to continue now, while also keeping the option open for Council to consider including a community hub in future if the detailed infrastructure planning identified it as a priority.

While it is possible that detailed community infrastructure planning could identify a particular benefit, Officers advise that with the information currently available there is reasonable confidence that other sites in the precinct could play this future role well.

Officers understand this is not supported by the CRG as they would like Council to confirm that long term plans for the site are that it would remain as open space in its entirety.

IMPLEMENTATION STRATEGY

Details

If option one as recommended is supported, implementation would include:

Preparing a master plan for the Ruthven site

- Meet with the CRG to progress master planning for the site, including key milestones such as community engagement activities. (November 2018)
- Officers to update the community of a project update via letter drop and website(November 2018)
- Work with the CRG to create a master plan for a natural, local park.. (December 2018 June 2019
- Further community engagement including reaching diverse groups that reflect Reservoir now and in the future.

Delivering immediate upgrades to the Ruthven site

- Officers with CRG's advice to plan immediate improvements (November 2018)
- Implement improvements (January June 2018)

Communication

• Communications and community updates will be run at each of the key project milestones and to let residents know about improvements.

RELATED DOCUMENTS

Nil

Attachments

- Ruthven Community Engagement Report (Appendix A) !
- Former Ruthven Primary Reference Group Statement of Position (Appendix B) 4
- Ruthven CRG workshop outcomes (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.

Reimagining Ruthven Master Plan

Community Engagement Summary Report

1. Introduction

The former William Ruthven Primary School site is located at 74-76 Glasgow Avenue, Reservoir. In 2010 the school merged with Merrilands and Lakeside colleges and then was deemed as surplus by the State Government for educational requirements.

As this site fills a 'gap' in the provision of open space for the Reservoir West community, Council resolved to purchase the site at its meeting 5 September 2016.

A master plan is required to help guide the future development of this site for open space and early learning uses, improve movement and accessibility to the site and provide a framework for the landscape and environmental function of the site.

This project is also nominated as a 'big action' item in the new Council Plan 'Darebin 2021' which defines the master plan objective to 'create a new park, playground, oval and children's hub on the site of the old Ruthven Primary School in Reservoir.'

2. Community Engagement Program – Phase 1 - Understanding the Community Expectations

Since the State Government declared this site as surplus to their educational needs in 2010, the local community have strongly advocated for Darebin Council to acquire the site.

This preliminary phase of engagement sought to build on previous conversations with the community, and collect their ideas about how they would like to use their new community space. It also sought to collect stories from past pupils and teachers to paint a picture of what the school was like, and help inform its future development.

The Community Engagement program included:

- A three week community consultation period, from 21 October 5 November 2017.
- Letter drop to properties within a 1km radius of the site, promoting the Family Fun Day event and advise of the master plan process.
- Promotional posters were also placed on site, Reservoir Library, Preston Library, Customer Service centres and Reservoir Leisure Centre.
- Advertisements were placed in the Local Leader.
- Engagement activities and consultation milestones were promoted on Council's social media streams.
- Yoursaydarebin page created as the main online platform tool. Three core question for phase 1 were placed on this online forum and included:
 - Share your ideas which sought to collect ideas of what the local community would like to do in their park.
 - Share you story collecting stories from past students to help inform the future development of the site.
 - Ask a question about the project.

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3. Family Fun Day Event

The 'Reimagining Ruthven' Family Fun Day was held on site, on Saturday October 21st between 10.00am and 1:30 pm. The sky was overcast early but cleared up around midday so the weather was of little hindrance to attendance.

A steady stream of interested residents visited the information tent throughout the three and a half hours.

Activity 1 - Vote for your favourite activities

The tent accommodated several image boards illustrating examples of potential activities that might occur within the redeveloped site. Residents were asked to 'vote' for activities on the basis of:

- Positive would like to see idea developed for the site (place a green ticker)
- Don't care/ No opinion (place a yellow sticker)
- Negative would not like to see idea developed for the site (place a red sticker)



An example of the voting engagement activity

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A cross section of adults and children were well represented with perhaps adolescent and middle aged people underrepresented. Responses were primarily positive or negative; few responses were 'on the fence'.

Council observations would suggest approximately 350 people attended.

Ideas and Observations

Generally most of the over 30 ideas were well received with a number of additional suggestions made by residents, and can summarised as follows:

- There was overwhelming support for the local market in terms of the number and the positive responses received. This could be partly attributed to the fact that this was an easy concept to comprehend.
- Other positive responses related to the provision of pedestrian paths, playgrounds, park amenities
 including toilets, picnic and BBQ facilities with shelter and outdoor exercise equipment, a community
 garden, all within a predominantly native landscape.
- Specific areas for gathering and events, organised sport or activities such as multi-purpose or synthetic courts and a games area, whist receiving generally positive feedback, attracted a limited number of responses.
- Ideas eliciting a generally, lower number of mixed responses and it could be concluded less
 interest, included reserve naming, local history and Interpretation, storytelling, art and sculpture and
 custom elements.
- Probably the three most highly contentious issues eliciting a large number of responses related to any Community Building uses (such as a Community Hub or Early Learning Centre), a dog off lead area and a skate / BMX precinct.

Any 'large' community building was a generally seen by the majority of respondents as a
retrospective step in terms of a building and potentially some carparking taking up what otherwise
would be part of the broader open space. Where some explanation was provided as to the potential
building and carpark scale (e.g. Keon Park), the response was generally a little more positive.

- The response to the dog off lead area was relatively mixed until the suggestion of a fenced area was added to the ideas board. This fenced option subsequently received many more positive responses.
- A skate/BMX precinct had a strong mixed response that was generally well received by children but negatively received by older members of the community. Concerns raised were largely in relation to noise and potential anti-social behaviour.

A full list of Community comments captured, see Appendix A for details to this report.



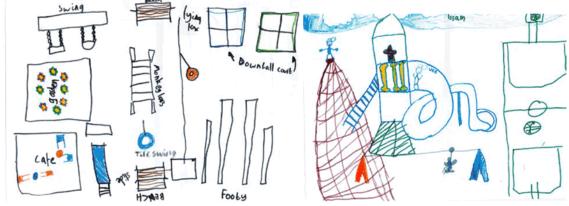
Images from the Community Engagement Tent at the Family Fun Day event.

Exercise 2 - Kids 'Design your Park'

As the Family Fun Day event would attract many families, an engagement activity was created to collect kid's ideas of what they would like to do in their new park.

To encourage participation, we ran a design competition, with prizes awarded to the top 3 designs as selected by the mayor and ward councillor.

Participant's ages varied from 2 – 12 years old.



Some examples of the kid's designs & drawings.

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Ideas and Observations

- This exercise was very successful on the day and attracted many participants.
- The top ideas include a slide, swings and adventure playground.

Summary of activities suggested in kids drawings.

Activity / Equipment	Number of drawings
	illustrating this activity
Slide	16
Swings	10
Water Play	2
Football Oval	4
In ground trampoline	1
Cubby house	2
Lots of shady spaces	2
Balance beams + stepping stones	1
A Market	2
Flying fox	5
Basket Ball Court	5
Table area	1
Monkey bars	4
Adventure Park playground - play equipment with platforms and bridges	7
BBQ / picnic area	2
Vegie / Community Garden	2
Gardens with lots of flowers	3
Public Toilets	1
Meandering Paths	3
Lake with ducks	1
Creative park	1
Climbing equipment	3
Seating area / seats / benches	3
Feature water fountain	1
Bike/Scooter area	1
Grass areas	3
Trees	3
Bouncy castle	1
Café	1
Downball court	1
Tyre swing	1
Tennis courts	1
Running track	1





Kids design your park engagement activity

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Exercise 3 - Graphic recording of Oral Histories with street artist

As means of starting to activate the site, street artist Jimmy Patch was engaged to graphically record the oral histories from the local community on the former ball/court asphalt area.

Former students and deputy principal shared memories with the street artist about their memories of the school, whilst local residents described their aspiration for the future development of the site.

Thanks so much for the event, we thought it was really well run, the ground artists were a nice touch and it gave us a chance to connect with others in the neighbourhood.' Quote from local resident.



Images of Jimmy Patch and the Street Art Mural.

4. Written and online submissions

The number of written submissions and online engagement was relatively low when comparing it to other master plan projects in Darebin.

This is most likely due to the successful engagement opportunity the Family Fun Day offered the community.

Two written submissions and twelve ideas were posted on the yoursaydarebin website.

The can be summarized as follows:

- Popular ideas included an enclosed dog-off lead park, BBQ and picnic shelters and facilities,
 Public toilets, seating in shaded areas and water playspace.
- The written submissions emphasised the need for the new park to be an important community meeting space for all generations.

A table outlining the ideas can be found in Appendix B.

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Appendix A

Summary of Comments from Consultation Posters.

HOW CAN WE MAKE WALKING AND CYCLING HERE SAFER?

STICKY NOTE COMMENTS

ACCESS

Walking/scooting with toddler and pram - even out footpath - less sloping crossing.

Maintain footpaths as they are cracked and uneven, also prune street trees.

Connect Edgars Creek bike path to Darebin Creek path.

Definite link to bike path and to Edwards Creek.

Speed bumps and hoon reduction, traffic calming. Plant trees in the middle of the road

Pedestrian crossing at Whitby Reserve on Broadhurst Avenue.

Edgars Creek: trees needed. Between Broadhurst Avenue and Glasgow Avenue large tree planting. Very hot, no shade along bike and footpath.

Crossing at Broadhurst Avenue! Whitby Reserve.

A full length path along Edgars Creek to join up with Merri Creek at Coburg Lake.

Parking around perimeter. Diagonal parking around park area.

Safer pedestrian crossing to access park. Existing one on Wilson works well!

Off street parking!!

Look at Public Bus Route: increase frequency of buses to service the site.

Pedestrian crossing at Hurley and Tracey Streets.

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Tracey Street for drop-off Zone - safer for kids.

Roundabout at Hurley and Tracey Street4s to eliminate speeding drivers.

Reduce rat running on Glasgow Street.

WHAT DID WE MISS? LET US KNOW YOUR IDEAS......

STICKY NOTE COMMENTS

ACTIVITIES / AMENITIES

Soccer goals, a lot of playground equipment, bike track, public toilet, BBQ area.

Drinking taps, repaint Basketball Court, ensure fencing is fixed, some shelter perhaps.

Tennis Court.

For children play areas: 1) please have it fenced, gated and shaded. 2) Please also have outdoor/adventure style playing equipment like ropes and safe rock climbing etc.

Skate park on Gaffney Street in Coburg (Moreland CC).

Make it a playground/park or a soccer/footy club - you should be making use of the oval.

No BBQ's, prefer a picnic area instead.

Flying fox including for older people. "Rock climbing" bigger than at Edwardes Lake.

Bocce Courts for older people and all people.

Drinking tap facilities. Electronic toilets for safety.

Indigenous garden, dog free areas, kids and family friendly.

A tennis court so that in Summer we all can play there.

Playground: all ages and abilities. Progressively challenging and interesting.

NO TOILETS - keep OPEN space. One note on this one: Need toilets!!

BBQ was not used when it was a school – won't work in the future.

Community kitchen for workshops and events.

All abilities play space, e.g. swing for child in wheelchair, objects at toddler height, natural wind chimes (see drawing)

Separate dog designated area. No dogs in park area. Plenty of trees for natural shade. Plenty of park benches and picnic tables.

Dog park, please! With exercise/training equipment - and make sure it is maintained.

This area has limited off leash dog areas. Dog owners want to do the right thing. Please support a fenced space for dogs. Crispe Park is our only useable space and is closed until next year. Edwardes Lake also has no useable dog space. We have 10 dogs in our court. **One** "yes" added to these comments.

Fenced dog spaces to keep everyone safe.

Cricket oval, toilets, drinking tapes ("free ice creams")

Footy oval. Multi-sportsground.

Toilet facilities, BBQ, rubbish bins, keep oval – please shade.

Toilets, footy oval.

Toilets, BBQ/Picnic area, shelter, play space, fenced dog park, tables.

Skate park: small mini ramp (2-3 ft) something everybody can use rather than some of the other skate facilities in Darebin.

Space to fly kites, kick balls. This one received 3x yes ticks.

I second the Farmers Market/Craft Market idea.

BBQ, toilets/public toilets. This one received one yes.

Open space, somewhere to sit and relax. Maybe covered shade.

Water park play. Use of wood.

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Fenced play area. Sandpit, rubber flooring on/around play equipment.

Playground, BBQ, public toilet, trees, tables.

BBQ, toilet/public, tables. (Vita)

BBQ, picnic, toilet. This one received 1x tick.

Could we have a monthly Farmers Market in the park. (Angela and Lina) **this one** received 2x yes please ticks.

Comprehensive plan incorporating both infrastructure and open space.

Early Learning and beyond, Community rooms; Gardens, orchard, water play spaces, local Farmers Market

Aim: broad demand to draw use of space constantly.

Opposite Wilson Boulevard playground/park with a modernising shelter area.

Wheelchair friendly,

Public toilets.

Multiple ages play facilities, i.e. Malahang Reserve. Equipment for all.

CHARACTER

Native garden, more street trees in middle of the road.

Lots of native trees - no buildings.

Sheltered seating area with garden around seating.

Link green spaces for native flora and fauna.

Native trees and plants, open space, quiet area for elderly/reading/reflection. Children (small area)

Bird boxes, lots of trees.

Use lots of timber in buildings.

Plant large trees to clock the large power towers visible near Tracey Street. This will reduce EMF rays and look more appealing

Large canopy trees to picnic under.

Keep the trees along Wilson Boulevard. Beech trees

Canopy trees at benches. Dog friendly.

Take some hints from Ray Braman Garden in Preston. Nice garden with water feature etc., with Hurley Street Entrance also.

Use recycled materials where possible, e.g. timber flooring. This one received 1x tick.

Water play area, native planting, natural shade (trees!), nesting boxes for birds

BUILDINGS

Childcare on other park (existing playground) Tracey Street (old Rotary site).

Whilst an Early Learning Centre is needed, the Keon Park Children's Centre is underused and not successful. The Toy Library closed down and it is like a ghost town that has not worked well as a community space – so don't repeat that mistake here!

Community Hub facility with an indoor/outdoor design. Residents can book this out for events.

No exclusive use buildings. Space is for everyone - public. Open space for everyone.

No buildings. No buildings, No buildings.

No buildings, open space, landscaped areas,

caged off area for off leash dogs

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Have Childcare during day and community centre at night and weekend in the <u>same</u> space. Balance nature and buildings. <u>Multi-Purpose</u>.

No buildings on this site, which will need fencing and restriction; take up open space and restrict natural entry.

(M. Brennan)

No buildings on this site. Keep planting and open areas so it can be rebuilt as a school if required. (Bev Down)

No ELC or Kinder - keep it open space.

Kinder/childcare building.

 $\underline{\text{If}}$ a Kinder is built, make sure it is in one corner of the site.

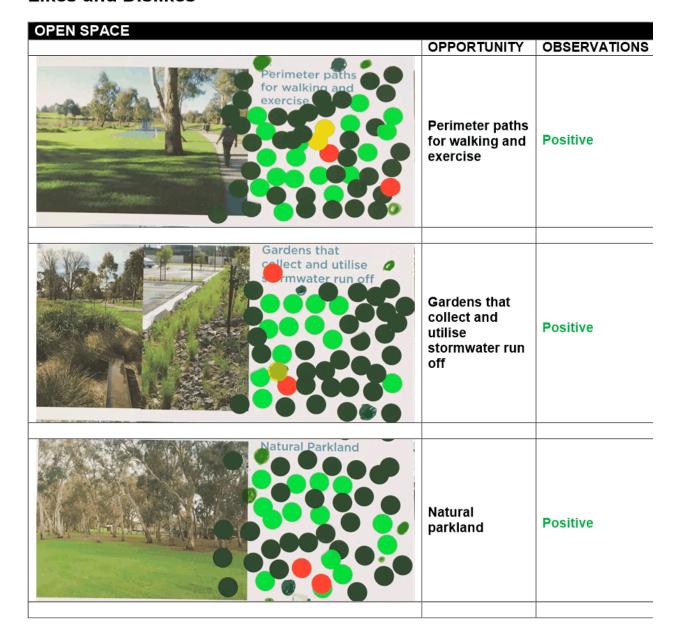
GENERAL

Consider a 11am - 4pm later time slot - future events

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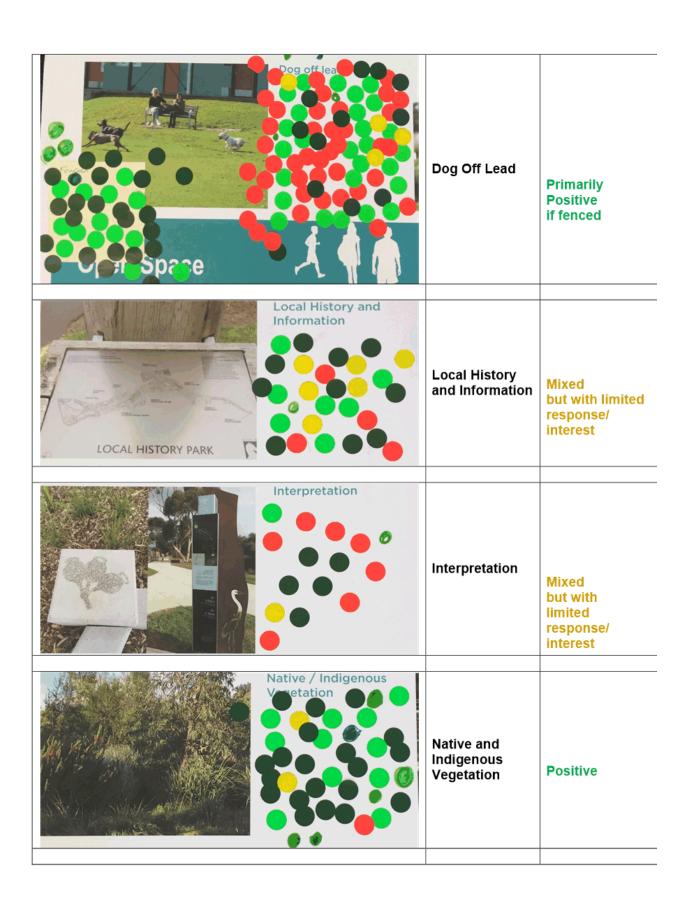
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Likes and Dislikes



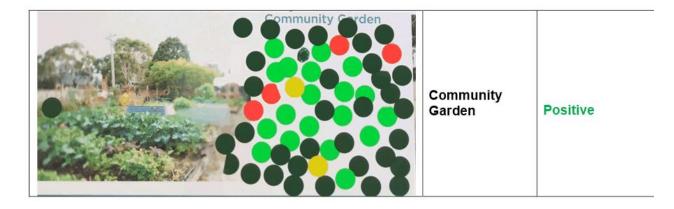
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Story telling	Story Telling	Mixed but with limited response/ interest
Art and Sculpture	Art and Sculpture	Positive but with limited response/ interest
Themes	Themes	Primarily Positive

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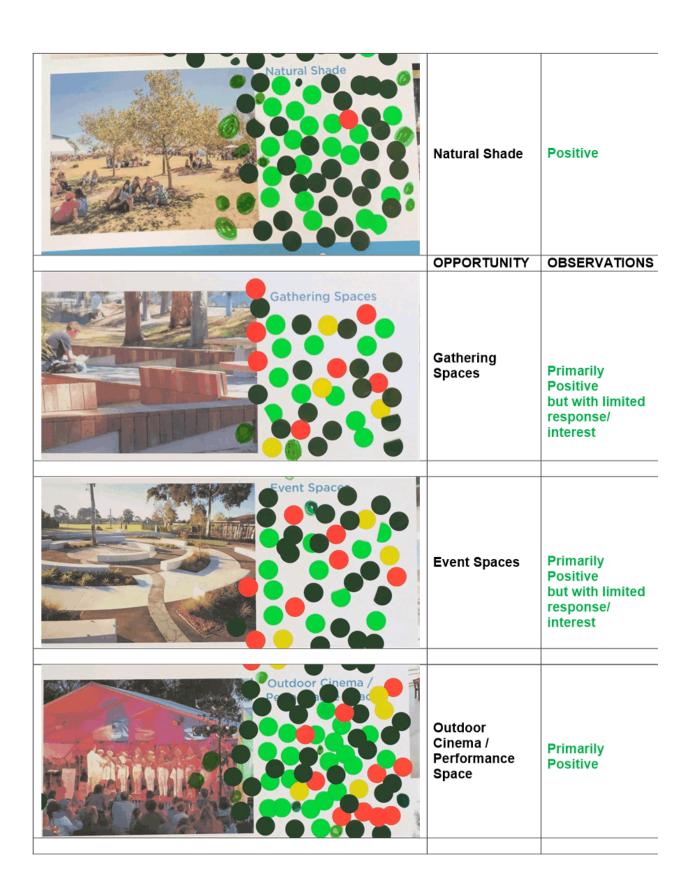
Custom Elements

Mixed but with limited response/ interest

AMENITIES AND FACILITIES	OPPORTUNITY	OBSERVATIONS
Covered Picnic Areas	Covered Picnic Areas	Positive
Permanent Shelters Rubbart Bins	Permanent Shelters	Positive but with limited response/ interest
Ascessor	Accessible BBQ	Positive

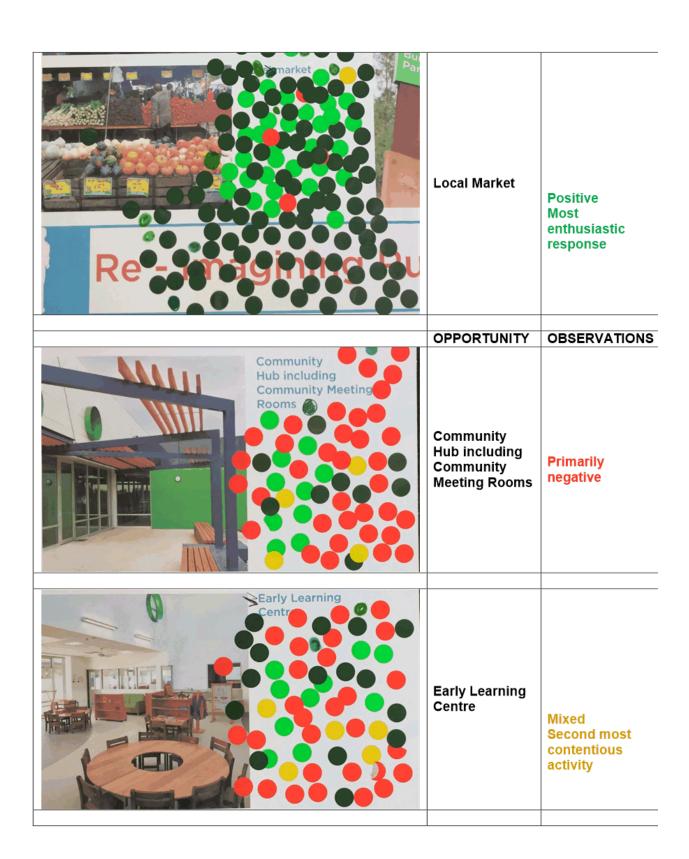
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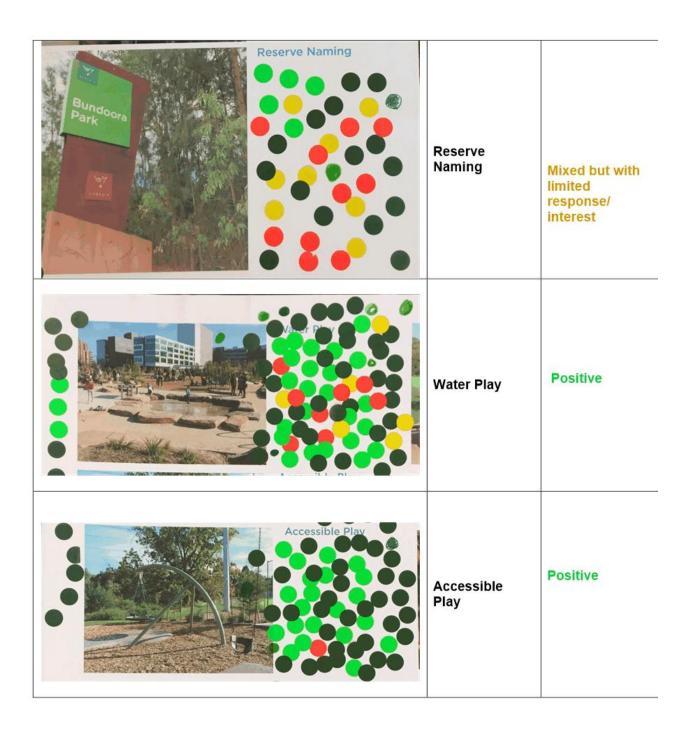
Reimaging Ruthven Master Plan Community Consultation Report

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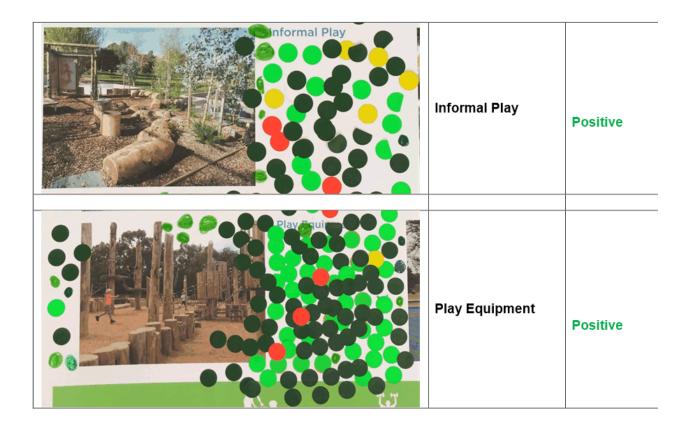
Reimaging Ruthven Master Plan Community Consultation Report

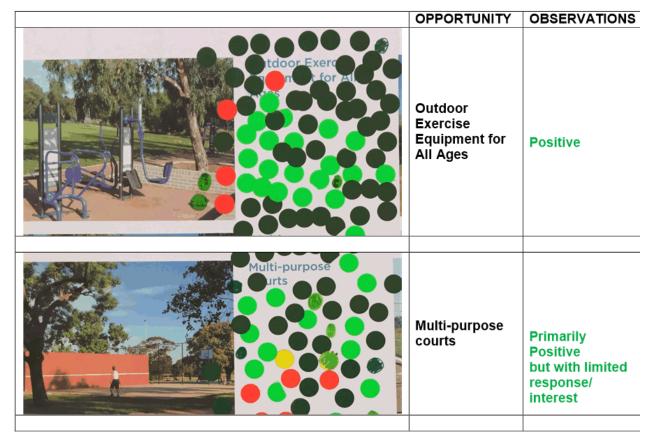
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Appendix B - Comments from written and online submissions

<u>Email</u>

Comments	Submitter
 Stage area for community events. Water play features including jets water Splash Park to operate in the warmer months. Traffic school or kids shared bike paths. An exercise indoor undercover area. Different play equipment (not like Edwards park), in-ground trampolines and soft padded area for under 5 years old. A place to attend workshops / cooking dancing classes or a venue for private hire for birthday parties Mini train line that surrounds the park area A kiosk or cafe 	C kotsiris
 We would like to see it established as a community meeting hub, much like a piazza, where people can sit and chat and pass a few hours in the company of like-minded, especially older residents. It is an ideal place as many residents can walk there. Suggestions for the site: A covered area with seats. Toilets are a necessity. Playground equipment for grandchildren, as many "nonnas" babysit 	G Sgro
 Playground equipment for grandchildren, as many "nonnas" babysit regularly (fenced area for security and peace of mind) Drinking fountain and rubbish bins. An enclosed (covered) area for very cold or wet days with bench seats etc. Perhaps a walking track around the perimeter. A great place to create craft groups such as knitting, cards, games etc. 	

Social Media

Comments	Submitter
Playspace with a sensory garden (dog free zone) and a community cafe	L Patterson
like the fabulous one that used to be housed in Edward Street civic centre	
would be wonderful	
A fully dedicated off lead areas for puppy play and training.	L Alice
Community housing and health care.	M Kery
Have Australia Day celebrations there !	J Hyde
Community garden with plots	L Alice
Homeless shelter	T Pavano
Community Garden for sure	R Baibakova
Shops please	R Polimeni
Community garden!	B Bailey
It would be so nice if you turned it into a community leisure centre with	R McInnes
pools, gyms and meeting rooms! Young and old could enjoy it	

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Online via Yoursaydarebin

Comments	Submitter
Splash park	Kotsy C
I would love to see water Jetts and spray mists for the warmer months to that kids can play using different water features	
2 Votes	
More seating in shade	bev
2 Votes	
Kids bike track & playground to suit 1-10yo	Chowes
A waterplay area, a proper fort/castle structure & a good bike/scooter track for kids to practice and play on, within sight of parents.	
Plenty of undercover areas and BBQ's too, Edwardes Lake Park gets too busy! A bench type change table for babies would also be amazing! https://www.thebump.com/news/breastfeeding-	
bench-croatia	
1 Vote	
Off-lead, BBQs, seats and toilets	zoe
This space is roughly the same size as Penders Park in Thornbury, which is a wonderfully successful space. It has a central undercover area, two bbqs, 4 seating clusters, a set of toilets, kids play equipment, plus it's offlead. Arguably, the only thing it needs is a fence for the pups. I agree that Edwards Lake gets taken over in the BBQ areas, so Darebin needs to meet the demand.	
1 Vote	
Sporting facilities	8wma5
A stage (with roof)	CarCar La Jenkins
In reservoir in particular we have such a diverse group of musicians and performers - public stages are far and few between - but are excellent resources - can be used from yoga and tai chi to local school performances, Christmas events etc.	
1 Vote	
Toilets	bev
They don't have to be fancy even the one at Wood Street is perfect.	
2Votes	
<u> </u>	1

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Composting/Worm Farm Hub	Vanessa N
Composing/World Land Hus	Valiossa iv
What if we could collect the organic waste from local food businesses and	
process it in parks just a couple of blocks away? We could be diverting	
tonnes of waste from cafes, green grocers and even apartment blocks. It	
could be a learning hub that schools use and also a great space for sustainable workshops.	
sustainable workshops.	
Off leash dog park	CarCar La Jenkins
I would like to see an enclosed area as an off leash dog park - it's a big site - I currently use Crispe and it's fantastic, people come from all over	
and we have built our own community. It's a great way for all different	
types of people to connect with the community and dogs are good for	
peoples health - especially older people and people with mental health	
issues. But enclosed is important to keep people and children safe and to	
control doggie movements :)	
4 Votes	
4 Votes	
Detailed kids' park with water features, mutli-level wooden adventure	cmez
playground and shade with tables for local parents and young	
families!	
More BBQ and more picnic tables	Bev
Edwards Lake BBQ area allows big groups to take over the facility and	
take ownership. It's hard for single families to find a space to eat. Put in	
more BBQs and more picnic benches in other areas.	
3 Votes	
O VOICES	
Food forest	Vanessa n
There are a few community gardens in Darebin, but what if we created a	
food forest? Or an orchard where established trees could feed lots of	
people?	
http://www.mysmartgarden.org.au/en/Resources/Food/Creating-a-food-	
forest	

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Statement of Position on the future direction of the Former Ruthven Primary School Site by the unanimous support of the resident members of the Reference Group.

August 2018

Preamble

In September 2016, following a protracted five-year campaign, concerned citizens of Reservoir sighed with relief when Council resolved to purchase the former William Ruthven Primary School site, previously deemed surplus to State Government for education requirements.

The Council resolution was moved to fill a gap in the provision of open space for the Reservoir West Community, in line with Council policy.² It was more importantly aligning with the community's very strong voice, a voice that had been heard loudly by government as the area moves towards marginal electoral status after decades of the people of the area being taken for granted.

Appropriately, funding for the resolution was from the Public Open Space Reserve³ and the future use of the site was supported by a request to the Minister for Planning to rezone the land to Public Park and Recreation Zone.⁴ Planning and master planning would be implemented through the budget process.

The campaign that moved this outcome was extraordinary in drawing out a diverse response across the local spectrum, reaching even the most senior of local citizens, who mostly had no experience of community activism, or even, in many cases, of questioning civic authority.

The extraordinary nature of the community campaign demands an equivalent response in planning and design for the site. A response which reflects the fierce passion, quiet determination and creative commitment of all the people who campaigned to preserve the open nature of the area for the benefit of all in the community into perpetuity. ⁵

We, the Ruthven Reference Group, speaking as the voice of the Community, are determined to do what we can to see an extraordinary response implemented.

We have formulated this statement to guide us in driving vision and positivity, but also to express contention, as appropriate, if we are to achieve the design response we seek.

Accordingly, before presenting our position on how the site should be progressed, we must address the current state of play.

Statement of Position by the Ruthven Primary Reference Group - August 2018

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¹ Darebin Council Minutes - Resolution on Ruthven and Lakeside - **5 September 2016 Minute 330**

² Council minutes note that there is a "strategic gap in open space provision in the **north western** quadrant of Reservoir" where the former Ruthven Primary School is located and that the land alongside Merri Creek is "required for municipal purposes" given its "significant biodiversity values" (**Item 903, Minutes 5 October 2015 - especially page 17**)

³ Minute 330, op cit

⁴ ibid

^{5 &}quot;The community consensus was that the site would be best used as green space in an area with a known open space deficit" (Minute no.96. Minutes - 16 February 2015)

THE EARLY LEARNING CENTRE – ISSUES AND RECOMMENDATIONS

Since moving to acquire the site as open space and public park and recreation, Council has sought to shift the use of the site to carve out a portion of the site to exclusive domain of an Early Learning Centre (ELC). This proposal has undermined the good faith that the community believed might finally be developing with Council and was inserted into the Council Plan at a late stage without consultation with the community. The community neither supports nor concedes the need for an ELC on site, which contravenes the wishes of the community and the whole focus of the campaign to save the site and preserve open space in the area.⁶

We make the following comments:

1. The prime requirement to preserve the Ruthven Primary site for open space.

- a. Council policy and planning affirms there is a deficit of public open space in the area.
- b. Policy is Darebin residents should live within 500m walking distance of parks and public open space. 7
- Government and community combined to save Ruthven Primary as public open space.
- d. Proposing an ELC opens a precedent to further alienate open space.

For these reasons, it is an unacceptable outcome that Council is proposing to diminish the preservation of the former Ruthven Primary site as open space for all.

2. Specific comment on building an Early Learning Centre on site:

- a. Government required the site to be reserved to public use only as part of selling it to the Council. There is scope for some additional funding to support its use as public parkland via the local State Member.
- b. The findings of Community Engagement conducted in October to November 2017 was published in, "Reimagining Ruthven Master Plan: Community Engagement Summary Report." This Engagement process drew out substantive responses including consolidated opposition to four specific proposals on the site, more below. The most contentious suggestion was any form of building, particularly an ELC or Community Hub. This response is consistent with that marshalled behind the community activism over many years that led to the retention of the site.
- c. Council has not successfully demonstrated the present, or even foreseeable medium-term need, for an ELC in the immediate catchment area. It is noted that there are three, in aggregate under-utilised, centres for the general age group servicing the proximate local area. It is agreed within the Reference Group that research, presented by a consultant on behalf of Council, undermined Council's proposal and supported the Group's view the immediate catchment is currently well serviced. We observe, from that research, that the north west sector of Reservoir (on the opposite side of Edgar's creek to where the Ruthven site is situated) is poorly serviced and propose that Council should look to place a facility there in the time frame that was being considered for this site. Should time eventually prove a need for an ELC close to site then we are open to an alternative presented from Council to the Group of utilising the small Tracey Avenue park as its current functions will realistically be absorbed into the Ruthven site.

For these reasons an Early Learning Centre on the site is specifically an unacceptable proposal to the local community.

Statement of Position by the Ruthven Primary Reference Group - August 2018

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⁶ Minute No 96 op cit

⁷ Darebin Action Plan 2017/18; also, Darebin Open Space Strategy both currently affirm there should be open space within 500m of all households in Darebin.

3. Thus, The Reference Group resolves to support and argue, in line with the community's will, that:

- 1. The site must be kept whole as 100% open space and Council must redact any alternative proposals from the Council Plan
- 2. To protect the site as open space, Council should put some form of covenant in place that reserves and preserves the site as open space in perpetuity
- 3. That public use does not include the items strongly opposed in the Community Engagement process being:
 - a. No buildings particularly Early Learning Centre or Community Hub on the site
 - b. No Dog Off Leash area
 - c. No Skate Park or BMX precinct

Statement of Position by the Ruthven Primary Reference Group – August 2018

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DEVELOPING A MASTER PLAN – ENSURING THE COMMUNITY VOICE IS NOT LOST

We agree with Council that, "A master plan is required to help guide the future development of this site for open space uses" and "improve movement and accessibility to the site and provide a framework for the landscape and environmental function of the site". We also appreciate that Council has nominated the project as a 'big action' item in the new Council Plan.

These are statements of positive intent by Council and we support them. However, the Reference Group considers that, whilst engagement with Community has occurred, including with the Reference Group, the process of consultation has been incomplete in the development of the Plan.

We feel that consultation on the design and Master Plan has been affected by post hoc practice and there is genuine risk that the Community consultation, through us, will be no more than a token tick of bureaucratic completion.

Since the work to date has been grounded with the Council's attempt to carve out land for an ELC, we call on Council to cease the existing direction of work and start again in more direct and frequent consultation with the Reference Group. This can be done with the existing design team as we felt the design work already completed had strong elements, particularly around movement and transport pathways but believe it suffered for not having the right brief. We are happy to work with them in developing a new brief, The Community's Master Plan.

