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AGENDA OF THE ORDINARY COUNCIL MEETING

To be held on Monday 22 March 2021 at 6.00pm

This Council Meeting will be held at Merrilands Community Centre (PRACE) , 35 Sturdee Street, Reservoir.

This meeting will be open to the public in line with current health restrictions. Masks are mandatory and the number of people in the public gallery will be restricted. This meeting will also be livestreamed and may be accessed from Councils website www.darebin.vic.gov.au.

Persons wishing to submit a 'Public Question' may do so online by 12.00 noon on the day of the meeting via the Question and Submissions form.



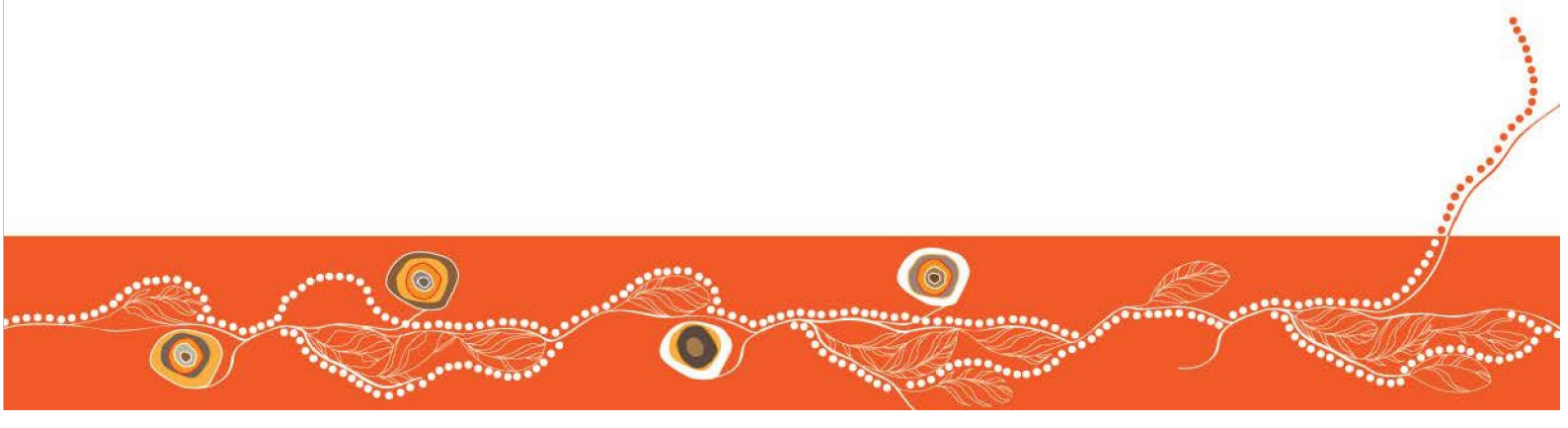
ACKNOWLEDGEMENT OF TRADITIONAL OWNERS AND ABORIGINAL AND TORRES STRAIT ISLANDER COMMUNITIES IN DAREBIN

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

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

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

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



English

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

Arabic

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

Chinese

这些是市议会会议纪要。如需协助了解任何纪要项目，请致电8470 8888。

Greek

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

Hindi

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

Italian

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

Macedonian

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

Nepali

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

Punjabi

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

Somali

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

Spanish

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

Urdu

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

Vietnamese

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

Table of Contents

Item Number	Page Number
1. MEMBERSHIP	1
2. APOLOGIES.....	1
3. DISCLOSURES OF CONFLICTS OF INTEREST	1
4. CONFIRMATION OF THE MINUTES OF COUNCIL MEETINGS	1
5. QUESTION AND SUBMISSION TIME	2
6. PETITIONS	3
7. CONSIDERATION OF REPORTS	4
7.1 CHANGE TO ORDINARY COUNCIL MEETING DATE - 29 MARCH 2021	4
7.2 THREE-YEAR-OLD KINDERGARTEN AND EARLY YEARS INFRASTRUCTURE PLANNING	5
7.3 PLANNING SCHEME AMENDMENT C170 - DEVELOPMENT CONTRIBUTIONS PLAN - CONSIDERATION OF SUBMISSIONS	29
7.4 PRESTON MARKET UPDATE.....	155
7.5 NORTHCOTE GOLF COURSE COMMUNITY CONSULTATION OPTIONS	196
7.6 EDWARDES LAKE WATER QUALITY TASKFORCE	204
7.7 MSS PLANNING FOR ACTIVATION	215
7.8 PROMOTING WOMEN AND GIRLS IN SPORT PARTNERSHIP AGREEMENT - YEAR TWO REPORT	241
7.9 NORTHERN BULLANTS PARTNERSHIP	277
7.10 ROAD SAFETY - FAIRFIELD PRIMARY SCHOOL.....	284
7.11 SOUTH CRESCENT POP UP BIKE LANES - TRIAL EVALUATION AND UPDATE	313
7.12 DECLARATION OF A SPECIAL CHARGE: SOLAR SAVER RESIDENTIAL (BATCH 6)	326
7.13 INTENTION TO DECLARE A SPECIAL CHARGE SCHEME: SOLAR SAVER RESIDENTIAL (BATCH 7)	341
7.14 SUBMISSION TO STATE GOVERNMENT 10 YEAR SOCIAL AND AFFORDABLE HOUSING STRATEGY DISCUSSION PAPER.....	366
7.15 COMMUNITY SKILLS FOR CLIMATE ACTION SERIES	423
7.16 COUNCIL ADVISORY COMMITTEE TERMS OF REFERENCE CLARIFICATION.....	439
7.17 COUNCILLOR GIFTS,BENEFITS AND HOSPITALITY POLICY 2021.....	442
7.18 MOTIONS FOR ALGA NATIONAL GENERAL ASSEMBLY 2021 AND MAV STATE COUNCIL	462

Table of Contents

Item Number	Page Number
8. CONSIDERATION OF RESPONSES TO PETITIONS, NOTICES OF MOTION AND GENERAL BUSINESS	472
8.1 AQUATIC CENTRES COMPARISION REPORT	472
9. NOTICES OF MOTION	483
9.1 SUPPORT FOR TREATY ON THE PROHIBITION OF NUCLEAR WEAPONS	483
9.2 RESIDENTIAL PARKING PERMIT POLICY	484
9.3 DAREBIN CREEK MANAGEMENT COMMITTEE MOU	485
9.4 TRAFFIC CALMING MEASURES PRESTON PRIMARY SCHOOL	486
9.5 EVICTION OF A RESIDENT	487
9.6 PROPOSAL FOR AN OFF-LEAD DOG ARK BEHIND HIGH STREET RESERVOIR.....	488
9.7 BEAUTIFICATION AROUND RUTHVEN STATION	489
9.8 PEDESTRIAN CROSSING AT KEON PARADE	490
10. URGENT BUSINESS	491
11. REPORTS OF STANDING COMMITTEES	491
12. SUMMARY OF MEETINGS	492
12.1 SUMMARY OF ADVISORY COMMITTEES, COUNCILLOR BRIEFING AND OTHER INFORMAL MEETINGS OF COUNCILLORS	492
13. REPORTS BY MAYOR AND COUNCILLORS	516
14. CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL	517
15. CLOSE OF MEETING.....	517

Agenda

1. MEMBERSHIP

Cr. Lina Messina (Mayor) (Chairperson)

Cr. Gaetano Greco (Deputy Mayor)

Cr. Emily Dimitriadis

Cr. Tom Hannan

Cr. Tim Laurence

Cr. Trent McCarthy

Cr. Susanne Newton

Cr. Susan Rennie

Cr. Julie Williams

2. APOLOGIES

3. DISCLOSURES OF CONFLICTS OF INTEREST

4. CONFIRMATION OF THE MINUTES OF COUNCIL MEETINGS

An error in the minutes of the Ordinary Meeting of Council held on 22 February 2021 has been identified since these minutes were published. The motion and subsequent resolution of Council in relation to Item of Urgent Business 10.3 Climate Action Program was incorreced recorded as being moved by Cr McCarthy and seconded by Cr Rennie. The motion and subsequent resolution was moved by Cr Laurence and seconded by Cr Greco

Recommendation

That the Minutes of the Ordinary Meeting of Council held on 22 February 2021 as amended be confirmed as a correct record of business transacted.

5. QUESTION AND SUBMISSION TIME

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

Due to the current COVID-19 health crisis and associated requirements residents and interested persons are strongly encouraged to view this Council meeting online. Any persons attending this meeting will be required to observe appropriate social distancing and adhere to the directions of Council Officers in relation to public question time and the making of submissions on items on the agenda.

QUESTIONS

Members of the public can ask up to three (3) 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.

Questions from the gallery must be submitted in writing to the Council Officer in attendance in the gallery prior to the commencement of the meeting.

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 Council Meeting Governance Rules (Meeting Procedure & Common Seal Local Law) 2020, the Chairperson may disallow a question if it:

- a) relates to a matter outside the duties, functions or powers of Council;
- b) is defamatory, indecent, abusive, offensive, irrelevant, trivial or objectionable in language or substance;
- c) may lead to a breach of Council's statutory obligations;
- d) relates to a Notice of Motion, Petition or item of urgent business;
- e) deals with a subject matter already answered;
- f) was not received by the deadline outlined in clause 72(1) of the Local Law;
- g) is aimed at embarrassing a Councillor or an Officer; or
- h) deals with a matter that should be, or has been, considered as a confidential matter or relates to any matter in respect of which Council may close the Meeting to the public under section 3(1) of the *Local Government Act 2020*.

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 may register their question or submission before 12.00 noon on the day of the meeting in one of the following ways:

- (a) online at darebin.vic.gov.au/questionsandsubmissions; or
- (b) by mail to PO Box 91, Preston 3072.