The Community's Master Plan

The site should be developed into a beloved local facility, one which is aesthetically pleasing, creatively inspiring and spiritually uplifting. We hope to help guide it to become a place that supports the native flora and fauna of our local environment whilst being a happy destination for the people of our community. More broadly we would like if it could support other fitting Council aims such as educating our residents about our environment and supporting Council's noble aspirations around the environment and energy.

We recognise that while we are clear on what elements best represent community preferences, we are not designers or Master Planners and so we are open to working with people of the right skills to develop a great Master Plan.

Considering the main elements exposed through community engagement, both the members of the reference group and engagement work performed by council, we believe the following principles and proposals should define the Master Plan

Aesthetic Aspects and Design:

- The park should be a special space
 - The Design
 - We don't want just any old park that rolls out the same old infrastructure and plantings and palette.
 - A special space will be built on a great design. We liked the work of the designer previously presented to the group but felt that product, while containing excellent elements, came from a brief not true to our

Statement of Position by the Ruthven Primary Reference Group – August 2018

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^{8 &}quot;Reimagining Ruthven Master Plan: Community Engagement Summary Report" Jennifer Loulie et al

⁹ Darebin Action Plan, Op cit

understanding of the Community's desires. We call for the design to be rebriefed in consultation with us.

o Ambience

- Community, creativity, inspiration, beauty, reflection and tranquillity are some themes that have come out around ambience for this park.
- The proposal in the Master Plan needs more work to create reflective spaces. Work presented so far was overly busy, probably due to the requirement to accommodate Council's ELC, removal of which opens the design space.

Materials palette:

- We do not support the proposed local materials palette, derived largely from uninspiring or drab 1960s and 1970s style buildings. It is completely counterintuitive to push such strong elements of suburbia, such as brown, yellow and red bricks and concrete, into a park aiming to reflect the inspiring or creative ambience we are seeking.
- We request that all additions to the site be in natural materials where possible and not use any plastic.

Recommendation 1: We want high aspirations for the park and ask for the Council to restart the Master Plan design process in full consultation with us to achieve these values.

Heritage

- We consider it is right and appropriate to acknowledge the traditional custodians of the land within the precinct of this park.
- It would also be right to incorporate the recent heritage of the site as a school in some form, perhaps as a small installation.

Recommendation 2: We support the renaming of the park in the Woiwurrung language. We recommend that this be after a feature or other meaningful thing rather than a person to avoid conflict. We ask for suggestions to also acknowledge the school heritage on site.

Users and Uses

Principle: The first design of the park should be framed around the likely users of the park in the next decade. It should be a canvas with capacity to evolve as demographics move over time.

Proposals and design principle recommendations:

Considering the current demographics of the area and regional facilities, we believe that
whilst it must be a general use park, special consideration should be given to the aging
population of the area, including communities in the four retirement villages, and small
children.

o General recreation/play zones

Based on the local demographics and community engagement we see 3 main play or recreation zones

 a space for young children (probably accompanied by parents or grandparents) which should be, informed in part by kid's drawings from the community engagement:

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- not the norm and not plastic
- challenging and adventurous
- stimulate creativity

Statement of Position by the Ruthven Primary Reference Group – August 2018

- instil excitement with sensible 'risk'
- a space for senior citizens which should
 - encourage communal gathering
 - be shady in summer
 - be tranquil and feel safe
 - have grouped seating capacity
- an open free play space. This is not a space for organised sports and noisy play which are catered for in other spaces in the area.
 - based on regular observation that the existing space on the oval is well used already for informal games and play, the oval is the right space for this.
 - this oval space can also be utilised in pop up events.
 - we have no issues with the existing junior cricket pitch.

Community desires

Principle: That the strongest desires of the community should be incorporated unless there is a clear and compelling reason against doing so.

Proposals:

Gatherings/Events

It was noted that the strongest positive feedback from the Community has been for a local market. Some form of trade or commerce will be helpful in the north of Reservoir which is very much under-serviced, and trade is an important part of a good community

We note there is additional positive support for other forms of pop up events

Recommendation 3: We support utilising the site for gatherings/events with the following guidelines:

- The park design should allow for pop up events (including some on-site parking to take pressure off the street) that are a destination but see the park return to its' immediately prior state (take only memories, leave only footprints).
- Events must be culturally positive and valuable. For example, market uses should be along the lines of farmer's food market, community food exchange marketplace and maker's market (perhaps a cycle of regular such alternating events) not trash and treasure markets.
- Other pop up events should aim to encourage and inspire creativity and be consistent with the values of the local community and the ambience of the park. A policy document should be developed to guide this implementation.
- Council should consider resourcing some form of community development work/support to utilise this pop-up space creatively.

Statement of Position by the Ruthven Primary Reference Group – August 2018

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Park Infrastructure and flow/movement

Whilst the community is opposed to buildings onsite there should be enough infrastructure to comfortably support the amenity of the park. Community and council have made sensible suggestions in this area.

Recommendation 4:

- Transport and access. We support the proposed additional bike paths, bus links and better accessibility to the site. These were a strong feature of the plan presented to date in the way its concepts of flow and movement linked the area to the site.
- Parking. We support some parking on site to support pop up events. We do
 not support the proposal to cut individual parking spaces into the park from
 the street and space it in a way that considerably reduces the potential
 parking around the perimeter.
- <u>Toilet block.</u> We support the establishment of public toilets. Consideration should be given as to adequacy for the most popular pop up events.
- BBQ facilities. A sheltered BBQ area should be included.
- <u>Shelters</u>. Additional shelters to the BBQ should be supplied to support the
 eventual plantings in shading people. Fine aesthetics should be a goal (e.g. a
 pretty pagoda). Potentially several though the park.
- Waste management. We will need at least enough bins to support the busiest pop up event. Recommend implementation of solar bins that crush the garbage.
- Dogs. The community is supportive of dogs being walked through the park on lead. Council to supply and maintain a supply of dog poo bags and these should be biodegradable to address the problem where people use the nonbiodegradable bags but leave them in parks, worse than uncollected waste that at least breaks down to nothing.
- <u>Lighting</u>. Solar lighting should be explored utilising shelters and toilet blocks roofs for solar generation. This would help support Council's agenda on solar power and alternative power generation in Darebin.
- Hydration. There should be multiple water fountains throughout the site.
- Storm Water. The proposal to harvest storm water is a good idea and it may be worthwhile to establish at least one underground water tank if the soil allows.
- Health and well-being: An exercise circuit with equipment spaced around the park. These are a useful tool in supporting community well-being.
 Consideration should be made to incorporate equipment that addresses the capacities of senior citizens.
- <u>Furniture</u>. While we understand that the council will want consistent urban furniture we note that straight backed chairs are uncomfortable and would like to see other options.

Habitat, Vegetation and Wildlife:

Recommendation 5:

 Vegetation (existing). Notwithstanding our preference for local vegetation, we believe that all established trees should be retained as they are mature and support fauna. Weeds such as the red berries at the southern end of the site should be removed.

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Statement of Position by the Ruthven Primary Reference Group – August 2018

Vegetation/wildlife. We support the idea of creating an urban forest using species of local provenance and local grasses, approximating the vegetation that was lost due to land clearing. We like the focus on planting that will attract birds such as Swifts Parrots. We would like more information about how the indigenous plant palette in the background paper would fit with this goal. We do not support the use of exotic plants as they are already in most gardens in the area. The establishment of a diverse urban forest would also provide educational opportunities for the local community.

Wildlife corridor. We support the idea of purchasing land to link the park to Edgars Creek. This is an important opportunity to build a habitat link between the park and Edgars Creek. We also support Council to pursue further rehabilitation of Edgars Creek and extension of paths north of Glasgow Avenue to the Darebin boundary at Mahoneys Road.

Summary of Position and Recommendations

The Reference Group considered the positive and negative positions of the community revealed across the entire effort to preserve the Former Ruthven Primary School site. We resolve to support and argue the community's will that the site must be kept whole as 100% open space. We call on Council to redact alternative reference in the Council Plan, covenant protection of open space use into perpetuity and prevent specific uses clearly opposed by community, as detailed in the first section of this statement.

Constructively, we acknowledge Council's statements of positive intent and nomination of the Ruthven Project as a big action item. Further we thank Council for the opportunity to be a part of the Master Plan design process and will commit ourselves to working with Council to develop the Community's Master Plan, summarised by these core recommendations we believe coherently represent the community's will and desires for the use of the park:

Recommendation 1: We want high aspirations for the park and ask for the Council to restart the Master Plan design process in full consultation with us to achieve these values.

Proposals and design principle recommendations: We believe it must be a general use park, but special consideration should be given to the aging population of the area, including communities in the four retirement villages, and small children. We provide core design values and goals for 3 key zones: a space for young children, a space for senior citizens and an open free play space.

Recommendation 2: We support the renaming of the park in the Woiwurrung language. We recommend that this be after a feature or other meaningful thing rather than a person to avoid conflict. We ask for suggestions to also acknowledge the school heritage on site.

Recommendation 3: We support utilising the site for gatherings/events within the guidelines we list.

Recommendation 4: We support enough infrastructure to comfortably support the amenity of the park and list the sensible suggestions from council and community that we believe should be provided in the park.

Recommendation 5: We support retention of key existing vegetation, developing an urban forest of local provenance trees and grasses and plantings, and important steps to link and expand the Edgars Creek corridor to encourage and support wildlife.

Statement of Position by the Ruthven Primary Reference Group – August 2018

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Appendix C

Outcomes from a workshop held with the Ruthven CRG, discussing the draft options to progress the project. Workshop held on Wednesday 10 October 2018.

Option 1

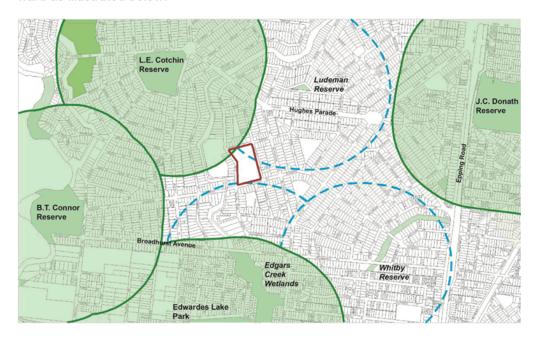
Create a master plan for a 3ha park at the Ruthven site using the CRG submission as a starting point.

Whilst this master plan is being created, undertake some immediate safety and access improvements to the site.

Continue the research and demand analysis into the best location for a possible children's or community hub, excluding the former Ruthven Primary School site from site current investigations.

The CRG support this option as:

- It seeks to protect the large piece of open space for the Reservoir West community.
- The Darebin Open Space Strategy and Council Plan Darebin 2021 seeks to ensure that all residents live within 500 metres of open space. The acquisition of the Ruthven site has addressed an open space deficit in the north-west quadrant of the LaTrobe ward as illustrated below:



 Over the past 30 years the local community have experienced an incremental loss of open space, as illustrated below. They have lobbied for the Ruthven site to become public open space for many years. As a result there is long standing investment, ownership and passion for this site to remain as 100% public open space.

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Note: The map above showing Preston/Darebin Council and Kennett Government land sales in the area over past 30 years. The red areas illustrate land sold off by Council, the blue areas are land sold by Kennett and the green parcels represent the open spaces left including the former Ruthven Primary School site. This map was provided by the CRG on 12/10/2018.

- As the site was purchased with funds from the Open Space levy, there is a community
 expectation that the site would be used for open space only.
- There will be a greater net gain of open space under this option.
- By retaining the entire site as open space and creating a new community hub or early year's facility at another location, will result in a greater net gain of community assets for the Reservoir West area.
- Retaining this site as open space only, reinforces other Council Plan goals including Council Plan Action 5, were a 'Nature Trust' has been established to help create more open space across Darebin.
- Smaller homes are being created to address the rapid population growth, resulting in a reduction to the private open space (backyards) for people. The change in how we are living will place greater pressure and importance on the need for additional public open space.
- Even though a single dwelling covenant applies, it has been challenged recently at Tovy Street, where a multi-unit development is currently being constructed. This may set a precedent for further change in dwelling density for the area, reinforcing the importance of the entire site being kept as a natural public open space.
- By creating open space only, canvasses for the use of the space to evolve in line with the long term changing demographic needs in their open space.
- CRG's vision is for the site to become a natural park to help offset the visually oppressive concrete and buildings in the area. As outlined in their submission they state: 'The site should be developed into a beloved local facility, one which is aesthetically pleasing, creatively inspiring and spiritually uplifting. We hope to help guide it to become a place that supports the native flora and fauna of our local

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- environment whilst being a happy destination for the people of our community.' Anything contrary to this would not allow for their vision to be realised.
- There is strong community passion, ownership and investment in this site. They has
 participated in the years of community lobbying for the site to be purchased for open
 space. The investment the CRG have made to the site and project is unlike any other
 situation.
- The site plays an important role for local biodiversity. It forms part of the migratory route for swift parrots.
- Using all of the site for open space will reduce any potential conflicts between park users at the site.

Option 2

Complete the community infrastructure needs planning for the municipality, to help understand the community infrastructure requirements for the current and future population of Reservoir West (Merrilands).

Whilst the community infrastructure planning is being prepared, undertake some immediate upgrades, improving comfort and accessibility to the site.

Create a master plan for the site in 19/20, following the finalisation of the community infrastructure needs planning.

The CRG **strongly oppose** this option, as note the following reasons:

- It does not resolve the community's desire for it to be preserved entirely as open space.
- It leaves the destiny of the space to the whims of changing Council over the next few years.
- Further delays in creating the park that the community fought for and is waiting for.
- This option was amended to include 'undertake immediate upgrades'.

Option 3

Make immediate site improvements (Tree planting, seating, drinking fountain), whilst community infrastructure needs planning takes place.

Create master plan for 2.3ha of the site in 18/19.

The CRG strongly oppose this option, as note the following reasons:

- As this option seeks to carve out a section of the site for a community building. The 2.3 hectares represents a loss of approximately 23.33% of the current site (0.7 ha out 3 ha) which is a serious alienation of land we should be accessible for all the local community.
- Planning for the future of site must be integrated and done in a holistic manner. This
 option does not achieve this. Newly planted trees may be disposed of after a few years
 to make way for another use.
- CRG would like the option removed from the options for Council to consider.

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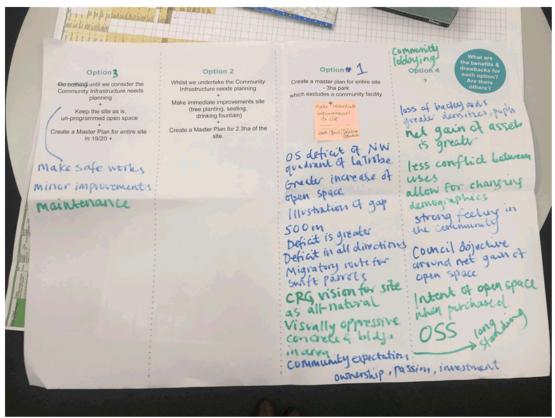


Image of the notes captured at the workshop with the CRG.

8.3 AGED CARE AND NATIONAL COMPETITION POLICY

Author: Manager Aged and Disability

Reviewed By: General Manager Community

PURPOSE

To advise Council of legal advice regarding National Competition Policy (NCP) as it may apply to Commonwealth funded home support services and to seek Council's endorsement for the release of legal advice.

EXECUTIVE SUMMARY

- Like all local governments, Darebin Council is obliged to comply with National Competition Policy. The competitive neutrality principles aim to ensure that significant government businesses and activities of councils do not have any net competitive advantages simply as a result of their public sector ownership.
- Common examples of such activities where National Competition Policy may apply in the local government sector include Council-provided child care services or gyms.
- The Federal Government intends to introduce major funding changes to Commonwealth Home Support Program (CHSP) aged care services from mid-2020. Darebin Council's home support services are substantially funded through this program. The Federal Government is planning to discontinue block funding of service providers, and introduce a competitive market of CHSP service providers from mid-2020.
- Darebin Council has sought legal advice from Maddocks on how competitive neutrality principles would impact on Council's home support services when the funding reforms are introduced.
- The legal advice states that, on balance, it is more likely than not that Council's CHSP services would be subject to competitive neutrality principles once the federal funding reforms are implemented.
- This may mean that Council would have to introduce cost-reflective pricing for the service (with no Council subsidy), or corporatise or commercialise the service.
- A public interest test could alternatively be applied which weighs up public benefits in terms of the relevant public policy objectives.
- While legal advice is usually confidential, in this case officers recommend that the legal advice be made public.

Recommendation

That Council:

- (1) Notes the legal advice provided as a confidential attachment.
- (2) Releases the legal advice to the public.
- (3) Writes to the Premier, Opposition Leader, the relevant minister and shadow minister, seeking a commitment to modify the application of National Competition Policy in Victoria, to exempt Council-run Commonwealth Home Support Program (CHSP) services from the requirement to comply with National Competition Policy.

BACKGROUND / KEY INFORMATION

Aged Care Reforms - Home Support Services

The introduction of the federal Living Longer Living Better legislation (2012) introduced a whole new era of aged care services across the country. Through changing the mechanisms of funding, the federal government aimed to create better consumer choice for clients.

The Commonwealth Home Support Program (CHSP) commenced roll-out for all states in 2015, except Victoria and Western Australia. However the Commonwealth and Victorian Governments agreed that special transition provisions would apply in Victoria until 1 July 2019. This saw the continuation of 'block funding', a stability of funding commitment and establishment of a Victorian Regional Assessment Service (VRAS).

The Commonwealth Government indicated that it will extend Regional Assessment Services (RAS) and CHSP funding arrangements for an additional year to July 2020. The extension will be a separate one-year contract which is yet to be negotiated.

The Commonwealth stated intention is for a fully open and competitive market to operate after July 2020. However, details of how the Commonwealth government will implement the reforms are still emerging, and there are many details which are not yet known.

There is a possibility that the recently initiated Royal Commission into Aged Care Quality and Safety may see the Commonwealth delaying or changing their plans for CHSP funding reform. However there is no indication of changes at this point.

National Competition Policy

National Competition Policy (NCP) is underpinned by three inter-governmental agreements between the Commonwealth and States and Territories, the most relevant of which is the 'Competition Principles Agreement' (CPA) that was agreed on in 1994. Under the CPA, each State and Territory Government is obliged to introduce and apply competitive neutrality policy and principles to local government.

In June 1996, the Victorian Government published the 'National Competition Policy and Local Government – A Statement of Victorian Government Policy'. The 1996 Statement documented the agreement between the State Government and local government to apply the Competition Principles Agreement to local government. This statement was updated in December 2008 (see **Appendix A**).

The principles of competitive neutrality aim to ensure that significant government businesses, including significant business activities of councils, do not hold net competitive advantages simply as a result of their public-sector ownership.

Legal advice regarding the impact of National Competition Policy on the future provision of home support services by Council.

Council requested legal advice from Maddocks in relation to the following key issues:

- Background to the legislative, regulations or policies that apply to Darebin Council's CHSP services.
- Whether competitive neutrality principles will apply to Darebin Council services when the Federal Government ends Commonwealth Home Support Program block funding, and a competitive market for service provision is in place instead
- Whether the "significant business test" is affected by the specific model by which individualised funding is received by the service.
- If competitive neutrality principles do apply, the obligations and consequences for Darebin Council.
- The potential future application of a Public Interest Test to assess whether Council's public policy objectives are jeopardised by cost reflective pricing for home support services.

The resulting legal advice is circulated as a confidential attachment for Councillors.

Previous Council Resolution

At its meeting held on 21 May 2018, Council resolved:

'That Council

- (1) Establish the Review Panel on Creating an Age Friendly Darebin, with terms of reference as attached as **Appendix B**.
- (2) Appoint Rhonda Galbally AO and Peter Allen as members of the Review Panel.
- (3) Add a point 10 to the principles of the Terms of Reference to read "Is committed to open and transparent decision making processes and will therefore bring any recommendations emanating from the review process back to an open Council meeting for a decision by Councillors.'

At its meeting held on 3 September 2018, Council resolved:

'That Council

- (1) Acknowledges that if the Commonwealth ceases block funding for aged care services as currently planned, this will inevitably affect how Council will provide services to older people.
- (2) Notes that because of the Commonwealth's plan to cease block funding, Council has commissioned an independent 'Creating an Age Friendly Darebin' review for the express purpose of ensuring our older people continue to receive quality services they need.

(3) Calls on the federal government to extend block funding for the Commonwealth Home Support Program to provide certainty for community and staff, and writes to relevant ministers, shadow ministers and members of parliament requesting that a moratorium be put in place till such time the government conducts a comprehensive review of block funding to Councils.

- (4) Encourages community members to participate in the independent panel review commissioned by Council, to help plan our services in the longer term.
- (5) Notes that this Council commits to continue its annual \$6 million investment into the longer term in facilities, programs and services promoting the health and wellbeing of older people.
- (6) Notes that the independent review terms of reference will investigate expansion of Council's services including the potential for Darebin Council to provide home care packages.
- (7) Continues to provide Commonwealth Home Support Program services while in receipt of any block funding from the Commonwealth Government.'

COMMUNICATIONS AND ENGAGEMENT

Consultation

This report relates to legal advice and no community consultation was conducted specifically for this report.

Community engagement is occurring separately in relation to aged care services and creating an Age Friendly Darebin as part of the Age Friendly Darebin Review.

If a Public Interest Test is required at a point in the future, then public consultation will be required.

Communications

If Council resolves to make the legal advice public, it will be released and made available on Council's website.

ANALYSIS

Alignment to Council Plan / Council policy

Goal 2 - Opportunities to live well

Environmental Sustainability Considerations

Environmental Sustainability is not relevant to this matter.

Equity, Inclusion and Wellbeing Considerations

Council's home support services are important for assisting older people to live independently and well, and to participate in community life.

Cultural Considerations

Cultural considerations are not relevant to this matter.

Economic Development Considerations

Council's role as an employer may be relevant to this matter.

Financial and Resource Implications

Cost for this legal advice was covered within the budget of the Age Friendly Darebin Review project.

Legal and Risk Implications

- Council officers commissioned the legal advice on national competition policy with a view to making it public.
- One of the key principles determined by Council for the Age Friendly Darebin review was transparency and openness. The officer recommendation is that the legal advice be made public.
- If the legal advice is made public, this will better support any requests for policy change that Council chooses to pursue around national competition policy. It will also assist engagement and conversation with the community and with staff.
- However, there is some risk that should there ever be legal, commercial or policy dispute on this topic, that Council's own legal advice could be used by another party. There is some risk that this may disadvantage Council at some point in the future.
- Officers recommend that, in this specific case, the benefits of releasing the legal advice outweigh the risk.

DISCUSSION

- National Competition Policy has been a long term policy commitment at federal and state level. Aged care funding reforms have also attracted bipartisan support.
- The impact of National Competition Policy may be that it is difficult or impossible for Councils to choose to subsidise CHSP aged care services after mid-2020, even if the will of the community or the Council is to subsidise those services. Councils may be forced to charge fully cost-reflective prices, or to commercialise or corporatise their services.
- For many Councils, being forced to charge fully cost reflective prices for CHSP services would make the services very unaffordable for the community, and therefore unviable.
- There is some possibility that this was an unintended consequence of the aged care funding reforms.
- This report therefore recommends that the Council request that the State Government modify the application of National Competition Policy in Victoria so that councils retain the choice of whether to subsidise CHSP services.
- Home support services are critical services for many of our most vulnerable residents.
 Arguably, if a Council and a community determine that they wish to subsidise those services, then the Council should be able to decide to do so.
- The legal advice, if released, may assist Council's request for State Government to modify the application of National Competition Policy.
- A previous Victorian State Government has, in the past, modified the application of National Competition Policy in relation to aquatic centres. This may provide some precedent for consideration.

 By requesting that National Competition Policy should not apply to Council-run home support services in Victoria, Council would not be pre-determining its own future decision about provision of services after mid-2020. This decision will be made by Council after the conclusion of the Creating an Age Friendly Darebin review.

IMPLEMENTATION STRATEGY

Details

If Council determines to release the advice, it will be released the day after the Council meeting.

Communication

If Council determines to write to the Government and Opposition in relation to this matter, then letters will be prepared soon after the Council meeting.

Timeline

See above.

RELATED DOCUMENTS

Nil

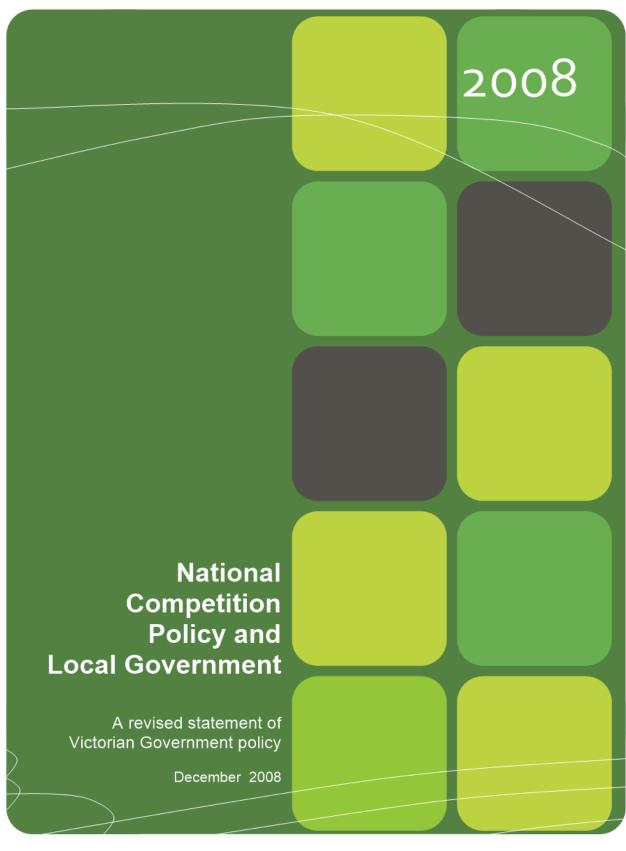
Attachments

- National Competition Policy & Local Government Statement 2008 (Appendix A) U
- Confidential Legal Advice (Appendix B) (to be circulated separately).

DISCLOSURE OF INTEREST

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

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





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MELBOURNE VIC 3000 Tel: (03) 9651 7026 Fax: (03) 9651 7269

Email: localgovernment@dpcd.vic.gov.au Web: http://www.localgovernment.vic.gov.au

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The 2008 National Competition Policy and Local Government Statement sets out the Victorian Government's approach to competition policy, in particular, the implementation of competitive neutrality, in local government. Previously issued in 1996 and 2002, the 2008 Statement restates local governments' continued obligation to comply with National Competition Policy (NCP) principles even after the discontinuation of NCP payments in 2005-06.

A simple but robust public interest test is embedded in the Victorian approach to competitive neutrality. The 2008 Statement provides practical advice to councils on how to apply the principles of competitive neutrality while observing assessed local priorities through public consultative processes. The implementation of Best Value and Community Planning principles in recent years has enabled councils to develop useful approaches to involving communities in the assessment of public interest.

We are committed to working with councils to implement best practice and continuous improvement in the services they provide to our communities. This commitment is currently being further advanced through the on-going review of the regulatory environment for local government, particularly the Councils Reforming Business project, where the Government is working in partnership with the Municipal Association of Victoria. This project is helping councils identify opportunities to share services, improve procurement practices, and reduce their regulatory burden on business in order to enhance services, reduce red tape and drive down costs.

Richard Wynne MP

Minister for Local Government



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Introduction

The application of National Competition Policy (NCP) to local government in Victoria flows from the Competition Principles Agreement which was signed by the Commonwealth, State and Territory Governments in 1995. NCP is an obligation, which has been implemented in conjunction with Best Value Principles and community planning, to assist councils in improving procurement processes and service delivery.

National reform objectives

NCP principles require the reform of government monopolies, the separation of a government's regulatory and business functions, the removal of legislative restrictions on competition (unless there is a net public benefit), and the adoption of competitive neutrality policies and processes to recognise and offset advantages enjoyed by government businesses. These reforms are embodied in the Competition Principles Agreement. Australian State and Territory Governments recommitted to these principles in 2006.

Government business activities

At the outset, it is worthwhile restating the objectives of NCP and noting that it does not automatically demand greater exposure to competition, although it does require an assessment of how government conducts business activities that compete, or potentially compete, in the market.

'Competition policy is not about the pursuit of competition for its own sake. Rather, it seeks to facilitate effective competition in the interests of economic efficiency while accommodating situations where competition does not achieve economic efficiency or conflicts with other social objectives' (National Competition Policy Report, Independent Committee of inquiry 1993, p.6).

The Victorian Government is committed to the ongoing implementation of NCP in a considered and responsible manner. This means that public interest considerations should be taken into account explicitly in any government decisions on the implementation of NCP.

(Competitive Neutrality Policy Victoria 2000 -Hon. John Brumby MP Treasurer).

These two statements, the latter made seven years after the former, affirm the balance required if NCP is to be applied in the public sector, and achieve its potential to reduce the costs of regulation, infrastructure and government services. These costs ultimately affect the whole community.

History

Competitive Neutrality Victoria was released in October 2002. It superseded the 1996 Competitive Neutrality: A Statement of Victorian Government Policy.

In accordance with legislation, councils applied 'Best Value Competitive Neutrality' principles to all significant businesses during the five year introductory period (2000 to 2005). Beyond the introductory period, it became the responsibility of councils to comply with Best Value legislative requirements.

In recognition of compliance with the implementation of NCP, the Commonwealth Government made payments to each of the states and territories. The Victorian Government shared its NCP payments with local government under agreements between the state and Victorian councils.

In 2005-06, the Commonwealth Government abolished NCP payments after having made payments for 10 years. Victoria was one of the few states to receive its payments in full.

In 2006, COAG made a recommitment to the principles contained in the *Competition Principles Agreement*.

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Following this COAG decision, this 2008 Statement has been prepared to ensure that Victorian councils are appropriately guided on the continuous implementation of NCP principles even after the discontinuation of NCP payments in 2006.

Victorian councils are required to submit an annual certification of compliance with NCP principles to the Executive Director of Local Government Victoria. See discussion on Local Government Compliance Statement on page 16.

The Victorian Competition and Efficiency Commission (VCEC) has overseen compliance with competitive neutrality policy since 2004. Publications that are relevant to competitive neutrality in Victoria are available on the VCEC's web site. www.vcec.vic.gov.au, including the Competitive Neutrality Guide.

Competitive neutrality measures

The competitive neutrality principle has been particularly relevant in local government. Competitive neutrality is explained in the Victorian Government's 2000 Competitive Neutrality Policy, and the 2002 Local Government Policy Statement. The former provides three measures for implementing competitive neutrality - corporatisation, commercialisation and full costreflective pricing - each of which involves a set of structural and accounting reform measures.

Corporatisation is relevant to councils that own and operate major trading businesses. These councils effect a structural separation between the business and the parent council by creating corporations that are distinct entities under Corporations Law. Some councils adopt a form of commercialisation that involves undertaking structural reform by administratively separating regulatory and business functions and creating internal business units that can include external members to provide commercial expertise.

Most councils, however, have found that the appropriate competitive neutrality measure for most of their significant business activities is the application of full cost reflective pricing. The key requirement of full cost reflective pricing is that councils should aim to recover the full costs of their business activity over the medium to long term. Full cost reflective pricing takes into account all of the costs that can be attributed to the provision of the good or service, and the cost advantages and disadvantages of ownership

National Competition Policy and Local Government



National Competition Policy

What is NCP?

The NCP is underpinned by three interrelated agreements signed by the Commonwealth and State and Territory governments in April 1995. These are:

- The Competition Principles Agreement, which:
 - sets out the obligations for overseeing the pricing of State and Territory government business enterprises (clause 2), competitive neutrality (clause 3), structural reform of public monopolies (clause 4) and legislation review and reform (clause 5);
 - applies the reforms to local government (clause 7)
 - sets out a (nonexhaustive) list of 'public interest' factors that governments should consider when assessing the costs and benefits of a particular policy or course of action (subclause 1(3)); and
 - establishes

 arrangements for access
 by third parties to
 services provided by
 significant infrastructure
 facilities (clause 6 and
 Part IIIA of the Trade
 Practices Act 1974
 (TPA)).

The Competition Principles Agreement was amended by COAG on 13 April 2007.

- 2) The Conduct Code Agreement, which:
 - commits State and Territory governments to extend the prohibitions against anti-competitive behaviour in the TPA to virtually all businesses in Australia; and
 - requires each government to notify the Australian Competition and Consumer Commission when it enacts legislation that relies on section 51 of the TPA. Section 51 enables State and Territory Governments to exempt conduct from the prohibitions against anti competitive behaviour in Part IV of the TPA.
- 3) The Agreement to Implement the National Competition Policy and Related Reforms (Implementation Agreement), which:
 - sets out the reform obligations covering national markets in electricity and gas, water and national road transport regulations;
 - provides for payments by the Commonwealth to States and Territories where they achieve satisfactory progress with the implementation of the NCP and related reforms.

Source: National Competition Council, http://www.ncc.gov.au/ These agreements formed the foundations for the subsequent development of States' and Territories' NCP policies.

Among other things, the Competition Principles Agreement requires the States and Territories to publish policies on competitive neutrality (clause 3 (8)) and the application of NCP to local government (clause 7(2)). The 1996 National Competition Policy and Local Government -A Statement of Victorian Government Policy was Victoria's first clause 7 statement. The statement was revised in 2002, and this document is the third version.

Many of the NCP reforms – such as reviewing the stock of legislation to remove unjustifiable restrictions on competition – have been completed. The single most important principle with ongoing application to local government is competitive neutrality.

Under the Conduct Code Agreement, States and Territories agreed to extend the application of Part IV of the TPA dealing with restrictive trade practices to all persons – including municipal councils – within their jurisdictions. This ensures that competitive conduct rules apply equally to all market participants regardless of their ownership or legal form.

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NCP agencies

Two new national competition bodies were established for NCP:

- The Australian Competition and Consumer Commission (ACCC)
- The National Competition Council (NCC).

The ACCC enforces the Competition Code (the restrictive trade practices provisions of Part IV of the TPA enacted by the States and Territories) and the TPA.

The NCC is a national advisory body whose roles included monitoring compliance with the COAG agreements and advising whether the States and Territories have satisfied the conditions for receipt of competition payments. Following the cessation of competition payments in 2005, the NCC's role has been to administer third party access provisions.

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Victorian local government obligations

Application of NCP to local government

Councils are required to apply NCP reforms in three areas:

- Competition Code/ trade practices;
- Local laws; and
- Competitive neutrality.

Competition code/ trade practices

Councils undertook initial audits of trade practices in 1995-96. and subsequently developed compliance strategies. It is expected that councils are, by now, fully aware of their obligations under trade practices legislation and the severe corporate and individual penalties that can be imposed where breach is proven. However, they may still find it useful to manage their risk by conducting audits of the whole or parts of their organisation periodically. This is particularly important in view of the amendments to the TPA from time to time: for example, the repeal in 2007 of s.2D and the insertion of s.2BA as well as other, more generally applicable, changes to the Act, in particular to Part IV.

Areas where councils could be at risk of engaging in conduct that breaches the *Competition Code* or consumer protection provisions of the TPA include:

- Arrangements with other councils to charge agreed fees for a particular service or use of a facility that operates in competition with the market.
- Use of profits from monopoly activities to subsidise activities with the purpose or intent of damaging a competitor (predatory pricing).
- Misuse of regulatory power to damage a competitor in a market where the council is both a regulator and a supplier.
- Procedures for procurement, tendering and contracting in relation to the potential for collusion and misleading or deceptive conduct.

An awareness program is an accepted compliance strategy. The local government sector has developed trade practices compliance programs to raise awareness within council organisations of the conduct that is prohibited as anticompetitive under the Competition Code and to promote behaviour that complies with the Code. Councils could consider having compliance programs that encompass both councillors and staff.

Some councils may encounter specific trade practices issues from time to time as their service businesses develop. For example, where a council has concerns that a partnership proposal to develop a service business could be construed as an anti- competitive agreement, it may want to approach the ACCC for authorisation. The ACCC has power to authorise conduct, save for misuse of market power, which would otherwise offend Part IV provisions. Authorisation is subject to the public interest test provisions of the TPA. The ACCC may grant authorisation if the public benefits outweigh the anticompetitive detriment of the contract, arrangement, understanding or conduct.

In most cases, to demonstrate compliance for trade practices, a council is required:

- to have an ongoing trade practices awareness program in place;
- to have a process for dealing with any trade practices complaints; and
- to report on the outcome of any independent investigation of a complaint by the ACCC.

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This amendment clarifies that Part IV applies to the business activities of local government.

Local laws

Similarly, for local laws, councils have satisfied the primary NCP obligation to review existing legislation and remove or justify any restrictions on competition. The ongoing obligation for councils is to ensure that their local laws, and the policies and guidelines that inform their application (for example, in determining whether to issue a permit under a local law), do not restrict competition unless:

- a council can demonstrate that the benefits of the restriction to the community clearly outweigh the costs; and
- the objectives of the local law can only be achieved by restricting competition.

Under Schedule 8 of the Local Government Act 1989, councils are required to apply this 'competition test' to any new local law. However, because a non-restrictive local law can become restrictive through the manner in which it is applied, councils should continue to review their local laws, policies and guidelines from time to time.

There may be occasions when a local law will impact on competition and lead a private business operation to query the law or question the issue within a competitive neutrality context.

For example, councils can impose controls on signage. These controls can achieve visual amenity objectives or reduce barriers to pedestrian flows on footpaths. But such controls can also affect competition by making it more difficult for new firms to promote their services, or existing firms to promote new services. If only private firms are affected, this would be an issue that should be examined against the NCP tests outlined in schedule 8 of the Local Government Act 1989. Any complaints about such laws should be raised with the local government. If the issues are not adequately resolved, the issue can then be raised with Local Government Victoria, within the Department of Planning and Community Development. However, if a council business has fewer constraints on its signage than its competitors, and thus is at a competitive advantage, this also would become a competitive neutrality concern, and could be subject to a complaint. Again, in the first instance, the issue should be raised with the local government. If these competitive neutrality issues are not adequately resolved, the issue can then be raised with the VCEC.