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.

6. PETITIONS

7. CONSIDERATION OF REPORTS

7.1 CHANGE TO ORDINARY COUNCIL MEETING DATE - 29 MARCH 2021

Author: Coordinator Council Business

Reviewed By: General Manager, Governance and Engagement

A late report on this matter will be circulated prior to the meeting.

7.2 THREE-YEAR-OLD KINDERGARTEN AND EARLY YEARS INFRASTRUCTURE PLANNING**Author:** Planning and Project Officer**Reviewed By:** General Manager Community

EXECUTIVE SUMMARY

This report provides an update on planning for the roll-out of the funded three-year-old kindergarten program from 2022 and the review of the Early Years Infrastructure Plan 2021-2041. It also responds to Notice of Motion 20-117.

The roll-out of funded three-year-old kindergarten in Darebin will create significant additional demand for kindergarten places. Council has agreed a Kindergarten Infrastructure and Services Plan with the State Government's Department of Education and Training, which estimates the expected supply and demand for kindergarten places from 2022 to 2029 as funded three-year-old kindergarten is rolled out. This shows that significant additional kindergarten infrastructure will be required by 2026 and in the years following to meet demand.

Whilst some additional kindergarten infrastructure will be provided by the private sector, strategic investment by Council to expand the network of community-based services will be the priority and necessary to maintain the current proportion of kindergarten places provided by community-based services. This will ensure equitable and affordable access to services for the whole community.

Council has allocated \$18.5 million in the 10-year Capital Works Plan to meet the demand for additional infrastructure generated by the three-year-old kindergarten reform. Council will also be seeking to apply for infrastructure funding from the State Government.

Population growth creates requirement for further significant additional early years infrastructure in subsequent years. An Early Years Infrastructure Plan 2021-2041, outlining a strategic framework for the future provision of early years services in Darebin, is being prepared and will be brought to Council in June 2021 for endorsement for public consultation.

Recommendation

That Council:

- (1) Notes this report
 - (2) Notes the Kindergarten Infrastructure and Services Plan (Appendix A)
 - (3) Notes that a further report on the draft Early Years Infrastructure Plan will be provided to Council in June 2021.
-

BACKGROUND / KEY INFORMATION

An update of the Early Years Infrastructure Plan commenced in 2018, stimulated by the 2017-21 Council Plan Big Action to "Create a new park, playground, oval and children's hub on the site of the old Ruthven primary school in Reservoir". Planning in response to this action initiated a review of the supply and projected demand for early years infrastructure over the next 20 years. The Early Years Infrastructure Plan 2021-2041 will provide Council with a strategic

framework for the future provision of early years services in Darebin including Council-owned early years facilities. The scope of the plan includes three and four-year-old kindergarten, Maternal & Child Health services, playgroups, long day care and occasional childcare.

In 2019, the Victorian Government announced a plan to introduce funded three-year-old kindergarten across the state. Darebin will join the state-wide roll-out schedule in 2022, ensuring that three-year-old children in Darebin have access to five hours a week of funded kindergarten in 2022 increasing to 15 hours a week by 2029. This reform will significantly increase the requirements for early years infrastructure in Darebin over the coming decades.

Since mid-2020, Council has been working with the Department of Education and Training (DET) to agree a Kindergarten Infrastructure and Services Plan (KISP). The KISP outlines an agreed position between DET and Council on the expected supply and demand for kindergarten places in each locality in Darebin over the period 2022-2029. This shows where additional infrastructure will be required to meet unmet demand (Appendix A – City of Darebin Kindergarten Infrastructure and Services Plan).

Council's Early Years Infrastructure Plan uses information from the KISP, the new Health and Wellbeing Plan and other data sources to provide a comprehensive view of where investment in early years' infrastructure will be required, including considerations of building functionality and condition as well as future demand on services. This plan is currently being finalised and will be submitted to Council in June 2021 for endorsement prior to public consultation. The plan will be responsive to the Darebin 2041 Community Vision and incorporate relevant actions arising from the 2021-25 Council Plan.

Previous Council Resolution

At its meeting held on day September 2020, Council resolved:

'That Council receives a Council report prior to March 2021 on options to expand the not for profit network of Council supported Community based Child Care Centres and Kindergartens across Darebin'

COMMUNICATIONS AND ENGAGEMENT

Consultation

Service level meetings have with been held with 13 of the 22 not for profit kindergarten and childcare organisations managing services in Darebin and all community-managed services have been provided with regular updates through network meetings and emails.

A plan to consult with families and the broader community will be developed to commence once a draft Early Years Infrastructure Plan has been endorsed. This will be guided by the Community Engagement Policy and targeted to ensure that we hear from the full range of diverse cohorts in the Darebin community including specific CALD and vulnerable groups, guided by the latest demographic insights from ID.

Internal engagement has included with the General Manager – Operations & Capital, Manager – Assets & Capital Delivery, Manager – Parks & Open Space, Coordinator – Facilities Management, Coordinator – Infrastructure Planning, Coordinator – Buildings and Leisure, Senior Property Officer and Senior Strategic Planners.

Communications

The KISP will be made public on both the Council and DET websites once it has been signed by both parties. This will enable all providers to use the published estimates to inform reform implementation activities such as service planning, kindergarten program expansion and infrastructure investments.

Comprehensive communications plans will be developed for the roll-out of funded three-year-old kindergarten and consultation on the Early Years Infrastructure Plan pending Council's consideration of the draft Early Years Infrastructure Plan. This will include tailored targeting of messages, activities and products to reach families from CALD backgrounds and other groups that have lower rates of participation in kindergarten and who may be less likely to participate in consultation activities.

ANALYSIS

Alignment to Council Plan / Council policy

Goal 2 - Opportunities to live well

Council Plan Objective 2.2: We will expand lifelong-learning opportunities, to enable local people to learn, develop their interests, and secure good quality work.

Council Plan Action Plan 2020-21 Action: Deliver an infrastructure, workforce and service review that responds to the introduction of government subsidised three-year old kindergarten program and identify options that meet future community needs.

Environmental Sustainability Considerations

Environmental sustainability considerations will be part of the development of the Early Years Infrastructure Delivery Plan to ensure that any facility upgrades, expansions or new developments deliver high levels of environmental sustainability performance.

Climate Emergency

Climate emergency considerations will be part of the development of the Early Years Infrastructure Delivery Plan to ensure that any facility upgrades, expansions or new developments deliver reduced emissions where possible and that facilities are resilient to changing climatic conditions.

Equity, Inclusion and Wellbeing Considerations

Ensuring equitable access to affordable and high-quality services across Darebin is a key objective of the Early Years Infrastructure Plan. Currently, the distribution of Council's early years infrastructure does not equitably respond to the present and future needs of the community with the northern suburbs being under-serviced in relation to projected population size and levels of disadvantage. The new Early Years Infrastructure Plan will provide a framework for correcting this imbalance, based on the principles of equity of access, choice and affordability.

Addressing barriers to participation and ensuring that services are culturally safe and appropriate for families from CALD backgrounds and Aboriginal and Torres Strait Islander families will be critical considerations during the implementation of the Early Years Infrastructure Plan. The roll-out of funded three-year old kindergarten will ensure all children

and families have access to the education and supports they need in the early years to support their wellbeing and development. The Equity & Diversity team will be engaged to support the development of appropriate strategies and to support Equity Impact Assessments on the Early Years Infrastructure Plan and three-year-old kindergarten strategies.

Cultural Considerations

Access to arts and cultural experiences in early childhood settings can support children's development and wellbeing. The Creative Culture team will be consulted in the planning and design of new early years facilities and intergenerational hubs to ensure that opportunities for facilities to maximise cultural expression and connection are identified.

Economic Development Considerations

The significant investment planned in early years infrastructure over the next 10-20 years has the potential to deliver significant economic development benefits. The economic development and recovery team will be consulted during the development of the Early Years Infrastructure Delivery Plan to ensure that the economic benefits of these investments are maximised including through Council's Social and Sustainable Procurement Policy.

Financial and Resource Implications

Council has allocated \$18.45m in the 10-year Capital Works Plan to meet the demand created by the roll-out of funded three-year-old kindergarten as per the table below:

20/21 \$'000	21/22 \$'000	22/23 \$'000	23/24 \$'000	24/25 \$'000	25/26 \$'000	26/27 \$'000	27/28 \$'000	28/29 \$'000	29/30 \$'000	10- Year total \$'000
0	200	700	900	1,000	3,350	3,100	3,100	3,100	3,000	18,450

Further funding will be required in the following ten years to meet the demand for services created by population growth. This includes three intergenerational hubs which have been identified as being required in in Reservoir West, Preston East and Preston West.

The State Government has committed \$1.68 billion of infrastructure funding state-wide over the next decade through the Building Blocks Infrastructure strategy to support the three-year-old kindergarten reforms. This will be accessible to local government and not for profit organisations in the form of grants for projects where the local KISP has identified the need for additional infrastructure to meet unmet kindergarten demand. For larger grants, applicants are expected to contribute a percentage of the total project cost. Darebin also can develop a Building Blocks Partnership Agreement with the State Government, which would outline in principle agreement for co-investment in a pipeline of projects to provide greater investment certainty.

Legal and Risk Implications

A comprehensive legal and risk analysis and plan will be undertaken and regularly reviewed by the Project Control Group. This will include mitigations to address key risks including:

- Social impacts and reputational risk to Council if families are not able to access a service in their local area due to capacity shortfalls
- Continuing inequalities in access and participation in kindergarten with impacts on child development if investments are not appropriately targeted to address equity issues

- Failure to deliver timely planned infrastructure to meet demand if planning and project management are not adequately resourced.