Competitive neutrality

The aim of competitive neutrality policy is to account for inequalities between private businesses and government businesses that are due to public ownership when it is appropriate to do so.

"The objective of competitive neutrality policy is the elimination of resource allocation distortions arising out of the public ownership of entities engaged in significant business activities: Government businesses should not enjoy any net competitive advantage simply as a result of their public sector ownership. The principles only apply to the business activities of publicly owned entities, not to the non-business, non-profit activities of these entities."

Competition Principles Agreement datase 3(1)

Implementation of the Victorian competitive neutrality policy has been streamlined into three simple steps.

- Councils are responsible for determining whether an activity is a significant business in the relevant market and therefore subject to the policy.
- The council should then weigh up the expected benefits and costs of introducing an appropriate measure to achieve competitive neutrality.
- 3) Once a council has concluded the expected benefits of introducing the measure outweigh the costs, it should then consider whether implementation is in the public interest. Councils should conduct a public interest test to ensure that competitive neutrality policy is implemented responsibly by incorporating recognition of other public policy objectives which may be jeopardised by the competitive neutrality measure.

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The competitive neutrality policy comprises rigorous financial principles with a strong public interest test and requires transparency in decision making.

1. Significant businesses

Competitive neutrality applies only to significant government businesses. However, there is no comprehensive and objective definition of a 'significant business'.²

A council must make its own two-part assessment to determine whether, in each case, an activity is:

- · a business, and, if so
- · a significant business.

The first part of the assessment clarifies whether an activity is a business, rather than a regulatory or governance activity. In making this distinction, councils may be assisted by an understanding of trading (business) activities gained in conducting trade practices audits. Competitive neutrality does not apply to non-business, non-profit activities.

For the purposes of competitive neutrality policy, a range of factors need to be taken into account in determining whether an activity is a business. These include whether:

- the activities of the entity result in the sale of a good or service;
- the costs of providing the goods or services by the entity are predominantly met by users;
- there is an actual or potential competitor; and
- the managers of the activity have a degree of independence in relation to the production or supply of the good or service and the price at which it is provided.

The second part of the assessment clarifies whether a business is significant. Significance is not determined by a council's expenditure or revenue on an activity relative to the council's total expenditure or revenue. Significance is relative to the market in which the service operates. Useful questions for 'significance' are:

Size of market share How many consumers are there for the services offered by the council business activity compared with those for similar privately provided services? What is the size of the council service compared with the size of the whole market? Sales figures may indicate the relative size of a council's market share. Consider the size of the relevant business activity in relation to the size of the relevant market.

Influence in the market What is the competitive impact of the council business activity in the relevant market? Is the council service a market leader or a minor player? Is the council service growing? If the council's service performance were to decline, how readily could other providers take over its market share? If it improved, would it draw new customers? Consider also, particularly where the council business is the only local or regional provider of the service, would competitors emerge if the

council were to call for

tenders?

Sometimes a government business will be a local monopoly. It is still the expectation that while there is no private competitor, competitive neutrality pricing should be considered to ensure that resource allocation decisions reflect a true estimate of the implicit subsidy to the activity by rate payers or the community.

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² Discussion on significant business is provided in greater detail in the competitive neutrality policy and guidelines.

It is the council's responsibility to determine if their business activities fall within the scope of the competitive neutrality policy. Determination of whether or not an activity is a significant business must be made on a case-by-case basis. The assessment of 'significance' inevitably requires a degree of subjectivity and this makes it critical for a council to document the basis for its assessment. This is necessary to ensure that the determination of significance is defensible and can withstand scrutiny in the event of an investigation.

Competitive neutrality costing, pricing and subsidy

Competitive neutrality requires councils to remove or offset any net competitive advantages arising from government ownership of significant business activities. Some potential competitive advantages include:

- exemption from various taxes (e.g. land tax, pay-roll tax) council rates and charges;
- exemption from various regulatory regimes;
- explicit or implicit government guarantees on debts
- concessional interest rates on loans or insurance;
- not being required to achieve a commercial rate of return on assets;
- effective immunity from bankruptcy;
- access to various corporate overheads free-of-charge (e.g. office accommodation, IT services); and
- being both a regulator and competing business operator for a particular activity.

The competitive advantages of public ownership arise from the savings on additional costs (or other factors affecting supply of goods or services) which would be faced by a government business if it were a private firm.

The competitive disadvantages of public ownership also need to be considered by councils. These include:

- any extra costs in meeting employment conditions required by the government;
- greater accountability costs due to public sector reporting and regulatory requirements:
- limited flexibility in reducing or restructuring corporate overheads; and
- compliance with various Commonwealth and State legislation.

The competitive neutrality measures available to offset competitive advantages include corporatisation, commercialisation and full cost reflective pricing. Further information on corporatisation and commercialisation is available in the Competitive Neutrality Guide.

In practice, councils rarely employ corporatisation or commercialisation. Councils should be aware that section 193 of the *Local Government Act 1989* may be invoked by a corporatisation proposal and that they may require prior approval(s) before proceeding.

Full cost-reflective pricing ('competitive neutrality pricing') is the most commonly used competitive neutrality measure. It is a process of determining the competitive neutrality adjusted cost of undertaking an activity and applying a pricing structure that reflects the full cost apportioned to the business activity of the council activity only. Over the medium to long term, councils are expected to recover competitive neutrality costs for the business. Usually, appropriate market-based pricing policies are required to recover competitive neutrality costs. Abnormally high competitive neutrality pricing (relative to market price) could be indicative of inefficient resource use.

Should a council not price the output of a significant business to recover costs including net competitive neutrality adjustments, it is subsidising an activity. A subsidy must be made transparent and the community resources it consumes need to be justified in public policy terms.

Should the use of the competitive neutrality measure conflict with some other policy objective, then the council may subsidise the difference between the full cost-reflective price and actual price paid by the consumer. The subsidy should be justified by the council priorities, reflected through its public policy commitment, to provide a section of the community with a service or access to a facility that would otherwise not be serviced. However, some public policy objectives may be achieved through subsidies in terms of specific cost elements of the business

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The competitive neutrality quidelines anticipate that councils will use the fully distributed cost method for competitive neutrality pricing in nearly all instances. Fully distributed cost takes into account all direct and indirect costs and competitively neutral adjustments. Direct costs include wages and other direct cost of inputs. Indirect costs, or overheads, are costs that might be split between the commercial and noncommercial outputs which may include human relations services, information technology services and administration. The avoidable cost method is appropriate only where a council can demonstrate that the majority of its indirect costs (overheads) remain unaffected by the activity in question. Under avoidable cost a council need only consider the extra (direct) costs that it could avoid, plus competitive neutrality adjustments.

The operation of an aquatic centre provides an example of when a council may use the avoidable cost allocation methodology. A council swimming pool may be partly used to provide "learn-to-swim" programs but is mainly used for recreational community use Only the "learn-to-swim" programs are subject to competitive neutrality. The avoidable cost allocation methodology can be applied if the council can demonstrate that a significant proportion of the pool's use is noncommercial. Further information is in Appendix E.

A Cost Allocation Methodology guidance note can be found on the VCEC website, www.vcec.vic.gov.au

2. Benefits greater than costs

NCP reforms apply when the costs of implementing the competitive neutrality measure do not outweigh the benefits of its introduction. Competitive neutrality principles need only be implemented to the extent that expected benefits outweigh the costs of implementation. Further information on the assessment of benefits and costs of introducing a competitive neutrality measure is given in Competitive Neutrality Guide, p. 4.

3. Public interest

The Competition Principles
Agreement recognises the
existence of competing public
policy objectives and allows for
the consideration of a range of
matters to determine how best
to achieve particular policy
objectives, these include:

- government legislation and policies relating to ecologically sustainable development;
- social welfare and equity considerations, including community service obligations;
- government legislation and policies relating to matters such as occupational health and safety, industrial relations and access and equity;
- economic and regional development and investment growth;
- the interests of consumers generally, or of a class of consumers;
- the competitiveness of Australian businesses; and
- the efficient allocation of resources.

Competition Principles Agreement, Clause 1(3). This list is not exhaustive; nor does it imply any priority or weighting. Other matters that may be relevant for local government include:

- local or regional policies relating to economic or business development;
- employment, quality of goods and services, timeliness of supply;
- impact on the local or regional community; and
- impact on the State and national economies, if any.

Competitive neutrality is not intended to override the public policy objectives of a council. Public policy objectives reflect the public interest of a council's community and may be social, environmental, economic or regional in nature. Each council decides its own public policy goals, bearing in mind State and Commonwealth policies. The Best Value context (explained in chapter 4) in which councils operate provides an opportunity to reassess and restate public policy objectives through an open and transparent public consultation process.

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A council needs to ensure that it has identified and documented its public policy objectives, which may be specific for each significant business. Where there is a potential conflict between the application of competitive neutrality and other public policy objectives, competitive neutrality policy mandates a public interest test process The public interest test involves appropriate public consultation in relation to a range of costed options that council may propose to the relevant stakeholders. The process needs to be open and transparent to ensure that council is able to justify any anti-competitive arrangements. and demonstrate that it delivers net benefits to the community.

If a council believes that applying competitive neutrality measures could jeopardise the achievement of its policy objectives, it will need to conduct, and document, a 'public interest test.' To satisfy the formal requirements of the competitive neutrality policy, the test should at a minimum:

- clearly identify the policy objective(s) that is to be achieved and ensure that the policy objective(s) has official council endorsement:
- demonstrate that the achievement of identified policy objective(s) would be jeopardised if the particular competitive neutrality measure under consideration was implemented; and
- determine the best available means of achieving the overall policy objectives, including an assessment of alternative approaches.

The 'public interest test' should be undertaken in consultation with the community through an open and transparent process. At the conclusion of the process, the conduct and outcomes of the public interest test should be documented and made publicly available subject to commercial confidentiality. Information that is commercial-in-confidence may be excluded, provided this is noted in the public documentation.

As a result of the public interest process, the council will determine the best option for addressing all objectives, including competitive neutrality policy. If the outcome of the test finds that the public policy objectives are compromised by the application of competitive neutrality measures, the council need not apply competitive neutrality measures.

This constitutes application of competitive neutrality policy regardless of the extent to which competitive neutrality pricing is applied.

A council's Best Value Program can assist in the public interest test process by integrating the Best Value Principles with those of competitive neutrality. The Best Value Principles are discussed in the Section 4 below. Councils should refer to the Best Value Principles and the Competition Principles Agreement in reassessing the public interest and policy objectives for their activities.

The table on page 11 highlights the key points local governments need to consider when implementing competitive neutrality.

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A council will demonstrate that it is compliant with competitive neutrality by:

- · documenting its decisions identifying 'significant business activities'; and
- documenting whether the benefits of applying competitive neutrality to a significant business outweigh the costs.

Where there is a net benefit, but the council believes other public policy objectives would be jeopardised by applying competitive neutrality, council must conduct a public interest test which will:

- · identify public policy objectives for the business;
- demonstrate that the achievement of the stated objective would be jeopardised if the particular competitive neutrality measure under consideration was implemented;
- assess the best available means of achieving the overall policy objectives, including an assessment of alternative approaches to achieve the policy objectives;
- conduct public consultation exploring options to determine whether the
 application of competitive neutrality is in the public interest. Consultation should
 include key stakeholders, competitors and/or the public. There are different
 opportunity costs associated with the various options;
- · document the conduct and outcomes of the public interest test; and
- make the documentation publicly available, subject to commercial confidentiality, but noting that a statement specifying the claim to confidentiality is noted in the public documentation.

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Best Value NCP Integration

Best Value Principles

Increasingly, the Best Value Principles will be reflected in councils' vision and mission statements, corporate planning processes, governance, services to the community, facilities, capital works and grants made to other bodies. Key public policy objectives in the Best Value Principles are:

- performance in accordance with quality and cost standards;
- responsiveness to community needs;
- accessibility to members of the community for whom services are intended;
- continuous improvement in the provision of services;
- regular consultation on services provided to the community; and
- regular reporting on achievements in relation to the Best Value Principles.

Factors informing the application of the Best Value Principles, listed in section 208C of the Local Government Act 1989 (see Appendix B), further expand the potential range of councils' public policy objectives.

The principles were introduced in the December 1999 amendment to the *Local Government Act 1989*:

- all services must meet the quality and cost standards developed by the council (sections 208B(a) and 208(D)(1));
- all services must be responsive to the needs of its community (section 208B(b)).
- each service must be accessible to those members of the community for whom it is intended (section 208B(c));
- a council must achieve continuous improvement in the provision of services for its community (section 208B(d));
- a council must develop a program of regular consultation with its community in relation to the services it provides (section 208B(e)); and
- a council must report regularly to its community on its achievements in relation to the principles (section 208B(f)).

In developing quality and cost standards for services to the community, councils must take account of five factors set out in section 208C:

- the need to review services against the best on offer in both the public and private sectors;
- an assessment of value for money;
- community expectations and values;
- the balance of affordability and accessibility of services to the community; and
- opportunities for the growth or retention of local employment.

In their application of the *Best Value Principles*, councils may take into account other factors. Two of these are listed in section 208C:

- the value of potential partnerships with other councils and State and Commonwealth Governments, and
- potential environmental advantages.

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Policy integration

Best Value Victoria and Competitive Neutrality Policy Victoria 2000 both redirect local government's focus to the community and serving the public interest. Economic efficiency remains vital to the proper accountability for community assets.

Both the competitive neutrality policy and Best Value Principles help shape the public policy objectives of local government and consequently provide the framework for the conduct of the public interest test. They direct a council to its relationship with the community - in setting quality and cost standards for all services; responding to community needs; providing accessible and appropriate targeted services; consulting regularly with the community; and reporting frequently to the community. (A description of the Best Value Principles and a statement on the Government's objectives in introducing Best Value Victoria can be found in Appendix B.)

Best Value standards for services that are not provided by significant businesses may be improved by the application of competitive neutrality costing, at the discretion of a council. Councils should note that the application of competitive neutrality costing to services could enhance the accuracy of their Best Value reviews. This applies both to the comparison of council services 'against the best on offer in both the public and private sectors' and in relation to the assessment of 'value for money in service delivery' (section 208C(a) and (b) Local Government Act 1989).

A council has a variety of mechanisms available to it in making these assessments: for example, benchmarking, process mapping, innovative management methods and market testing. If its market testing involves public tendering, a council must apply competitive neutrality pricing to an in-house tender and must make any council subsidy available equally to in-house and external tenderers.

As a council continues its Best Value Program, it should consider its review of services within the context of competitive neutrality, the impact of competitive neutrality on its public policy objectives and priorities, and the need to integrate Best Value Principles with competitive neutrality in conducting its public interest test

Competitive neutrality provides an avenue for councils to effect shifts in community priorities over time. Focusing on removal of subsidies may facilitate achievement of new services and programs.

Should a council believe that the continuation of a competitive neutrality measure may conflict with a public policy objective, it will conduct a public interest test and consult with the community. At the same time, the council may wish to consult on Best Value quality and cost standards for the service provided by the significant business. That is, the council will apply competitive neutrality in a Best Value context.

Process integration

There is no need for Best Value and competitive neutrality processes to be conducted separately; in fact, there are considerable benefits to be gained by integrating these processes. For example, a council may engage in consultation with the community for Best Value review and competitive neutrality public interest purposes at the same time, avoiding duplication of these processes.

Each council will determine how best to integrate its processes for implementing the two policies. The following table demonstrates how processes might be streamlined using an integrated series of seven questions based on the key steps in each policy framework.

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Implementing competitive neutrality in a Best Value Victoria context

What is the council service , as defined for Best Value Review purposes?	
Key Questions	Other Considerations
2. Is the service, or any part of it, operated as a business , or, is it an internal service supporting only regulatory or governance functions of the council?	Even if a service is not operating as a business, consider applying competitive neutrality costing to ensure 'like with like' comparison when applying the Best Value review factors (s.208C).
What market does the business operate in?	The market may have changed since the council first started providing the service. A market previously lacking providers may now be well supplied and a council's priorities for resource allocation may need to be reconsidered.
Is it a significant business in that market?	Even if a service is not operating as a significant business, consider applying competitive neutrality costing to ensure 'like with like' comparison when applying the Best Value review factors (s.208C).
5. What competitive neutrality measure is appropriate to the significant business?	Full cost-reflective pricing is likely to be the appropriate measure to ensure that the business is fully recovering costs. This will be useful when considering service delivery options under Best Value (s.208C).
6. Will the benefits of the competitive neutrality measure outweigh the costs ?	The assessment of benefits and costs should include the opportunity costs of addressing other priorities.
7. Could the competitive neutrality measure compromise the achievement of other policy objectives? Is it in the public interest ?	Best Value service reviews require consultation with the community, as does the competitive neutrality public interest test. The two consultation processes could be held together.

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Complaints and administration

Competitive neutrality complaints

It is the responsibility of a council to:

- identify the activities to which competitive neutrality applies;
- take the necessary action to comply; and
- document the decisions it has made and, make the material available to the public and the Competitive Neutrality Unit on request.

Under the Competition Principles Agreement, the Government is obliged to investigate complaints regarding councils' adherence to competitive neutrality. To assist in undertaking this function, the Government created the Competitive Neutrality Unit (CNU) (located in the Victorian Competition and Efficiency Commission).

The CNU operates on the assumption of compliance rather than non-compliance in determining the extent to which a council's actions comply or do not comply with competitive neutrality policy. There are a number of important procedural and administrative features of the complaints mechanism. The CNU:

- accepts complaints from a directly affected person or business, as well as from industry or community groups. Complaints are assessed in accordance with Competitive Neutrality Policy Victoria 2000. When a complaint is received, the first response of the CNU is to encourage direct resolution between the council and the complainant, failing this, the CNU will seek verification from the council as to its compliance with the competitive neutrality policy;
- cannot initiate an investigation. A complainant must lodge a formal complaint pro forma prior to the CNU instigating an investigation;
- will abide by principles of procedural fairness and will investigate all complaints fairly, independently and rigorously and will come to a finding on the basis of the best available information. Where the CNU recommends a course of action which a council should take to comply with the competitive neutrality policy, it will request further information to follow-up on how compliance with the competitive neutrality policy has been achieved:
- will consult with, and seek comments from, all parties involved before finalising its investigation. Final investigation reports – excluding any commercial inconfidence information – are provided directly to the parties and published on the VCEC web site;
- has no enforcement power; and
- does not recommend any compensation or termination of contractual arrangements.

The CNU does not assess anticompetitive behaviour that is already covered by the TPA or the Competition Policy Reform (Victoria) Act 1995, nor does it deal with probity issues arising from tendering processes of councils

The protocols for the conduct of a competitive neutrality investigation are fully documented on the VCEC web site at www.vcec.vic.gov.au

The contact details for the VCEC are as follows:

Executive Director
Victorian Competition
& Efficiency Commission
GPO Box 4379
Melbourne VIC 3001
Australia

Tel: (03) 9092 5828 Fax: (03) 9092 5845 Email: cn@vcec.vic.gov.au

In line with the Treasurer's role as the Minister responsible for NCP, Department of Treasury and Finance has the broader responsibility for ensuring overall compliance with the NCP.

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Local Government Compliance Statement

Councils are required to complete an annual statement of compliance with the requirements of NCP prepared in accordance with reporting guidelines issued by Local Government Victoria.

In the statement, a council is asked to certify:

- whether it is compliant or non-compliant with respect to the requirements of trade practices legislation;
- whether it has applied the competition test to all new local laws made during the reporting period; and
- whether it has applied competitive neutrality measures to all significant businesses and, if not, provide justification for this or cite actions to redress the situation.

Councils are asked to either include a copy of this statement in their Annual Report or, if that is not possible, to provide a copy to the Executive Director of Local Government Victoria.

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ACCC	Australian Competition and Consumer Commission
CNU	Competitive Neutrality Unit
COAG	Council of Australian Governments
СРА	Competition Principles Agreement
NCP	National Competition Policy
TPA	Trade Practices Act 1974
VCEC	Victorian Competition and Efficiency Commission

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Appendix B Best Value Victoria – A New Context

History

In December 2000, the Minister for Local Government published a framework to further assist councils in implementing Best Value Victoria. The framework addresses how the legislated Best Value Principles should be interpreted and applied to achieve the government's objectives. The framework makes it clear that Best Value Victoria is an operating environment which is part of the culture of local government, building upon and contributing to good governance. The framework confirms the breadth of application for the Best Value Principles – to all services a council delivers, irrespective of how they are delivered and who funds the service. It also establishes the areas of discretion available to a council in making detailed decisions about the appropriate application of Best Value Victoria for its own community.

Best Value Victoria objectives

Unlike the system of Compulsory Competitive Tendering that it replaced, Best Value Victoria is focused on meeting the needs of the community. It applies to all council services, whether provided by council staff, volunteers or contractors.

Councils implemented Best Value Victoria by reviewing their services and applying the Best Value Principles to them.

In detail, the Government's objectives in introducing the Best Value Principles are:

a. Local accountability

To make councils accountable to their own communities for the provision of services and the performance of the organisation.

Whole-of-organisation response

That a council's implementation of the Best Value Principles be a whole-of-organisation response applied through its corporate planning responsibilities, including all its services and functions.

c. Benefits not costs

The benefits of councils applying the Best Value framework should outweigh the costs.

Councils benefit through improved efficiencies. Councils are discovering connections between Best Value and Council plans, Community Plans and other State or Commonwealth required strategies.

In addition, the Best Value Commission has reported councils incorporating Best Value Principles into the Australian Business Excellence Framework or their Business planning processes in order to assist in the identification of opportunities to improve service delivery and whole-

of-organisational performance.

d. Consultation on performance

Facilitate the setting of objectives and targets by councils, following community consultation, and demonstrating accountability by measuring and reporting on its performance to its community.

For councils to consider community consultation as being part of their culture.

e. Best Value outcomes

Best Value is a framework aimed at enhancing services and organisational performance across local government and enabling the sector to demonstrate to the State Government that it has achieved these objectives.

The efforts of the Best Value Commission have seen the identification of links between sound business practices and continuous improvement.

Best Value is now considered by councils to be an important element of their management approach and governance framework.

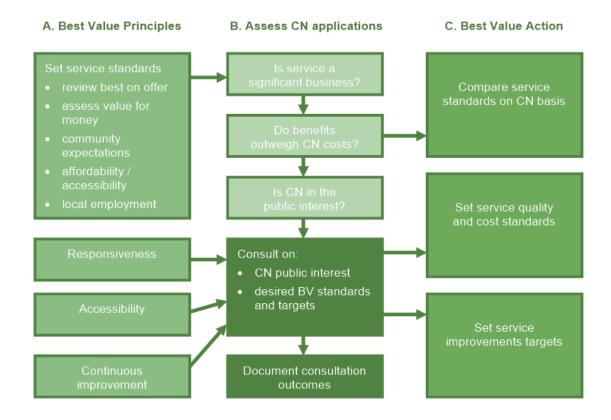
f. Encouraging innovation

To encourage councils to adopt innovative and creative responses to service delivery, including a range of partnering relationships.

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Appendix D

Competitive neutrality and tendering

Competitive neutrality and competitive tendering are distinct mechanisms. Competitive neutrality does not require tendering. However, when councils use internal or external tenders to provide services, they should apply competitive neutrality to those tenders as a matter of good tendering practice.

Staff bids should be fully costed, including overheads and a rate of return, and be adjusted for taxes comparable with those incurred by private sector tenderers. Cost adjustments, both positive and negative, should be made to ensure full cost reflective pricing is applied to offset any net competitive advantages that a government business may enjoy as a result of its public sector status. The adjustments are necessary to ensure that all tenderers are assessed on an equitable basis

A council often has a choice between providing a service in-house or contracting it out. Where the service has been previously out-sourced, a council may choose to bring the service back inhouse at the end of the contract period. To determine whether or not to in-source the service, the council may choose to seek public tenders and prepare an inhouse bid. Alternatively, it may decide to bring the service back in-house without market testing.

Where a council chooses to seek public tenders and submits an in-house bid, it must apply competitive neutrality pricing to its own bid. It must also make any council subsidy of the service equally available to both inhouse and external tenderers.

It is good practice to apply competitive neutrality pricing principles to estimate a council's costs when considering whether the service should be provided in-house or not. However, this is not mandatory.

If a council decides to insource a service that is not operated as a business activity, such as a regulatory function or other activities that do not directly compete with private businesses (such as garbage collection), it is not necessary to undertake competitive neutrality costing exercises on an on-going basis.

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Appendix E

Competitive neutrality policy application to aquatic and leisure centres

In July 2003 the Treasurer approved an amendment to the Competitive Neutrality Policy, Application of Competitive Neutrality policy to council owned aquatic and leisure centres. A summary of the policy amendment is provided here. The full text is available on the VCEC website: www.vcec.vic.gov.au

Pre-2003 interpretation of competitive neutrality policy application to council owned aquatic leisure centres

The range of facilities and programs offered by different council centres vary but centres generally include aerobic and gym facilities and programs, aquatic facilities for learn to swim programs and recreational swim use, and spa and sauna facilities. Centres might also include a café, a crèche and a sporting merchandise shop. Councils were required to apply a full cost reflective pricing structure inclusive of all costs and net competitive neutrality cost adjustments for all activities and programs available at such centres

Prior to the introduction of the 2003 competitive neutrality policy amendment, the whole of a council owned aquatic leisure centre was considered a significant business activity subject to the competitive neutrality policy.

The large capital investment in aquatic leisure centres meant that councils had to include a large competitive neutrality cost adjustment for the cost of capital. Councils were required to recover this adjustment from users via a full cost reflective pricing structure to comply with competitive neutrality policy. A large part of the cost of capital was attributable to the aquatic component of a centre.

Competitive Neutrality policy amendment

The amendment to competitive neutrality policy distinguished between two broad aquatic based activities: learn-to-swim programs and recreational activities (recreational swimming, wave pool). Aquatic recreation activities are now regarded as non-commercial activities, while learn-to-swim programs are regarded as commercial, business activities. The aquatic recreation activities are not subject to competitive neutrality. This position was consistent with the position regarding council owned outdoor swimming pools, which councils have traditionally subsidised. Other facilities, such as aerobic, gym and sauna facilities continue to be regarded as commercial, business activities for competitive neutrality purposes

To apply the competitive neutrality policy amendment, councils are still required to calculate a net competitive neutrality cost adjustment attributable to the aquatic component of the centre and then apportion the cost adjustment between the learnto-swim program (business) and community recreation (non-business) components Councils then can determine a full cost reflective pricing structure that excludes competitive neutrality cost adjustments attributable to the aquatic recreational activity

The outcome of the policy amendment is that councils are now able to determine and apply a full cost reflective pricing structure to the business activities of aquatic leisure centres. Should a council still not be able to apply a full cost reflective pricing structure, it will then be required to calculate the competitive neutrality adjusted subsidy and conduct a public interest test to comply with the competitive neutrality policy.

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Appendix F Useful references for councils

Best Value Victoria – a Guide
Department of Infrastructure, December 2000.

Competitive Neutrality Policy Victoria 2000
Department of Treasury and Finance, October 2000.

Competitive Neutrality Guide to Implementation Victoria 2000 Department of Treasury and Finance, October 2000.

Competition Policy – a Guide
Department of Premier and Cabinet, 1996
This document sets out the full text of all three 1995 COAG agreements on which NCP was founded.

National Competition Council web site

http://www.ncc.gov.au
This site is a useful general reference on competition policy
documentation, including the NCP agreements. It also contains
the NCC's reports on its assessment of state and local government
NCP compliance.

Victorian National Competition Policy web site http://www.dtf.vic.gov.au/CA25713E0002EF43/pages/economic-and-financial-policy-national-competition-policy

Victorian Competition and Efficiency Commission web site http://www.vcec.vic.gov.au

Amendment To Competitive Neutrality Policy

Application of competitive neutrality Policy to Council Owned Aquatic and Leisure Centres, July 2003 – accessed at:

http://www.vcec.vic.gov.au/CA256EAF001C7B21/WebObj/competitiveneutralityAquatic/\$File/competitiveneutrality %20Aquatic.pdf

Department of Planning and Community Development
National Competition Policy and Local Government policy statement – January 2002

Local Government Best Value Commission Annual Report

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8.4 OUTCOMES OF THE FOOD WASTE TRIAL

Author: Environment Officer

Reviewed By: General Manager City Sustainability and Strategy

PURPOSE

To outline the results of the food waste recycling trial which was recently completed.

EXECUTIVE SUMMARY

A food waste recycling trial (the trial) was held from December 2017 until June 2018 with more than 1000 Kingsbury residents. The trial involved residents placing food waste in green waste bins.

Key feedback from Darebin's food waste recycling trial in Kingsbury has found that it was welcomed by the large majority of people who completed the end-of-trial survey: 72% supported food waste recycling for the wider Darebin community. In the trial area, more than 30% of households that were invited participated in practice and a diversion rate for food waste of 6.7% was achieved, which is similar to other food waste trials and would be expected to increase over time.

Officers are now using the outcomes of Darebin's trial and recent experience from other Councils to develop a model for roll out of food waste recycling to users of Council's green waste service city-wide, in line with the 2018-19 Council Plan Action Plan. Detailed investigation into operational and communications approaches and associated cost forecasts is in progress and a report will come to Council in early 2019 for consideration. Roll out could start as soon as mid 2019 if Council chooses to proceed.

Rolling out food waste recycling as part of the green waste service would cut emissions in the short run, while also keeping options open to accommodate new waste processing technologies, which is currently being investigated as part of the Waste Strategy Review.

Recommendation

That Council:

- (1) Notes the strong support for food waste recycling for the wider Darebin community identified in the food waste recycling trial, and the other results of the trial.
- (2) Congratulates Kingsbury residents for diverting their food waste from landfill and thanks them for participating in the trial and for providing valuable feedback to inform the development of a final food waste collection model for Darebin.
- (3) Notes work is progressing to investigate and develop a model for roll out of food waste recycling to users of Council's green waste service city-wide, for consideration by Council in early 2019.

BACKGROUND

The food waste recycling trial (the trial) was held from December 2017 until June 2018, with evaluation finalised in September 2018. The trial invited 1024 Kingsbury residents with green waste bins to participate by placing food waste in their green bins for the six-month trial period. Trialling food waste recycling was required by the Metropolitan Waste and Resource Recovery Group (MWRRG) and Veolia's *Additional Feedstock Procedure – Organics Recovery* in order to progress towards widespread food waste recycling. The trial was designed to test the service, assess contamination, evaluate the effectiveness of educational materials, and address community concerns and barriers to participation. It will be used to inform approaches for wider implementation.

Council's Action Plan 2018-2019 commits Council to 'Finalise a model for the introduction of a city-wide food waste recycling service and explore lowest carbon options for food waste'. The results of the trial and lessons from other similar trials and services are being used to inform this.

Food waste is a large part of the garbage stream at 38%

Food waste makes up approximately 38% of Darebin's kerbside household waste sent to landfill. Diverting food from landfill reduces greenhouse gas emissions and supports the circular economy through the creation of nutrient rich compost, used by Victorian farmers.

Longer term food waste considerations

The best way to manage food waste in the long run is also being considered as part of the current Waste Strategy Review, with a particular focus on the lowest carbon options for food waste.

In the meantime, allowing food waste recycling as part of green bin recycling services reduces emissions compared to sending it to landfill, and it does not affect Council's future options to choose a different approach in the longer term.

Green waste kerbside recycling service and contracts

Darebin provides an optional, user-pays green waste collection service which approximately 61% of households currently use.

Darebin's green waste processing contract has been set up to give Council the option to introduce food waste recycling. The supply contract is a regional contract with MWRRG, who hold the contract directly with Veolia (the processor) on behalf of the eleven participating councils. Participating councils also have contracts committing them, individually and as a group, to provide a set amount of green waste/food waste feedstock to Veolia until the contract terms ends in 2028.

COMMUNICATIONS AND ENGAGEMENT

Communications

Education and communications specifically targeting the trial area was an important part of the trial. A detailed education and communications plan was implemented. As the trial was targeted, wider general communications could not be used, so a structured plan was developed.

Communication materials and engagement activities included: letters sent to residents inviting them to participate; factsheets with frequently asked questions and information on what can/can't go in the green waste bin (**Appendix A**); information on the benefits of

recycling food waste and how to overcome potential barriers; the offer of a free kitchen caddy (**Appendix B**); invitation to join Your Say closed social media group; email communications; surveys and targeted Council website and newsletter articles (example in **Appendix C**).

Consultation

- Manager City Works and Contracts
- Waste Operations Team
- Community Engagement and Demographics Team
- Customer Service Team
- Communications Team
- Metro Access Officer
- Metropolitan Waste and Resource Recovery Group (MWRRG)
- Veolia Environmental (Council's organics contractor)
- Other Councils that have undertaken food waste trials

ANALYSIS

Alignment to Council Plan / Council policy

Goal 1 - A sustainable city

Darebin Waste and Litter Strategy 2015-2025

Darebin Waste and Litter Strategy Action Plan 2017-2025

Darebin Climate Emergency Plan 2017-2022

Environmental Sustainability Considerations

In addition to reducing greenhouse gas emissions, the diversion of waste from landfill reduces the generation of other toxic gases, limits the production of leachate and creates a useable end product – compost.

As only around 5% of the embedded energy in food can be re-gained through composting, food waste avoidance is a strategically important component of reducing the environmental impacts of food. Home composting, food waste recycling and diversion of food waste from landfill also have strong environmental benefits.

Equity, Inclusion and Wellbeing Considerations

A food waste recycling service increases capacity for those with limited food recycling options; discounts are available for green waste bins for pensioners, carers and those with health care cards; and trial communication materials were approved for accessibility and inclusion.

Cultural Considerations

The Kingsbury trial area had a high proportion of English speakers and so communication materials were not produced in a range of languages. Communications for culturally and linguistically diverse communities will be a key consideration in any future communications plan for city-wide roll out.

Economic Development Considerations

There were no Economic Development issues as part of the trial. The opportunity to extend the food waste recycling service to businesses may be considered in the development of the final food waste collection model.

Financial and Resource Implications

The trial was conducted within the 2017-18 budget. Evaluation via bin auditing was conducted in 2018-19 within the current budget. There is no additional cost in the current financial year for trial participants to continue recycling food waste in their green waste bins.

Investigations into food waste recycling for the City are in progress and the financial modelling will be brought to Council for consideration when it is completed. It will incorporate findings and lessons from the trial and other recent service introductions in other areas. Findings of note include:

- Food waste recycling can cover its own costs once its established as the additional cost of sending food waste to the green waste processor is less than the savings that are made by avoiding garbage collection (cost recovery point is estimated at about 23% diversion of food waste). However, the diversion rate achieved in the trial was not high enough to recover costs. Officers advise that this rate would be expected to increase over time, and experience from other councils suggests that a city-wide approach can accelerate speed of uptake.
- Darebin's trial also found a higher contamination rate than needed to minimise costs, however on close inspection this was not related to the food waste component, but rather to contamination with garden products like gloves or hoses. As such, the food waste has not contributed to a high contamination rate, although reducing contamination could reduce cost for council.

Legal and Risk Implications

Officers will use the findings of the trial to assess risks, including contractual and operational risks as part of planning for city-wide roll out of food waste recycling.

DISCUSSION

Results of trial of food waste recycling in Darebin

A key outcome of the trial was that 72% of people completing the end-of-trial survey (147 responses) supported food waste recycling for the wider Darebin community.

Key results of the trial showed that over one-third of households participated and 6.7% food waste diversion was achieved. Significantly, support for food waste recycling for the wider Darebin community was over 70%, despite some identified barriers.

- Over one-third of invited households participated in the trial.
- A 6.7% food waste diversion rate was achieved.
- Approximately 2.4% of the green waste bin was made up of food waste.
- Contamination of the green waste bin was moderate at approximately 8%, however this was existing green waste contamination and not related to the introduction of food waste.
- Key contaminants were building timber waste, oversized garden waste and bagged garden waste.
- No food waste was found in plastic bags or plastic packaging.
- Household general waste bins contained approximately 32% food waste.
- More than 80% of households found the communication materials used for the trial were helpful, relevant and easy to understand.
- Key issues reported by participants during the trial were smell and pests in the green waste bin.
- Perceived barriers to participation were smell, people not knowing about the trial, not creating enough food waste to warrant participation, households already composting at home and that green waste bins were already too full of garden waste.
- The top reasons for why people chose to participate were because they thought it
 was a good idea, they wanted to help the environment and they supported food
 scraps being turned into compost.

The six month trial began on 8 December 2017 and ended on 22 June 2018 in Kingsbury, although residents in the trial area are able to continue recycling food waste. Residents of 1024 households with green waste bins were invited to participate in the trial by placing their food waste into their green waste bins. The purpose of the trial was to test the service, assess contamination, evaluate the effectiveness of educational materials, and address community concerns and barriers to participation to inform approaches for wider implementation.

The key evaluation methods used to assess the outcomes of the trial were pre-trial and endof-trial surveys, door-to-door surveying during the trial, visual bin inspections and kerbside bin audits.

Lessons for introduction of a food waste service

Food waste recycling has been largely welcomed by the community in both Darebin's trial and other recent roll outs in Melbourne, which is in contrast to some introductions of similar services in other parts of Australia which have met with significant opposition.

The promotion of the ABC's *War on Waste* program, along with a number of food waste services now in operation across Australia, have built support for food waste recycling and the introduction of a food waste service being greeted as an improvement overall.

Officers are now using the outcomes of this trial and recent experience from other councils to develop a model for roll out of food waste recycling to users of Council's green waste service city-wide in line with the 2018-19 Council Plan Action Plan. Detailed investigation into operational and communications approaches and associated cost forecasts is in progress.