Operational Impacts

Delivery of the Early Years Infrastructure Plan will require significant involvement from operational teams. To facilitate this, an Early Years Infrastructure Plan Project Control Group has been established with representation from Assets & Capital Delivery, City Futures, City Development, Parks & Open Space, and Property & Business Improvement.

DISCUSSION

Council's early years infrastructure planning for the next 20 years will need to respond to the combined impacts of population growth, the introduction of funded three-year-old kindergarten and the need to invest in upgrading and maintaining existing facilities. Key considerations include:

1. Significant additional capacity required

The 0-4-year-old population of Darebin is expected to grow by 4,261 from 2020 to 2041, from 10,988 to 15,249. 65% of this growth is expected to occur in Preston and 18% in Reservoir. This growth will create demand for additional infrastructure for all early year's services over the next 20 years. This is the rationale for the three intergenerational hubs identified in the 20-year capital works plan to be built in Reservoir West, Preston East and Preston West.

The demand for additional infrastructure for kindergarten services will be significant due to the combined effect of population growth and the roll-out of funded three-year-old kindergarten. Supply and demand estimates agreed with DET in the KISP show that if no additional infrastructure comes online by 2029, Darebin's existing infrastructure would leave 952 children without access to a kindergarten place. These additional kindergarten places will mostly be needed from 2026 onwards.

	2021	2029
Total estimated demand for kindergarten places (three and four-year-old children)	1628	4196
Estimated existing supply kindergarten places (optimised utilisation)	3365	3365
Total kindergarten places that cannot be accommodated by existing services	0	952

Major housing and other developments, not currently factored into future population growth projections, may also create further needs beyond those that are outlined in the KISP. A review date of 2023 has been agreed for the KISP and a review can be triggered earlier if warranted by significant changes to the data or context. This provides a mechanism for ensuring that the KISP can be updated in response to new developments that would significantly impact demand.

2. Equity, access and choice in a mixed market

Some of the additional required kindergarten and childcare capacity will be created by private sector childcare services either adjusting their service offerings or building new centres. However, kindergarten and childcare services within private settings are usually expensive in comparison to not for profit sessional kindergarten programs and may not be affordable for some families. Council has clearly stated its priority to support for a strong community-based kindergarten sector within Darebin. A key commitment shaping the Early Years Infrastructure Plan will be that the current proportion of kindergarten places delivered by community-based services be strengthened/increased in line with population growth and the expansion of three-

year-old programs. The increasing demand over the next 20 years means that an increase in the number of community-managed services will be necessary if the proportion of places provided within the community-managed sector is to be maintained at its current level.

The distribution of standalone kindergartens (which in Darebin are only run by not for profit organisations) and community-managed long day care services is also an important equity consideration. Currently, the distribution of standalone kindergarten and community-managed long day care places is uneven. In relation to the size of the three- and four-year old population, Kingsbury, Preston East and Preston West have fewer places in both standalone kindergarten and community-managed long day care than the Darebin average, whilst Northcote and Thornbury are above average for both these service types. Reservoir East has a high provision of standalone kindergarten, but low provision of community-managed long day care, whilst Reservoir West is the opposite. The closure of Saint Andrew's Kindergarten at the end of 2020 means that Alphington-Fairfield now has below average provision of standalone kindergarten, but it has reasonable provision of community-managed long day care. Ensuring equitable access to community-managed kindergarten services will be a key consideration shaping Council's plans for investment in additional kindergarten capacity.

A key priority will be ensuring that families from CALD backgrounds and Aboriginal and Torres Strait Islander families have equity of access and participation in all Early Years services and programs.

3. Diverse funding sources

Accessing state government funding from DET as co-contributions to projects will be critical to deliver infrastructure developments at best-value for Darebin ratepayers. Agreeing our KISP with DET is the critical first step to ensuring Darebin's ability to access state government funding.

Developer contributions are another potential source of funding. It will be important to ensure early years projects are included within the Municipal Development Contribution Plan (DCP) when it is reviewed and be alert to opportunities for developer contributions within strategic sites that sit outside of the DCP (e.g. the Preston Market Precinct development).

4. Kindergarten and childcare services will require support for change management

The additional capacity required over the next 20 years will be created through action in three key areas:

- Maximising the number of kindergarten places provided by existing providers within existing infrastructure through change management activities and practices
- The expansion of licensed capacity at existing facilities where feasible by extending rooms or adding new rooms
- The development of new facilities.

Each of these will require close collaboration and support to providers from both Council and DET. Council's support to community-managed providers will be important. COVID-19 has highlighted the challenges that community-managed childcare and kindergarten services experience as small volunteer-led organisations operating in a highly complex regulatory and funding environment with limited financial and other resources. Council has provided targeted support to community-managed services throughout the pandemic, in addition to the range of business-as-usual supports that Council provides to the sector. The provision of ongoing support to community-managed services will be essential to assist services to make the changes to scale-up their service delivery and work with Council to expand infrastructure to increase capacity.

5. Community awareness raising and inclusive practice to raise kindergarten participation

Kindergarten participation rates in Darebin (86%) are currently lower than the state average (92%) and are unequal across the municipality, with the lower rates occurring in the north. Increasing the participation rate for Darebin is an agreed priority of the North Eastern Melbourne Area Early Years Compact. Investment in infrastructure is a key strategy for Council to address participation rates across Darebin, particularly in areas of disadvantage and for families from CALD backgrounds and Aboriginal families. Community awareness and inclusive practice strategies will also be needed to ensure equity of access to, and participation in, quality, affordable early years services for all Darebin children and their families.

OPTIONS FOR CONSIDERATION

Option 1 - Recommended

That Council notes the Kindergarten Infrastructure and Services Plan and receives a further report on the draft Early Years Infrastructure Plan later this year.

Option 2 - Not Recommended

Council could resolve:

- Not to note this report or the Kindergarten Infrastructure and Services Plan.
- Not to receive a further report on the draft Early Years Infrastructure Plan or to receive a further report at a different date to the proposed date of June 2021.

IMPLEMENTATION STRATEGY

Details

- Presentation of draft Early Years Infrastructure Plan to Council for endorsement for public consultation – June 2021.
- Public consultation on the draft Early Years Infrastructure Plan – July-August 2021
- Adoption of the Early Years Infrastructure Plan – September 2021
- Development of the Early Years Infrastructure Delivery Plan – September 2021.

Communication

- Communication of the KISP - will be a public on the DET website and Council website – expected by February 2021.
- Community awareness campaign to raise awareness of funded three-year-old kindergarten and promote kindergarten participation – from March 2021.
- Public consultation on the draft Early Years Infrastructure Plan – July-August 2021.
- Publication of endorsed Early Years Infrastructure Plan – October 2021.

RELATED DOCUMENTS

- City of Darebin Kindergarten Infrastructure and Services Plan

Attachments

- Darebin Kindergarten Infrastructure and Services Plan (**Appendix A**)

DISCLOSURE OF INTEREST

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



Education
and Training

Kindergarten Infrastructure and Services Plan

City of Darebin

CONTENTS

1. Introduction	3
1.1. Reform context	3
1.2. Purpose of KISPs	3
1.3. How to use the KISP	3
1.4. Structure of the KISP	3
1.5. Disclaimer	4
2. Map of Early Childhood Education services in the City of Darebin	5
3. Local context	6
3.1 Purpose	6
3.2 Key considerations	6
4. Funded kindergarten enrolment estimates between 2021-29 for the City of Darebin ...	9
4.1 Purpose	9
4.2 Methodology	9
4.3 Summary of current kindergarten provision	10
4.4 Approach to optimising the use of existing services and infrastructure	11
4.5 Agreed estimates of demand for funded kindergarten places that cannot be met through existing services and infrastructure	12
5. Authorisation	16

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Education
and Training

1. INTRODUCTION

1.1. REFORM CONTEXT

In an Australian first, the Victorian Government has committed to implement Three-Year-Old Kindergarten for all children over a 10-year roll-out with a total investment of almost \$5 billion, including \$1.68 billion to support the infrastructure expansion required for the reform. This reform will add another year of universal funded kindergarten so that, by 2029, all children in Victoria will have access to two years of play-based learning through a funded kindergarten program.

1.2. PURPOSE OF KISPS

Three-Year-Old Kindergarten will require a large expansion of kindergarten across the State. The Government has invited all 79 Victorian Local Governments to discuss and agree upon a Kindergarten Infrastructure and Services Plan (KISP) for their Local Government Area (LGA).

Each KISP has been jointly developed with Local Government and published to estimate the growth in demand for kindergarten within the LGA. The KISPs will help all kindergarten providers meet demand and provide a clear picture of infrastructure need across the State.

While a KISP is not a funding document and does not define required infrastructure projects or commit any party to funding specific projects, it is expected that future investment requests through Building Blocks and funding decisions about Local Government and not-for-profit projects would align with the relevant KISP.

1.3. HOW TO USE THE KISP

Each KISP contains estimates of future kindergarten supply of, and demand for, Three and Four-Year-Old Kindergarten places against existing enrolment capacity. Not-for-profit and for-profit providers can use these estimates to inform their plans to expand kindergarten programs, establish new services or invest in new or extended facilities.

For example, KISPs provide demand estimates in terms of where, when and how much demand for kindergarten places will grow in an LGA. KISPs also estimate where and how many kindergarten places providers can accommodate in existing facilities before an area needs new infrastructure to meet demand. The estimates can be used to inform decisions about where and when expansions of kindergarten program capacity and the construction of new or extended facilities are needed to meet demand growth.

Where there is an agreed KISP for the LGA, the Local Government and not-for-profit kindergarten providers seeking co-investments through the Building Blocks Capacity Building stream must refer to, and align their proposed project with, the infrastructure need identified in the KISP.

1.4. STRUCTURE OF THE KISP

Each KISP consists of the following sections:

- **Section 1:** A short introduction to the Three-Year-Old Kindergarten reform and the KISP.

- **Section 2:** A map of existing and planned Early Childhood Education and Care service locations.
- **Section 3:** Local knowledge and context relevant to the expansion of kindergarten services.
- **Section 4:** Funded kindergarten demand estimates.

1.5. DISCLAIMER

All data presented in this document are estimates only and are based on the best information available to the Department and Local Government at the time. They are published on an as-is basis and are for informational purposes only. They are subject to adjustment in response to market forces and as new data and other relevant information becomes available. The data may under- or over-estimate both total demand in a given location or year and the capacity for new demand to be met by providers. As a result, operational and business decisions should not be made solely based on this document. Any use of this data is solely at the risk of the user. The Department and Local Government accept no responsibility for any loss or damage, either direct or incidental, that may result from the use of the data.

2. MAP OF EARLY CHILDHOOD EDUCATION SERVICES IN THE CITY OF DAREBIN

The map below shows the distribution of currently operating and new services that are planned to open in the future in the LGA and across its communities.

This map has been prepared using Departmental data, from both the National Quality Agenda IT System (NQAITS) and the Victorian School Building Authority (VSBA). Where applicable, this map has been refined by Darebin City Council and the Department to capture other services that are planned to open in the future.

Service Name	Project Type	Suburb	Total Licensed Capacity proposed by project
Goodstart Early Learning	New Early Learning Facility	Preston East	122

Early Childhood Services in Victoria



Note: In some instances, SA2s overlap multiple LGAs. Where this occurs, the SA2 and any services within it, are allocated to the LGA that it has the greater land area in. As a result, services that sit within these SA2s have been excluded from the above diagram as they are represented on the neighbouring LGA's map.

3. LOCAL CONTEXT

3.1 PURPOSE

Local, place-based knowledge and context play an important role in supporting the implementation of Three-Year-Old Kindergarten across Victoria. This section of the KISP documents this knowledge and context and has informed the funded kindergarten enrolment estimates in Section 4.

3.2 KEY CONSIDERATIONS

Key demographic trends that influence demand for kindergarten

The City of Darebin is expected to see significant population growth over the next 20 years. From the baseline of 2016 to 2041, the population for the City of Darebin is forecast to increase by 75,102 persons from 155,016 to 230,118 (48.45% growth), at an average annual change of 1.59% (<https://forecast.id.com.au/darebin>).

The most significant areas of growth are expected to be in the northern parts of Darebin:

- The population of Preston is expected to grow by 32,870 over this period, accounting for 44% of Darebin's growth
- The population of Reservoir is expected to grow by 19,384 over this period, accounting for 26% of Darebin's growth.

Forecast population growth in Darebin is informed by development assumptions across the municipality, including expected dwelling yields at identified major development sites such as the Polaris Development (Kingsbury), Oakover Village (Preston West) and others in Northcote, East Preston and Alphington-Fairfield.

An additional strategic development site not included within current projections is the Preston Market site. The Preston Market has been designated as a strategic development site by the Victorian Planning Authority (VPA) and is part of the VPA's Fast Track Program. As of late 2020, the VPA were preparing a draft structure plan for public consultation.

The La Trobe University Bundoora campus is another site where significant development is expected over coming years. Along with the Northland Major Activity Centre and the Heidelberg health precinct, the La Trobe campus forms part of the La Trobe National Employment and Innovation Cluster identified in Plan Melbourne 2017-2050 for growth in jobs and investment. Aligned to this, the La Trobe University Master Plan 2014 outlines a plan to see the Bundoora campus evolve into a 'University Town', that will be more connected to surrounding neighbourhoods.

Developments on Darebin's borders may also impact demand for kindergarten in Darebin. One of the major developments that we are aware of is the Alphington Paper Mill site in the City of Yarra. The approved development plan for this site endorsed by the City of Yarra in 2016 included an estimated 2500 dwellings in the form of town houses and apartments.

The context of the COVID-19 pandemic is a new factor that may have an impact on demographic trends within Darebin. Whilst there is a lot of uncertainty about how the pandemic may affect population growth in the coming years, some insights have been provided by .id who suggest that COVID-19 may impact the following factors that contribute to population growth:

- Overseas migration – potential negative impact on growth
- Internal migration – potential negative impact on growth
- Natural increase (births and deaths) – some potential negative impact on growth

- Economic resilience – some potential negative impact on growth
- Resident vulnerability – some potential negative impact on growth
- Local amenity including housing affordability – potential mixed impact on growth

Source: <https://forecast.id.com.au/darebin/forecast-covid19-impact>

In addition to impacts on population growth, the COVID-19 pandemic may have other long-term impacts on the Darebin community which could have flow-on impacts to demand for kindergarten services. Whilst these impacts cannot be predicted, it is important to anticipate and plan for a range of possibilities. For example, if the long-term economic impacts of the pandemic contribute to a sustained rise in unemployment and other vulnerability this may impact the ability of some families to afford kindergarten and/or childcare fees.

Projects or trends that may influence supply of early childhood education and care

The City of Darebin's Early Years Infrastructure Plan 2011-2031 is currently being updated to respond to projected population growth and the introduction of funded three-year-old-kindergarten. The current Early Years Infrastructure Plan outlines Council's commitment to supporting a mix of early years' service provision (community based and commercial) and to actively support all service providers in Darebin, including commercial providers.

Preschool education and childcare services are growing industry sectors within Darebin with new childcare centres regularly opening in the municipality. The growth in the industry is reflected in ABS employment data which shows that between 2011 and 2016 the number of people employed in Preschool Education in Darebin is estimated to have risen from 200 people to 298, whilst the number employed in Child Care Services grew from 587 to 767 (<http://economy.id.com.au/darebin/employment-census>).

A search of the planning register from September 2018 to September 2020 identified eight applications related to the development of new or expanded childcare centres in Darebin. Four of these centres have opened or are close to completion and have been included within the supply analysis for this KISP, whilst another four are not yet at the construction stage and so have not been included as we cannot be sure whether they will go ahead. It should be noted that the search of applications was not comprehensive and may not have picked up all relevant applications.

Key local geographic considerations or information relevant to Three-Year-Old Kindergarten

The City of Darebin, along with the other Councils in the North Eastern Melbourne Area (NEMA) and the State Government, has a commitment to increase kindergarten participation in this area to the Victorian average, under the NEMA Early Years Compact. In 2019, 86% of eligible children in Darebin were enrolled in a funded kindergarten program, compared to 92% across the state. Of concern to the City of Darebin is the fact that the rate of participation in kindergarten varies across Darebin's local areas. In 2018 the participation rate varied from 99% in Northcote to just 68% in Kingsbury. Therefore, whilst the demand estimates for four-year-old kindergarten that informed this document are based on the number of four-year-old enrolments in 2019, increased each year in line with population growth rates, the City of Darebin is committed to ensuring that kindergarten participation rates across all local areas of Darebin rise to the state average, and to ensuring equitable access to high quality services and choice for families in all localities.

The supply analysis for kindergarten services reflects the fact that most standalone kindergartens or long day care centres operate as local services that draw most of their participating children from a local catchment, although we recognise that some families choose to enrol their children in services that may not be close to home but which may be convenient for other reasons such as being close to a place of employment or an older child's school. Darebin is home to three Early Childhood Education and Care Services which draw children from a wider regional catchment, which has been reflected in the supply assumptions. These services are:

- East Preston Islamic College
- La Trobe University Community Children's Centre
- Yappera Children's Service Cooperative.

4. FUNDED KINDERGARTEN ENROLMENT ESTIMATES BETWEEN 2021-29 FOR THE CITY OF DAREBIN

4.1 PURPOSE

As Three-Year-Old Kindergarten is rolled-out and Victoria's population grows, demand for both Three and Four-Year-Old Kindergarten places will increase significantly. While additional capacity will be needed to meet this demand, this will vary across the State and over time, due to differences in the capacity of existing services, growth trends and sector composition.

To identify where, when and how many additional kindergarten places are expected over the roll-out in the City of Darebin, Darebin City Council and the Department have developed:

1. A summary of the current provision of kindergarten within the LGA (**Section 4.3**).
2. An approach to optimising the utilisation of existing services and infrastructure through 'change management' strategies that Darebin City Council and the Department will support to help meet additional demand in the LGA (**Section 4.4**).
3. An estimate of the Three and Four-Year-Old kindergarten places that cannot be met through existing services for the 2021-29 period, taking into account the additional demand that can be accommodated by optimising utilisation of existing services and infrastructure through point 2, above (**Section 4.5**).

Local Government and providers can use these published estimates to inform reform implementation activities such as service planning, kindergarten program expansion, infrastructure investments and Building Blocks funding applications in alignment with future demand over the 10-year roll-out.

4.2 METHODOLOGY

The estimated Three and Four-Year-Old Kindergarten places used in the following sections have been agreed between Darebin City Council and the Department, and were informed by:

- Estimates developed by the Department which draw on a range of inputs, including population forecasts, current enrolments and results from the Kindergarten Capacity Assessment Program (KCAP), conducted in 2019.
- The estimated capacity of new services that are planned to open in the LGA (Section 2)
- Local knowledge and context provided by the Local Government (Section 3) that explains particular issues and trends in their area.
- The approach to optimising utilisation of existing services in the LGA (Section 4.4), and
- Other sources, such as modelling undertaken by Local Governments and local data.