A report will come to Council in early 2019 for consideration and roll out could start as soon as mid-2019 if Council chooses to proceed.

Recent results from experience in other local government areas show that a city-wide approach may be able to achieve an even higher diversion rate and greater level of community uptake quickly than trials in smaller geographic areas. Officers think this is likely to be because on a city-wide level the promotions effort can be run intensely through all communication channels and is then also reinforced and supported through community networks such as schools or clubs.

Rolling out food waste recycling as part of the green waste service would cut emissions in the short run, while also keeping options open to make a further step change depending on the outcome of the Waste Strategy Review into processing technology options.

OPTIONS FOR CONSIDERATION

Option 1 (recommended)

That Council:

- (1) Note the strong support for food waste recycling for the wider Darebin community identified in the food waste recycling trial, and the other results of the trial.
- (2) Congratulate Kingsbury residents for diverting their food waste from landfill and thank them for participating in the trial and for providing valuable feedback to inform the development of a final food waste collection model for Darebin.
- (3) Note work is progressing to investigate and develop a model for roll out of food waste recycling to users of Council's green waste service city-wide, for consideration by Council in early 2019.

Option 2 (not recommended)

Council could consider putting on hold its current work to develop a model for roll out of food waste recycling. Officers advise that there are no particular advantages to putting this on hold and that it would delay reductions in greenhouse gas emissions.

IMPLEMENTATION STRATEGY

Details

Kingsbury residents that were invited to participate in the trial are continuing to recycle food waste via their green waste bins. There is no additional cost to Council.

Investigation into roll out of food waste recycling across the City

A further report to Council will be developed for early 2019 with the aim of Council being able to consider progressing to a roll out of food waste recycling City-wide.

Investigation and planning work includes:

- Develop municipal-wide implementation plan,
- Promotion, education and contamination management of service would be a key part of ongoing operations of this service.
- Forecasting of costs and diversion rates
- Risk assessment
- Contract assessment and planning

Longer term service changes

The Waste Strategy Review will inform whether there is benefit in other service changes such as targeted services for businesses or significant change in residential services (such as different waste streams, collection frequencies or other factors). The work to investigate roll out has been specifically designed to ensure that it doesn't preclude any of the outcomes of the waste strategy work.

Communication

 Key results of the trial will be promoted to the Darebin community via media and social media channels.

RELATED DOCUMENTS

- Darebin Waste and Litter Strategy 2015-2025
- Darebin Waste and Litter Strategy Action Plan 2017-2025
- Darebin Climate Emergency Plan 2017-2022

Attachments

- Food Waste Trial Factsheet FAQs and Dos & Don'ts (Appendix A) U
- Food Waste Trial Kitchen Caddy Voucher (Appendix B)
- Sustainability News September 2018 Food Waste Trial article (Appendix C) U

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 Council Food Waste Recycling Trial Frequently Asked Questions

YOUR QUESTIONS ANSWERED

WHEN DOES THE TRIAL START?

The first collection will be on Friday 8th December.

WHAT CAN I PUT IN MY GREEN WASTE RECYCLING BIN?

You can put all the same things you could always put in your green waste recycling bin, but now you can also include food.

See opposite page for details.

WILL MY GREEN WASTE RECYCLING BIN ATTRACT PESTS?

Don't worry – research shows that pests are not a common problem with food waste collections if food is kept in closed bins and/or containers.

Keep the lid of your green waste recycling bin closed to decrease opportunities for pests.

If your bin lid is broken or does not fit properly, phone 8470 8888 to arrange a repair or replacement lid.

WHAT IF I ALREADY COMPOST AT HOME?

Great! Keep it up. Use the food waste recycling trial to complement your existing system – not replace it.

The trial will accept bones, meat, citrus, fish and lots of things you may not compost. By being part of the trial, you can now recycle 100% of your household's food waste.

WILL MY BIN OR KITCHEN CADDY SMELL?

Research shows people don't really notice any change in smell – it just comes from a different bin.

Prevent odours by emptying and rinsing your caddy frequently, sprinkling a little bicarb soda in the green waste recycling bin as you add food, or wrapping food waste in a sheet of newspaper.

CAN I PUT MY FOOD WASTE IN A PLASTIC BAG?

No – as always, plastic bags (even if they're compostable or biodegradable) cannot be put in green waste recycling bins – plastic contaminates compost.

Use a sheet of newspaper to wrap your food instead if needed.

WHAT HAPPENS TO MY GARDEN AND FOOD WASTE?

Your garden and food waste in your green waste recycling bin is taken to the Veolia recycling facility in Bulla. There it is processed and transformed into valuable compost which is used here in Victoria for agriculture and horticulture.

Visit <u>backtoearth.vic.gov.au</u> to find out more.

HOW DO I USE MY FREE KITCHEN CADDY (CONTAINER)?

Use your caddy in your kitchen to collect and carry your food waste to your green waste recycling bin.

If you like, you could line your kitchen caddy with 1 sheet of newspaper. Newspaper absorbs liquid and seepage and makes it easier to keep the kitchen caddy clean.

Remember to rinse your caddy out each time you empty it.

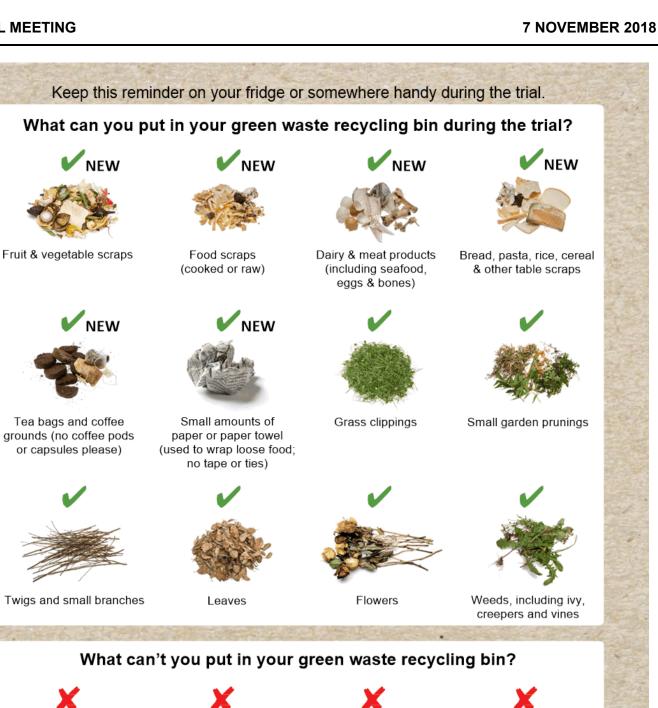
HOW DO I FIND OUT MORE ABOUT THE TRIAL?

Call us on 8470 8888.

Email us or join the 'Your Say' social media group. Register your interest by emailing waste@darebin.vic.gov.au.

Speak Your Language - phone the Multilingual Telephone Line on 8470 8470

COUNCIL MEETING





Item 8.4 Appendix A **Page 168**

biodegradable)



Pick up your free kitchen caddy

Want a free kitchen caddy to collect your food waste for the green waste recycling bin?

Pick yours up at Darebin Council's Customer Service Centres or Reservoir Library between Monday 13 November and Friday 22 December 2017.



Exchange this voucher for your caddy at a Customer Service Centre location:

- 32-38 Separation Street, Northcote
- 274 Gower Street, Preston
- 23 Edwardes Street, Reservoir (co-located with Reservoir Library)

Please print your address

Printed on 100% post-consumer recycled paper





Food waste recycling in Darebin

It's been great to see everybody talking rubbish following the second series of the ABCTV show War on Waste. Food waste in particular has been a hot topic.

Did you know that 38% of household rubbish bins in Darebin are made up of food waste? That's the equivalent of around \$2000 being thrown in the bin each year through food waste!

We all know the harmful environmental impacts of food waste going to landfill – wasted water, energy and resources used to grow, pick and transport food, plus increased greenhouse gas emissions. This is why Darebin is taking action!

We recently completed a Food Waste Recycling Trial to reduce household food waste going to landfill. More than 1000 Kingsbury households were invited to participate in the trial by placing their food scraps into the green waste bin and contributing to the creation of compost for Victorian farmers.

Evaluation of the trial is currently underway, with results of the trial set to inform the development of a final food waste collection model for Darebin. Roll-out of the service across the city will be determined by Council later in the year, once evaluation and reporting is complete.

If you're not a resident of the trial area, don't worry, you can still recycle your food waste at home! For more information on composting, worm farming or using a bokashi bucket at home, visit our website. Or better yet, use the Food Know How toolkit to avoid creating food waste in the first place!

A final friendly reminder – biodegradable and compostable bags are not accepted in Darebin's green waste bins, whether you're in the food waste trial area or not. They do not break down in the invessel composting facility used by our organics processor, Veolia, causing contamination in the compost produced.

Sustainability News Article – September 2018 edition

8.5 ADOPTION OF SAFE TRAVEL STRATEGY AND WALKING

STRATEGY

Author: Safe Travel Officer

Reviewed By: General Manager City Sustainability and Strategy

PURPOSE

To adopt the Safe Travel Strategy 2018-2028 and Walking Strategy 2018-2028.

EXECUTIVE SUMMARY

The new Safe Travel Strategy 2018-2028 continues the work of the previous Safe Travel Strategy 2010-2015, with a focus on long term delivery of a complete suite of capital projects to meet our road safety objectives. The Strategy continues to focus on programs and initiatives aimed at making travel safer for Darebin's vulnerable road users.

The new Walking Strategy is an innovative document focused on improvement of streets for pedestrians and increasing the walkability of our municipality for transport, in particular in implementing improvements on the Principal Pedestrian Network (PPN). This Walking Strategy, for the first time, sets out a level of service expectation for pedestrian infrastructure provision, to create a cohesive and high quality pedestrian network.

While the Walking Strategy is focussed on ensuring the infrastructure and programs exist to support and encourage greater levels of walking, the Safe Travel Strategy plays a critical role in ensuring that pedestrians and cyclists – whom are the most vulnerable of our road users – can travel safely and without stress. Feedback received during the consultation phase of Strategy development reflected community agreement with the goals and suggested actions outlined in both Strategies, including a focus on the need for works to improve pedestrian safety, to reduce vehicle speeds, provide separated bike tracks, and add more greenery.

The two Strategies together with the Darebin Cycling Strategy and Darebin Transport Strategy, ensure that Council will progressively develop a quality sustainable transport network and is over time remove any barriers in accessing that network, perceived or otherwise.

It is important to note that the adoption of the strategies does not commit Council to funding works to implement the strategies in any particular timeline. Any decisions about funding implementation will occur on an annual basis as part of the budget process held each year and will be considered in the context of balancing multiple priorities and opportunities across all Council services and community needs.

Recommendation

That Council:

- (1) Adopts the Darebin Safe Travel Strategy 2018-2028 and Darebin Walking Strategy 2018-2028 as documents to guide transport planning within the municipality over the next 10 years, in line with Council's goal to increase sustainable transport through safer streets for walking and cycling (Council Plan Action 1.2)
- (2) Thanks the community and key stakeholders for providing valuable feedback to the process of developing the new Safe Travel Strategy and Walking Strategy.

BACKGROUND

The new Safe Travel Strategy 2018-2028 has been in development since 2017, and is informed by National and State Road Safety Strategies to provide strategic direction and priorities for Council's road safety objectives.

The Strategy will guide development of multiple capital works programs for Council to consider in future year's budgets. It consolidates community concerns around road safety, and addresses key issues around local schools and neighbourhood streets. The improvements the Strategy identifies to traffic management and road safety in residential areas and around schools, reductions in speed limits, and projects addressing specific safety issues are key to achieving the community wellbeing and carbon reduction targets set out by Council in the Council Plan.

The Walking Strategy specifically focuses on improvement of streets for pedestrians and increasing the walkability of our municipality for transport. The Safe Travel Strategy plays a critical role in ensuring that our vulnerable road users - pedestrians, cyclists, people with disabilities, older people and children - can travel safely and without stress.

The final Strategy documents are included as **Appendix A and B**.

COMMUNICATIONS AND ENGAGEMENT

Consultation

Two main consultation periods ran in the past 12 months of strategy development:

March - April 2018 – Community feedback through the Darebin Your Say online portal and face-to-face at the Darebin Kite Festival.

Feedback was collected through the Your Say website with two separate on-line surveys asking targeted questions on both strategies. There was a relatively low level of online feedback on these strategies, which suggests the issues and proposals are non-contentious. The objectives and actions of the draft Walking Strategy were supported through community feedback, with comments generally focussed around improving / providing more safe places to cross roads, reducing vehicle speeds and improving behaviour, and a need to provide more trees in our streets.

The objectives and actions of the draft Safe Travel Strategy were also supported through the community feedback process. Common responses included a desire for more separated bicycle lanes, more traffic calming and infrastructure aimed at reducing speeding and ratrunning, slower speeds, and generally better maintenance, prioritisation and increase to walking and cycling facilities.

April – May 2018 – Feedback from internal and external stakeholder and reference groups, as well as internal stakeholders providing feedback on the approach for costing the strategies.

Feedback from the consultation was generally supportive of the actions provided and confirmed that the strategic direction is aligned with community expectations.

A number of community advisory committees were consulted for both strategies including the Darebin Community Safety Reference Group, the Darebin Disability Advisory Committee, the Darebin Bicycle Advisory Committee, and the Active and Healthy Ageing Board. A meeting was also held with Victoria Walks. Victoria Walks sought better guidance on the desired level of service for pedestrians within Activity Centres and improvements to traffic signal priorities for pedestrians, which have since been included in the strategy. State Government and TAC stakeholders were invited to provide feedback but declined due to resource capacity. Summaries of the Walking Strategy and Safe Travel Strategy consultations are included at **Appendix C and D**.

Communications

Following adoption, the strategies will be available via the Darebin Council website, and notification will be sent to stakeholders and those that have contributed to or expressed interest in the strategies.

ANALYSIS

Alignment to Council Plan / Council policy

Goal 1 - A sustainable city

The Safe Travel and Walking Strategies align with the Council Plan Goal 1, 3 and 5, and many other endorsed Council Strategies. In particular Council Plan Action 1.2: We will increase sustainable transport through safer streets for walking and cycling and advocacy for public transport.", including: "Reduce private vehicle use by an average of 13km per day per person by 2020", "Dramatically increase opportunities for walking and cycling", "Increase cycling by 12%", Action 3.3 "We will manage local roads, buildings and public spaces to make our city safer, cleaner and more attractive.", and Action 5.1 "We will ensure our services, facilities and programs benefit all, including our most vulnerable."

Environmental Sustainability Considerations

Both Strategies are expected to increase the number of participants in active travel, and therefore minimise the use and impact of vehicles as a proportion of trips. These Strategies therefore work towards Key direction 4 of the *Climate Emergency Plan 2017-2022*, in particular Objective 1 "Reduce the number of private vehicle kilometres travelled in Darebin by increasing the share of public transport use, walking and cycling".

Equity, Inclusion and Wellbeing Considerations

In developing the draft Strategies, Council's expert staff in equity, inclusion, access, wellbeing and diversity were consulted prior to the strategies being released for public comment as well as after community feedback was received on the draft strategies. Feedback has been incorporated.

Cultural Considerations

Culturally and linguistically diverse (CALD) media was addressed through a press briefing on 19 March 2018. The Macedonian Senior Citizen's group and Italian Senior Citizens Club of Preston were approached for feedback as particularly engaged local groups, but they did not respond.

Economic Development Considerations

There are increasing demands on our public space, and in particular roads and parking. By improving the quality of walking and cycling routes to access our economic centres we are improving choice for our community and making the most efficient use of our constrained public space.

Financial and Resource Implications

The Walking Strategy and the Safe Travel Strategy both outline, amongst other things, significant improvements to the pedestrian and transport networks and therefore increased levels of serivce. They outline improvements to infrastructure to achieve these, such as providing pedestrian crossings at intersections and across busy roads, removing or upgrading locations that are hazardous to pedestrians, road safety and traffic management treatments and greening our streets.

To achieve these levels of service, Council will need to invest progressively in infrastructure improvements over time. Detailed action planning will be done as part of the development of the annual budget.

The proposed strategies do not commit Council to funding the works identified on a particular timeline, rather it allows future decisions to be prioritised for investment across the City and across a range of services. Decisions about the rate of investment would be made annually through budget consideration and could be increased or decreased at any stage in the future. Priority implementation projects would be identified each year based on these strategies and proposed for council consideration as part of the draft budget.

Legal and Risk Implications

Implementation over time of these strategies is expected to reduce risk progressively to a whole range of transport users and specifically pedestrians, cyclists and other active transport users.

DISCUSSION

Following consultation with the community and stakeholders, changes were made to the two strategy documents. These changes provide greater clarity around the types of actions needed to support the goals in both, and to specify how the Principle Pedestrian Network level of service guide applies to schools and activity centres. Specific changes are listed below.

Safe Travel Strategy

- Page 2 Removal of reference to the Action Plan
- Page 6 Goal 1: Inclusion of 'older people' as vulnerable road users; addition of action to audit school routes; Goal 2: inclusion of actions for investigating reduced speed limits to 30km/hr; inclusion of promoting awareness of other road users and promoting professional installation of child restraints
- Page 7 Goal 3: inclusion of actions to improve walking and cycling infrastructure to promote active travel, and provide older people with information for managing the shift away from driving; Goal 4: inclusion of actions to promote active and safe travel to school communities, and inclusion of action to ensure work sites cater for all road users.

Walking Strategy

• Page 9 – Changed text highlighting and better clarifying that "further opportunities to upgrade the PPN will be sought through other streetscape or development projects..."

- Page 10 Inclusion of section for "Outcomes: Activity Centres", and "Outcomes: Schools" to provide level of service detail for these precincts.
- Page 11 removal of reference to Action Plans; Table has been added to reflect the actions and targets as set out in the level of service guide (page 9 and 10)

OPTIONS FOR CONSIDERATION

Option 1 - Adopt the strategies as attached

(Recommended)

It is recommended that Council adopt the Darebin Safe Travel Strategy 2018-2028 and Darebin Walking Strategy 2018-2028 as documents to guide transport planning within the municipality over the next 10 years.

This provides clear direction for prioritising and planning sustainable transport projects for vulnerable road users across the City, and aligns with community expectations around safe and active travel. It aligns with Council's goals and objectives as outlined in the Council plan. Officers advise that the technical advice and community feedback through consultation provide a sound basis for adopting these strategies.

- Option 2 Adopt the strategies with minor changes
- Option 3 No adopt or revise key strategic issues or the strategies substantially

Officers advise that there is no particular need for further development from a technical perspective nor did the community consultation identify contested issues that would warrant further community engagement.

IMPLEMENTATION STRATEGY

Details

Council will prioritise Safe Travel Strategy 2018-2028 and Walking Strategy 2018-2028 projects and programs for consideration as part of annual budget processes, and deliver these annually.

Communication

Once adopted, the Strategies will be available via the Darebin Council website, and internal and external stakeholders, and those that have contributed or expressed interest in the strategies will be notified.

Promotion of the adoption of the Strategies will be communicated through social media and as a media release.

Timeline

Relevant projects referred to future budget processes.

RELATED DOCUMENTS

Darebin Transport Strategy 2007-2027

Attachments

- Walking Strategy 2018-28 (Appendix A) &
- Safe Travel Strategy 2018-28 (Appendix B) &
- Walking Strategy Consultation Summary (Appendix C) &
- Safe Travel Strategy Consultation Summary (Appendix D) 1

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.



WALKING STRATEGY

2018 - 2028



WALKING STRATEGY

WALKING IS EMBEDDED INTO MANY DAILY ELEMENTS OF OUR LIVES. ALTHOUGH IT IS NOT OFTEN GIVEN A SECOND THOUGHT, WALKING IS A SIMPLE AND EFFECTIVE MEANS TO ACHIEVE WELLBEING, SOCIAL INCLUSION, ENVIRONMENTAL AND ECONOMIC BENEFITS ACROSS OUR COMMUNITY. FOR MANY OF US, IT IS SIMPLY THE EASIEST AND MOST TIME-EFFECTIVE WAY TO GET FROM PLACE TO PLACE.

A quality walking environment is critical to the success of a sustainable, functional and liveable place to be. It is integral to our transport network that walking is safe, attractive, and an easy choice in Darebin.

Darebin City Council aims to promote and facilitate walking for a range of outcomes including leisure and recreation, physical activity and wellbeing, social interaction, economic gain, improved community participation in public spaces, and transport.

Not only do we need to ensure that our walking environments are safe, convenient, pleasant and accessible, we also need to encourage everyone to walk more often – particularly for short journeys – so that we can all share in the positive outcomes for our community. Importantly, there is a need to increase walking as a legitimate mode of transport as a way of managing increasing demands and activity in our growing city.

This Walking Strategy is needed for Darebin in order to directly support the visions, goals and outcomes of *Going Places: Darebin Transport Strategy 2007—2027*. It is crucial for Darebin's overall transport network that our roads and pathways are planned and developed in a holistic and cohesive manner, ensuring that our most vulnerable road users are appropriately catered for, and no single mode of transport is unjustly prioritised over another. This Strategy will provide an evidence-based approach to kick-start the long term investment into walking in Darebin.

This Walking Strategy supports important social, environmental and economic outcomes, specifically those relating to wellbeing, social inclusion and sustainability. Delivery of this strategy will enable Council to continue towards achieving its core goals set out within the Council Plan 2017—21 and Climate Emergency Plan 2017—22. It also supports the outcomes of existing Council policy such as the Access and Inclusion Plan 2015—19, Health and Wellbeing Plan 2017—21 and Active and Healthy Ageing Strategy 2011—21, which each recognise the importance of providing a safe, attractive and accessible walking environment to all of Darebin's diverse community.

The development of the *Darebin Walking Strategy 2018—28* has been informed through an extensive process of data collection and analysis (through the 'WalkSpot' project), an evidence-based technical investigation (development of a Principal Pedestrian Network), and consultation with key stakeholders and the wider community.

- ✓ Walking plays a key role in Darebin's transport system
- We need to raise the profile and benefits of walking - it is good for health, the environment and business
- It can offer a better value for money investment compared to other infrastructure when managing transport demand in a growing city
- Walking is inclusive and is the most accessible and freely available type of transport
- There is a need to invest in walking infrastructure and facilities in a strategic way



PAGE 2 | DAREBIN WALKING STRATEGY 2018 - 2028

OUR COMMUNITY TRAVEL PROFILE



44% OF SHORT TRIPS TO WORK (LESS THAN 2KM) ARE COMPLETED BY CAR.

In Darebin, almost half of short trips to work (of less than 2 km) are by car, contributing to traffic congestion. Only a third of trips to work under 2km are completed on foot.¹



THE POPULATION OF DAREBIN IS INCREASING STEADILY.

The population of Darebin is increasing steadily, with an increase of more than 12,000 people between 2011 and 2016.² It is forecast that the population will increase by a further 40,000 people by 2028.³



UNEMPLOYMENT HAS INCREASED SINCE 2011 FROM 3.6 % TO 4.4 %.

Although the weekly median income for Darebin residents is above the State average (\$650 compared with \$645), the proportion of people earning less than \$300/week is high at more than 1 in 4.³ Access to public transport and good walking and cycling paths is especially important to these residents.



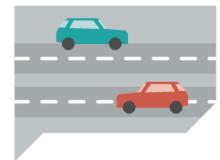
APPROXIMATELY I IN 5 DAREBIN RESIDENTS IDENTIFIES AS HAVING A PERMANENT LONG -TERM DISABILITY.

These residents rely on the provision of good quality paths and easy access to public transport.⁴



40% OF DAREBIN RESIDENTS WERE BORN OVERSEAS.

40% of Darebin residents were born overseas, so sustainable transport messages and information on walking must be presented at a level that most people can understand.²



CAR OWNERSHIP IS INCREASING.

The total number of cars owned by Darebin residents has increased and the number of vehicles per dwelling has also increased. This creates pressure on traffic conditions through increased congestion and competition for parking. 59% of residents still use cars as their primary mode of transport to work, compared with 8% who walk or ride, and 24% who use public transport.²

DAREBIN WALKING STRATEGY 2018 - 2028 | PAGE 3

OUR VULNERABLE ROAD USERS



ALL ROAD USERS ARE PEDESTRIANS AT SOME POINT.

Around 3% of journeys to work by Darebin residents are taken exclusively on foot; this has remained largely unchanged over the past ten years.

However, the proportion of residents using public transport has increased by around 5% during the same period.³ This is important to note, as over 75% of those residents who travel by public transport access it by walking.⁴

PEDESTRIANS REPRESENTED AROUND 24 PERCENT OF ALL FATALITIES AND SERIOUS INJURY CRASHES ON DAREBIN'S ROADS OVER THE LAST 5 YEARS.⁵

In 2016, there were a total of 40 crashes involving a pedestrian, nine of which were serious and two of which were fatal.

In only 2% of crashes involving pedestrians, the person walking was uninjured. This makes those who choose walking as their preferred mode of transport one of the most vulnerable road users in relation to risk and safety.



THE PROPORTION OF AUSTRALIANS AGED OVER 65 YEARS INCREASED FROM 14% IN 2011 TO 16% IN 2016.

The proportion of older people in Australia aged over 65 increased from 14% in 2011 to 16% in 2016. The proportion of people aged 85 and over also increased, from 2.3% in 2011 to 2.5% in 2016.2 It is forecast that by 2028, a further 5,300 older people (over 65 years) will be living in Darebin.3 There is an increasing trend for older people to remain mobile until later in life, and to be healthier than previous generations,6 resulting in an increased demand for travel options such as good walking paths and accessible public transport.

33% of pedestrians killed on Victorian roads in 2015 were aged over 60, and 1/3 of these were on roads signposted at 60km/hr or less. This number increased to over 50% for serious injury crashes.⁵ Furthermore, older pedestrians are only at fault in approximately 12% of crashes affecting them.⁷



DECLINING LEVELS OF ACTIVE TRANSPORTATION IN CHILDREN.

Declining levels of active transportation in children has been linked with a decline in independent mobility and an increased dependence on motor vehicles and parents 'chauffeuring' children places.8

One study concluded that young people who actively travel to school were 30% more likely to use active modes of travel to other neighbourhood destinations. Road safety and the perception of safety is an important motivator for parents allowing children to use more active modes of transport.

For young adults and young women in particular, concerns around personal safety are the primary barrier to walking.¹⁰



PAGE 4 | DAREBIN WALKING STRATEGY 2018 - 2028

OBJECTIVE AND GOALS

THE OBJECTIVE OF THIS
WALKING STRATEGY IS TO SET
THE FOUNDATION FOR FUTURE
INVESTMENT WHICH WILL:
PROVIDE THE INFRASTRUCTURE,
AMENITY AND EDUCATION
TO SUPPORT AND ENCOURAGE
WALKING AS A SAFE AND
ATTRACTIVE MODE OF
TRANSPORT FOR ALL.

This objective will be achieved through the following three goals.

- Upgrade the walking network and enhance connectivity across the municipality
- Improve community health, safety and equity of access by reducing barriers to walking
- Increase the community's awareness of walking opportunities and the benefits of walking

These three key goals are designed to reflect both the broader strategic context and to ensure a focus upon actions that will most effectively deliver network improvements and increased levels of walking for all purposes across Darebin. The actions can be delivered at a pace that reflects their priority and resources available at a given time, noting that fully realising the objectives set by this initial 10-year Strategy will continue well into the future.



GOAL I: UPGRADE THE WALKING NETWORK AND ENHANCE CONNECTIVITY ACROSS THE MUNICIPALITY

Providing high-quality connections to important destinations such as employment, education, recreation, retail and public transport is a key component in achieving increased participation in walking for both transport and recreation purposes. The development of the Principal Pedestrian Network (PPN) for Darebin will be used to prioritise sections of the network which are expected to cater for the highest pedestrian volumes in the future as the municipality continues to grow.

The PPN identifies those routes which will function as the most important links between origins and destinations within Darebin. The network of prioritised PPN routes can then be used to direct funding and enhancements in order to facilitate and encourage walking, particularly for short local trips, and ensure that a high-quality pedestrian network is developed ahead of significant population growth.

Improve connections to support local businesses and services. Studies conducted in Melbourne and overseas found that people walking or riding a bike make more visits to local businesses and spend more than those who drive. 11, 12 Walking also contributes to the creation of inviting public spaces, and there is growing evidence that there are financial benefits to local businesses from making streets more pedestrian (and cycle) friendly, particularly within Activity Centres.

Providing safe and accessible routes to public transport service by walking also contributes to the success of a well-connected municipality.

DAREBIN WALKING STRATEGY 2018 - 2028 | PAGE 5

OBJECTIVE AND GOALS

GOAL 2: IMPROVE COMMUNITY HEALTH, SAFETY AND EQUITY OF ACCESS BY REDUCING BARRIERS TO WALKING

Improve safety for people that walk by ensuring that our roads are designed in a way that minimises actual risk of harm to people who are walking, particularly for the most vulnerable members of our community including older people, children, and people with reduced mobility.

Creating better walking environments is important to **support increased physical activity**. Illnesses associated with sedentary behaviour and the lack of physical activity such as heart disease, stroke and diabetes are within the top five causes of death among adults in Darebin.

Walking can help reduce the risk of high blood pressure, stroke and high cholesterol, and can potentially also reduce obesity, heart disease, Type 2 diabetes, osteoporosis and some cancers. Physical activity is also important for improving mental health and well-being.

Improve social inclusion and interaction, equity of access, and opportunity. Darebin City Council became a signatory to the International Charter for Walking in 2008. The Charter seeks to ensure that people in communities have the right to accessible streets, squares, buildings and public transport systems regardless of their age, ability, gender, income level, language, ethnic, cultural or religious background, strengthening the freedom and autonomy of all people, and contributing to social inclusion, solidarity and democracy.

GOAL 3: INCREASE AWARENESS OF WALKING OPPORTUNITIES AND BENEFITS OF WALKING

Promote the benefits of walking for individuals. Walking is low impact, free, requires minimal equipment, can be undertaken at any time of day and is less risky or intensive than other more vigorous forms of exercise. From a Council-wide perspective, more people walking brings social, economic and environmental outcomes that can be enjoyed by, and have benefit to, the community as a whole.

Promote awareness of local walking opportunities, network and links. To encourage walking as a popular mode of transport, it is imperative that walking links are safe, convenient and attractive, and that signage and wayfinding guidance is clear and unambiguous.

Support environmentally sustainable transport choices. With Council's goal to be leaders in creating a sustainable city, increasing the number of people walking and shifting travel modes away from the private motor vehicle will contribute to local and wider environmental benefits such as improved air quality, reduced carbon dioxide emissions and noise levels.

Successfully achieving the goals and targets of this Strategy will be reliant not only on infrastructure and capital investment, but also delivering education, social marketing and behaviour change initiatives and programs that highlight and promote the benefits of walking.





PAGE 6 | DAREBIN WALKING STRATEGY 2018 - 2028

PRINCIPAL PEDESTRIAN NETWORK

FUNDAMENTAL TO THE PREPARATION OF THIS WALKING STRATEGY HAS BEEN THE DEVELOPMENT OF A PRINCIPAL PEDESTRIAN NETWORK (PPN) FOR DAREBIN.

The purpose of the PPN is to identify a connected network of streets and paths that support walking trips into and around key destinations within Darebin. This can be used to help prioritise a variety of infrastructure measures to improve walking conditions, but also the broader public realm.

The specific objectives for developing a PPN for Darebin were as follows:

- To identify a network of key pedestrian links across the municipality, consistent with other higher-level strategic principles.
- ✓ To provide a prioritised list of pedestrian links for improving, managing and monitoring, consistent with the broader strategic aims for transport as a whole within the municipality.
- ✓ To improve the accessibility, safety and amenity for people walking within local precincts and neighbourhoods, prioritised across the municipality.

In simple terms, the PPN highlights the pedestrian routes that are considered most critical for future activity, growth and accessibility requirements, and therefore where investment into walking should be focussed.

Ultimately, the PPN has three levels of priority, being:

Primary - These routes form the foundation of the PPN where the highest level of pedestrian activity is expected. Consequently, these routes will be a major focus for the implementation of future walking infrastructure improvements.

Secondary - These routes provide a secondary role to the primary routes and are assigned, through this Strategy, a high level of pedestrian priority. A secondary focus for future infrastructure works will be also assigned to these routes.

'Other' - This includes the remainder of the pedestrian network within Darebin which is not identified as Primary or Secondary. Although they are not assigned a significant role in the PPN, they are recognised as providing a feeder role from residential and employment origins to the Secondary and Primary routes.

An analysis of future network pedestrian demand has also been undertaken, based on the highest potential demand for a comprehensive range of destinations within Darebin. The future network demand takes into account anticipated development activity, land use and population change within Darebin and areas of growth within neighbouring municipalities.

The PPN is shown on the following page.



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PRINCIPAL PEDESTRIAN NETWORK



PRINCIPAL PEDESTRIAN NETWORK

APPLYING THE PRINCIPAL PEDESTRIAN NETWORK (PPN)

A 'Level of Service' approach to implementing the PPN will assist in setting out Council's ambition for what the walking environment should look, feel and function like for a route or path located on the Primary or Secondary pedestrian network, and for other routes across Darebin. This approach does not seek to define every potential detailed design element required in implementing the pedestrian environment. Rather, it sets the minimum desired level of provision on the basis of a few key attributes, with each location to be assessed and addressed on a case-by-case basis. As such, there may be locations that require different responses.

The prioritisation of works on both the Primary and Secondary PPN will be based on roads with higher traffic volumes, the anticipated future pedestrian network demand analysis, or at locations where there is an identified safety issue.

Further opportunities to upgrade the PPN will also be sought through other streetscape or development projects being led by Council, as well as works being undertaken within Darebin by parties other than Council (e.g. through private development, major land owners and stakeholders). In each case, facilities for pedestrians should be upgraded in line with the designated level of service applicable to the locations' PPN status.

Through the Walking Strategy, Council will aspire towards achieving the following outcomes where possible:



OUTCOMES: PRIMARY PPN ROUTES

- New footpaths be constructed with a minimum width of 1.8m (greater than 2.0m desirable) along both sides of the street
- Tactile Ground Surface Indicators (TGSI's) and pram ramps/dropped kerbs must be provided at all new or upgraded crossing points
- Safe crossing points situated no more than 400 metres apart across any road carrying more than 5,000 vehicles per day. At signalised crossing points, pedestrians are prioritised through reduced 'green man' wait times and extended green time for crossing
- Crossing facilities at side roads intersecting the PPN should be assessed and may be treated with a road safety solution that enhances the walking environment, with side roads with a carriageway width of 7.8m or greater being prioritised. Treatments that may be considered are pedestrian refuges, kerb build-outs, raised thresholds and zebra crossings
- Slip lanes and roundabouts removed or redesigned to accommodate safer pedestrian movement
- ✓ Planting of the largest tree possible every 10 metres (desirable) to provide shade and visual amenity, and prioritisation of infill planting on the Primary PPN
- ✓ At key nodes where the PPN converges, provision for pause points including seating, rubbish/recycle bins and attractive landscaping should be considered
- Prioritise road safety improvements on PPN routes to encourage lower traffic speeds, where appropriate
- ✓ Public street lighting design to a minimum standard appropriate to the street (refer to *Public Lighting Policy*), and streetscape design which encourages passive surveillance and street activation

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PRINCIPAL PEDESTRIAN NETWORK

OUTCOMES: SECONDARY PPN ROUTES

- ✓ New footpaths be constructed with a minimum width of 1.5m (greater than 1.8m desirable) along both sides of the street
- Tactile Ground Surface Indicators (TGSI's) and pram ramps/dropped kerbs must be provided at all new or upgraded crossing points
- ✓ Safe crossing points situated no more than 400 metres apart across any road carrying more than 5,000 vehicles per day. At signalised crossing points, pedestrians are prioritised through reduced 'green man' wait times and extended green time for crossing
- ✓ Crossing facilities at side roads intersecting the PPN should be assessed and may be treated with a road safety solution that enhances the walking environment, with side roads with a carriageway width of 7.8m or greater being prioritised. Treatments that may be considered are pedestrian refuges, kerb build-outs, raised thresholds and zebra crossings
- ✓ Planting of the largest tree possible every 10 metres (desirable) to provide shade and visual amenity
- At key nodes where the PPN converges, provision for seating and attractive landscaping should be considered
- Prioritise road safety improvements on PPN routes to encourage lower traffic speeds, where appropriate

OUTCOMES: ALL 'OTHER' ROUTES

- ✓ New footpaths be constructed with minimum width of 1.2metres (1.5m desirable) along both sides of the street
- Well-maintained paths and street environments that minimise barriers to people of all ages and abilities to walk
- Ensure planning for new development incorporates pedestrian safety and accessibility into their design and adds to the enhanced pedestrian network across the municipality

OUTCOMES: ACTIVITY CENTRES

Streetscapes located within Darebin's Activity Centres¹³ and around key destinations or activity nodes will be assessed and designed separately to the Walking Strategy (e.g. through individual master plans or streetscape upgrades). For Activity Centres, the Primary PPN level of service should be achieved at a minimum, plus:

- ✓ New footpaths be constructed to achieve an absolute minimum uncluttered and uninterrupted pedestrian zone width of 1.8m, with an overall desirable footpath width of 2.8m (incorporating pedestrian, trading and kerbside zones and/or landscaping) on both sides of the street. Where footpaths are to be renewed, opportunities to meet these minimum widths should be considered
- Crossing facilities at side roads intersecting the PPN should be assessed and may be treated with a road safety solution that enhances the walking environment. Treatments that may be considered are pedestrian refuges, kerb build-outs, raised thresholds and zebra crossings
- Improvements to tram and bus infrastructure and platform stops including level access trams stops must be considered
- Incorporate well-maintained pause points, shade, seating and other facilities for pedestrians within the Activity Centre itself, as appropriate to the wider precinct
- Consider the use of different surface materials and colours for paving and other streetscape built elements to contribute to a unique sense of place within each Activity Centre and reinforce pedestrian priority
- Other streetscape elements that contribute to pedestrian amenity such as wayfinding, public art and active street interfaces should be considered provided they do not

OUTCOMES: SCHOOLS

 Pedestrian routes and accessibility around schools will be considered as part of specific audits and safety programs

MAKING IT HAPPEN

Actions

The Walking Strategy 2018-2028 is intended to define the long term service standards for walking in Darebin, and provide Council with a clear framework to start delivering significant improvements for pedestrians and walking for transport. In addition to capital delivery, the success of the Walking Strategy will be supported by a range of programs and projects delivered by Council through other strategies including road safety projects, school travel programs, travel behaviour change, community wellbeing / safety projects and ongoing advocacy / partnerships with State government agencies.

Targets & Outcomes

Specific capital delivery targets are set out adjacent, to guide and track the work towards the stated goals and objective of the Darebin Walking Strategy. A number of key outcomes have also been identified in order to track the effectiveness of the Strategy. These targets and outcomes will require investment over time, estimated at over 10 to 40 years. Council allocates budget annually and can fast-track items where appropriate funding is available, or adjust these to lower budget needs where other programs take priority. Our vision during the life of this Strategy is to continue working towards the long-term targets set out below.

CAPITAL DELIVERY TARGETS

Action	Long-term Target
Provide pause points where Primary and Secondary PPN routes intersect	160 pause point locations on the PPN completed
Upgrade crossing facilities at streets connecting to the PPN	181 street crossings with criteria for upgrade completed
Remove or remediate slip lanes and roundabouts located on the Primary PPN to improve pedestrian priority and safety	34 roundabouts and 28 slip lanes treated on the Primary PPN
Implement new or improved safe crossing points on the PPN	40 'gaps' based on assessment criteria completed or improved
Prioritise tree planting on the PPN, utilising infill and whole street planting programs	2,500 vacant tree sites on the PPN delivered

Note: Footpath / streetscape elements on the PPN such as the provision of public lighting, footpath inspections, maintenance and renewal, road reconstructions and maintenance are considered within other Council policies and strategies.

OUTCOMES

Aim	Currently	Target for 2023	Target for 2028
Increase the amount of walking in Darebin by % walking and PT mode share trips to work by Darebin residents	2.3% walking22.1% public transport	2.9% walking 28.2% public transport	3.6% walking 34.4% public transport
Zero deaths of pedestrians on Darebin's roads	1.2 pedestrian fatalities annually (5-year average)	O pedestrian fatalities annually (5-year average)	O pedestrian fatalities annually (5-year average)
Reduce the number of serious injuries to pedestrians by 30%	19 serious crashes involving pedestrians annually (5-year average)	<16.2 serious crashes involving pedestrians annually (5-year average)	<13.3 serious crashes involving pedestrians annually (5-year average)
Resident satisfaction with walking in their local area	Between 77.2% and 90.7% "agree" for walking statements (2017-18 2nd quarter)	Minimum 80% "agree" for walking statements	Minimum 85% "agree" for walking statements

DAREBIN WALKING STRATEGY 2018 - 2028 | PAGE II

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- ¹² Clifton, K.J. et al. "Consumer Behaviour and Travel Mode Choices" Oregon Transportation Research and Education Consortium (OTREC), 2012.
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SAFE TRAVEL STRATEGY

2018 - 2028



MAKING TRAVEL SAFER

THE DAREBIN SAFE TRAVEL STRATEGY SUPPORTS HIGHER
PARTICIPATION RATES IN LOW IMPACT MODES OF TRAVEL, SUCH
AS WALKING AND RIDING BIKES, IN DAREBIN. IT USES AN INNOVATIVE
APPROACH TO PROTECT THESE VULNERABLE ROAD USERS AND MAKE
DAREBIN A SAFER AND MORE SUSTAINABLE PLACE TO TRAVEL.

Making it safer to get around Darebin

Darebin City Council is committed to reducing the risk of injury on our roads and pathways to a level where there are no fatalities. We want people of all ages and abilities to be free to travel on the road and path network to their chosen destinations safely, and with confidence.

The Darebin Safe Travel Strategy 2018-2028 reflects the trend towards an increasing uptake of lower impact modes of transport in Darebin. Council supports this change in mode share, as it helps make Darebin a more sustainable place for people to live, with less congestion and pollution. However, these lower impact modes, including walking and riding bikes, also represent the most vulnerable road users of our transport network, due to the lack of protection available when these road users are involved in crashes.

This Strategy aligns with the Safe System approach that follows three basic principles (VicRoads, 2018):

- 1. Humans are fallible, and will inevitably make mistakes when driving, riding or walking.
- Despite this, road trauma should not be accepted as inevitable. No one should be killed or seriously injured on our roads.
- To prevent serious trauma, the road system must be forgiving, so that the forces of collisions do not exceed the limits that the human body can tolerate.

This directly underpins Victoria's strategic approach to road safety, which focuses on:

- ✓ Safer roads
- ✓ Safer speeds
- Safer vehicles
- Safer road users

By incorporating these aspects of the Safe System approach into the Strategy, Darebin Council is supporting the work of the Victorian Government's *Towards Zero Strategy (2016—2020)*, to maintain our goal of zero deaths on our roads.

The Darebin Safe Travel Strategy 2018—2028 focuses on the ways we can improve road safety using this approach, including by:

- Reducing the number of vehicle trips within Darebin by encouraging more people to cycle, walk and use public transport through the implementation of programs and infrastructure;
- Reducing vehicle speeds and speed limits, particularly in areas where high volumes of people choose to walk and cycle;
- Encouraging safer driving through a combination of education, enforcement and infrastructure;
- Advocating for better systems for the collation of data and evidence.

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DAREBIN SAFE TRAVEL STRATEGY 2018-2028

Why are we doing this?

In 2007, Council adopted *Going Places -Darebin Transport Strategy 2007—2027* (DTS) to guide the City's transport and traffic needs for a 20-year period. The DTS focuses on Darebin residents being able to get wherever they want with ease, and addresses the environmental and social issues caused by our existing car-based transport system. The Safe Travel Strategy supports this work by considering the impact of all road users on the safety of each other.

The previous *Darebin Safe Travel Strategy 2010—2015* set out a well-considered method to guide Council's work in the area of travel safety, in support of the DTS. As a Council, we achieved a great deal during the life of the previous Strategy, so we are continuing this work with the new Strategy. Successes from the previous Strategy included:

Speed limit reductions from 60 to 50 km/hr on 21 km of our local roads, reducing the number of crashes on those roads by approximately 36 per year.

- Upgrades to walking, riding and driving environments with: over 20 new and improved pedestrian crossing points including raised thresholds, school crossings and pedestrian refuges; five advanced bike boxes at intersections; bike lanes on three main routes in Northcote, Thornbury and Preston, and bike markings on four shimmy routes.
- The delivery of Council Bike Skills workshops to over 350 people, and support for 27 teachers at 10 of Darebin's primary schools to be trained in Bike Ed.
- Safe Routes to Schools audits of 32 Darebin primary schools, resulting in the prioritisation of new and upgraded walking and cycling infrastructure for students, including 11 new school crossings.

Outcomes and achievements of the Safe Travel Strategy 2010-2015

Reduce crash rates on local roads to or better than VicRoads' target of a 30% reduction over 10 years. Decrease in fatal crashes in Darebin by

↓ 27%

2006-2010 vs. 2011-2015

Decrease in serious injury crashes in Darebin by

↓ 31%

2006-2010 vs. 2011-2015

Reduction of proportion of serious injuries attributed to vulnerable road users.

Increase in serious injury attributed to vulnerable road users in Darebin

1 3%

2006-2010 vs. 2011-2015

Zero deaths of vulnerable road users on Darebin roads. Decrease in deaths of vulnerable road users in Darebin

↓ 55%

2006-2010 vs. 2011-2015

Lower the number of crash injuries and fatalities on Darebin roads compared to metropolitan Melbourne. Same number of crash iniuries in Darebin

↓ 0%

2006-2010 vs. 2011-2015

Decrease in all crash injuries in Melbourne

↓ 2%

2006-2010 vs. 2011-2015

Increased mode share for walking, cycling and public transport by 15% for all trips by 2015. Increase in travel to work for Darebin

1 8%

2011-2016

Increase in cycling in Darebin (Super Tuesday)

1 25%

Super Tuesday counts: Bicycle Network



DAREBIN SAFE TRAVEL STRATEGY 2018 - 2028 | PAGE 3

OUR COMMUNITY TRAVEL PROFILE



THE NUMBER OF DAREBIN RESIDENTS CHOOSING TO RIDE TO WORK HAS INCREASED.

The number of Darebin residents choosing to ride to work has increased since 2011 by around 500 people, and almost two percentage points of the total mode share. The number of people using public transport has also increased, whereas the proportion of those driving has decreased. (1)



THE POPULATION OF DAREBIN IS INCREASING STEADILY.

The population of Darebin is increasing steadily, with an increase of more than 12,000 people between 2011 and 2016.⁽¹⁾ It is forecast that the population will increase by a further 40,000 people by 2028.⁽⁽ⁱⁱ⁾⁾



UNEMPLOYMENT HAS INCREASED SINCE 2011 FROM 3.6 % TO 4.4 %.

Although the weekly median income for Darebin residents is above the State average (\$650 compared with \$645), the proportion of people earning less than \$300/week is high at more than 1 in 4.00 Access to public transport and good walking and cycling paths is especially important to these residents.



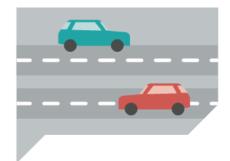
40% OF DAREBIN RESIDENTS WERE BORN OVERSEAS.

40% of Darebin residents were born overseas, (i) so safe travel messages must be presented in a range of different languages and in a way that most people can understand.



APPROXIMATELY I IN 5 DAREBIN RESIDENTS IDENTIFIES AS HAVING A PERMANENT LONG-TERM DISABILITY.

These residents rely on the provision of good quality paths and easy access to public transport. (ii)



CAR OWNERSHIP IS INCREASING.

The total number of cars owned by Darebin residents has increased and the number of vehicles per dwelling has also increased. This creates pressure on traffic conditions through increased congestion and competition for parking. 59% of residents still use cars as their primary mode of transport to work, compared with 8% who walk or ride, and 24% who use public transport.⁽¹⁾

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DAREBIN SAFE TRAVEL STRATEGY 2018-2028



ALL ROAD USERS ARE PEDESTRIANS AT SOME POINT.

Pedestrians formed 22 percent of all fatalities and serious injury crashes on Darebin's roads between 2011 and 2015.^(iv)

Unlike car drivers, pedestrians are relatively unprotected. This makes those who choose walking as their preferred mode of transport the most vulnerable road users, along with people who ride bicycles, in relation to risk and safety.



DEATHS OF PEOPLE ON BICYCLES HAVE FALLEN.

Deaths of people on bicycles have fallen by an average of 4% per year in Victoria. However, people on bicycles are the only road users to have recorded a rise in the number of serious injuries, with an 8% increase between 2007 and 2015.(*)

With cycling becoming an increasingly popular mode of travel, it is important that cyclist safety is also prioritised on our roads.



THE PROPORTION OF AUSTRALIANS AGED OVER 65 YEARS INCREASED FROM 14% IN 2011 TO 16% IN 2016.

The proportion of older people in Australia aged over 65 increased from 14% in 2011 to 16% in 2016. The proportion of people aged 85 and over also increased, from 2.3% in 2011 to 2.5% in 2016.(1) It is forecast that by 2028, a further 5,300 older people (over 65 years) will be living in Darebin.(iii) There is an increasing trend for older people to remain mobile until later in life, and to be healthier than in previous generations, (vi) resulting in an increased demand for travel options such as good walking paths and accessible public transport.

33% of pedestrians killed on Victorian roads in 2015 were aged over 60, and 1/3 of these were on roads signposted at 60km/hr or less. This number increased to over 50% for serious injury crashes. Furthermore, older pedestrians are only at fault in approximately 12% of crashes affecting them. (VIII)



DECLINING LEVELS OF ACTIVE TRANSPORTATION IN CHILDREN.

Declining levels of active transportation in children has been linked with a decline in independent mobility and an increased dependence on motor vehicles and parents 'chauffeuring' children places. (VIIII)

In Australia, sales of children's bicycles decreased by 22% between 2007 and 2017. The impacts are not only on health and physical activity levels, but also on spatial skills and developmental wellbeing. One study concluded that young people who actively travel to school were 30% more likely to use active modes of travel to other neighbourhood destinations.

Road safety and the perception of safety is an important motivator for parents allowing children to use more active modes of transport.



DAREBIN SAFE TRAVEL STRATEGY 2018 - 2028 | PAGE 5

OBJECTIVE AND GOALS

THE OBJECTIVE OF THIS SAFE TRAVEL STRATEGY IS TO SET THE FOUNDATION FOR FUTURE INVESTMENT TO <u>MAKE</u> <u>DAREBIN'S ROADS AND PATHS SAFE</u> FOR EVERYONE TO USE.

We have identified four key goals that underpin the objective. The actions which form the delivery of the Strategy stem from these goals and can be delivered at a pace that reflects the priority of a given activity at that time, and within allocated resources, noting that fully realising the outcomes of these goals will likely continue beyond the 10year life of this Strategy.

GOAL 1: PRIORITISE THE SAFETY OF VULNERABLE ROAD USERS

The focus of the *Darebin Safe Travel Strategy 2018-2028* is to provide a safe experience for road users, in particular vulnerable road users, and to encourage people to walk, ride bicycles or take public transport. Vulnerable road users are more likely to be injured or killed in a crash as they have less external protection. Added to this, the vulnerable road user group is generally comprised of more at risk and disadvantaged people within our community including older people, children, people with disabilities, people that are unemployed and new arrivals to our country.

This group also has the lowest negative impact on the road safety of other users in Darebin, such as those that drive.

Actions include:

Engaging with vulnerable groups to identify and prioritise issues, including older people; monitoring and reporting road safety issues; delivering high priority school route safety treatments and continuing to audit school routes.

GOAL 2: REDUCE THE NEGATIVE EFFECT OF HIGH IMPACT ROAD USERS ON THE SAFETY OF OTHERS

High impact road users have the most negative impact on road safety in Darebin. The speeds at which high impact road users are able to travel and their weight differentials are dangerous to vulnerable road users. Statistics show that from 2011—2015, high impact road users were involved in the majority of road crashes in Darebin which led to death and injuries. Overall, drivers, passengers and motorcycle users accounted for 65% of all fatalities and serious injury crashes.

This Strategy places responsibility on high impact road users to be more aware of vulnerable road users and encourages them to demonstrate responsible behaviour and show courtesy to other road users.

Actions include:

Developing remedial measures to support safe movement of vulnerable road users where they are in contact with high impact road users; reducing speed limits to 40 km/hr, and investigating opportunities for 30 km/hr speed reductions; promoting safe driving and awareness of other road users; promoting professional installation of child restraints in vehicles.

Most vulnerable / Low impact

Less vulnerable / High impact **Pedestrians**

Cyclists

Powered two wheeled users

Car drivers and passengers

Trucks and freight

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DAREBIN SAFE TRAVEL STRATEGY 2018-2028

GOAL 3: ENCOURAGE MORE PEOPLE TO ADOPT ACTIVE AND SUSTAINABLE MODES OF TRANSPORT

Council has a strong commitment to make it easier for more people to walk and ride bicycles. The Darebin Safe Travel Strategy will aim to provide a high quality transport environment that encourages more people to use these modes of travel. This will include improving cycling paths, footpath and shared paths and removing hazards such as overhanging branches to make walking and bike riding more attractive options. Higher numbers of people walking and riding bikes will also reduce the number of vehicle based trips and therefore improve road safety in Darebin, along with creating a more sustainable city. Motor vehicle users will not be forgotten as Council continues its focus on black spots and high crash sites.

Actions include:

Advocating for better public transport services; supporting and delivering cycling skills and education to schools and the community; increasing sustainable corporate travel trips; improving walking and cycling infrastructure to promote active travel; provide older people with information for managing the shift away from driving, and for mobility impaired people to access alternative modes of transport.



GOAL 4: ENGAGE KEY PARTNERS AND STAKEHOLDERS THROUGH EFFECTIVE COMMUNICATION

It is important that key stakeholders work together to deliver high quality safe travel outcomes. Darebin Council will work with a number of partner agencies including Victoria Police, VicRoads, Transport for Victoria and the Transport Accident Commission to improve the safety and wellbeing of Darebin residents through the Darebin Safe Travel Strategy.

Actions include:

Promoting safe travel messages to young drivers, children and families, including promoting active and safe travel and awareness to school communities; advocating for traffic management devices such as red light cameras; increasing awareness and enforcement of traffic safety around construction sites, and ensure work sites cater adequately for all road users.



These four key goals are designed to reflect both the broader strategic context and to ensure a focus on actions, both now and into the future, that will most effectively contribute to a safer transport network across the municipality. Darebin City Council can be a positive leader in road safety, as demonstrated by the approach for the *Safe Travel Strategy 2010—2015*. Our previous Strategy has inspired other Council's strategies, and is still the industry-leading approach. Council has used this as the basis for developing the new Strategy.

DAREBIN SAFE TRAVEL STRATEGY 2018 - 2028 | PAGE 7

MAKING IT HAPPEN







Specific targets have been set out to guide and track the work towards the stated goals and actions of this Safe Travel Strategy. It is recognised that these targets and outcomes will require investment over time, estimated at over 10 to 40 years. Council allocates budget annually and can fast-track items where appropriate funding is available, or adjust these to lower budget needs where other programs take priority. Our vision during the life of this Strategy is to continue working towards the long-term targets set out below.

CAPITAL DELIVERY TARGETS

Action	Long-term Target
Safe to School Audit recommendations for Octopus Schools	35 Octopus Schools delivered
Speed reduction program (50kmh to 40kmh in residential streets)	60% of Council roads 40km/hr or less
Road Safety and Traffic Management	Top 50 kilometres of highest ranked roads treated
Streets for People	9 corridors delivered

OUTCOMES

Targets and measures	Baseline	Target for 2028	Reporting
Zero deaths of vulnerable road users on Darebin roads.	O cyclist fatalities annually (2011—2016), 1.2 pedestrian fatalities annually (2011—2016)	Cyclist: 0 Pedestrians: 0	Annual
Reduce the number of serious injuries to vulnerable road users (cyclists and pedestrians) by 30%.	12.2 serious crashes involving cyclists annually (2011—2016), 19 serious crashes involving pedestrians annually (2011—2016)	Cyclist: <8.5 Pedestrians: <13.3	Annual
Reduce crash rates on local roads by 10%.	Total: 328 (2016)	Total: 295	Annual
Reduce the total number of crash injuries by 20%.	Total: 399 (2016)	Total: 319	Annual
Increase the mode share for people on bikes, pedestrians, and public transport users by 20 percentage points.	Total mode share: 36% Journey to work data ABS Census 2016	Total mode share: 56%	2022 (ABS Census 2021) 2027 (ABS Census 2026)
Maintain community perception of safe travel at or above 2017 levels.	Between 67.5% and 83.8% for safe travel statements - Darebin City Council Annual Community Survey Report (2016-17 2nd Quarter)	At or above 2017 levels	Annual

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274 Gower Street, Preston PO Box 91, Preston, Vic 3072 **T**8470 8888 **F**8470 8877

darebin.vic.gov.au

CITY OF DAREBIN

National Relay Service

victoria/8886098

If you are deaf, or have a hearing or speech impairment, contact us through the National Relay Service. relayservice.gov.au

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Item 8.5 Page 197 Appendix B

Walking Strategy Feedback Summary

Yoursay / Online survey	Walking Strategy	Safe Travel Strategy	Other Strategy	External org.	Not addressed
[Barriers] Difficulty crossing busy roads	√				
[Barriers] Don't feel safe walking on street		✓	Community Safety, Public Lighting Policy		
[Barriers] Speed of vehicles / rat running / general driver behaviour	✓		Speed reduction program		
[Barriers] conflict with cyclists (shared paths)			Cycling Strategy		
[Barriers] clutter on footpath e.g. signage and café seating / furniture	✓		Activity Centre Strategy		
[Actions] More trees and greenery	✓				
[Actions] Safer places to cross	✓				
[Actions] Footpath maintenance and safety issues	✓		Road Management Plan		
[Actions] reducing rat runs and improving traffic behaviour	1		Speed reduction program, Streets for		
[Actions] reducing factures and improving trainic behaviour			People		
[Actions] Less dogs off lead / more places to take dogs			Open Space Strategy		
[Actions] Separated facilities for cyclists			Cycling Strategy		
[Actions] More street lighting	✓		Public Lighting Policy		

Kite Festival - ("What would encourage you to walk more?")	Walking Strategy	Safe Travel Strategy	Other Strategy	External org.	Not addressed
More trees / shade / landscaping	✓				
			Greenstreets, Community Safety (eg		
Places that are interesting to walk through			"Paint the City"), Public Art Strategy		
	1		Speed reduction program, Streets for		
Car free streets / slower speeds	•		People		
Better crossing facilities	✓				

Victoria Walks	Response
Commit to providing the level of resources necessary to implement the Strategies.	Internal action plan will detail cost & resources of delivering action plan
Utilise other data sources to measure walking for transport rather than the journey to work. Options	
include:	
 a. Regular or occasional surveys of residents, workers, shoppers and/or students; 	To be investigated
b. Victorian Integrated Survey of Travel and Activity (VISTA);	
c. PTV data on mode of access to train stations.	
Include goals and actions to encourage recreational walking or, if this is dealt with in other strategies,	Clarification added, Open Space Strategy to address recreational walking
clarify accordingly.	elamentorial dela, open opace officely to address redictational walking
Incorporate guidelines for Activity Centre design including:	
a. Provision of sufficient clear width on footpaths free of clutter such as signs, footpath dining, bicycle	
and motorcycle parking	
	Action 1.5 now includes developing a desired Level of Service for walking networks located in Activity Centres.
signal phasing that prioritises pedestrian movement	
c. Provision of public toilets, seating, weather protection and landscaping	
d. Dedicated footpaths rather than shared walking and cycling paths.	
For both primary and secondary routes:	
a. Include an outcome that auto-on or late introduction apply at all signalised crossings.	Action 1.3 includes advocacy with VicRoads to improve signalised crossing points (including phasing operation), as well
b. Include a process for identifying and addressing locations where road crossings require pedestrians	as delivering new facilities where gaps exist.
to wait through more than one signal cycle.	
For primary routes:	
a. Amend the first outcome to outline a long term of goal of 1.8m wide footpaths.	a) this has been moved to Action 1.4 and minimum footpath width of primary PPN increased to 1.8m
b. Include a suitable standard for surface quality of footpaths, pram ramps and crossings.	b) is set out in Road Management Plan
c. Include an outcome to review traffic signals to improve pedestrian safety and amenity, through	c) incorporated into Action 1.3
options such as head-start, countdown timers and/or controlled right turns.	
For secondary routes:	Deleted - this was also reflected in public consultation which generally identified signage as a low priority and in some
a. Delete the last outcome (wayfinding signage).	cased contributing to clutter in streets.

Safe Travel Strategy Community Feedback

	Safe Travel	Walking		
Survey Gizmo	Strategy	Strategy	Other Strategy	External org.
Separated/more cycling lanes	Action 3.5			
			Streets for	
			People;	
Reducing car lanes/increasing space for			Cycling	
active travel		✓	Strategy	
More pedestrian crossings/and at				
roundabouts, wider crossings at busy				
intersections		✓		
More enforcement/education for car users	✓			
More traffic calming/infratsructure to				
reduce speeding and rat-running	✓			
Discourage private car use to school	✓			
Easier to report issues/see follow-up	✓			
Slower speeds, ie: 30km/hr activity centres	✓			Yarra Council
More trees along pedestrian routes		✓		
Prioritisation of pedestrians/cyclists, better				
path maintenanace	✓	✓		
			Community	
Lighting in parks/shared paths			Safety	
Reduce car parking, make it difficult to			Parking	
drive			Strategy	

Victoria Walks	Safe Travel Strate	Walking Strate	Other Strategy	External org.
Include common crash scenarios in				
background document	✓			
Add action to review 60 and 70km/hr roads				VicRoads
Add action to explore 30 km/hr speed				
limits	✓			

Kite Festival	Safe Travel Strate	Walking Strate	Other Strategy	External org.
More pedestrian crossings	✓	√		
Better bike and walking paths	✓	✓		
Reduce speeding/traffic	✓			
Separated bicycle lanes	√		Cycling Strategy	
Longer crossing times at pedestrian lights		√		
More trees and shade		✓		

8.6 FORMER PRESTON GIRLS SECONDARY COLLEGE

Author: Property Manager

Reviewed By: General Manager Governance and Engagement

PURPOSE

The purpose of this report is to provide Council with an update for noting on the process for the transfer of land to the State Government for educational purposes.

EXECUTIVE SUMMARY

The former Preston Girls Secondary College is located in Cooma Street, Preston on a 21,000m² site close to High Street and the Preston Market. The site is a collection of land parcels variously owned by the State Government and Council, as shown in **Appendix A**.

In 1924, Council resolved to offer land in Cooma Street to the Department of Education (the Department) for the development of a school in Preston. The school opened in 1929, operating for nearly 85 years. However, transfers of the Land were not affected at that time and the titles to the allotments remained in Council's name, despite the resolution. Notwithstanding this, legal advice indicates by Council's conduct, ownership of the Land had essentially passed to the Minister and as a result, formal transfer to the State is now underway.

Recommendation

That Council notes the report on the transfer of land within the boundary of the former Preston Girls Secondary College to the State Government for educational purposes.

BACKGROUND / KEY INFORMATION

The former Preston Girls Secondary College is located in Cooma Street, Preston on a 21,000m² site close to High Street and the Preston Market. The site is a collection of land parcels variously owned by the State Government and Council, as shown in **Appendix A**.

In the early 1920s, the former Shire of Preston Council advocated for the construction of a Domestic School of Arts in Preston. To continue its advocacy and support for the Department of Education (Department) to develop a school in the Preston area, Council resolved at its ordinary meeting on 14 April 1924 to offer the Council-owned land to the Department. The school opened in 1929; however, records show that transfers of the Land were not affected and the titles to the allotments remained in Council's name.

In 2013, following the gradual decline in student numbers, the school closed and the site has remained vacant with no provision for public access. In response, Council again advocated strongly to State and Federal Governments about the educational needs of the Darebin community, and more specifically, the need for a secondary college in Preston.

In 2017, the Victorian School Building Authority (VSBA) advised that they were looking to develop and reopen a new co-educational secondary school on the site, maintaining that the Land the school had occupied was a 'gift' from the former Shire of Preston, providing written documentation confirming such and requesting the Land titles be formally transferred by Council to the Minister for Education and Training (Minister).

Legal advice received following the State's decision to construct a new school and to continue to use the Land for educational purposes indicates that although the titles to the Land were not affected by Council, by its conduct, ownership of the Land has essentially passed to the Minister.

In April 2018, the Mayor provided a letter to the Minister indicating Council's support for the school development (including the transfer of the Land) and requested for its reversion should it no longer be required for educational activities. A response from the Minister acknowledged the transfer of Land but not the reversion, and verbal advice from the VSBA has indicated this term will not be accepted.

On that basis, work has commenced to effect the transfers of the Land. A formal shared user agreement will be executed once the transfer is finalised to ensure the school grounds are able to be accessed by the community for recreation outside school hours.

Previous Council Resolution

At its meeting held on 14 April 1924, Council resolved:

'Offer allotment of land in Cooma Street, to the education department, as a site for the erection thereon of a domestic art school, conditionally upon the building being commenced within 12 months from date.'

COMMUNICATIONS AND ENGAGEMENT

Consultation

- Council at Ordinary Meeting 14 April 1924
- Department of Education
- Minister for Education and Training
- Russell Kennedy Lawyers
- Victorian School Building Authority (VSBA)

Communications

Communications with the State Government and the VSBA are ongoing.

ANALYSIS

Alignment to Council Plan / Council policy

Goal 6 - A well governed Council

Environmental Sustainability Considerations

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

Equity, Inclusion and Wellbeing Considerations

The provision of a government secondary school in this location will benefit the Darebin community. A proposed formal shared user agreement between the Department and Council will ensure the land becomes available as publicly accessible open space for the community to enjoy.

Cultural Considerations

There are no factors in this report which impact upon cultural considerations.

Economic Development Considerations

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

Financial and Resource Implications

The Department will pay all Council's associated legal costs to facilitate the transfer of the six (6) allotments of Council owned land to the State Government, including any applicable transfer costs. Any costs associated with the negotiation and preparation of the shared user agreement will be funded from existing budget allocations.

Legal and Risk Implications

There are no risks associated with finalising the transfer; however, if Council did not proceed with the transfer of the land, this would not be consistent with the intent of the Council resolution (1924) and the Mayor's letter (2018). It may be perceived that Council was trying to impede (and in turn delay) the planned development of a new secondary school at the site by the VSBA, which is scheduled to open in 2019. This may also pose a reputational risk to Council, affecting future dealings between Council and the Department, and community criticism for the potential delay in the new school opening. Council may also be faced with legal action from the Department to effect the transfers.

DISCUSSION

Implementation work has commenced on effecting the transfers for the Land shown in **Appendix A**. The relevant documentation is currently being prepared by the VSBA in conjunction with Council's legal advisors.

OPTIONS FOR CONSIDERATION

Not applicable

IMPLEMENTATION STRATEGY Details

- VSBA advised that Council will be effecting transfers of the Land shown in Appendix A
- Preparation of relevant transfer documentation for execution
- Lodge Transfer documentation with Land Registry Victoria
- Notification of electronic title issued to the Minister
- Commence negotiations with the Department for a shared user agreement for the open space

Communication

- Department of Education and Training
- Minister for Education and Training
- Russell Kennedy Lawyers
- Victorian School Building Authority

Timeline

- The transfer of the six (6) allotments of Council owned land to the State Government –
 December 2018
- Commence negotiations for the shared user agreement for the open space
 January 2019

RELATED DOCUMENTS

Council Minutes 14 April 1924

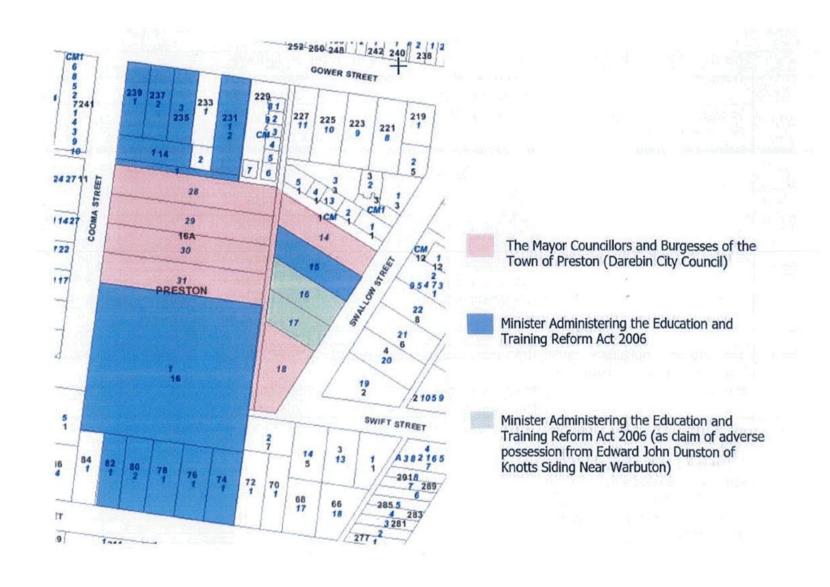
Attachments

• Site Plan (Appendix A) <a>J

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.



8.7 COUNCIL MEETING DATES

2018 AND 2019

Author: Manager Governance and Performance

Reviewed By: General Manager Governance and Engagement

PURPOSE

To confirm the future Council meeting schedule.

EXECUTIVE SUMMARY

Section 89 of the *Local Government Act 1989* requires Council to provide public notice of meetings of the Council and special committees that solely comprise Councillors. In order to facilitate this public notice, a program of meetings for the upcoming year is required.

A schedule of meetings of the Council and Planning Committee has been prepared for consideration by the Council. Special meetings and Hearing of Submissions Committee meetings will be scheduled on an as needs basis in accordance with the provisions of the *Local Government Act 1989*.

Recommendation

That Council resolves:

- (1) To hold Ordinary Meetings of Council in the Council Chamber at Darebin Civic Centre (or other venues as determined) at 6.00 pm on 3 December 2018, 4 February 2019, 25 February 2019, 18 March 2019, 8 April 2019, 29 April 2019, 11 June 2019, 24 June 2019, 22 July 2019, 12 August 2019, 23 September 2019, 14 October 2019, 6 November 2019 and 16 December 2019.
- (2) To hold Ordinary Meetings of Council in the Council Chamber at Darebin Civic Centre (or other venues as determined) at 1.00 pm on 20 May 2019 and 2 September 2019.
- (3) That all committees established, all committee appointments made and all Council representatives appointed on 13 November 2017, continue until 3 December 2018, or until such time as Council makes a further resolution on those committees and appointments.
- (4) To hold a Special Meeting of Council at the Preston City Hall (or other venue as determined) at 6.00 pm on 25 November 2019.
- (5) To hold meetings of the Planning Committee in the Council Chamber at Darebin Civic Centre at 6.00 pm on 17 December 2018, 11 February 2019, 12 March 2019, 15 April 2019, 13 May 2019, 17 June 2019, 15 July 2019, 19 August 2019, 16 September 2019, 21 October 2019, 18 November 2019, 9 December 2019.
- (6) To hold meetings of the Hearing of Submissions Committee as required and that public notice of those meetings be given in accordance with section 89 of the *Local Government Act 1989*
- (7) To hold meetings of the Bundoora Homestead Board of Management at the Bundoora Homestead on dates and times to be determined in due course.

BACKGROUND / KEY INFORMATION

Previous Council Resolution

On 23 July 2018, Council resolved to hold three meetings during the day in 2019, to enable school students to attend.

Council resolved to:

- (1) Recognise the value in encouraging participation in local democratic processes by children and young people.
- (2) Request that officers work with local schools to identify suitable dates in 2019 when council meetings could be held during school hours, with a view to school students being encouraged to attend.
- (3) Incorporate three dates for daytime meetings into the planned schedule of meetings for 2019 to be endorsed at the statutory council meeting in November 2018.

COMMUNICATIONS AND ENGAGEMENT

Consultation and Communications

Once the dates for future meetings have been confirmed, these will be publicly advertised in the newspaper, on Council's website and through our other communication channels.

ANALYSIS

Alignment to Council Plan / Council policy

Goal 6 - A well governed Council

Environmental Sustainability Considerations

Nil

Equity, Inclusion and Wellbeing Considerations

Council meetings are one of the many ways in which members of the public can interact directly with Councillors. Other opportunities available include emails, letters, phone calls, ward meetings and individual meetings. Council also has a number of advisory committees, through which members of the community with particular areas of expertise can contribute to Council consideration of certain matters.

Cultural Considerations

Nil

Economic Development Considerations

Nil

Financial and Resource Implications

Council and committee meetings have financial and resourcing implications and any change to the frequency of meetings will therefore have a budget impact.

Legal and Risk Implications

The proposed meeting arrangements are in line with relevant requirements of the *Local Government Act 1989*.

DISCUSSION

Special Council Meeting 2019 - Election of Mayor and Deputy Mayor

Section 71 of the *Local Government Act 1989* prescribes that Council must elect a Councillor to be the Mayor of the Council. The Mayor must be elected after the fourth Saturday in October, but not later than 30 November in each year.

Council's Governance Local Law also makes provision for the election of a Deputy Mayor.

December 2018 Council Meetings

It is recommended that an Ordinary Meeting of Council be scheduled for 3 December 2018, to address outstanding matters of business before the summer break. Amongst other matters, the business for this meeting will include special and advisory committee appointments and the appointment of Council representatives to community organisations.

The establishment of Council committees, and appointments to committees and community organisations, were last made at the special meeting on 13 November 2017. These resolutions were made for the 2017–18 Council year. The term of this period is undefined and it is therefore recommended that, for clarity, current committees and appointments be extended to the meeting of 3 December 2018, when they will once again be considered by Council.

It is also recommended that a Planning Committee meeting be scheduled for 17 December 2018, in order to consider planning matters before the end of the calendar year.

2019 Council Meetings

Options for the scheduling of ordinary meetings include monthly, every three weeks (the current arrangement) and fortnightly. These options are discussed below.

Special meetings will be scheduled at the appropriate time as required, including for consideration of the draft 2019–20 budget.

No change is proposed to the frequency of Planning Committee meetings, which are held monthly.

School holidays and public holidays have been avoided wherever possible.

2019 Daytime Meetings

Following Councils decision in July regarding the scheduling of day time meetings, initial consultation has been undertaken with local schools about this initiative. Schools have indicated that the middle of the year is preferable for excursions and that the timing of the meeting during the day should take into account the need to schedule a lunch break for students. Afternoon meetings are likely to be the most achievable option.

Agendas for the daytime meetings will be tailored to respond to the interests of students, to the extent that it will be possible, taking into account the business that Council needs to undertake for those meetings.

The Youth Services team are developing a plan to engage schools and to encourage their participation in the daytime Council meetings. An EOI process will be run at the end of Term 4 to identify the participating classes. Those classes will be confirmed in Term 1 2019.

The Youth Services team will develop a pre-visit program for the participating schools, to prepare them for the visit. Opportunities for students to engage directly with the meeting, for example through Public Question Time, will be identified. Opportunities to tie into the work of the Young Citizens Jury will also be explored.