The KISP measures a service’s capacity to deliver funded kindergarten in terms of the number of children it could enrol in Three and Four-Year-Old Kindergarten. The number of funded kindergarten places is different from a service’s licensed or approved places, which count the number of children permitted to attend the service at any one time under the license. Many services can enrol more children in their funded kindergarten program(s) than they have licensed places for because they can run more than one kindergarten program per week. Kindergarten places are therefore a more accurate measure of service kindergarten capacity than licensed places.

Three-Year-Old Kindergarten places have been presented as 15-hour places so they can be easily compared to Four-Year-Old Kindergarten places. Moreover, when Three-Year-Old Kindergarten is fully rolled-out in 2029, every three-year-old child will have access to 15-hours of kindergarten.

From 2023 all providers will have flexibility to determine how many hours of funded Three-Year-Old Kindergarten they deliver per week, with a minimum of five hours and a maximum of 15-hours funded pro-rata. It is expected that hours offered will vary. Given this variation, **it is important to be aware that during the transition to all three-year-old children receiving 15-hours of funded kindergarten per week in 2029, the 15-hour places presented in this report may represent multiple three-year-old places that individually receive less than 15-hours of kindergarten per week.**

These estimates have been developed at an LGA and community level to show the overall forecast and variation within an area. The KISP defines community at the Statistical Area Level 2, which is medium-sized areas which represent a community that interacts socially and economically, with a population range of 3,000 to 25,000 people, and an average population of about 10,000 people.

4.3 SUMMARY OF CURRENT KINDERGARTEN PROVISION

The figures below provide a summary of current kindergarten provision within the LGA and provide relevant context for the estimates of demand for funded kindergarten places included in Section 4.5. The data included in this section are largely drawn from:

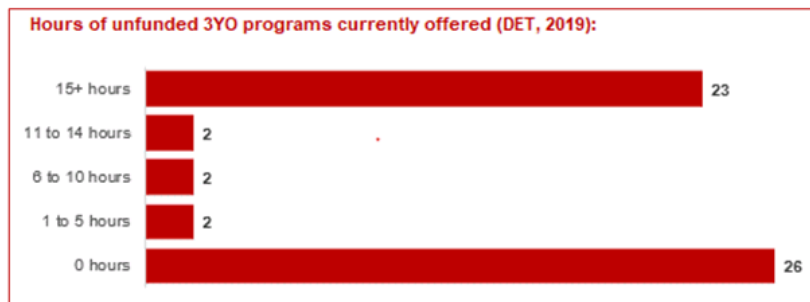
- The Kindergarten Capacity Assessment Program (KCAP), collected between June and October 2019.
- The Department’s Kindergarten Information Management System (KIMS), as at 2019.
- The Department’s Quality and Regulatory Division (QARD) monitoring data, as at 2019.
- The National Quality Agenda IT System (NQAITS), as at April 2020.
- The Victorian Child and Adolescent Monitoring System (VCAMS), as at 2018.

Please note that, because these sources were collected at different points, this may result in slightly different totals appearing in the below data.

Number of services by service type (NQAITS, 2020)	
Stand-alone kindergartens	15
Long day care centres	45

Percentage of services by management type, LGA level (NQAITs, 2020)	
Type	Percentage
Local Government	0%
Private not for profit	53%
Private for profit	45%
Other	2%

Current kindergarten offering	
Four-Year-Old Kindergarten participation rate (VCAMS, 2018):	83%
Number of services that offer a funded kindergarten program (DET, 2019):	55
Number of services that offer an unfunded Three-Year-Old Kindergarten program (DET, 2019):	29



4.4 APPROACH TO OPTIMISING THE USE OF EXISTING SERVICES AND INFRASTRUCTURE

Change management strategies to optimise existing services and infrastructure

Children can often be accommodated through existing spare places and by services ‘unlocking’ unused capacity. As the experience of providers in the 2020 Three-Year-Old Kindergarten roll-out LGAs shows, while the optimisation of existing services can be challenging, it is highly time- and cost-effective compared to building new capacity through infrastructure projects. It also helps target infrastructure investment to the places that need it most and avoids over-supplying the local market.

Darebin City Council and the Department will support providers and services to maximise their kindergarten places through the following change management activities and practices:

- Increasing the capacity of any Local Government operated services by:
 - Running additional programs.
 - Using different timetables, including running 7.5-hour days.

- Changing the delivery model, such as introducing rotational models or mixed-age groups.
- Having degree-qualified kindergarten teachers leading integrated kindergarten programs in long day care settings.
- Encouraging and supporting other providers and services in the LGA to undertake change management.

Darebin City Council and the Department have estimated how many Three and Four-Year-Old Kindergarten places can be accommodated through existing services in the LGA (Table 1). Both parties are committed to helping providers and services offer these kindergarten places before progressing to funded infrastructure solutions to meet demand. This commitment is reflected in the LGA and community level estimates below (Table 2 onwards), which assume that demand will be met first through existing services and second through additional infrastructure. Note that in some cases the number of kindergarten places that can be offered through existing services may exceed demand for kindergarten places.

Table 1: Total estimated funded kindergarten places that can be offered by optimising existing services and infrastructure across the LGA, between 2021-29 (presented in 15-hour equivalent places)

	2021	2022	2023	2024	2025	2026	2027	2028	2029
Estimated existing supply of kindergarten places*	3,208	3,208	3,208	3,208	3,208	3,208	3,208	3,208	3,208
Total three and four-year-old places that can be accommodated by optimising existing services**	3,365	3,365	3,365	3,365	3,365	3,365	3,365	3,365	3,365

*This may be higher than current three and four-year-old enrolments as it includes any spare places that are currently available or could be generated by making some minor adjustments to programming approaches.

**The likely expansion of services and kindergarten places in response to population growth (i.e. growth in demand not generated by the Three-Year-Old Kindergarten Reform that would likely occur) is not accounted for in these estimates.

4.5 AGREED ESTIMATES OF DEMAND FOR FUNDED KINDERGARTEN PLACES THAT CANNOT BE MET THROUGH EXISTING SERVICES AND INFRASTRUCTURE

The below estimates (Table 2 onwards) have been developed by Darebin City Council and the Department to illustrate the estimated:

1. Total number of Three and Four-Year-Old Kindergarten places expected over the roll-out period.
2. Three and Four-Year-Old Kindergarten places that cannot be accommodated by optimising existing services and infrastructure over the roll-out period.

These estimates have been developed to reflect that the increase in demand for Three-Year-Old Kindergarten places will be gradual.

In estimating how many Three and Four-Year-Old Kindergarten places cannot be accommodated by existing services and infrastructure, Darebin City Council and the Department have taken into account any new places that will be made available through planned expansions of existing services or new services, into estimates of existing supply, where this information is available. This may include Local Government owned services being developed and planned Kindergartens on School Sites.

These estimates do not, however, estimate how and when the broader sector will expand to meet the additional demand for kindergarten places that are estimated over the roll-out period.

Infrastructure need in the LGA and its local communities is indicated by the bottom rows of the tables in this section (**Table 2** onwards): ‘Total kindergarten places that cannot be accommodated by existing services’. For example, if the number of kindergarten places for the LGA or a community is above zero in this row, it means that the area is estimated to need additional infrastructure (noting that further optimisation which avoids the need for additional infrastructure may be possible). Any type of provider – Local Government, not-for-profit or for-profit – can build this additional infrastructure. If this row shows all zeros, it means that there is no estimated need for additional infrastructure in the area.

Local Government and not-for-profit kindergarten providers must refer to the estimates in this section when applying through the Building Blocks Capacity Building Grants stream for Government funding. Under this stream, projects must be in a community where there is infrastructure need as shown in the community’s table of estimated demand for kindergarten places (i.e. there are numbers in the bottom row above zero). Projects in LGAs or communities where demand can be met through existing services (i.e. the bottom row shows all zeros) are not eligible for funding under this stream.

LGA estimates

Table 2: Total estimated three and four-year-old kindergarten places between 2021-29 (presented in 15-hour equivalent places)

LGA level estimates	2021	2022	2023	2024	2025	2026	2027	2028	2029
Total estimated demand for kindergarten places (three and four-year-old children)	1,628	2,141	2,499	2,778	3,018	3,406	3,642	3,888	4,196
Total kindergarten places that cannot be accommodated by existing services	0	0	0	8	56	310	513	708	952

Community estimates

Table 3-10: Total estimated three and four-year-old kindergarten places between 2021-29 (presented in 15-hour equivalent places)

Alphington – Fairfield estimates	2021	2022	2023	2024	2025	2026	2027	2028	2029
Total estimated demand for kindergarten places (three and four-year-old children)	114	143	164	187	204	218	229	245	263
Total kindergarten places that cannot be accommodated by existing services	0	0	0	0	0	0	0	0	0

Kingsbury estimates	2021	2022	2023	2024	2025	2026	2027	2028	2029
Total estimated demand for kindergarten places (three and four-year-old children)	70	100	123	145	164	181	193	208	228
Total kindergarten places that cannot be accommodated by existing services	0	0	0	0	0	0	10	25	45

Northcote estimates	2021	2022	2023	2024	2025	2026	2027	2028	2029
Total estimated demand for kindergarten places (three and four-year-old children)	278	353	409	455	490	532	571	607	652
Total kindergarten places that cannot be accommodated by existing services	0	0	0	0	0	3	42	78	123

Preston – East estimates	2021	2022	2023	2024	2025	2026	2027	2028	2029
Total estimated demand for kindergarten places (three and four-year-old children)	210	286	338	403	458	481	501	537	582
Total kindergarten places that cannot be accommodated by existing services	0	0	0	0	0	0	0	0	0

Preston – West estimates	2021	2022	2023	2024	2025	2026	2027	2028	2029
Total estimated demand for kindergarten places (three and four-year-old children)	172	230	278	317	347	394	434	474	517
Total kindergarten places that cannot be accommodated by existing services	0	0	0	0	0	44	84	124	167

Reservoir – East estimates	2021	2022	2023	2024	2025	2026	2027	2028	2029
Total estimated demand for kindergarten places (three and four-year-old children)	259	359	417	418	441	607	656	700	760
Total kindergarten places that cannot be accommodated by existing services	0	0	0	1	24	191	240	284	343

Reservoir – West estimates	2021	2022	2023	2024	2025	2026	2027	2028	2029
Total estimated demand for kindergarten places (three and four-year-old children)	256	338	394	440	474	520	554	587	631
Total kindergarten places that cannot be accommodated by existing services	0	0	0	0	0	6	40	73	117

Thornbury estimates	2021	2022	2023	2024	2025	2026	2027	2028	2029
Total estimated demand for kindergarten places (three and four-year-old children)	268	332	376	413	438	472	503	529	563
Total kindergarten places that cannot be accommodated by existing services	0	0	0	7	32	66	97	123	157

5. AUTHORISATION

The Area Executive Director (North East Melbourne) of the Department of Education and Training and the Chief Executive of Darebin City Council endorse this Kindergarten Services and Infrastructure Plan (KISP) for the City of Darebin by signing on 01/02/2021.