In July 2018, Council resolved to hold three daytime meetings in 2019. As this is a pilot project and daytime meetings with school participation is being trialled for the first time, it is recommended that two daytime meetings be scheduled for 2019. If significant interest is received through the EOI process, Council could subsequently resolve to move other meetings during the year to be held during the day, or to hold additional meetings to meet the level of interest.

OPTIONS FOR CONSIDERATION

Option 1 – Hold Ordinary meetings every 3 weeks and Planning Committee meetings monthly (Recommended)

Council meetings are currently scheduled on a three-weekly cycle. If Council resolves to maintain the existing cycle, the schedule of Ordinary meetings will be: 4 February; 25 February; 18 March; 8 April; 29 April; 20 May; 11 June; 24 June; 22 July; 12 August; 2 September; 23 September; 14 October; 6 November; and 16 December. The cycle for the June and July meetings have been adjusted slightly to enable Council to consider the 2019–20 Budget prior to the end of the 2018–19 financial year.

In the above schedule of meetings, the meetings of 20 May and 2 September would be held in the daytime, to enable school participation. The total number of ordinary meetings for 2019 would be 15.

A special meeting to conduct the mayoral election would be scheduled for 25 November.

Planning Committee meetings would be held monthly, on the second or third Monday (or following Tuesday, where the Monday is a public holiday). 2019 Planning Committee meeting dates would be: 11 February; 12 March; 15 April; 13 May; 17 June; 15 July; 19 August; 16 September; 21 October; 18 November; and 9 December.

Option 2 – Hold ordinary meetings and Planning Committee meetings monthly

Many Councils manage their business to a monthly schedule, with additional special meetings held to consider particular matters where required. Should Council resolve to move to a monthly meeting schedule, it would bring Darebin City Council in line with other Councils such as Moreland, Maribyrnong, Boroondara and Manningham. Twelve of the 19 inner and metropolitan Melbourne Councils hold monthly ordinary meetings.

A monthly schedule of ordinary meetings for 2019 would be: 29 January; 18 February; 18 March; 15 April; 20 May; 24 June; 15 July; 19 August; 16 September; 21 October; 18 November; 16 December.

Additional daytime meetings would be scheduled for 4 June and 3 September, bringing the total number of ordinary meetings to 14.

Special meetings would be scheduled for 8 April, to consider the draft budget, and 25 November, to conduct the mayoral election.

Planning Committee meetings would be held on the second Monday of the month, apart from where public holidays or the Council meeting schedule necessitate moving this meeting out to a Tuesday. 2019 Planning Committee meeting dates would be: 11 February; 12 March; 9 April; 13 May; 11 June; 8 July; 12 August; 9 September; 14 October; 11 November; and 9 December.

Option 3 – Hold ordinary meetings fortnightly and Planning Committee meetings monthly

If Council resolves to adopt a fortnightly meeting cycle, the schedule of ordinary meetings will be: 4 February; 18 February; 4 March; 18 March; 1 April; 8 April; 29 April; 13 May; 27 May; 11 June; 24 June; 8 July; 22 July; 5 August; 19 August; 2 September; 16 September; 30 September; 14 October; 28 October; 11 November; and 9 December. Moving to a fortnightly cycle of Council meetings is not the recommended option, as there is currently not a consistent volume of business throughout the year to justify fortnightly meetings and the increase in administrative support required to execute this.

The cycle for the April meetings has been adjusted slightly to enable Council to consider the draft 2019–20 Budget prior to the public submissions process.

In the above schedule of meetings, the meetings of 27 May and 2 September would be held in the daytime, to enable school participation. The total number of ordinary meetings for 2019 would be 22.

A special meeting to conduct the mayoral election would be scheduled for 25 November.

Planning Committee meetings would be held monthly, on the second or third Monday (or following Tuesday, where the Monday is a public holiday). 2019 Planning Committee meeting dates would be: 11 February; 12 March; 15 April; 20 May; 17 June; 15 July; 12 August; 9 September; 21 October; 18 November; and 16 December.

IMPLEMENTATION STRATEGY

Details

Once the dates have been confirmed, these will be publicly advertised in the newspaper, on Council's website and through our other communication channels.

Development and implementation of the strategy to engage schools has commenced. The EOI process to select participating classes will be sent out at the end of Term 4, with classes confirmed in Term 1 of 2019.

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.

8.8 PROPOSED LEASE FOR THE FORMER RESERVOIR

LIBRARY

Author: Property Manager

Reviewed By: General Manager City Sustainability and Strategy

PURPOSE

The purpose of this report is to seek approval to commence the statutory process for Council's intention to potentially enter into a lease for the former Reservoir Library building located at 11–33 Ralph Street, Reservoir (Building), as shown in yellow on **Appendix A** with John Holland Pty Ltd (in its capacity as a registered member of the North Western Program Alliance for and on behalf of LXRA).

EXECUTIVE SUMMARY

In September 2018, the State Government formally announced that works will commence early in 2019 on the removal of the Reservoir station level crossing at the junction of High Street, Spring Street and Cheddar Road, Reservoir.

Council received an enquiry from Level Crossing Removal Authority (LXRA) expressing interest in using Building for the purpose of office accommodation for up to 100 staff for a minimum term of two years, with access to parking for staff in the adjacent eastern side car park located on Ralph Street, Reservoir (Car Park). As the Building is not currently fit-for-purpose, LXRA has indicated that they would undertake refurbishment works to the value of approximately \$400,000 to make the Building compliant with the relevant requirements to enable it to be used for the prescribed purpose.

Parking supply in the area appears to be sufficient to meet current demand and to accommodate some use associated with the proposed lease; however, further analysis is being undertaken so that a holistic approach that considers all of the future impacts for the precinct may be employed. The provision of LXRA staff parking will not form part of the proposed lease, but would be considered separately as part of a future parking management plan for the precinct area.

Officers' assessment is that based on what is currently known, there is community benefit from leasing this site and on that basis, recommends progressing to notification and seeking submissions in line with the statutory requirements.

Recommendation

That Council:

(1) Commences the statutory process, under section 190 and section 223 of the Local Government Act 1989, to give effect of its intention to enter into a lease of the former Reservoir Library building located at 11–33 Ralph Street, Reservoir with John Holland Pty Ltd (in its capacity as a registered member of the North Western Program Alliance for and on behalf of LXRA) for the purpose of providing office accommodation during the Reservoir Level Crossing Removal Project under the terms and conditions provided in this report.

(2) Gives public notice under section 190 and section 223 of the *Local Government Act* 1989 seeking public submissions in relation to Council's intention to enter into a lease with John Holland Pty Ltd in the appropriate newspapers.

(3) Notes any public submission that requests to be heard in relation to their submission will be presented at a Hearing of Submissions Committee meeting prior to a further report being presented to Council for a final decision.

BACKGROUND / KEY INFORMATION

In September 2018, the State Government formally announced that works will commence on the removal of the Reservoir station level crossing at the junction of High Street, Spring Street and Cheddar Road, Reservoir. It is expected that the project will commence in early 2019 and on completion, will deliver a rail bridge over the junction, a brand new and modern Reservoir station, create new open space around the station, and provide a clearer pedestrian link between Broadway and Edwardes Street.

Council recently received an enquiry from LXRA expressing interest in the sole utilisation of the Building for the purpose of office accommodation for staff and the provision of staff parking in the adjacent eastern side car park located on Ralph Street, Reservoir. They advised that the Building and staff parking would be required for a minimum of 2 years.

The Building, with an area of 1,015m², was constructed by the City of Preston in 1979. Since the library was relocated when the Reservoir Community and Learning Centre opened in 2015, the Building has been left vacant. It is in poor condition and requires significant works to bring it up to a useable compliant condition.

LXRA has indicated that should they be granted a lease of the Building, they will undertake refurbishment works, which are currently estimated at approximately \$400,000. These works would ensure that the building complies with the relevant building requirements that would enable it to be used for office accommodation for up to 100 staff.

The scope of the LXRA refurbishment works include:

- Asbestos Removal/Protection Where Required
- Heating And Cooling System Upgrades
- New Flooring Of Approximately 1000 Square Metres
- Painting And Plastering
- A New Kitchen
- Additional Bathrooms
- Upgrade Of The Breakout/Lunch Room Area
- Power Cable Upgrades
- Network Cabling
- Upgrade Of The Fire Panel, If Required
- The Creation Of Larger Meeting Spaces (Undetermined)
- general clean-up of immediate area surrounding the building.

On the basis that Council would be the beneficiary of an upgraded building asset at the end of the lease, LXRA has requested that a nominal rent be applied. However, the actual value that the refurbishment works would provide to Council has yet to be established given that Council has not considered its longer-term use of the Building and depending on Council's plans, the fit-out may or may not be of value. Further, Council will be required to do a range of work relating to the level crossing removal projects and it will have to commit resources to this to ensure the best outcome for the community.

It should be noted that as LXRA are not a legal entity, any agreement entered into would be with John Holland Pty Ltd, in its capacity as a registered member of the North Western Program Alliance for and on behalf of LXRA (John Holland).

Previous Council Resolution

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

COMMUNICATIONS AND ENGAGEMENT

Consultation

By commencing the statutory process, the stakeholders and the community would be notified of Council's intention to potentially enter into a lease with John Holland and be provided with an opportunity to make a submission on the matter to Council. It would also provide Council with the opportunity to obtain further insight into the overall views of local traders, surrounding property owners and the community prior to any decision being made to lease the Building to John Holland.

The statutory process for the proposed lease, which includes a public notice being published in the local newspapers, provides an opportunity for stakeholders and the community to make submissions within the 28-day period.

Officers anticipate a range of questions to come up during this consultation regarding the wider project. They will plan the consultation in this context and be prepared to answer these.

Consultation will include local traders, regular user groups and the Trader's Association.

Communications

Public notice of the proposal will be given in the *Preston Leader* and *Northcote Leader* newspapers on 13 and 14 November 2018, respectively. Notification will also be given on Council's website.

A comprehensive communication plan is being developed to inform the residents and community of Darebin's involvement throughout the process of the Reservoir Level Crossing Removal Project. This plan will include strategies to ensure it reaches all culturally diverse groups in our community.

ANALYSIS

Alignment to Council Plan / Council policy

Goal 1 - A sustainable city

Property Asset Management Strategy 2014

Environmental Sustainability Considerations

Council will be working with the LXRA to ensure that, where practicable, they use environmentally sustainable materials and 5+ star appliances as part of their works. While Council is still reviewing the options for parking, LXRA has advised that they support sustainable transport and will be encouraging their staff to utilise those opportunities.

Equity, Inclusion and Wellbeing Considerations

There are no factors in this report which impact upon equity, inclusion and wellbeing.

Cultural Considerations

Communications planning will ensure it is designed to reach all culturally diverse groups.

Economic Development Considerations

The use of the Building both now and in the future presents an opportunity for local economic development in the area. The increase of up to 100 additional people in the area may result in an increase in turnover for local business and economic activity throughout the area.

Financial and Resource Implications

There are no financial or resource implications as a result of commencing the statutory procedures as contained in this report. Costs associated with undertaking the statutory process would be funded from existing allocations.

Legal and Risk Implications

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

DISCUSSION

Lease

Council has standard lease agreements which apply to the various uses of its properties. The standard lease relating to this type of occupation will be employed.

Council is proposing to enter into a lease under the following terms and conditions:

Tenant

John Holland Pty Ltd ABN 11 004 282 268 A registered member of the North Western Program Alliance.

Term of Lease

2 years, with the provision of 6 options of 1 month each.

Rent

The rent will not be less than the market rent by reference to a valuation held by Council. The rent will increase annually by 3% on the anniversary of the commencement date during the term.

Permitted Use

Provision of office accommodation for up to 100 staff.

Council does not represent that the Building is suitable for the permitted use and that John Holland must make its own enquiries as to the suitability of the Building for the permitted use.

Refurbishment Works

John Holland will be required to undertake refurbishment works to the Building to ensure it complies with relevant building and essential safety requirements, including obtaining all relevant plans and permits. A schedule detailing the refurbishment works must be provided to Council for consideration and approval, prior to the commencement of the works.

Repairs and Maintenance

John Holland will be responsible for all repairs and maintenance of the Building throughout the term of the lease and any extension of the lease.

Community Benefit

Officers' assessment is that based on what is currently known, there is community benefit from leasing this site. The two main benefits are: firstly, the introduction of additional people into the area has the potential to boost local economic development; and secondly, there is a benefit in having the level crossing removal project team located in the local activity centre, as it ensures they build a strong knowledge of local opportunities and challenges and are well-placed to ensure that their project design and management addresses these.

Future Uses

Council is currently in the process of reviewing its land holdings, including this site, to plan for future uses across the municipality. However, this review is yet to be finalised and is some time away. As the proposed arrangement would be a short-term lease, it does not preclude or inhibit any potential for future uses.

Should the lease be granted, the refurbishment works are not expected to impact on future options for the building, but instead, at the conclusion of the lease, the works could allow for the Building to more easily be used for some functions and potentially for community, commercial or Council use.

Staff Parking

LXRA has requested the use of a portion of the Car Park that surrounds the Building to the east, south and west. The parking supply in the area appears to be sufficient to meet current demand and to accommodate some use associated with the proposed lease; however, there are concerns that as the construction of the Reservoir Level Crossing Project progresses, there are likely to be additional parking pressures in the area.

To understand clearly whether there is sufficient parking and the options for managing parking during construction, officers are currently doing detailed data collection and analysis of the parking in the area and will provide further advice about this ahead of any future decision about the potential lease, which would include, if appropriate, recommending lease conditions relating to parking management.

This work will take a holistic approach that considers all of the future impacts for the whole precinct area, including considering impacts on other parts of the activity centre as the project progresses, the potential provision of LXRA staff parking and the forthcoming closure of the rail commuter car park at Reservoir station. An integrated approach will be taken that includes various facets of parking management as well as engagement with local traders, community, stakeholders, and LXRA staff and contractors.

OPTIONS FOR CONSIDERATION

Option 1 – Commence the Statutory Procedures (Recommended)

Council could resolve to commence the statutory process to enter into a lease with John Holland for purpose of providing LXRA staff with office accommodation during the Reservoir Level Crossing Removal Project at the former Reservoir Library located at 11-33 Ralph Street, Reservoir. The statutory process would provide Council with the opportunity to obtain further insight into the overall views of surrounding property owners, stakeholders and the community prior to any decision being made to lease the Building to John Holland to enable its use as staff accommodation. Officers will complete detailed precinct parking analysis and include further advice in regards to parking to inform any future decision.

Option 2 – Abandon the Proposal

Council could resolve to abandon the proposal and take no action. If the proposal is abandoned and the status quo remains, LXRA will need to look for another site or land, which may be outside the municipal boundary. The potential benefits of having 100 project staff located in Reservoir would not be realised. The Building could be available for other purposes during the next two years; however, it would need to be brought up to a usable and compliant condition.

IMPLEMENTATION STRATEGY

Should Council resolve to support Option 1:

Details

- Arrange for the statutory process for the proposed lease to be undertaken pursuant to the provisions of section 190 and section 223 of the *Local Government Act 1989*.
- A further report be presented to Council in early 2019 regarding the outcome of the statutory process for the proposed lease to John Holland Pty Ltd (in its capacity as contractor for and on behalf of LXRA) for the purpose of providing office accommodation during the Reservoir Level Crossing Removal Project under the terms and conditions provided in this report.

Communication

Communication will include with:

- John Holland Pty Ltd
- Level Crossing Removal Authority
- Surrounding property owners and the community
- Trader's Association
- Council departments

Council's communications will ensure it is designed to reach residents, traders and all diverse groups including members of the CALD community.

Timeline

- Estimated date of statutory notice 13 and 14 November 2018
- A further report be presented to Council early 2019 regarding the outcome of the statutory process for the proposed lease.

RELATED DOCUMENTS

- Local Government Act 1989
- Property Asset Management Strategy 2014

Attachments

Aerial Photo (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.



8.9 WH ROBINSON RESERVE SPORTS PAVILION

AWARDING OF CONTRACT- CT201878

COMPLETION OF EXTENSIONS/REFURBISHMENT WORKS

Author: Coordinator Facility Design/Draft

Reviewed By: General Manager Operations and Capital

PURPOSE

To appoint a suitably qualified and experienced contractor to complete the refurbishment and extensions to the WH Robinson Reserve Pavilion.

EXECUTIVE SUMMARY

At its meeting on 2 October 2017, Council appointed Donnan Consulting under Contract CT201781 to construct works for the refurbishment and extension of the WH Robinson Reserve Pavilion.

On 12 June 2018 Donnan Consulting was placed into liquidation at the request of its creditors. The building was partly under construction at the time of liquidation. Donnan Consulting could not be re-engaged and in order for the project to be completed, a new public tender was required.

On 25 August 2018, a publicly advertised Request for Tender (RFT) was released for the completion of the refurbishment and extensions to the WH Robinson Reserve pavilion. This report recommends awarding the contract (CT201878) to a suitable building contractor.

Recommendation

That

(1)	Council enters into a contract with refurbishment and extensions to the WH Robinsor the lump sum of \$ (inclusive of GST), for June 2019;	,
(2)	Council approves a contingency amount of \$approximately% of the contract amount, to be	·

(3) Council approves the allocation of additional funds of \$428,059.30 (exclusive GST) from savings across the Capital Works Program to fund the project and makes appropriate budget adjustments at Council's Mid -Year Budget review; and

other unforeseen items as part of Contract No. CT201878;

(4) Council authorises the Chief Executive Officer to finalise and execute the contract documentation on behalf of Council.

BACKGROUND / KEY INFORMATION

The pre-existing pavilion at WH Robinson Reserve was functionally inadequate to meet the contemporary needs of the tenant sporting clubs. The facility lacked any internal toilet amenity, visiting team change, umpire's change, a functional social area, kiosk or adequate storage. The pavilion was old and did not provide access for people with a disability.

Council engaged Donnan Consulting under Contract CT201781 for the refurbishment and extension of the pavilion. The Contract was executed on 21 November 2017 and incorporated the AS 4000-1997 general conditions of contract. It was a 'construct only' contract with the designs and specification having been prepared by others on behalf of Council.

During the procurement process all checks and references were carried out by the evaluation team with an independent Probity Auditor overseeing the process.

On the 12 June 2018, Donnan Consulting was placed into liquidation at the request of its creditors and a liquidator was appointed.

A report to Council on 23 July 2018 informed Council of the insolvency of Donnan Consulting.

At its meeting held on 23 July 2018, Council resolved:

'That Council

- (1) Notes that Donnan Consulting have been placed into liquidation and cannot complete the refurbishment and extension of the WH Robinson Pavilion:
- (2) Authorises the General Manager Operations and Capital to re-tender for the completion of the remaining refurbishment and extension works at WH Robinson Pavilion;
- (3) Lodge a "proof of debt" claim with the Donnan Consulting liquidators at the completion of the building works.

This report seeks Council approval following the re-tendering for the completion of the remaining refurbishment and extension works at WH Robinson Pavilion.

A "formal proof of debt" claim form has been lodged with Donnan Consulting liquidators to attempt to recover debt.

COMMUNICATIONS AND ENGAGEMENT

Consultation

Council's Solicitor (Maddocks) has been consulted.

Communications

Coordinator Leisure Services, resident sporting clubs, local community, Councillors and the Executive Management Team (EMT) have been advised of Donnan Consulting insolvency and the re-tender for the completion of the remaining refurbishment and extension works at WH Robinson Pavilion.

ANALYSIS

Alignment to Council Plan / Council policy

Goal 2 - Opportunities to live well

- 2.1 Ensure health and social services meet our community's needs across their life-course.
- 2.2 Expand opportunities for participation and social connection through sport, physical activity, arts, culture and other leisure activities.

Environmental Sustainability Considerations

Best practice sustainability principles have been used throughout the design process. The restart of the construction process would maintain the sustainable principles to reduce impact on the environment. This includes:

- Design to Darebin's ESD Building Policy
- Double glazed windows and doors
- Fully insulated roof and walls
- Electrical and mechanical components designed in accordance with Part "J" of the Building Regulations
 - Rainwater harvesting and re-use
- Eco-friendly building materials
- Recycled materials and waste management.

Equity, Inclusion and Wellbeing Considerations

Once developed, the expanded pavilion would be utilised by sports and recreation clubs including groups under-represented in physical activity participation including groups from low socio economic backgrounds, culturally and linguistically diverse communities, girls and women. The Leisure Strategy reflects the need to prioritise participation of these demographic groups, particularly through the provision of suitable sustainable sports and recreation infrastructure.

Cultural Considerations

There are no cultural factors in this report which are impact upon.

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 guideline. A 10% weighting was allocated to this criteria.

Financial and Resource Implications

Refer to the confidential report (Attachment A) for the details of the budget evaluation. Council allocated \$500,000 (Exc GST) for this project this financial year. An additional unbudgeted amount of \$428,059.30 (Exc GST) is required to complete the building works. The adjustment is to be referred to the 2018/19 mid-year budget review and will be sourced from savings across the Capital Works Program.

Legal and Risk Implications

The construction site with the partially constructed building has been secured as much as possible to minimise the risk of weather, vandalism or theft. The following measures have been taken:

- Power has been disconnected from the mains in the event of copper theft causing electrocution.
- Sewer drains have been capped.
- Loose materials have been stored until construction recommences.
- Objects that could become dangerous in strong wind has been secured.
- Construction fencing has been maintained and is now on hire by Council.

Financial check

A financial check was completed on the shortlisted contractors through Dun and Bradstreet Pty Ltd on 14 October 2018. The financial checks verified the financial capacity of the shortlisted contractors to complete the works. Refer to confidential **Appendix C** for the Dunn and Bradstreet report circulated under separate cover.

DISCUSSION

Request for Tender

On 25 August 2018, the RFT was advertised in 'The Age' newspaper for the completion of the refurbishment and extensions to the WH Robinson Reserve pavilion (CT201878). The tender is based on a lump sum contract using Australian Standard AS 4000 - 1997 – General Conditions of Contract.

The RFT closed on 20 September 2018. Details of contractors that submitted proposals before the closing date and time are provided in Confidential **Appendix A** circulated to Councillors under separate confidential cover.

Tender Evaluation

The RFT submissions were evaluated by the panel against the evaluation criteria detailed in the table below. The evaluation criteria was established prior to the RFT being advertised, and was included in both the Strategic Procurement Plan and the RFT documentation.

EVALUATION CRITERIA		
Price		
Methodology		
Program		
Experience		
Capability and Team Key Personnel		
Local business content		
Quality systems, OHandS and required insurances		

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.

Probity

The procurement policy mandates that a probity advisor be engaged for all projects greater than \$1,000,000. An independent Advisor was engaged to provide an overview of the probity tasks and to provide findings and conclusion in relation to the evaluation process. A report was received from the Probity Advisor dated 11 October 2018. It concluded that all probity requirements had been met. Confidential **Appendix B** has been circulated to Councillors under separate cover.

OPTIONS FOR CONSIDERATION

Refer to Confidential **Appendix A** circulated to Councillors under separate confidential cover for options for considerations.

IMPLEMENTATION STRATEGY

Details

Award a fixed lump sum contract CT201878 to the Successful Contractor	Early Nov 2018
Commence construction	Mid Nov 2018
Expected Project completion and handover	June 2019

RELATED DOCUMENTS

- CT201878 Contract Documentation and Awarding Completion of Extensions and Refurbishment to the WH Robinson Reserve Sports Pavilion (Objective Reference fA862049)
 - Strategic Procurement Plan
 - Risk Assessment
 - Probity Plan
 - Request for Tender
 - Conflict of Interest Declaration
 - Evaluation Endorsement
 - Evaluation Matrix
- Council Report 23 July 2018 Item 8.4 WH Robinson Reserve requirements to complete pavilion works.

Attachments

- A Completion of Extensions and Refurbishment to the WH Robinson Pavilion (Appendix A) Confidential - enclosed under separate cover
- Probity Report City of Darebin RFT process CT201878 WH Robinson (Appendix B)
 Confidential enclosed under separate cover
- Dunn & Bradstreet Comprehensive Report WH Robinson (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.

8.10 PROPOSED TRANSFER OF ROADS AND RESERVES FROM

STATE TRUSTEES LIMITED

Author: Property Manager

Reviewed By: General Manager Governance and Engagement

PURPOSE

To consider the transfer of a number of roads and reserves from the State Trustees Limited (State Trustees) to Council.

EXECUTIVE SUMMARY

State Trustees has requested that Council accept the titles for a number of roads and reserves that formed part of an original plan of subdivision and which were previously registered in the name of (now) deceased persons. The State Trustees, in its capacity as legal personal representative for various deceased persons, proposes to transfer the titles to Council for nil consideration.

Recommendation

That Council:

- (1) Resolves to accept title to the roads and reserves shown highlighted yellow in **Appendix A** and **Appendix B** for nil consideration.
- (2) Authorises the Chief Executive Officer to execute relevant documents to facilitate the agreement for the transfer of the roads shown in **Appendix A** to Darebin City Council.
- (3) Authorises for the Chief Executive Officer to sign the relevant Transfer of Land documentation.

BACKGROUND / KEY INFORMATION

Prior to 1988, land that was not transferred in a parent title following subdivision, which usually comprises roads and reserves, remained in the name of the original owner of the land (whether it be an individual, company, developer or subdivider). Following the introduction of the *Subdivisions Act 1988*, title to all new roads within subdivisions are recorded in the name of the relevant authority with the title issued on registration of the subdivision. This does not apply to roads and reserves created prior to 1988.

Some of the owners/developers who completed a subdivision prior to 1988 have since passed away, leaving behind no beneficiaries to their assets. Any such assets are transferred to the State Trustees in its capacity as legal personal representative of such persons. This includes title to any roads or reserves which were in the name of an owner, subdivider or developer, prior to 1988.

Day-to-day responsibility for all public roads within the municipality vests with Council pursuant to Schedule 5 of the *Road Management Act 2004* and section 205 of the *Local Government Act 1989*, with the exception of some main roads which fall under the responsibility of VicRoads. Therefore, obtaining actual title to such roads is generally not necessary and is not actively sought by Council.

Recently Council was approached by the State Trustees looking to transfer title to the roads and reserves that were in the name of the (now) deceased persons. State Trustees proposes to transfer the title of the roads and reserves shown in **Appendix A** and **Appendix B** to Council for nil consideration.

Assessment of roads and reserves proposed for transfer

In May 2014, Council adopted the Property Asset Management Strategy. This strategy details a structured process to guide decision-making for property assets, which involves the assessment of a property via the decision logic map to determine how critical a property is to Council's core property functions and the role of that property asset in meeting Council's current and future service requirements.

An investigation into the status of the roads and reserves that are the subject of this report identified that they are reserved for public purposes that deliver transport and drainage services. Some of the roads that have been partially or fully constructed form part of Council's Register of Public Roads and are vital to the City's transport network. The reserves predominantly provide drainage and contain Council infrastructure that facilitate that purpose. Generally, these assets are being cared for and managed by Council. There are also a number of unmade roads, which apart from one small section that is occupied by the adjoining owner, are open and used for road purposes.

Overall, the roads and reserves have returned a hold point of 'maintain', as per the decision logic map (**Appendix C**) contained within the Property Asset Management Strategy, as they provide ongoing strategic value to Council's current and future service delivery requirements, financially or as a benefitting right. This hold point provides for acquisition of properties that are not in the ownership of Council.

By transferring the roads and reserves, Council would become the registered proprietor of all land in the roads and reserves, thus protecting Council's interests in the public land, as Council-owned land is exempt from adverse possession.

COMMUNICATIONS AND ENGAGEMENT

Consultation

- Maddocks Lawyers
- State Trustees
- Relevant internal departments

Communications

Not applicable

ANALYSIS

Alignment to Council Plan / Council policy

Goal 6 - A well governed Council

Property Asset Management Strategy 2014

Environmental Sustainability Considerations

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

Equity, Inclusion and Wellbeing Considerations

There are no factors in this report which impact upon equity, inclusion and wellbeing.

Cultural Considerations

There are no factors in this report which impact upon cultural considerations

Economic Development Considerations

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

Financial and Resource Implications

The roads and reserves will be transfer to Council at nil consideration. The legal administration costs associated with the transfers, which are estimated at approximately \$1,500-00 will be funded from existing budget allocations.

No additional funding is required, given the roads and reserves are currently being cared for and maintained by Council under existing budget allocations.

Legal and Risk Implications

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

DISCUSSION

OPTIONS FOR CONSIDERATION

Option 1 – Abandon the Proposal or Do Nothing

Council could resolve to abandon the proposal, take no action or may make no resolution on the matter. This option would mean that the land from the roads and reserves would continue to be held by State Trustees despite them vesting in, and generally being cared for and managed by Council. It would also mean that the status quo would remain with one of the adjoining property owners continuing to occupy the land from the roads and reserves.

Council may be perceived as knowingly encouraging and enabling the property owner to continue to occupy land from the road and reserve within Darebin to the detriment of the community (whether financially or as a benefiting right). Additionally, Council may lose future rights to the land if the adjoining property owner is able to accrue possessory rights.

Option 2 - Proceed with the transfer of land from State Trustees Limited (Recommended)

Council could proceed with the proposal and resolve to accept title to the land from the roads and reserves shown highlighted yellow in **Appendix A** and **Appendix B**. This would be consistent with current practice introduced by the *Subdivision Act 1988*, aligning the vesting of those properties with the ownership, while ensuring the public purpose is preserved and protected in the future.

It would also help to avoid uncertainty and anomalous situations, as well as preventing any possessory rights being accrued on land from the roads and reserves where Council is not the registered owner on title. However, despite Council-owned land being exempt from adverse possession, Council may be subject to a possessory claim that relates to a period prior to the transfer of title of the land from that road and reserve. Should this occur, it will be dealt with on a case by case basis.

IMPLEMENTATION STRATEGY

Should option 2 be supported by Council:

Details

- Advise the State Trustees of Council's decision to accept the roads and reserves shown in Appendix A and Appendix B for nil consideration
- Preparation of relevant transfer documentation for execution
- Lodge transfer documentation with Land Registry Victoria
- Notification of electronic title issued in the name of Darebin City Council

Communication

- Maddocks Lawyers
- State Trustees

Timeline

It is estimated that the transfers would be completed by January 2019.

RELATED DOCUMENTS

- Limitation of Actions Act 1958
- Local Government Act 1989
- Property Asset Management Strategy 2014
- Road Management Act 2004
- Subdivisions Act 1988
- Transfer of Land Act 1958

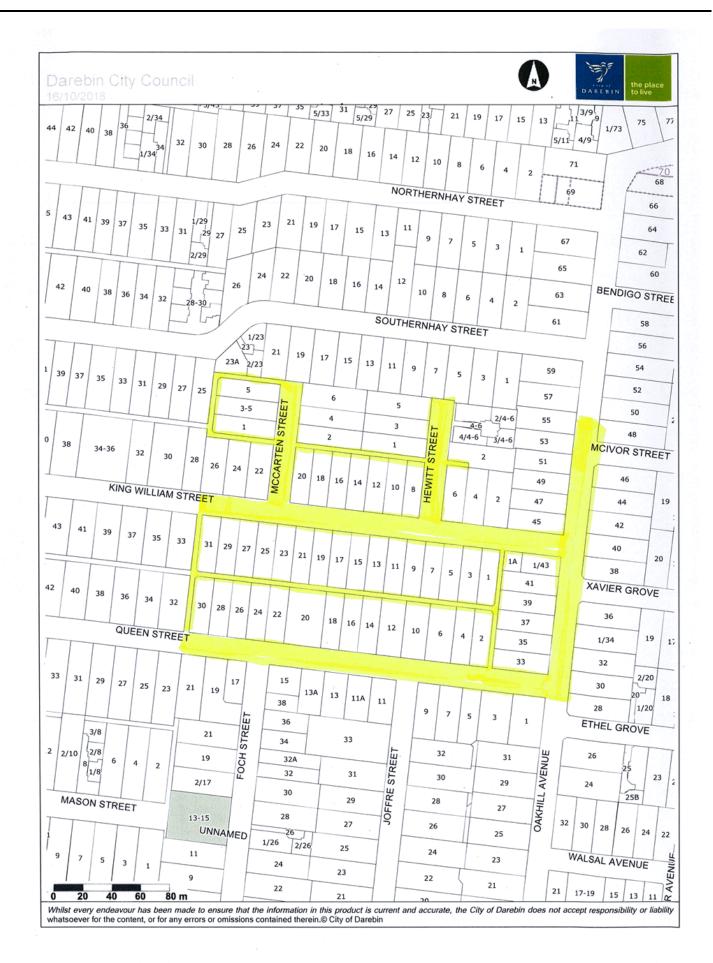
Attachments

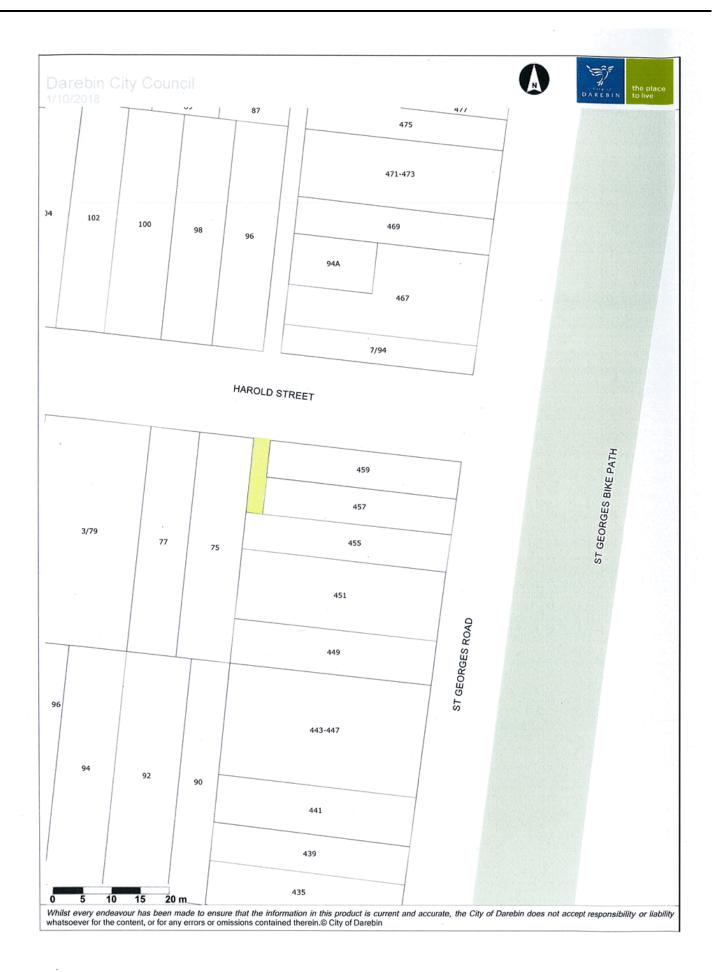
- Site Plans (Appendix A)
- Aerial Views (Appendix B)
- Decision Logic Map (Appendix C)

DISCLOSURE OF INTEREST

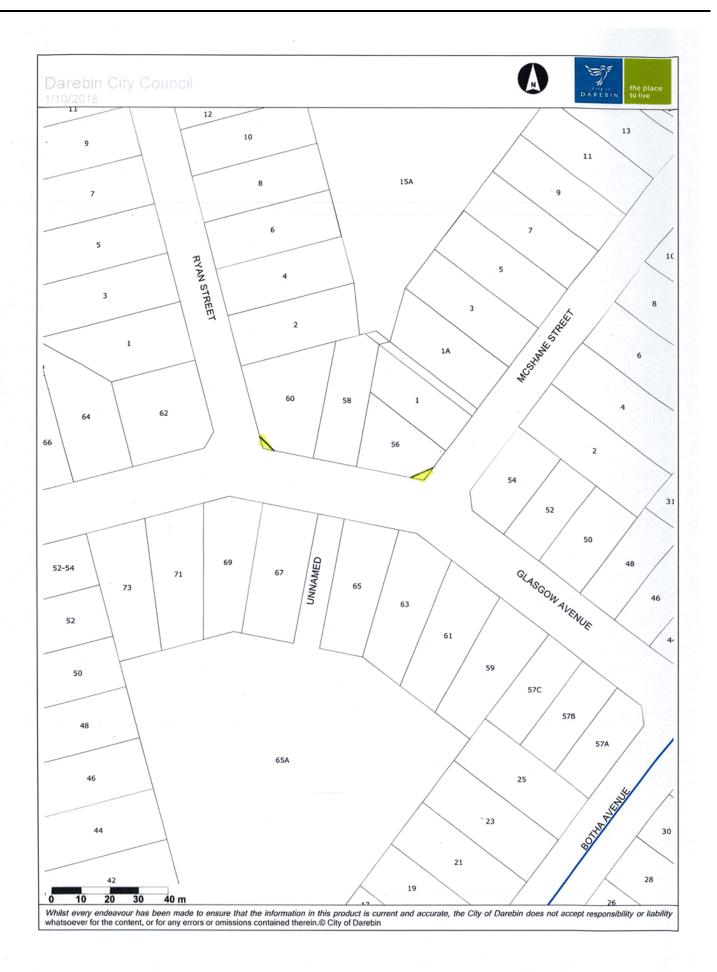
Section 80C of the *Local Government Act 1989* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any direct or indirect interest in a matter to which the advice relates.

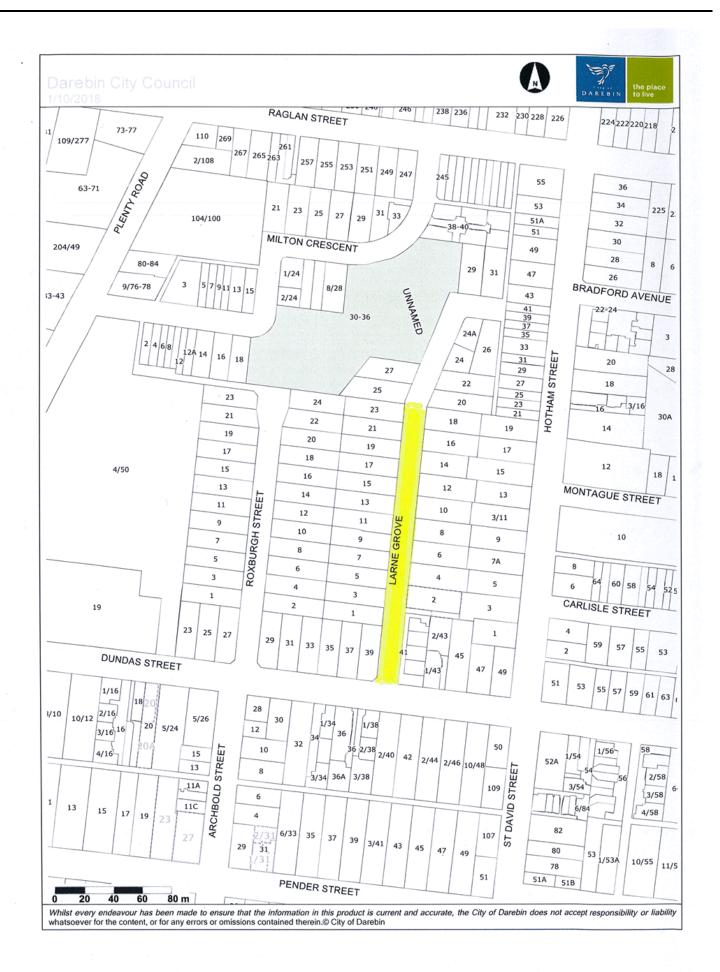
The Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.



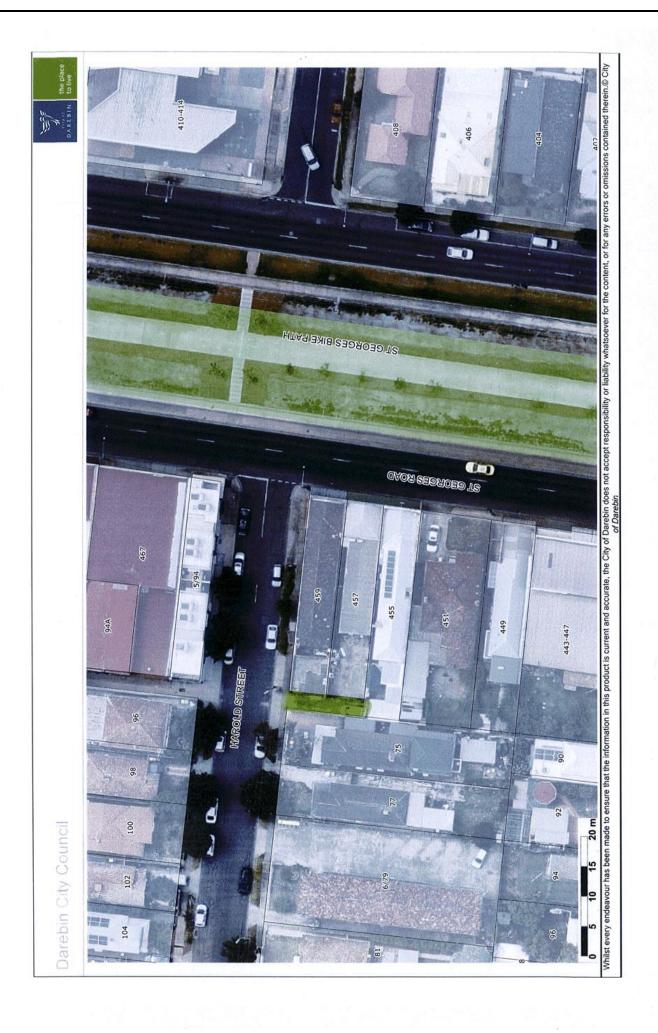








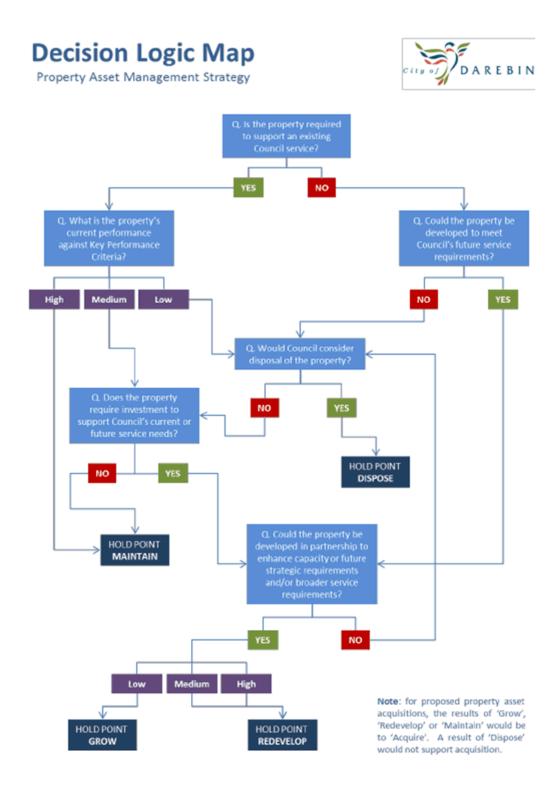












9. CONSIDERATION OF RESPONSES TO PETITIONS, NOTICES OF MOTION AND GENERAL BUSINESS

Nil

10. NOTICES OF MOTION

10.1 ESTABLISHMENT OF SPORTING CLUB PARTNERSHIP

AGREEMENT PROGRAM

Councillor: Gaetano GRECO

NoM No.: 382

Take notice that at the Council Meeting to be held on 7 November 2018, it is my intention to move:

That Council:

1. Receives a report at a Council meeting in February on the feasibility of establishing a City Wide Sporting Club Partnership Agreement Program similar to the one recently granted to the Darebin Falcons to support other sporting clubs that agree to promote participation of girls, women and targeted disadvantaged groups that are underrepresented in sporting activity in the Darebin community

2. In preparing the report Council should consult widely with all sporting clubs in Darebin with a view of gaining an insight into the needs of clubs and how a partnership agreement program can mutually aide clubs and Council achieving greater participation of girls, women, minority groups, disabled groups, other socio-economically disadvantaged youth and members of the community.

Notice Received: 23 October 2018

Notice Given to Councillors 29 October 2018

Date of Meeting: 7 November 2018

Item 10.1 Page 241

10.2 ESTABLISHMENT OF A SUBSIDISED BASIC GARDEN

MAINTENANCE PROGRAM FOR RESIDENTS ON LOW

INCOMES WHO ARE INCAPACITATED

Councillor: Gaetano GRECO

NoM No.: 383

Take notice that at the Council Meeting to be held on 7 November 2018, it is my intention to move:

That Council receives a Council report in December on options on establishing a subsidised basic home gardening assistance program for low income residents who need assistance with basic gardening maintenance due to ill health or permanent incapacity.

Notice Received: 23 October 2018

Notice Given to Councillors 29 October 2018

Date of Meeting: 7 November 2018

Item 10.2 Page 242

10.3 UPDATE ON WELCOMING CITIES PROJECT

Councillor: Gaetano GRECO

NoM No.: 384

Take notice that at the Council Meeting to be held on 7 November 2018, it is my intention to move:

That Council receives a Council report in December on the implementation of the Welcoming Cities Project endorsed by Council in 2017.

Notice Received: 23 October 2018

Notice Given to Councillors 29 October 2018

Date of Meeting: 7 November 2018

Item 10.3 Page 243

10.4 UPDATE ON PLANNING REVIEW PROCESS

Councillor: Gaetano GRECO

NoM No.: 385

Take notice that at the Council Meeting to be held on 7 November 2018, it is my intention to move:

That Council receives a Council report to update the Community on the implementation of the Planning Review Process project previously endorsed by Council and in particular what community consultation will be undertaken in informing the planning review.

Notice Received: 23 October 2018

Notice Given to Councillors 29 October 2018

Date of Meeting: 7 November 2018

Item 10.4 Page 244

10.5 PRESTON MARKET

Councillor: Trent MCCARTHY

NoM No.: 386

Take notice that at the Council Meeting to be held on 7 November 2018, it is my intention to move:

That Council:

- (1) Amends Resolution No 379 "Request for Permanent Maximum Mandatory heights over existing footprint of the Preston Market" made on 15 October 2018 by deleting the words 'be made permanent' and replacing them with the words 'remain in place until after the current Review of Planning Controls at the Preston Market site is completed and any changes to the planning controls arising from the Review have been made' and therefore resolve in full "That Council as a matter of urgency writes to the Minister for Planning requesting that the interim height controls which apply a maximum mandatory height control of 9 metres to the existing footprint of the Preston Market remain in place until after the current Review of Planning controls at the Preston Market site is completed and any changes to the planning controls arising from the review have been made".
- (2) Notes the rich social heritage and importance of the market to the community, and reiterates Council's commitment to working to preserve the long term viability of the market.
- (3) Reiterates Council's commitment to working in partnership with the VPA to review the planning controls applicable to the Preston Market site and future opportunities for development of the site through a process of engagement with the community, key stakeholders and owners of the site.

Notice Received: 24 October 2018

Notice Given to Councillors 29 October 2018

Date of Meeting: 7 November 2018

Item 10.5 Page 245

10.6 COMMUNITY, EDUCATION AND BUSINESS

OPPORTUNITIES DURING LEVEL CROSSING REMOVALS

Councillor: Trent MCCARTHY

NoM No.: 387

Take notice that at the Council Meeting to be held on 7 November 2018, it is my intention to move:

That the Mayor writes to the Level Crossing Removal Authority seeking their commitment to work with Council to facilitate opportunities for local businesses, social enterprises, education and training providers and community organisations during the removal of the Bell package of level crossings (Bell, Oakover, Cramer and Murray).

Notice Received: 25 October 2018

Notice Given to Councillors 29 October 2018

Date of Meeting: 7 November 2018

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11. REPORTS OF STANDING COMMITTEES

11.1 AUDIT COMMITTEE REPORT

The Audit Committee is an Advisory Committee appointed, pursuant to section 139 of the *Local Government Act 1989* (the Act), to assist Council in fulfilling its responsibilities relating to internal control mechanisms and external reporting requirements.

Meetings of the Audit Committee were held on 22 March 2018 and 4 June 2018. Summary minutes of these meetings are attached to this report as **Appendix A** and as the confidential attachment **Appendix B**.

Recommendation

That the report of the Audit Committee meetings held on 22 March 2018 and 4 June 2018 be received for noting.

RELATED DOCUMENTS

Nil

Attachments

- Audit Committee Summary Minutes March and June 2018 (Appendix A)
- Confidential Audit Committee Summary Minutes June 2018 (Appendix B) Confidential
 enclosed under separate cover

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the place to live

SUMMARY MINUTES OF THE AUDIT COMMITTEE MEETING

Held on Thursday 22 March 2018

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MINUTES OF THE MEETING OF THE AUDIT COMMITTEE OF THE DAREBIN CITY COUNCIL HELD AT DAREBIN CIVIC CENTRE 350 HIGH STREET PRESTON ON THURSDAY 22 MARCH 2018

THE MEETING OPENED AT 2.35PM

1. PRESENT

Members

Mr Terry Richards (Chairperson)

Ms Lisa Tripodi (Deputy Chairperson)

Dr Marco Bini (Independent External Member)

Cr. Kim Le Cerf (Mayor) (Committee Member)

Cr. Susan Rennie (Committee Member)

Internal Auditor

Mr Garry Leon - Senior Manager, Risk Consulting - Crowe Horwath

External Auditor

Mr Remy Szpak - Financial Audit Manager - VAGO

Officers

Ms Sue Wilkinson - Chief Executive Officer

Ms Ingrid Bishop - General Manager Governance & Engagement

Mr Vito Albicini - General Manager Operations & Capital

Mr Allan Cochrane - Manager Finance

Mr Michael O'Riordan - Financial Accountant

Mr Darren Rudd - Manager City Development

Ms Katina Angelofsky - Manager People & Development

Mr Suman Nagpal - Coordinator Asset Systems

Minutes

Ms Marisa Schiavello - A/Personal Assistant to General Manager Governance & Engagement

2. APOLOGIES

Mr Martin Thompson - Senior Partner, Audit & Assurance - Crowe Horwath

3. DISCLOSURES OF CONFLICTS OF INTEREST

Nil

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AUDIT COMMITTEE SUMMARY MINUTES

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4. REGISTER OF INTERESTS

Audit Committee members are asked to declare any conflicts of interest. No conflicts of interest were declared and the following record of members' disclosures will remain until amended by the member concerned.

Mr Terry Richards

Latrobe City Council

Ms Lisa Tripodi

- City of Greater Geelong
- City of Moonee Valley
- Knox City Council
- Mornington Peninsula Shire Council

Dr Marco Bini

Nil

5. CONFIRMATION OF THE PREVIOUS AUDIT COMMITTEE MEETING

Committee Decision

MOVED: Mr T Richards SECONDED: Ms L Tripodi

That the Minutes of the Audit Committee Meeting held on 4 December 2017 be confirmed as a correct record of business transacted.

CARRIED

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6. STANDING REPORTS

6.1 REVISED AUDIT COMMITTEE MEETING SHEDULE FOR

2018

Author: PA to Director Corporate Services

Reviewed By: Acting Director Corporate Services

Summary

As per the Audit Committee Charter, the Committee is required to meet at least four times a year, with the authority to convene additional meetings, as circumstances arise.

At the meeting on 2 October 2017, the Audit Committee adopted the proposed meeting dates of 5 February, 7 May, 27 August (Ordinary and Financials), and 12 November 2018.

After discussion between the Audit Committee Chair and Chief Executive Officer, the following are the proposed new meeting dates for the Audit Committee for the rest of 2018:

- Monday 4 June
- Monday 27 August (Financials only)
- Monday 3 December

All meetings will take place at the Darebin Civic Centre, 350 High Street, Preston.

Consultation

- Chief Executive Officer
- Audit Committee Chair

Committee Decision

MOVED: Mr T Richards SECONDED: Cr. K Le Cerf

That the Audit Committee adopts the revised proposed Audit Committee meeting schedule of 4 June, 27 August (Financials only), and 3 December 2018.

CARRIED

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7. FINANCIAL REPORTS

7.1 2017/18 MID-YEAR BUDGET REVIEW

Author: Financial Accountant

Reviewed By: Acting Director Corporate Services

Report Background

Under the *Local Government Act 1989*, at least every 3 months, the Chief Executive Officer must ensure that a statement comparing the budgeted revenue and expenditure for the financial year with the actual revenue and expenditure to date is presented to the Council at a Council meeting which is open to the public.

Previous Council Resolution

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

Previous Briefing(s)

Councillor Briefing - This matter has not previously been to a Councillor Briefing.

Council Plan Goal/Endorsed Strategy

Goal 6 - A leading, modern and open Council

Summary

The mid-year financial review assessed the financial performance of Council year-to-date to 31 December 2017.

The outcome of the review indicates that Council has achieved a year-to-date operating surplus of \$70.17 million, which is \$6.50 million ahead of budget. The year-to-date capital works expenditure was \$10.93 million, which is \$6.61 million behind the budget.

The forecast result for the year ending 30 June 2018 is an operating surplus of \$13.03 million and capital works expenditure of \$46.28 million. The forecast underlying result for the year ending 30 June 2018 is a surplus of \$5.26 million.

Committee Decision

MOVED: Mr T Richards SECONDED: Ms L Tripodi

That the Audit Committee:

 Receives the contents of the "Financial report six months ended 31 December 2017" included as **Appendix A** to this report and notes the year to date financial results against budget;

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(2) Notes the recommended capital works budget adjustments as detailed in the "Midyear Capital Works Projects requiring budget adjustment" included as **Appendix B** to this report.

CARRIED

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7.2 COUNCIL INVESTMENT PERFORMANCE REPORT 6

MONTHS ENDED 31 DECEMBER 2017

Author: Financial Accountant

Assistant Accountant

Reviewed By: Acting Director Corporate Services

Report Background

Legislative framework

Council is governed by the *Local Government Act 1989* ("the Act") which contains specific provisions on investments. The relevant sections of the Act are included in **Appendix A** of this report.

The current policy provides a framework within which the investment of Council funds is to be undertaken by authorised Council officers. The policy sets out:

- Objectives being pursued through the investment of surplus funds
- · Legislative requirements
- Types of approved investments
- Parameters for exposure to credit risk, product risk and institutional risk
- Criteria to assist in selecting investments
- Processes for evaluating and reporting investment performance against established benchmarks.

Ethical and sustainability considerations

To strengthen Council's commitment to socially responsible investments the current investment policy was amended in June 2013 to include under the section of 'objectives / principles' the following statement;

'All financial institutions to be selected for investments must indicate their commitment to core values of integrity, trust, customer service and the highest ethical standards along with their strong commitment to Corporate Social Responsibility (CSR)'.

Additional guidance surrounding the divestment in financial institutions directly investing in the fossil fuel industry was included into Council's investment policy in June 2017.

To ensure Council will move away from directly investing in any company for whom the extraction, production, refining, or distribution of fossil fuels forms a core part of their business strategy, or in any company whose principal business involves providing infrastructure or services to companies previously mentioned, Council will adopt a positive screening approach for Council's investment with financial institutions.

Council's investment strategy is to give preference to authorised deposit-taking institutions that state they do not finance fossil fuel projects if the investment transaction is compliant with Council's Investment Policy and the rate of investment is within 0.05 percentage points when compared against other investments available to Council at the time.

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As at 31 December 2017, 63% of all invested funds were placed with fossil fuel free financial institutions and ADIs (30 June 2017: 64%).

Previous Council Resolution

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

Council Plan Goal/Endorsed Strategy

Goal 6 - a leading, modern and open Council

Summary

A comprehensive review of Council's investment portfolio has been undertaken for the six months ended 31 December 2017. The Council's investment portfolio has earned \$0.80 million in interest on investments with term deposits and cash investments earning an annualised rate of 2.24% (June 2017: 2.44%). As at 31 December 2017, the Council's investment portfolio was valued at \$83.11 million (June 2017: \$74.15 million).

Committee Decision

MOVED: Mr T Richards SECONDED: Cr. K Le Cerf

That the Audit Committee receive the contents of this report.

CARRIED

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7.3 BORROWING POLICY

Author: Acting Director Corporate Services

Reviewed By: Acting Director Corporate Services

Summary

The Audit Committee Work Plan July 2017 – June 2018 details that the Borrowing Policy is discussed at the Audit Committee meeting.

The Borrowing Policy for the City of Darebin is incorporated into its Strategic Resource Plan for the four years 2017-2021 (pg 10-14). The Strategic Resource Plan for the four years 2017-2021 shows that at the time of preparation that no there were no borrowings and no anticipated new borrowings for the financial years 2017/18, 2018/19, 2019/20 and 2020/21.

This borrowing position has not changed and will be reviewed during the preparation of the Budget 2018/19 and the Strategic Resource Plan for the four years 2018-2022.

Consultation

Nil

Committee Decision

MOVED: Mr T Richards SECONDED: Dr M Bini

That the Audit Committee notes this report.

CARRIED

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8. RISK MANAGEMENT

8.1 CORPORATE RISK MANAGEMENT AND BUSINESS

CONTINUITY PLANNING

Author: Manager Corporate Risk and Audit

Reviewed By: Acting Director Corporate Services

Summary

This report provides an update of Council's current risk management status in relation to its proactive risk management projects, practices and performance as well as business continuity planning.

Committee Decision

MOVED: Mr T Richards SECONDED: Dr M Bini

That the Audit Committee notes this report.

CARRIED

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9. INTERNAL AUDIT

9.1 INTERNAL AUDIT PROGRESS REPORT AND RECENT

REPORTS AND PUBLICATIONS

Author: PA to Director Corporate Services

Reviewed By: Acting Director Corporate Services

Summary

The internal auditors, Crowe Horwath, have provided a report as at 13 February 2018 regarding Council's internal audit activity since December 2017.

Consultation

- Executive Management Team
- Senior Management

Committee Decision

MOVED: Mr T Richards SECONDED: Ms L Tripodi

That the Audit Committee note the attached report, Internal Audit Progress Report as at 13 February 2018 and Recent Reports and Publications (Oct–Dec 2017) prepared by Crowe Horwath.

CARRIED

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9.2 MEMORANDUMS OF AUDIT PLANNING

Author: PA to Director Corporate Services

Reviewed By: Acting Director Corporate Services

Summary

As part of the implementation of Council's audit program for 2018, Crowe Horwath has prepared a Memorandum of Audit Planning (MAP) for the following upcoming audit:

Management of the Security over Attractive and Valuable Minor Assets Review

This MAP was sent to Audit Committee members and the Executive Management Team with the opportunity for comment before being signed off by the Director Corporate Services.

Consultation

- Audit Committee
- Executive Management Team

Committee Decision

MOVED: Mr T Richards SECONDED: Cr. S Rennie

That the Audit Committee notes the MAP prepared by the internal auditor Crowe Horwath for Management of the Security over Attractive and Valuable Minor Assets Review.

CARRIED

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9.3 HUMAN RESOURCE PAYROLL REVIEW AUDIT

Author: Manager People and Development

Reviewed By: Acting Director Corporate Services

Summary

The Human Resource / Payroll Review Audit as attached was undertaken to assess the adequacy of centralised processes with respect to the following:

- (1) Award interpretations, including initial establishment and setup in payroll system; allowances; review and oversight by People and Development
- (2) Profile management, including personnel records management and privacy; access rights to HR IT system; update and management of employee details
- (3) Use of contract staff, including 'conditions of employment'; background, qualification and working with children requirements; consideration of contractor versus employee status
- (4) Management of variations, including higher duties; overtime; and time off in lieu
- (5) A review of data analytics to interrogate data within the relevant systems.

The audit found that some of the current controls in place over HR and Payroll maintained by Council need strengthening, and identified controls that should be implemented and improved in order to reduce the identified weaknesses and exposures.

Council has Human Resources and Payroll functions in place, supported by experienced Officers and adequate operational frameworks.

Whilst the report from Council's internal auditors did not note any high risk issues, two moderate issues and one low risk issue were identified as follows:

1. Management of pay variations (Moderate)

<u>Management Response:</u> Concurrence with the audit finding committing to the following process improvement undertakings:

- Council's Leave Policy will be updated to include guidelines specific to Time in Lieu and Roster Days Off.
- A Higher Duties Policy will be developed reflective of current industrial obligations, assignment and authorisation processes.
- Time in Lieu, Roster Day Off and Higher Duties reports will be prepared and made available to management and ELT on a quarterly basis.
- A process relating to the allocation and approval of time in lieu and overtime relating to the Team Leader Traffic will be developed and implemented.

2. Use of contract staff (Moderate)

<u>Management Response:</u> Concurrence with the audit finding committing to the following process improvement undertakings:

- Council's Agency Management Form will be updated to include the Manager People and Development and Coordinator Procurement as additional authorisers. The new process will be communicated across Council.
- People and Development and Procurement will collaborate to identify relevant information required from third party Agencies.
- Council will liaise with third party Agencies to develop a detailed job costing report and discuss timing of reports.

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 Agency management reports will be presented to ELT on a quarterly basis. Agreed strategies will be developed in consultation with ELT and implemented accordingly.

3. IT access levels to staff information (Low)

<u>Management Response:</u> Concurrence with the audit finding committing to the following process improvement undertakings:

- A policy will be developed in consideration of Privacy Legislation and confirm who can access to personnel files.
- Quarterly reviews will be undertaken to determine incongruence with Policy and with access removed if required.
- Quarterly reports will be presented to the General Manager Governance and Engagement.

4. Data analytics observations and recommendations

<u>Management Response:</u> Concurrence with the audit findings committing to the following process improvement undertakings:

- Processes will be developed and implemented to support Council to identify anomalies and put in place controls that mitigate or where possible eliminate risks
- Quarterly reports will be presented to ELT.

Consultation

- Katina Angelofsky Manager People and Development
- Roberta Vassallo Workforce Planning Consultant
- Joseph David Payroll Coordinator
- Diana Chung HR Systems Officer
- Helen Barbutt Learning and Development Consultant
- Nicole De Lacy HR Business Partner
- Angelo Luczek Coordinator Corporate Information
- Michael O'Riordan Financial Accountant
- Angelo Russo Team Leader Traffic Enforcement
- Harry Singh Senior Business Systems Analyst/Project Manager
- Daniel Tarquinio Senior Business Systems Analyst
- Andrew McLeod Director Corporate Services

Committee Decision

MOVED: Mr T Richards SECONDED: Dr M Bini

That the Audit Committee receive and note the attached report; Human Resource/Payroll Review prepared by the Internal Auditors, Crowe Horwath.

CARRIED

[Ms Angelofsky entered the meeting prior to discussion of this item at 2.58pm and left the meeting at conclusion of discussion at 3.06pm]

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9.4 VAGO EXTERNAL AUDIT STRATEGY 2017-2018

Author: Acting Director Corporate Services

Reviewed By: Acting Director Corporate Services

Summary

The Audit Strategy Memorandum for the year ending 30 June 2018 has been prepared by the Victorian Auditor-General's Office (VAGO), and sets out their approach to the audit of the Darebin City Council financial report, standard statements and performance statement for 2017-2018.

Consultation

- Director Corporate Services
- Chief Financial Officer
- Financial Accountant

Committee Decision

MOVED: Mr T Richards SECONDED: Dr M Bini

That the Audit Committee note the attached Audit Strategy Memorandum – Darebin City Council for the financial year ending 30 June 2018 prepared by the Victorian Auditor-General's Office.

CARRIED

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9.5 ASSET PROTECTION UPDATE

Author: Manager Planning and Building

Reviewed By: Acting Director Corporate Services

Summary

This matter was discussed at the Audit Committee meeting 4 December 2017 where the report was described as 'a work in progress' with the auditor and Council officers to work further on the issues where Council management are not in agreement.

Whilst there has been progress on the recommendations internally, with the Christmas/New Year break there has not been the opportunity for the auditor and Council management to meet and reconcile the issues where there is disagreement.

It is recommended that the internal process review that has been commenced continues and that a revised report be provided to the June Audit Committee meeting.

The Committee will recall that the Asset Protection service operates to protect Council Assets and general residential amenity in regard to building activity within the City. The service operates at a net profit and was reviewed to ascertain whether the service can be made more efficient and effective and whether actions can be taken to mitigate any risks identified. There is general consensus that the service would benefit from both system and process improvement.

The following section provides a summary of the report findings in relation to other key (lower risk) findings:

Policies & Procedures

- The policies and processes are due for review
- The tracking of customer complaints is limited and requires improvement

Use of Technology

 The Pathway software system requires a reporting capability to allow the monitoring of permits, tracking of Site Compliance Officer and workflow processes, together with capabilities of measuring performance and compliance with service standards such as inspections due to be completed within 36 hours.

Data Collection

- There is an over reliance on manual systems
- Remote inspection processes are not readily integrated with central systems requiring a duplication of effort in field work and office work
- Performance measurement capabilities are largely manual

Role of Local laws

- There is segregation between the issue of infringements and the appeal process and an inadequate transfer of information between the Building department and the Appeal Panel which is overseen by Local Laws. This means the inspector is not providing comment on appeal requests or given feedback on why appeals are upheld.
- Management oversight of the infringement process is lacking

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The Bond Process

- The report notes that \$1.5m in bonds has been collected in the past 12 months.
- Documentation requires improvements on the role of the Site Compliance Officer on the assessment criteria governing the decision to return or part refund bonds.
- The adequacy of the \$1,500 bond requires review.

Debtor Management

 There is no management reporting in place to identify in any routine way to identify any unpaid Asset Protection Permit fees.

Consultation

- Director Corporate Services
- Municipal Building Surveyor
- Chief Financial Officer
- Coordinator Civic Compliance
- Building Site Compliance Officer
- Manager Health and Compliance
- Financial Accountant

Committee Decision

MOVED: Mr T Richards SECONDED: Ms L Tripodi

That the Audit Committee consider a revised audit report for *Asset Protection* from Crowe Horwath at its June 2018 meeting, noting its previous instruction that the auditors and Council management meet further to ensure the revised report achieves more consensus on the recommendations.

CARRIED

[Mr Rudd entered the meeting prior to discussion of this item at 3.13pm and left the meeting at conclusion of discussion at 3.17pm]

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9.6 OUTSTANDING INTERNAL AUDIT ACTIONS

Author: Manager Corporate Risk and Audit

Reviewed By: Acting Director Corporate Services

Summary

This report provides an update on progress towards addressing outstanding recommendations, as at 31 January 2018, since the last ordinary Audit Committee meeting held, Monday, 4 December 2017.

A commitment by the Executive Management Team was agreed to address the outstanding recommendations through the development of an action plan. Of the 43 recommendations that remained outstanding from the previous action plan report, 14 have been addressed and completed.

There are currently 33 reports in the Audit Manager system including a new report which was finalised and presented at the last Audit Committee meeting; the Road Management Plan. As part of this Internal Audit, a total of 12 recommendations were identified.

Within the 33 reports, a total of 60 recommendations have been identified with 46 that remain outstanding. The attached action plan report identifies the 14 recommendations now complete, the remaining progress comments received as at 31 January, their risk rating, the initial date of completion, and the agreed revised date.

Additional findings are summarised below:

- 12% of recommendations have not met target completion dates of December 2017.
- 10% of recommendations have a High Risk Rating. Two of the six recommendations are still within the revised completion date and follow up remains for the other four recommendations.
- 8% of recommendations did not have a progress update for January 2018.

Consultation

- Executive Management Team
- Senior Officers
- Risk and Insurance Advisor
- Council Officers with assigned internal audit recommendations

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Recommendation

That the Audit Committee receives and notes this report on Outstanding Internal Audit Actions.

Committee Decision

MOVED: Mr T Richards SECONDED: Dr M Bini

That the Audit Committee:

- 1) receives and notes this report on Outstanding Internal Audit Actions.
- 2) notes the substantial reduction in the list of items from previous reports.

CARRIED

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9.7 INFRINGEMENTS AND PERMITS MANAGEMENT (LOCAL

LAWS)

Author: Acting Coordinator Civic Compliance

Reviewed By: Director Civic Governance and Compliance

Summary

The Infringements and Permits Management (Local Laws) Audit Report, as attached, was undertaken to assess:

- Adequacy of internal controls around regarding infringements and permits for local laws;
- 2. Use and control of the main IT system used for supporting Local Law Enforcement;
- 3. Receipt, assessment, charging for and issuing of permits;
- 4. Customer complaint/request management processes; and
- 5. Process for the issuance of infringements and undertaking of prosecutions, including:
 - The effectiveness of controls surrounding the withdrawal/voiding of infringement notices once issued that may have circumvented the official Internal Review process; and
 - Whether staff responsible for issuing and withdrawing infringements have an approved delegation.

Overall it was found that the current controls in place over Local Law enforcement maintained by Council were satisfactory. The audit identified a range of controls that should be strengthened and improved in order to reduce the identified weaknesses and exposures.

Council has an active local law enforcement function in place that is supported by experienced officers and an adequate operational framework.

The report from Council's internal auditors noted no high risk issues. All audit findings were supported by management and appropriate respondent controls are underway, or planned, to address medium and low risk process deficiency.

Consultation

- Paul Edwards Coordinator Civic Compliance
- Ellie Mandritis Manager Health and Compliance
- Michael Groenwaldt Senior Local Laws Investigations Officer Enforcement
- Jacinta Stevens Director Civic Governance and Compliance

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Committee Decision

MOVED: Mr T Richards SECONDED: Cr. S Rennie

That the Audit Committee receives and notes the attached report; Infringements and Permits Management (Local Laws) prepared by the Internal Auditors, Crowe Horwath.

CARRIED

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10. PROCUREMENT

Nil

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11. GOVERNANCE

11.1 ASSET MANAGEMENT PLANS REVIEW

Author: Coordinator Asset Systems

Reviewed By: Director Operations and Environment

Report Background

This report is provided as an annual update on the progress on development of asset management plans for Council's infrastructure assets. A report on asset management plans was previously provided to the Audit Committee Meeting held of 27 February 2017; however this report was withdrawn as the asset management plans were yet to be approved by Council.

One year on, one asset management plan is current (Roads), five draft asset management plans (Stormwater, Buildings, Open Space, Cultural Collections, Information Services) await Council approval and one (Fleet) is still under development.

The approval of the draft plans has been delayed by difficulties in matching the financials of the draft plans with those contained in the Long Term Financial Plan. These difficulties resulted from differing assumptions about what was and was not included in the forecasts and have been resolved. The delay in approval of the draft plans has not prevented the asset managers from progressing with tasks identified in the improvement plans or from performing the levels of service identified in the draft plans.

Previous Council Resolution

This matter has not previously been the subject of a resolution

Previous Briefing(s)

This matter has not previously been to a Councillor briefing.

Council Plan Goal/Endorsed Strategy

Goal 3 - A liveable city

Strategy 3.3 We will manage local roads, buildings and public places to make our city

safer, cleaner and more attractive

Summary

The production of asset management plans is a central element of Council's Asset Management Strategy. Asset management plans identify the processes and practices involved in managing Council's infrastructure assets, identify gaps and improvement actions and to provide long-term financial forecasts for the maintenance and provision of infrastructure to meet community needs and level of service expectations.

The current status of Council's Asset Management Plans is as follows:

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Road Asset Management Plan (2016) – Third iteration of this asset management plan
was approved by Council on 23 May 2016. This asset management plan covers road
and transport related infrastructure including roads, footpaths, traffic management
devices, bicycle paths and bridges.

- <u>Draft Stormwater Asset Management Plan</u> (2018) This draft updates the 2007
 <u>Drainage Asset Management Plans which covers the physical infrastructure of overland and piped stormwater drainage systems that are owned and managed by Council including pits, pipes, gross pollutant traps, raingardens and wetlands.
 </u>
- <u>Draft Buildings Asset Management Plan</u> (2018) This draft provides for an update of 2010 version which generally covers structures with a roof used by Council to deliver service to the community and includes buildings and shade structures.
- <u>Draft Open Space Asset Management Plan</u> (2018) This draft updates the 2010 version which covers infrastructure within Council's parks and reserves (but does not currently cover 'living assets' such as trees or sports fields).
- <u>Draft Cultural Collections Asset Management Plan</u> (2018) This draft is a new asset management plan covering indoor and outdoor public art collections.
- <u>Draft Information Services Asset Management Plan</u> (2018) This draft is a new asset management plan covering information technology network infrastructure, desktop equipment, office equipment and mobile computing equipment.
- <u>Draft Fleet Asset Management Plan</u> (2018) This draft is a new asset management plan covering vehicles (both light and heavy) owned and managed by Council.

During the past year, Council began preparation of a new ten-year development contribution plan (DCP). The DCP requires production of a long-term works program with individually detailed renewal, upgrade and expansion works to address both current asset condition and future population growth. As the financials are a substantial element within the asset management plans, it is proposed to link the financials in the draft asset management plans with the outputs from the DCP process. The DCP is planned to be approved by Council by the end of the 2017/18 financial year.

The draft asset management plans are currently being finalised with linkages to the new Council plan (2017-2021) in consultation with the service and asset managers. The updated draft asset management plans (including DCP financials) are planned to be presented to the Council in the second half of 2018.

Committee Decision

MOVED: Mr T Richards SECONDED: Ms L Tripodi

That the Audit Committee note this report.

CARRIED

Mr Nagpal entered the meeting prior to discussion of this at 3.37pm and left the meeting at conclusion of discussion at 3.55pm]

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11.2 ELECTION OF AUDIT COMMITTEE CHAIRPERSON AND

DEPUTY CHAIRPERSON

Author: Manager Corporate Risk and Audit

Reviewed By: Acting Director Corporate Services

Summary

The Audit Committee is an Advisory Committee appointed pursuant to section 139 of the *Local Government Act 1989* to assist Council in fulfilling its responsibilities relating to internal control mechanisms and external reporting requirements.

In accordance with the Audit Committee Charter, a Chairperson and Deputy Chairperson is elected for a twelve month term. Mr Terry Richards was elected Chairperson and Ms Lisa Tripodi was elected Deputy Chairperson on 2 October 2017.

Audit Committee Charter

The Audit Committee Charter states that:

- (1) The audit committee will appoint a Chair and Deputy Chair for a twelve month term each Council year.
- (2) The chair and deputy chair will be external members.
- (3) The election of the Chair shall take place in accordance with the process for the election of the Mayor under the Darebin City Council Governance Local Law.
- (4) The election of the Deputy Chair shall follow the election of the Chair and shall take place in accordance with the process for the election of the Deputy Chair.
- (5) The Chair, and in their absence, the Deputy Chair, will preside over meetings of the audit committee.

The Audit Committee Charter was adopted at the Special Meeting of Council on Monday, 14 November 2016.

Process

The requirement to appoint a new Chairperson and Deputy Chairperson was following the conclusion of Mr Mike Said's association with the Darebin City Council Audit Committee.

On 2 October 2017 at the Audit Committee meeting, the Director Corporate Services initiated the requirement to invite nominations for election to the position of chairperson of the Audit Committee. Mr Terry Richards, as acting Chairperson called for nominations for election of Chairperson and Deputy Chairperson to the Audit Committee for the next twelve months.

The Audit Committee members by election appointed Mr Terry Richards as the Chairperson and Ms Lisa Tripodi as Deputy Chairperson for the next twelve months.

Consultation

Nil

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AUDIT COMMITTEE SUMMARY MINUTES

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Committee Decision

MOVED: Mr T Richards SECONDED: Cr. S Rennie

That the Audit Committee receives and notes this report on the Election of the Audit Committee Chairperson and Deputy Chairperson.