This KISP is not intended to create legal relations or constitute a legally binding contractual agreement between the parties. The parties may review this KISP in 2023 to publish a new version that will replace the previous version.

An out-of-cycle review may be triggered if both parties agree that there has been a change in relevant data, information or the local early childhood sector that significantly affects the reliability of a KISP's estimates for planning purposes.

Signed for and on behalf and with the authority of Darebin City Council

Signature

Witness Signature

Name: Sue Wilkinson

Title: Chief Executive Officer

Address: PO Box 91, Preston, VIC 3072

Signed by Area Executive Director (North East Melbourne), Department of Education and Training

Signature

Witness Signature

Name: Stacey Gabriel

Title: Area Executive Director (North East Melbourne)

Address: PO Box 71, Greensborough, VIC 3088

7.3 PLANNING SCHEME AMENDMENT C170 - DEVELOPMENT CONTRIBUTIONS PLAN - CONSIDERATION OF SUBMISSIONS

Author: Senior Strategic Planner

Reviewed By: General Manager City Sustainability and Strategy

PURPOSE

The purpose of this report is to consider submissions received on Amendment C170 to the Darebin Planning Scheme, which seeks to introduce a new Development Contributions Plan and associated levy on new development.

EXECUTIVE SUMMARY

In the last Council plan, Council committed to creating a new municipal Development Contributions Plan (DCP), to ensure that the cost of required new and upgraded infrastructure is shared equitably between developers and the wider community as the City grows. Planning Scheme Amendment C170 (the amendment) proposes to introduce a new DCP into the Darebin Planning Scheme that will place a levy on new development to help fund social and physical infrastructure required to meet the community's needs over the next 20 years.

The amendment was publicly exhibited between 12 November and 14 December 2020. A total of 12 submissions were received from community and stakeholders, with eight raising objections or concerns. Issues raised were mainly around the impacts and methodology of introducing a levy on development, the timing of the levy with the pandemic, with some submissions seeking an exemption from the levy.

This report provides a draft Council response to all submissions received for Amendment C170. In response to submissions, officers recommend a change the DCP to build in a mechanism that allows for the potential deferral of DCP levy payments where alternative community infrastructure is provided and secured by way of a section 173 agreement, and to clarify the wording of the existing exemption following legal advice.

Officers recommend that all submissions, and proposed changes to the amendment, are now referred to an independent Planning Panel to proceed through the planning scheme amendment process.

Recommendation

That Council, having prepared and exhibited Amendment C170dare to the Darebin Planning Scheme under section 19 of the Planning and Environment Act 1987:

- (1) Formally considers all written submissions received in response to Amendment C170dare to the Darebin Planning Scheme.
- (2) Endorses the officer's response to submissions outlined in this report and attached at **Appendix A** and recommended changes to the Amendment, including the changes as attached at **Appendices B and C** of this report, to form the basis of Council's submission to an independent Planning Panel.

- (3) Requests that the Minister for Planning appoint an independent Panel under Part 8 of the *Planning and Environment Act 1987* to consider submissions to Amendment C170dare to the Darebin Planning Scheme.
 - (4) Refers all submissions to the Panel to be appointed by the Minister for Planning.
 - (5) Authorises the Manager City Futures to support any minor changes to Amendment C170dare that may be required as part of Council's submission to the Panel.
 - (6) Writes to all submitters to inform them of Council's decision to proceed to the Panel stage.
-

BACKGROUND / KEY INFORMATION

What is a DCP and why is it required?

A Development Contributions Plan (DCP) is a tool available under the planning framework to ensure that the cost of providing infrastructure is shared between developers and the wider community on a fair and equitable basis.

Darebin's population is expected to grow from 165,000 in 2019 to more than 230,000 in 2041 and new and upgraded infrastructure, including roads, paths and community infrastructure will be required to meet the needs of the future community. In the Darebin Council Plan 2017-21, Council committed to creating a new municipal Development Contributions Plan.

The draft *Darebin Development Contributions Plan 2019* (the DCP) will allow Council to collect development contributions to help fund required infrastructure. The DCP has been prepared by a DCP consultant according to the Victorian Government's legislation, directions and guidelines.

Planning Scheme Amendment process

At its meeting of 29 June 2020, Council resolved to request authorisation from the Minister for Planning to prepare and exhibit Amendment C170, proposing to introduce the new DCP into the Darebin Planning Scheme. Council received conditional authorisation for Amendment C170dare on 30 July 2020.

Formal exhibition and public consultation occurred between 12 November and 14 December 2020. 12 submissions were received through this process, including five late submissions. Under the *Planning and Environment Act 1987*, where submissions to an amendment are unresolved, Council is required to refer the submissions to an independent Planning Panel (or Council can abandon the amendment).

This report summarises the submissions received to Amendment C170 and seeks Council's endorsement of the response to submissions and recommends Council refer all submissions to an independent Planning Panel. The Planning Panel is currently scheduled for the week commencing 24 May 2021 but will be confirmed following Council's decision.

Changes to project costs in the DCP

Pre-exhibition

Minor changes were made to the DCP under delegation to address a condition of authorisation from the Minister for Planning, to remove works that had already been undertaken when the amendment commenced (July 2020). The DCP and Schedule have been amended to reduce the cost of:

- Project Number 2 – the Reservoir Leisure Centre (RLC) Redevelopment from \$17M down to \$15.5M as some improvement works were completed at RLC prior to July 2020. The new amount is also consistent with the draft 10 Year Capital Works Plan 2020-2030 adopted by Council on 15 July 2020.
- Project Number 3 – Bill Lawry Pavilion Upgrade reduced from \$6.27M to \$5.91M to reflect the works delivered prior to July 2020.

Minor corrections were made to the labelling of tables and, at the direction of DELWP, changes to the presentation of the planning scheme maps were made.

Future changes to costings likely

Since the preparation of the DCP for exhibition, the KP Hardiman Hockey Pitch Redevelopment project has received state government funding. As project costs in the DCP can not include costs to be met through external funding, an adjustment will need to be made to reduce the grant amount.

Council may receive further external funding for other DCP projects in the coming weeks/months, or make budget decisions to vary the cost of some major projects. Officers will note this in Council's submission to Planning Panel, with a view that costings will be reconciled at the next stage of the amendment, prior to Council's adoption.

Previous Council Resolution

At its meeting held on 29 June 2020, Council resolved:

'That Council'

- (1) *Requests the Minister for Planning authorise the preparation and exhibition of Amendment C170dare to the Darebin Planning Scheme, pursuant to section 8A of the Planning and Environment Act 1987 (Appendix A and B)*
- (2) *When authorised by the Minister for Planning, exhibit Amendment C170dare to the Darebin Planning Scheme in accordance with notice requirements under section 19 of the Planning and Environment Act 1987*
- (3) *Seeks community and stakeholder feedback as part of the exhibition period, on the proposed changes to the planning scheme to implement the Darebin Development Contributions Plan 2019, June 2020 (Appendix A)*
- (4) *Authorise the Manager City Futures to make minor alterations and corrections, where necessary, to the Amendment C170dare material as attached at Appendix A and B prior to the lodgement of the authorisation request with the Minister for Planning and/or exhibition period.'*

COMMUNICATIONS AND ENGAGEMENT

Consultation

In accordance with section 19 of the *Planning and Environment Act 1987*, notice of Amendment C170 sent to all prescribed Ministers, local members of parliament, adjoining municipalities, and relevant infrastructure and service authorities. Public Notice published in The Age newspaper on 12 November 2020 and the Victorian Government Gazette on 12 November 2020.

Copies of all amendment documents, fact sheets and other background information were made available for inspection online* at the 'Your Say Darebin' engagement website as well as on the DELWP planning scheme amendments exhibition website.

In addition to the above prescribed notification requirements, further notice was given:

- Online Community Information Sessions held via Zoom on 24 November and 3 December 2020.
- Translated posters in 12 languages (Arabic, Chinese Simplified, Greek, Hindi, Italian, Macedonian, Somali, Vietnamese, Nepali, Punjabi, Spanish and Urdu) printed for display at Northcote, Reservoir and Preston libraries, Preston customer service/planning counter, Northcote Aquatic and Recreation Centre, Reservoir Leisure Centre, and Darebin Maternal Child Health Centres¹.
- Email notification and information was sent to key stakeholders, such as regular and current planning permit applicants and recent planning permit recipients, development/housing industry bodies and community groups, major developers and landowners and Social media posts on Facebook, Twitter and LinkedIn.

Communications

A DCP Communications and Engagement Plan included the following key messages which accompanied exhibition materials and activities:

- A Development Contributions Plan (DCP) is an equitable and transparent mechanism that requires developers to contribute to providing infrastructure needed by the future community.
- The current Darebin DCP is no longer charging a levy
- The new DCP will re-establish a levy which is needed to help fund planned infrastructure projects to meet the needs of the growing Darebin community.
- Darebin's population is forecast to grow from 165,000 in 2019 to more than 230,000 in 2041 creating a large increase in demand for infrastructure such as roads, paths and community facilities
- There are strict rules about what money raised from the levy can and cannot be spent on, and this list of projects is set out in the Darebin Development Contributions Plan which can be inspected as part of the amendment documents from Nov 12 to Dec 14.
- Introducing a new DCP is one of the Big Actions identified in the Council Plan 2017-2021
- The levy is paid to Council, which is responsible for providing infrastructure such as roads and footpaths, community facility and open space upgrades, and other streetscape improvements.
- The levy will apply to all new residential dwellings (not reinstatements or renovations of existing residences) as well as commercial and industrial developments where new floor space is being added. It will apply to all land within the City of Darebin.
- The DCP will be implemented through an amendment to the Darebin Planning Scheme
- As part of the statutory consultation process for the proposed planning scheme amendment, Darebin City Council is inviting the community to provide feedback on Council's Development Contributions Plan (DCP)
- Council must take all submissions into consideration. Where submissions raise concerns that cannot be resolved, Council may refer the amendment to an independent planning panel (appointed by the Minister for Planning).

¹ At the time of exhibition, Council facilities were operating reduced services in alignment with the prevailing COVID-19 restrictions.

- Under the Act, Council must make a copy of every submission available at its office during office hours, or online, free of charge until two months after the amendment comes into operation or lapses.

ANALYSIS

Alignment to Council Plan / Council policy

Goal 3 - A liveable city

The preparation of the DCP is a Big Action in the Council Plan (Goal 3.1) and aligns with the Darebin Planning Scheme Municipal Strategic Statement.

Environmental Sustainability Considerations

A number of the infrastructure projects included in the proposed in DCP, such as sustainable transport projects, will contribute to sustainability outcomes.

Projects identified for inclusion in the new DCP will be delivered within Council's environment and climate policy framework, including ESD Building Policy 2018 which sets out ESD standards for different types of building projects, and the Asset Management Policy 2018 which supports the implementation of environmentally sustainable asset management practices.

Equity, Inclusion and Wellbeing Considerations

Project selection for DCP has been based on Council's long-term capital work program, which is guided by Council and community priorities through existing adopted strategies and plans (including the Council Plan), many of which have been the subject of community engagement. Projects which meet set criteria for inclusion in a DCP have been selected and the DCP itself must equitably apportion the share of the cost of new infrastructure.

The Equity and Inclusion team was consulted and provided input on the Communications and Engagement Plan prior to sign-off. Key information about the DCP, including promotion of the Online Community Information Sessions, was translated in 12 languages to improve reach to CALD communities. Provision was also made for requesting and using an interpreter at the online sessions.

Cultural Considerations

Cultural considerations are addressed on an individual basis when planning and carrying out infrastructure projects included in the new DCP.

Economic Development Considerations

Identified infrastructure projects include upgrades that will support economic development in Darebin through increased accessibility, improved transport links and increased participation in sport and leisure opportunities.

In a broader sense, the DCP will support delivery of key capital works projects which can provide important stimulus for the local economy and contribute to its recovery from the impacts of COVID-19.

Financial and Resource Implications

The implementation of a new municipal DCP will support Council's long-term financial sustainability and its ability to deliver infrastructure necessary to meet the needs of the Darebin community over the next 20 years.

The DCP includes 72 projects with a total estimated cost of \$120M. Through the DCP, future development is estimated to contribute \$29M, or about 24% of the total project costs.

A level of resourcing will be required to ensure the new DCP is effectively managed, monitored and reviewed once it is in place. Steps will need to be taken to establish an accounting and management system to administer the DCP prior to the amendment being approved.

Legal and Risk Implications

Adopting a DCP creates an obligation for Council to proceed with the works identified. This risk has been managed through a prudent project selection process.

It is possible that the Planning Panel critique methodology or may require changes to the DCP. This risk is mitigated as DCP has been prepared with the assistance of expert consultants in accordance with the relevant legislation, directions and guidelines. Ultimately the decision to approve implementation of the DCP, with or without changes, lies with the Minister for Planning.

Operational Impacts

The DCP is concerned with funding and delivery of capital works projects. If it is introduced council will need to manage and monitor the completion of infrastructure works in line with the DCP, which would be done by operational staff.

DISCUSSION

Submissions Overview

A total of 12 submissions were received as part of the statutory exhibition process, of which eight raised objections or concerns with the amendment, three were neutral and one was generally supportive. Five of the submissions were received late.

Under the requirements of sections 22 and 23 of the *Planning and Environment Act 1987*, Council must consider submissions and act in one of the following ways:

- Option 1 - Change the amendment in the manner requested by the submission; or
- Option 2 - Refer the submission to an independent Planning Panel; or
- Option 3 - Abandon part or all of the amendment.

Officers have examined the submissions received and recommend Council proceed with Option 2 and refer all submissions to a Planning Panel for consideration. Officers recommend that Council endorse the response to issues raised by submissions (below and attached in **Appendix A**) and take these endorsed responses as Council's position at the Planning Panel.

Submissions in objection

Of the eight submissions raising objections or concerns about the amendment, seven were from landowners/developers and one was a submission on behalf of two community groups.

Developers

Key issues raised in submissions from prospective developers were that:

- the DCP levy should not apply to all land/development, with several submitters arguing that particular land or proposals should be exempt from the levy
- introduction of the levy is poorly timed given current economic conditions
- the levy will be passed on to buyers and will negatively affect housing affordability
- the nexus between development and projects to be funded by the levy is not clear
- levies should not be used to fund broader community infrastructure that is not on or connected to the development site

The two most prominent objections relate to the broad application of the levy and the concern that housing affordability will be negatively affected.

Response

It is known that levies are a cost in development and there are a number of factors which influence where the cost is absorbed. Overall, though, the proposed levy is modest and is consistent with the value of levies in comparable DCPs. It is not expected to unduly affect development viability or affordability.

Concerns about the levy applying to all land/development are linked to the argument that where development is already providing public infrastructure or community benefit it should be exempt from the DCP levy. However, it is normal for large development sites to contribute to infrastructure to be used by the broader community through a DCP, and to deliver site-specific infrastructure that is required to serve the development on that site. These further contributions are arranged at time of development planning and not considered by this DCP.

The DCP and its methodology is robust and in accordance with the Victorian Government's legislation, directions and guidelines.

Community Groups

Key issues raised in the community submissions were that:

- there has been a long delay in introducing a new DCP after the current one ceased collecting levies
- there is inequity of the distribution of project spending between the north and south of the municipality
- there was a lack of community and stakeholder consultation on the list of projects in the DCP

Response

With respect to issues of project value and location, DCP infrastructure projects represent a fraction of Council's 10 Year Capital Works Plan, based on meeting DCP criteria. This is because not all projects are eligible for inclusion in a DCP, or because Council was unable to commit to them at the time the DCP was prepared. The distribution of major project investment in the DCP reflects identified need based on feasibility assessments which included community consultation and consideration of current asset condition.

Some projects included in the DCP have been the subject of individual consultation processes and others are supported by broader Council policies or strategies which have themselves been through a community consultation process.

The matter of the time gap between active DCPs is not a relevant consideration for the proposed amendment. This new DCP will be reviewed in approximately 4 years' time to ensure consistency with development projections and community need.

La Trobe University

La Trobe University's submission requests that the campus is exempt from the DCP on the basis that the university already provides a significant contribution to community infrastructure to the benefit of the wider community. It submits that the future development of the campus as a 'University City' will provide future community infrastructure and additional contributions sought through the DCP levy would be inequitable.

Response (recommended change)

It is acknowledged that La Trobe provides sporting and other facilities that are used by, and provide considerable value to, the wider community. However, new development on campus will still generate additional usage demand for infrastructure provided by Council in the broader area.

Given the unique circumstances associated with the role the university plays in the wider community, it is considered appropriate to include a mechanism in the DCP that allows Council to defer DCP levy payment on the basis of alternative community infrastructure being provided. A deferral would be by section 173 agreement with Council and contingent on the university providing community infrastructure that meets certain criteria. A provision to facilitate this has been inserted into the DCP at section 7.3 (**Appendix B**).

Submitter 5

This submission raises a concern that there is a lack of clarity in relation to the application of an exemption where a section 173 agreement is in place.

Response (recommended change)

Greater clarity should be provided by revising the wording to give guidance as to the types of agreements that would provide for an exemption.

Appendix A to this report provides a detailed officer response to all submissions received for Amendment C170.

OPTIONS FOR CONSIDERATION

Under the Planning and Environment Act 1987, Council has the following options:

- Change the amendment in the manner requested by the submissions; or
- Refer the submissions to an independent Planning Panel; or
- Abandon part or all of the amendment.

Option 1: Refer all submissions to a Planning Panel and do not change Council's amendment position (Possible)

Council may refer all submissions to Amendment C170 to an independent Panel for consideration without changing Council's amendment position.