CARRIED

[Ms Wilkinson left the meeting at conclusion of discussion of this item at 3.56pm and did not return.]

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12. CONFIDENTIAL

Nil

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13. OTHER BUSINESS

13.1 RECYCLING

Dr Bini enquired if Council had been affected by China's new restrictions to the import of recycled materials.

In response, Mr Albicini advised that the Council had been affected by China's new restrictions on recycling. China was now accepting recyclables at much lower contamination rates than Australian recycling processors could provide and this meant that Australian-based exporters would have to change processes, standards and potentially their plant and equipment.

There are three recycling processors in Victoria and Council has a contract with SKM.

Council's lawyers have advised that Council's contract with SKM is sound.

SKM has requested Council to pay for the collection and cost of sorting the material. They are seeking to change the terms of the contract and the variation could cost Council up to \$60 tonne. Currently Council receives a rebate of \$55.64 per tonne on an average of 14,500 tonnes per annum.

Negotiations with the contractors are continuing and the aim is to develop a model that is suitable for both parties. An update will be provided to Council at its next meeting.

Council Officers have applied for State Government temporary relief funding to 30 June 2018 and have made provision in the 2018/19 budget for potential recycling costs.

The MAV are also establishing a working group to review the industry as a whole and will look at pricing, market and alternative technology. Council has been invited to be part of the group.

Council has applied for an exemption to vary the recycling processing contract through Local Government Victoria.

Currently Council does not apply waste charges, but this could be an option for the future.

14. NEXT MEETING

The next meeting of the Audit Committee will be held at 2.30pm on Monday 4 June 2018 in the Darebin Civic Centre, 350 High Street Preston.

15. COMMITTEE MEMBERS CONFERENCE

Nil

16. CLOSE OF MEETING

The meeting closed at 4.00pm

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the place to live

SUMMARY MINUTES OF THE AUDIT COMMITTEE MEETING

Held on Monday 4 June 2018

4 JUNE 2018

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AUDIT COMMITTEE SUMMARY MINUTES

4 JUNE 2018

MINUTES OF THE MEETING OF THE AUDIT COMMITTEE OF THE DAREBIN CITY COUNCIL HELD AT DAREBIN CIVIC CENTRE 350 HIGH STREET PRESTON ON MONDAY 4 JUNE 2018

THE MEETING OPENED AT 2.36PM

PRESENT

Members

Mr Terry Richards (Chairperson)

Ms Lisa Tripodi (Independent External Member)

Cr. Kim Le Cerf (Mayor) (Committee Member)

Cr. Susan Rennie (Committee Member)

Dr Marco Bini (Independent External Member)

Internal Auditor

Mr Martin Thompson - Senior Partner, Audit & Assurance - Crowe Horwath

External Auditor

Mr Tim Loughnan - (Sector Director - Local Government, Financial Audit - VAGO)

Officers

Ms Sue Wilkinson - Chief Executive Officer

Ms Ingrid Bishop - General Manager Governance & Engagement

Mr Allan Cochrane - Manager Finance

Mr Michael O'Riordan - Financial Accountant

Ms Melinda Viksne - Manager Governance & Performance

Minutes

Ms Mira Josevska - Risk & Insurance Advisor

2. APOLOGIES

3. DISCLOSURES OF CONFLICTS OF INTEREST

Nil

4. REGISTER OF INTERESTS

Audit Committee members are asked to declare any conflicts of interest. The following record of members' disclosures will remain until amended by the member concerned.

Mr Terry Richards

Latrobe City Council

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AUDIT COMMITTEE SUMMARY MINUTES

4 JUNE 2018

Ms Lisa Tripodi

- City of Greater Geelong
- City of Moonee Valley
- Knox City Council

Dr Marco Bini

Department of Economic Development, Jobs, Transport & Resources
 Dr Bini subsequently noted that this not a conflict as the Department of Economic Development, Jobs, Transport & Resources is not the department that oversees the Local Government portfolio.

5. CONFIRMATION OF THE PREVIOUS AUDIT COMMITTEE MEETING

Recommendation

MOVED: Mr T Richards SECONDED: Cr K Le Cerf

That the Minutes of the Audit Committee Meeting held on 22 March 2018 be confirmed as a correct record of business transacted.

CARRIED

6. STANDING REPORTS

Nil

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AUDIT COMMITTEE SUMMARY MINUTES

4 JUNE 2018

7. FINANCIAL REPORTS

7.1 ANNUAL FINANCIAL REPORT

Author: Financial Accountant

Reviewed By: General Manager Governance and Engagement

Summary

This report provides the draft shell Annual Financial Report for the year ended 30 June 2018 to be presented to Council and the Audit Committee at year-end.

Statutory Requirements

The Local Government Local Government Act 1989 (the Act) and the Local Government (Planning and Reporting) Regulations 2014 (the regulations), require Council to prepare an annual report in respect of each financial year. The annual report is to contain audited financial statements.

The regulations require that Council's audited financial statements are prepared in accordance with the Local Government Model Financial Report.

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

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

The review of the Local Government Model Financial Report Manual 2018 has identified other reporting / disclosure changes from the previous year. There have been some further changes incorporated to the format since the 2016/17 Annual Financial Report. These changes include:

- The model financial report has been significantly revised to streamline and simplify disclosures.
- Note 1 has been largely reallocated to other areas within the financial report, aligning with the relevant financial disclosures.
- The certification of the financial statements and audit report have been moved to the front of the financial statements, reflecting the importance of these documents.

Consultation

- Manager Finance
- Victorian Auditor-General's Office

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AUDIT COMMITTEE SUMMARY MINUTES

4 JUNE 2018

Committee Decision

MOVED: Mr T Richards SECONDED: Ms L Tripodi

That the Audit Committee notes and receives this report on the draft shell Annual Financial Report for the year ended 30 June 2018.

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AUDIT COMMITTEE SUMMARY MINUTES

4 JUNE 2018

7.2 FINANCIAL REPORT - 9 MONTHS ENDED 31 MARCH 2018

Author: Financial Accountant

Reviewed By: General Manager Governance and Engagement

Purpose

To comply with the *Local Government Act 1989*, the attached report (**Appendix A**) compares for the nine months ended 31 March 2018:

- Actual and budgeted operating revenues and expenses
- · Actual and budgeted capital revenues and expenses
- Actual and budgeted movements in the Balance Sheet
- Actual and budgeted movements in the Cash Flow Statement

Summary

A comprehensive financial review has been undertaken for the nine months ended 31 March 2018 to assess the financial performance of Council year-to-date. The outcome of the review indicates that Council has achieved a year-to-date operating surplus of \$45.18 million, which is \$6.28 million ahead of operating budget and capital works expenditure of \$17.93 million, which is \$15.82 million behind the capital expenditure budget.

All material variations have been explained in the report.

Committee Decision

MOVED: Mr T Richards SECONDED: Cr. S Rennie

That the Audit Committee receives the financial report nine months ended 31 March 2018, included as Appendix A to this report and notes the year to date financial results against budget.

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AUDIT COMMITTEE SUMMARY MINUTES

4 JUNE 2018

7.3 FINANCIAL REPORTING DEVELOPMENTS - 2018

Author: Financial Accountant

Reviewed By: General Manager Governance and Engagement

Purpose

This report provides a brief overview of key financial reporting developments which Council will need to consider for its financial reporting for the year ending 30 June 2018.

Summary

The Audit Committee requested an issues paper covering contemporary financial reporting developments be presented to the Committee each year in the lead up to the financial year-end. This report covers key financial reporting developments that are expected to impact on Council for the year ending 30 June 2018 and into the future.

Committee Decision

MOVED: Mr T Richards SECONDED: Dr M Bini

That the Audit Committee receives and notes this report on financial reporting developments.

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AUDIT COMMITTEE SUMMARY MINUTES

4 JUNE 2018

7.4 VAGO EXTERNAL AUDIT - INTERIM MANAGEMENT

LETTER FOR THE YEAR ENDED 30 JUNE 2018

Author: Corporate Risk Strategic Advisor

Reviewed By: General Manager Governance and Engagement

Summary

The Auditor-General has undertaken the interim financial report audit of Darebin City Council for the year ending 30 June 2018.

The interim management letter outlines deficiencies in the design and implementation of controls or other significant matters relevant to the financial reporting process during the interim phase of the audit.

Of the nine items raised, three have been resolved, with all six remaining issues embedded in business unit work plans for completion.

Committee Decision

MOVED: Mr T Richards SECONDED: Ms L Tripodi

That the Audit Committee notes the attached report titled *Darebin City Council – Interim Management Letter for the year ended 30 June 2018.*

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AUDIT COMMITTEE SUMMARY MINUTES

4 JUNE 2018

8. RISK MANAGEMENT

8.1 ENTERPRISE RISK MANAGEMENT REVIEW

Author: Corporate Risk Strategic Advisor

Reviewed By: General Manager Governance and Engagement

Summary

As a requirement of the Audit Committee, Council officers are required to provide progress reports on the ongoing implementation and performance of Council's risk management plans.

On 22 March 2018, the Audit Committee requested an update on the development of Council's Enterprise Risk Management Strategy and Strategic Risk Review. This report provides an update on these two items.

1. Enterprise Risk Management Strategy

During the second quarter of 2017–18, Council commenced working on a draft Enterprise Risk Management (ERM) Strategy. The development of an ERM strategy aims to ensure a holistic approach to management of risk; to commit the organisation to ensuring risk management is a fundamental element and integral part of the wide range of activities undertaken by Council; to improve and enhance existing risk management practices; and to improve the effectiveness of ERM reporting.

With the majority of middle management changes now in place as a result of the organisational restructure which commenced late 2017, it is essential that the new senior and middle management team is engaged in the development of the new ERM Strategy and the creation of new processes and reporting requirements. With the establishment of the new senior leadership team at the end of March 2018, work has now commenced on the finalisation of the ERM Strategy. It is anticipated that the draft Strategy will be completed by September 2018.

2. Strategic Risk Review (CAMMSRisk)

Scoping of the current CAMMSRisk system was completed in October 2017. This provided the opportunity to review Council's existing Risk Framework. Senior officers across Council were involved in drafting a consequence risk matrix to support the identification of Council's critical success factors and potential levels of risk. Configuration of Council's Risk Framework, Strategy, systems and processes will be finalised as a complete bundle during Quarter One of 2018–19 and will then inform Council's new Strategic Risk Review.

Upon completion, the Risk Framework will be uploaded into CAMMSRisk. The review of strategic risks across the organisation will then commence.

The review of Council's strategic and operational risks will be aligned with Council's business planning, budgeting cycles, major projects, communications and audit processes.

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AUDIT COMMITTEE SUMMARY MINUTES

4 JUNE 2018

Committee Decision

MOVED: Mr T Richards SECONDED: Cr. S Rennie

That the Audit Committee receives and notes this report.

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AUDIT COMMITTEE SUMMARY MINUTES

4 JUNE 2018

9. INTERNAL AUDIT

9.1 INTERNAL AUDIT PROGRESS REPORT AND RECENT

REPORTS AND PUBLICATIONS

Author: Corporate Risk Strategic Advisor

Reviewed By: General Manager Governance and Engagement

Summary

The internal auditors, Crowe Horwath, have provided a report as at 26 May 2018 regarding Council's internal audit activity since March 2018.

All items outstanding have been addressed by the new Senior Management Team and incorporated into relevant business unit work plans.

Consultation

- Executive Management Team
- Senior Management

Committee Decision

MOVED: Mr T Richards SECONDED: Cr. K Le Cerf

That the Audit Committee note the attached report, Internal Audit Progress Report as at 26 May 2018 and Recent Reports and Publications (January–March 2018) prepared by Crowe Horwath.

AUDIT COMMITTEE SUMMARY MINUTES

4 JUNE 2018

9.2 FINANCIAL/GOVERNANCE CONTROLS

Author: Finance Manager

Reviewed By: General Manager Governance and Engagement

Summary

The Financial/Governance Controls Audit (sundry debtors, purchasing cards, rates debtors) was undertaken to assess:

- 1. The adequacy of the centralised processes around purchase cards
- 2. The adequacy of the controls and processes around rates debtor management
- 3. The adequacy of the controls and processes around sundry debtor management.

The audit found that some of the current controls in place over the financial/governance controls maintained by Council need strengthening. The audit identified a range of controls that should be implemented and/or improved in order to reduce the identified weaknesses and exposures.

Council has continued to build on past audits and experience to further strengthen the management and control of its key financial management systems. Finance has a team of experienced and dedicated staff that are central to the reliability of the data and operation of the areas addressed as part of the review.

The report notes one high risk issue, two moderate risk issues and one low risk issue, as follows.

Purchase card transactions (High)

Management Response:

Process improvement undertakings:

- All purchases undertaken on behalf of staff are to be authorised in accordance with current delegations.
- Monthly statements are to be reviewed by the relevant manager.
- Gift card purchases to be made in accordance with Expenditure Policy.
- A copy of the signed Professional Development form to be attached to the purchase card requisition prior to processing payment. Leave Policy will be updated to include guidelines specific to Time in Lieu and Roster Days Off.
- Policy is clear in the event of a missing tax invoice/receipt. Card holders to be made aware of their responsibility when using the purchase card.
- Every expenditure line item is reviewed by Finance irrespective of purchasing mechanism. While current policy is in place, Finance will commence regular audits of other purchase cardholders.
- 2. Follow up of overdue sundry debtor accounts (Moderate)

Management Response:

Process improvement undertakings:

• A revised Revenue & Debt Collection Policy is currently being drafted with a focus on the process for collection and escalation of action on unpaid debts.

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AUDIT COMMITTEE SUMMARY MINUTES

4 JUNE 2018

3. Data Analysis (Moderate)

Management Response:

Officers have also responded to Section 4 of the attached report Data Analysis Observations and Recommendations and have commenced review of the Purchasing Card data and Transactional data.

4. Manual adjustments to rates transactions (Moderate)

Management Response:

Process improvement undertakings:

- Dual approval not available in Rating System; however, the Audit Report is reviewed daily by Senior Revenue Officer. In addition, a periodic review by non-revenue finance staff is to be implemented.
- 5. Rates debtor collection procedure currently being developed and Financial Hardship Policy developed and adopted in February 2018.

Management Response:

Process improvement undertakings:

- Rates Financial Hardship Policy reviewed and adopted by Council 26 February 2018 and was made more accessible within the limitations of Council's current website on 27 February 2018.
- Rates notice being updated to provide further clarity regarding the Rates Financial Hardship Policy.
- Procedure for rates debtor management and collection currently being written and will be entered into ProMapp.

Consultation

Michael O'Riordan, Financial Accountant

Janis Liew, Accounts Receivable Officer

Russell Lynch, Procurement Coordinator

Kerrie Wellington, Revenue Services Coordinator

Daniel Tarquinio, Senior Business Systems Analyst

Committee Decision

MOVED: Mr T Richards SECONDED: Cr. K Le Cerf

That the Audit Committee receive and note the attached report: Financial/Governance Controls (sundry debtors, purchasing cards, rates debtors) prepared by the Internal Auditors, Crowe Horwath.

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AUDIT COMMITTEE SUMMARY MINUTES

4 JUNE 2018

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9.3 MANAGEMENT OF THE SECURITY OVER VALUABLE

MINOR ASSETS REVIEW

Author: Corporate Risk Strategic Advisor

Reviewed By: General Manager Governance and Engagement

Summary

Internal auditors, Crowe Horwath, have recently finalised the Management of the Security over Attractive and Valuable Minor Assets Review. The objectives of the review were as follows:

- To identify which business units are provided with attractive and valuable minor plant and equipment
- 2. Determine the adequacy of policies and procedures for ensuring the security of minor assets
- 3. Consider the use and effectiveness of accounting and financial control methods
- 4. Review management reporting around stock takes, theft and losses, sales to staff.

As part of the audit, the following business units were reviewed:

- City Works Infrastructure Maintenance
- Parks & Open Spaces
- Information Services.

Of the six findings in the report, four have a risk rating of moderate and two have a risk rating of low. The report does not note any high risk issues.

Management has agreed to the report recommendations, which will strengthen the current controls in place. These include:

- development of policies and procedures for the management of portable and valuable minor assets
- review and further development of current accounting and financial controls
- review and further development of controls relating to management reporting of stock takes, theft and losses and sales to staff.

All agreed actions will be included in business unit work plans, to ensure completion in a timely manner.

Committee Decision

MOVED: Mr T Richards SECONDED: Ms L Tripodi

That the Audit Committee receive and note the attached report: Management of the Security over Valuable Minor Assets Review prepared by the internal auditors, Crowe Horwath.

AUDIT COMMITTEE SUMMARY MINUTES

4 JUNE 2018

9.4 OUTSTANDING AUDIT ACTION PLAN

Author: Corporate Risk Strategic Advisor

Reviewed By: General Manager Governance and Engagement

Summary

This report provides an update on progress made towards addressing outstanding Internal Audit recommendations and general Audit Committee actions.

To streamline the reporting process and to ensure that all audit actions are captured and documented, all recommendations, report actions and audit committee actions are now consolidated into the Outstanding Audit Action Plan – previously referred to as the Action Plan for Outstanding Recommendations. The Outstanding Audit Items Action Plan will include Internal Audit Recommendations, VAGO Audit actions, Audit Committee actions and other external and internal report outcomes as applicable under separate headings.

In consultation with the Executive Management Team (EMT), officers will embed all outstanding items into relevant business unit work plans to accelerate resolution of these items. This has been identified as a high priority from the EMT.

Consultation

- Executive Management Team
- Senior Officers
- · Risk and Insurance Advisor
- · Council Officers with assigned internal audit recommendations

Committee Decision

MOVED: Mr T Richards SECONDED: Ms L Tripodi

That the Audit Committee receives and notes this report and the Outstanding Audit Action Plan as at 14 May 2018.

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AUDIT COMMITTEE SUMMARY MINUTES

4 JUNE 2018

10. PROCUREMENT

10.1 PROVISION OF INTERNAL AUDIT SERVICES

Author: Finance Manager

Reviewed By: General Manager Governance and Engagement

Summary

Council's contract for the provision of internal audit service commenced 1 May 2015 and finished 30 April 2018. A decision has been made not to exercise the available option to extend the contract and to go to tender for an internal audit service provider.

During the tender process, Council will continue to address outstanding audit actions and finalise current Memorandum of Audit Planning (MAP) actions. The procurement process is ready to be activated.

Council will also prepare a proposed 2018–19 and 2019–20 audit program for consideration by the Audit Committee and internal auditor at the next Audit Committee meeting on 27 August 2018.

Consultation

General Manager Governance and Engagement

Committee Decision

MOVED: Mr T Richards SECONDED: Cr. S Rennie

That the Audit Committee notes that Council will release a request for tender for the provision of internal audit services.

(Mr Thompson left the meeting prior to discussion of this item at 3.43pm and entered the meeting at conclusion of the discussion at 3.49pm)

AUDIT COMMITTEE SUMMARY MINUTES

4 JUNE 2018

11. GOVERNANCE

11.1 ASSET MANAGEMENT - BUILDING ASSET MANAGEMENT

PLAN REVIEW

Author: General Manager Governance and Engagement

Reviewed By: General Manager Governance and Engagement

Purpose

This report is in response to the Audit Committee request from its March 2018 meeting, whereby due to the quality and inconclusiveness of the Asset Management Plans Review outcome, the General Manager Governance and Engagement (GM G&E) is to review one (1) AM Plan and present the findings to the next Audit Committee.

Summary

At the March 2018 Audit Committee, committee members challenged the effectiveness of asset management planning process and that no decision could be made on how to progress with the draft AM plans due to be presented to Council, as a result of the lack of clarity regarding the quality of the plans.

The GM G&E conducted a review of the Building Asset Management Plan and Council's approach to planning and processes. As a result of the review, significant deficiencies have been identified which can and will, have a detrimental impact on Councils short and long term financial planning and modelling; capital investment and community benefit; resource allocation; effectiveness of asset management systems and processes; and overall accountability.

Due to the issues highlighted, the following actions are recommended:

- Develop an AM Strategy and prepare a draft AM Policy
- Undertake an AM Improvement Plan (AMIP) with all key internal stakeholders and prepare a State of the Assets Report
- Prioritise the order of development for all AM Plans required by Council
- Undertake a full audit of the current IT systems associated with AM
- Develop and implement a stakeholder communications plan
- Prepare a resourcing plan to address the timely and effective development and implementation of the AM Strategy and AMIP
- Develop a comprehensive reporting framework to ensure all stakeholders including the Audit Committee are updated regularly in line with agreed timeframes.

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AUDIT COMMITTEE SUMMARY MINUTES

4 JUNE 2018

Committee Decision

MOVED: Mr T Richards SECONDED: Dr M Bini

That the Audit Committee

- 1. Receives and notes the report; and
- 2. Notes the recommended action plan to develop the following:
- State of Assets Report
- Asset Management Strategy
- Asset Management Improvement Plan
- Proposed prioritised schedule for completion of Asset Management Plans (by class) and other key asset management related plans and informing documents.

AUDIT COMMITTEE SUMMARY MINUTES

4 JUNE 2018

12. CONFIDENTIAL

See confidential attachment

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AUDIT COMMITTEE SUMMARY MINUTES

4 JUNE 2018

13. OTHER BUSINESS

13.1 ASSET PROTECT AUDIT UPDATE

Mr Richards noted that this audit had been ongoing for some time and was expecting a conclusion as to why the audit had not been completed within the 12-month period.

Mr Thompson informed the committee that Crowe Horwath raised key issues with outstanding bonds and that management had undertaken significant work had commenced on the reduction of bonds.

Mr Thompson noted that the best approach would be to re-audit and review the original recommendations to provide the committee assurance that the matters had been addressed accordingly.

In response, Mr Richards informed the Committee that he would like earlier assurance and would write to the Auditor-General on behalf of the Committee requesting him to site the balance to ensure it is supported by a valid register prior to signoff.

Committee Decision

MOVED: Mr T Richards SECONDED: M L Tripodi

That the Audit Committee receives and notes the report.

14. NEXT MEETING

The next meeting of the Audit Committee will be held at 2.30pm on Monday 27 August 2018 in the Darebin Civic Centre, 350 High Street Preston.

15. COMMITTEE MEMBERS CONFERENCE

Nil

16. CLOSE OF MEETING

The meeting closed at 4.04pm

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12. RECORDS OF ASSEMBLIES OF COUNCILLORS

12.1 ASSEMBLIES OF COUNCILLORS HELD

An Assembly of Councillors is defined in section 3 of the *Local Government Act 1989* to include Advisory Committees of Council if at least one Councillor is present or, a planned or scheduled meeting attended by at least half of the Councillors and one Council Officer that considers matters intended or likely to be the subject of a Council decision.

Written records of Assemblies of Councillors must be kept and include the names of all Councillors and members of Council staff attending, the matters considered, any conflict of interest disclosures made by a Councillor attending, and whether a Councillor who has disclosed a conflict of interest leaves the assembly.

Pursuant to section 80A (2) of the Act, these records must be, as soon as practicable, reported at an ordinary meeting of the Council and incorporated in the minutes of that meeting.

An Assembly of Councillors record was kept for:

- Darebin Nature Trust Meeting 13 September 2018
- Council Briefing 8 October 2018
- Darebin Nature Trust Meeting 8 October 2018
- ICAN Mural Public Art Commission Meeting 10 October 2018
- Lifelong Learning Strategy Reference Group 16 October 2018
- Darebin Aboriginal Advisory Committee 17 October 2018
- Council Briefing 22 October 2018
- Climate Emergency Darebin 25 October 2018
- Council Briefing 29 October 2018

Recommendation

That the record of the Assembly of Councillors held on 13 September and 8, 10, 16, 17, 22, 25 and 29 October 2018 are attached as **Appendix A** to this report, be noted and incorporated in the minutes of this meeting.

Related Documents

Local Government Act 1989

Attachments

Assemblies of Councillors - 7 November 2018 (Appendix A)

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ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Darebin Nature Trust Meeting	
	Date:	Thursday 13 September 2018	
	Location:	Conference Room, Darebin Civic Centre	
PRESENT:	Councillors:	Cr. McCarthy, Cr. Amir	
_	Council Staff:	Alison Breach, Phoebe Luhrs	
	Other:	Members of Darebin Nature Trust	
APOLOGIES:		Cr. Le Cerf, Cr. Newton	

The Assembly commenced at 6.30 pm

	MATTERS CONSIDERED	DISCLOSURES AND COMMENTS
1	Darebin Open Space Strategy	No Disclosures were made.
	Darebin Nature Trust	No Disclosures were made.

The Assembly concluded at 9.45 pm

RECORD	Officer Name Alison Breach
COMPLETED BY:	Officer Title Coordinator Public Places and Design

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ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Council Briefing Session	
	Date:	Monday 8 October 2018	
	Location:	Council Chamber	
PRESENT:	RESENT: Councillors: Cr. Kim Le Cerf, (Mayor), Cr. Lina Messina Mayor), Cr. Steph Amir, Cr. Trent McCar Susanne Newton, Cr. Susan Rennie, Cr. Julie \Cr. Gaetano Greco.		
	Council Staff:	Sue Wilkinson (CEO), Vito Albicini, Cathy Henderson, Rachel Ollivier	
		Sunny Haynes, Melinda Viksne, Shadi Hanna, Jo Cuscaden, Jess Fraser, Cathie Duncan, and Melanie McCarten	
	Other:	Steve Cooper (Civic Mind)	
APOLOGIES:		Cr. Tim Laurence (approved leave of absence)	

The Assembly commenced at 5:35 pm

	MATTERS CONSIDERED	DISCLOSURES AND COMMENTS
1.	Age Friend Darebin Review Update	Cr. Messina declared a conflict of interest and left the room for the entirety of the discussion in regards to this item. Cr. Amir arrived at 5.48 pm Cr. Newton arrived at 5.53 pm Cr. McCarthy Arrived at 5.55 pm Vito Albicini arrived at 6:12 pm Sue Wilkinson arrived at 6:12 pm
		and left at 6.14 pm.
2.	Governance Local Law Review	Cr. Messina returned to the meeting before the commencement of this discussion. No disclosures were made Sue Wilkinson returned to the meeting at 6.33 pm.
3.	Electronic Gaming Machine Policy and Action Plan 2018-22	No disclosures were made

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Assembly of Councillors

8 October 2018

	MATTERS CONSIDERED	DISCLOSURES AND COMMENTS
4.	Darebin Falcons Transitional Funding Proposal	No disclosures were made
5.	Developer Contribution Plan Update	No disclosures were made
6.	Update – Open Space Strategy	No disclosures were made Cr Greco left the meeting at the end of this discussion and did not return to the meeting.
7.	Notices of Motions for 15 October Council meeting	No disclosures were made
8.	General Business	No disclosures were made

The Assembly concluded at 9:35 pm

RECORD	Officer Name:	Rachel Ollivier
COMPLETED BY:	Officer Title:	GM City Sustainability and Strategy

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ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Darebin Nature Trust Meeting	
	Date:	Tuesday 8 October 2018	
	Location:	Conference Room, Darebin Civic Centre	
PRESENT:	Councillors:	Cr. McCarthy (Phone), Cr. Amir, Cr. Le Cerf,	
_	Council Staff:	Alison Breach, Allan Cochrane, Phil Tulk, Rachel Ollivier, Sunny Haynes, Jules Thomson Martin, Phoebe Luhrs	
	Other:	Members of Darebin Nature Trust	
APOLOGIES:		Cr. Newton	

The Assembly commenced at 6.30 pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Darebin Open Space Strategy Darebin Nature Trust	No Disclosures were made. No Disclosures were made.

The Assembly concluded at 9.45 pm

RECORD	Officer Name:	Officer Name Alison Breach
COMPLETED BY:	Officer Title:	Officer Title Coordinator Public Places & Design

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ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	ICAN Mural Public Art Commission Meeting	
	Date:	Tuesday 10 October 2018	
	Location:	Council Chambers, Darebin Civic Centre	
PRESENT:	Councillors:	Chair (Mayor) Cr. Kim Le Cerf.	
	Council Staff:	Bronwyn Ryan-Mercer, Kim Montgomery and Claire Watson	
	Other:	Dimity Hawkins, Dave Sweeney and Kade McDonald	
APOLOGIES:	_	Vicky Guglielmo	

The Assembly commenced at 6.10 pm

	MATTERS CONSIDERED	DISCLOSURES AND COMMENTS
1	Artists Expression of Interest assessed by selection panel	No disclosures were made
2	Mural Site Selection	No disclosures were made

Cr. Le Cerf left at 7.00 pm.to attend another meeting The Assembly concluded at 7.20 pm

RECORD	Officer Name:	Bronwyn Ryan-Mercer
COMPLETED BY:	Officer Title:	Civic Events and Engagement Officer

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ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	: Lifelong Learning Strategy Reference Group	
	Date:	Tuesday 16 October 2018	
	Location:	La Trobe University Library, Kingsbury Drive, Bundoora	
PRESENT:	Councillors:	Cr. Julie Williams	
_	Council Staff:	Melanie McCarten, Felicity Leahy, Robyn Mitchell	
	Other:	Lifelong Learning Strategy Reference Group members, consultant from I and J Management Services	
APOLOGIES:		Cr. Trent McCarthy, Reference Group Members	

The Assembly commenced at 6.30 pm

	MATTERS CONSIDERED	DISCLOSURES AND COMMENTS
1	Welcome and Apologies	No disclosures were made
2	Lifelong learning in Darebin: Describing a vision of success – what does it look like when it works?	No disclosures were made
4	Any other business	No disclosures were made
5	Next meeting date: TBA – review draft Strategy	No disclosures were made

The Assembly concluded at 7.35 pm

RECORD	Officer Name:	Melanie McCarten
COMPLETED BY:	Officer Title:	Senior Coordinator Darebin Libraries

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ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Darebin Aboriginal Advisory Committee
	Date:	Wednesday 17 October 2018
	Location:	Council Chambers, 350 High Street, Preston
PRESENT:	Councillors:	Cr. Susan Rennie (Chairperson) Cr. Susanne Newton
	Council Staff:	GM Cathy Henderson, Katina Angelofsky, Mandy Bathgate, Stuart McFarlane, Maria Dugan, Rochelle Patten, Jemima Potter,
	Other:	5 Members of the Darebin Aboriginal Advisory Committee (Alan Brown, Jenaya Kastamonitis, Ellijean Singh, Charles Pakana, Erica Higgins)
APOLOGIES:		Cr. Gaetano Greco, Terry Mason, Carol Harrison

The Assembly commenced at 4.00 pm

	MATTERS CONSIDERED	DISCLOSURES AND COMMENTS
		No disclosures were made
1 2	Inclusive Event- Update EOI process Darebin Aboriginal Action Plan update	No disclosures were made
3	Darebin Aboriginal and Torres Strait Islander Employment Strategy update Darebin Statement of Commitment	No disclosures were made No disclosures were made No disclosures were made
5	Woiwurrung names for Room and Acknowledgement Batman park renaming update	No disclosures were made No disclosures were made No disclosures were made
7	Governance – updating of Terms of Reference and membership	No disclosures were made

	MATTERS CONSIDERED	DISCLOSURES AND COMMENTS
6	Standing agenda items to be considered on DAAC • Aboriginal & Torres Strait Islander Employment Strategy update • Aboriginal Action Plan • Treaty	No disclosures were made
7	This meeting focused primarily around the employment strategy and the concerns DAAC members have with the strategy not providing more for the employment of new fulltime ongoing positions for Aboriginal and Torres Strait Islander people. – Employment and resources Other business included speaking about wider community consultation with the development of the new 2019 2022 Aboriginal Action Plan	No disclosures were made
8	Meeting Close	No disclosures were made

The Assembly concluded at 6.00 pm

		Stuart McFarlane
COMPLETED BY:	Officer Title:	Aboriginal Contact Officer



ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Council Briefing Session	
	Date:	Monday 22 October 2018	
	Location:	Council Chamber	
PRESENT:	Councillors:	Cr. Kim Le Cerf, (Mayor), Cr. Lina Messina (Deputy Mayor), Cr. Steph Amir, Cr Susanne Newton, Cr. Susan Rennie, Cr. Julie Williams,	
	Council Staff:	Sue Wilkinson, Ingrid Bishop, Vito Albicini, Cathy Henderson, Rachel Ollivier	
		Felicity Leahy, Allan Cochrane, Mark Gallon, Shanaka Perera, Sally Moxham, Sophie Jordan, Melissa Thyer David Smith, Jennifer McIntyre, Che Sutherland, Wendy Dinning	
	Other:		
APOLOGIES:		Cr. Tim Laurence, Cr. Gaetano Greco, Cr. Trent McCarthy	

The Assembly commenced at 5.36 pm

	MATTERS CONSIDERED	DISCLOSURES AND COMMENTS
1	2019-2020 Annual Budget Engagement Process update	No disclosures were made Cr. S Amir arrived at 5.45 pm
2	John Cain Memorial Park Project Update	No disclosures were made
3	General business - State Government announcement of removal of 4 Level Crossings and future Darebin resourcing requirements - WorkSafe Workplace Award	No disclosures were made
4	Outcomes of consultation regarding potential lease of Council for affordable housing	No disclosures were made Cr. Messina left at 7.25 pm
5	Update of potential for affordable housing on Council land	No disclosures were made

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Assembly of Councillors Public Record

22 October 2018

ASSEMBLY OF COUNCILLORS - PUBLIC RECORD (CONT)

	MATTERS CONSIDERED	DISCLOSURES AND COMMENTS
6	Safe Travel Strategy and Walking Strategy	No disclosures were made
7	Street Tree selection and Urban Forest Strategy outcomes	No disclosures were made
8	General Business Ruthven Master Plan consultation feedback WH Robinson Reserve tender process update	No disclosures were made

The Assembly concluded at 8.57 pm

	Officer Name:	Ingrid Bishop
COMPLETED BY:	Officer Title:	GM Governance and Engagement

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ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Climate Emergency Darebin Advisory Committee	
	Date:	Thursday 25 October 2018	
	Location:	Conference Room, 350 High Street, Preston	
PRESENT:	Councillors:	Cr. Susan Rennie (Acting Chair), Cr. Trent McCarthy (via video conference)	
	Council Staff:	Sally Moxham, Gavin Mountjoy, Tiffany Harrison	
	Other:	Climate Emergency Darebin Committee members	
APOLOGIES:		Cr. Kim Le Cerf, Sue Wilkinson, Rachel Ollivier	

The Assembly commenced at 7:02 pm

	MATTERS CONSIDERED	DISCLOSURES AND COMMENTS
1	Welcome, acknowledgements, apologies	No disclosures were made
2	Assembly of Councillors	No disclosures were made
3	Agenda review	No disclosures were made
4	Minutes of previous meeting	No disclosures were made
5	Council update	No disclosures were made
6	Working group updates	No disclosures were made

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Climate Emergency Darebin Committee

25 October 2018

	MATTERS CONSIDERED	DISCLOSURES AND COMMENTS
7	Projects bids and decisions	No disclosures were made
8	Next steps in project development and implementation	No disclosures were made
9 CED internal operations and functioning		No disclosures were made
10	Volunteers	No disclosures were made
11	Strategic inwards, outwards, downwards and upwards engagement	No disclosures were made
12 Risk Management		No disclosures were made
13	CED structure	No disclosures were made
14	Other business	No disclosures were made
15	Next Meeting	No disclosures were made

The Assembly concluded at 9:05 pm

		Tiffany Harrison
COMPLETED BY:	Officer Title:	Climate Emergency Darebin Executive Officer

This form is to be completed by the nominated Council Officer and returned to the Council Business Unit within 3 working days for inclusion in a register available for public inspection.

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ASSEMBLY OF COUNCILLORS PUBLIC RECORD

ASSEMBLY DETAILS:	Title:	Council Briefing Session	
	Date:	Monday 29 October 2018	
	Location:	Council Chamber	
PRESENT:	Councillors:	Cr. Kim Le Cerf, (Mayor), Cr. Susan Rennie Cr. Gaetano Greco, Cr. Susanne Newton, Cr. Steph Amir (arrived at 5.44 pm), Cr. Julie Williams (arrived at 5.44 pm), Cr. Trent McCarthy (arrived at 7.33 pm)	
	Council Staff:	Sue Wilkinson (CEO), Vito Albicini, Cathy Henderson, Rachel Ollivier	
		Vicky Woods and Vicky Guglielmo (5.35 pm – 6.20pm)	
		Sally Moxham, Sue Phillips, Kelly Barnes (5.45 pm – 6.44 pm)	
		Wendy Dinning, Alison Breach (6.45 – 7.10)	
		Melinda Viksne, Jennifer Paterson (6.55 pm – 7.55 pm)	
		Jess Fraser, Mandy Bathgate (7.05 – 7.30pm)	
		Che Sutherland (7.15pm – 7.55 pm)	
		Rod Burke, Phil Tulk (7.55 pm – 8.39 pm)	
	Other:		
APOLOGIES:		Cr. Tim Laurence (approved leave of absence), Cr. Messina, Ingrid Bishop	

The Assembly commenced at 5:35 pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS	
1. Future of Festivals in Darebin		No disclosures were made	
2.	Food Waste Trial	No disclosures were made	
3.	Open Space Strategy	No disclosures were made	
4.	Welcoming Cities	No disclosures were made	
5.	Former Reservoir Library	No disclosures were made	
6.	Tree Protection Local Law	No disclosures were made	

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Assembly of Councillors

8 October 2018

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS	
7.	Council Meeting 7 November	No disclosures were made	
8.	General Business	No disclosures were made	

The Assembly concluded at 9:10 pm

RECORD COMPLETED BY:	Officer Name:	Sue Wilkinson
	Officer Title:	CEO

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13. REPORTS BY MAYOR AND COUNCILLORS

Recommendation

That Council note the Reports by Mayor and Councillors.

14. CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL

15. CLOSE OF MEETING