Option 2: Refer all submissions to a Planning Panel and endorse officers' recommended changes to the Amendment to form the basis of Council's submission to the Planning Panel **(Recommended)**

It is recommended to change Council's amendment position to provide for a potential deferral for Latrobe University and to clarify the operation of the exemption relating to section 173 agreements. This will allow the proposed changes to be considered by Panel prior to Council adoption.

Option 3: Abandon the Amendment (not recommended)

This option is not recommended. The exhibition and Panel process are standard stages of the planning scheme amendment process, and Council should progress the Amendment to its next stage. Progressing this option would mean Council's objectives to introduce a new municipal Development Contributions Plan would not be progressed.

IMPLEMENTATION STRATEGY

Details

Should Council adopt the recommendations of this report, Council officers will request the Minister for Planning to appoint an independent Planning Panel to consider the submissions to Amendment C170dare and will present on Council's behalf to the Panel in support of the Amendment.

The panel directions hearing is pre-set for the week beginning 12 April 2021 and the Panel hearing is pre-set for the week beginning 24 May 2021. This timing will need to be confirmed with Planning Panels, following Council's decision.

After the hearing and receipt of the Panel report, the Panel will prepare a report with recommendations for Council's consideration in deciding whether to adopt the amendment. The Panel has up to 40 days to make its report available to Council. Council then has 40 days to make a decision on the Panel recommendations and whether to progress the amendment.

Communication

All submitters will be notified of Council's decision. Once a Planning Panel has been appointed, all submitters will be advised in writing by Planning Panels Victoria about hearing arrangements and dates, and whether they wish to be heard.

Timeline

Indicative timing for next steps in the amendment process is as follows:

- Directions Hearing – week beginning 12 April 2021 (TBC)
- Planning Panel Hearing – week beginning 24 May 2021 (TBC)
- Panel Report – July 2021 (subject to hearing dates)
- Council considers Panel recommendations and adoption of amendment – Sept 2021 (subject to previous)

RELATED DOCUMENTS

- Development Contributions Guidelines 2007 (Victorian Government)

- Ministerial Direction on the Preparation and Content of Development Contributions Plans and Ministerial Reporting Requirements for Development Contributions Plans, Minister for Planning 11 October 2016
- Ministerial Direction – The Form and Content of Planning Schemes
- Ministerial Direction No. 9 – Metropolitan Planning Strategy
- Ministerial Direction No. 11 – Strategic Assessment of Amendments
- Ministerial Direction No. 15 – The planning scheme amendment process
- Plan Melbourne 2017-2050
- Planning and Environment Act, 1987
- Building Act 1993
- Guidelines for Preparing Planning Scheme Amendment Documentation – September 2014

Attachments

- C170 Summary of Submissions (**Appendix A**)
- Darebin Development Contributions Plan 2019 (**Appendix B**)
- Amendment Documents C170 (Part I) (**Appendix C**)
- Amendment Documents C170 (Part II) (**Appendix D**)

DISCLOSURE OF INTEREST

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

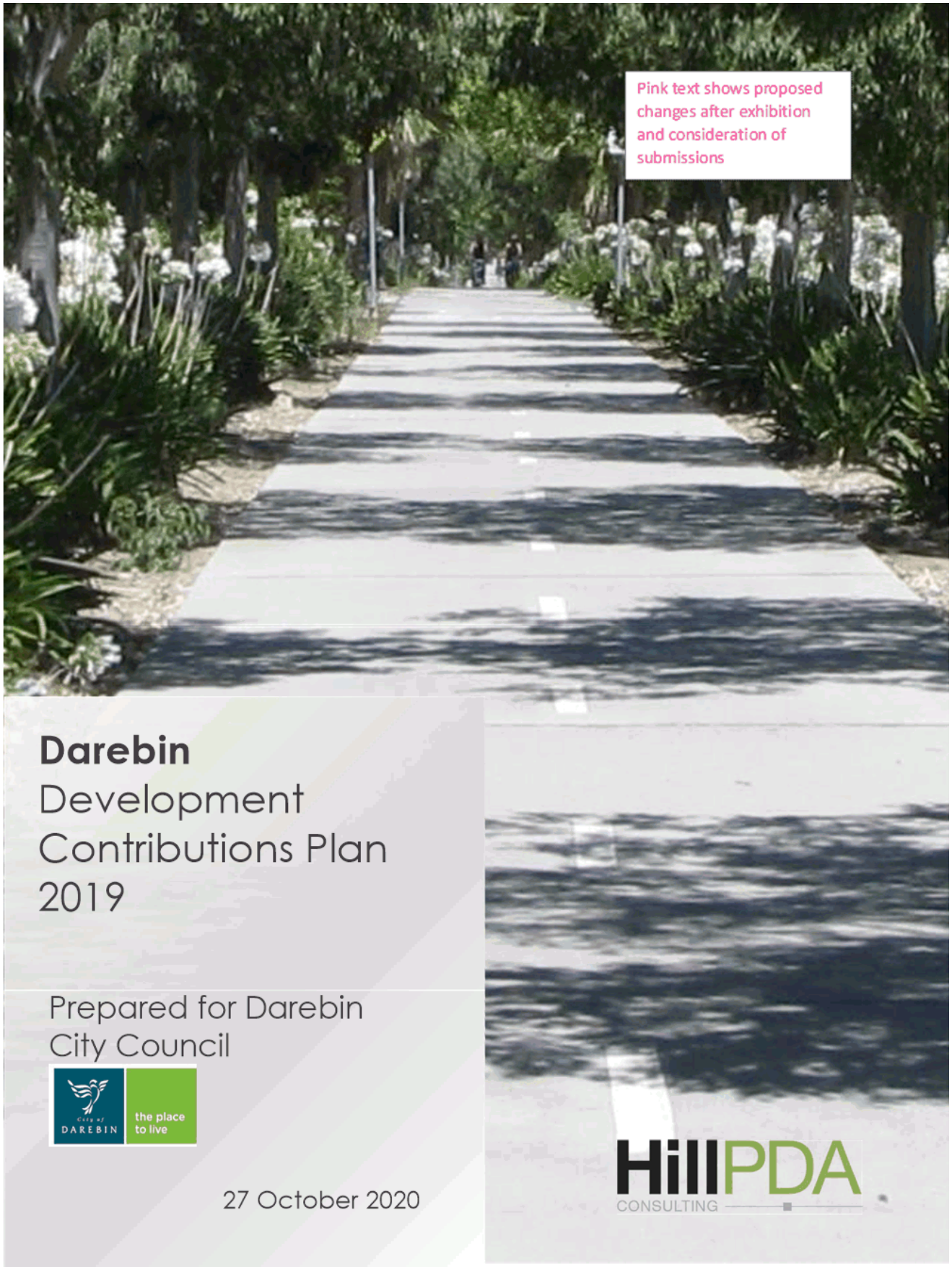
Submitter	Position	Issues raised	Council's Response	Recommendation
1.	No objection	Statutory referral with no objection	none	No change proposed, refer to Panel
2.	No objection	Statutory referral with no objection	none	No change proposed, refer to Panel
3.	Supports in principle, but raises concerns	<p>a. Delay in re-introducing a municipal DCP after the previous one expired has meant a failure to collection millions of dollars in recent years.</p> <p>b. Disproportionate project investment in Northcote/Thornbury area, where the largest project of the proposed DCP is located (Northcote Aquatic and Recreation Centre Redevelopment) and the Multi-Sport Stadium of the previous DCP is being delivered.</p> <p>c. Proposed projects were endorsed by previous Council and not current one.</p> <p>d. Given growth expected in Preston and Reservoir, major infrastructure should be prioritised in these areas.</p> <p>e. DCP needs to show how it applies to development sites, like Preston Market.</p>	<p>Noted. The complexity of Development Contributions Plans makes them time and resource intensive to prepare. Only 24 Councils out of 79 in Victoria collected contributions in 2019 and a recent Victorian Auditor General report on Managing Development Contributions identifies the system as onerous for Councils. A new DCP was a commitment of the 2017-21 Council Plan and is almost complete. The issue of delay between DCPs is not relevant to Amendment C170dare.</p> <p>The previous DCP, part funded the Multi-sports Stadium (MSS) which is not included in the new DCP for this reason.</p> <p>New projects included in the DCP have been selected from Council's 10 Year Capital Works Plan, based on meeting DCP criteria. The Capital Works Plan is informed by Councillor consultation and is guided by Council and community priorities through existing adopted strategies and plans (including the Council Plan), many of which have been the subject of community engagement. The distribution of major project investment in the DCP reflects identified need based on feasibility assessments which included community consultation and consideration of current asset condition.</p> <p>The DCP project list only represents a fraction of the total works identified in the 10 Year Capital Works Plan. This is because not all projects are eligible for inclusion in a DCP.</p> <p>The DCP will be reviewed in 3-4 years' time to ensure consistency with development projections and community need.</p> <p>The list of projects for inclusion in the DCP were carefully selected, meeting the criteria in terms of need and feasibility assessments and Council commitment.</p> <p>The DCP will be reviewed in 3-4 years' time to ensure consistency with development projections and community need.</p> <p>See response 3b</p> <p>The Reservoir Leisure Centre project is one of two major projects in the DCP, and has an estimated cost of \$15.5M. It will service the charge areas in Reservoir and other suburbs in the northern part of Darebin.</p> <p>The other major project, the Northcote Aquatic and Recreation Centre redevelopment, will benefit the three Preston charge areas.</p> <p>The DCP applies to all land within the City of Darebin. The levies applicable in each Charge Area are the same for all land within the Charge Area. It is common for large development sites to deliver infrastructure that is above and beyond what is required by the DCP to serve the additional population</p>	No change proposed, refer to Panel

			<p>expected on that site. These are not relevant to the DCP as they are dealt with separately at the time of site-specific amendments or development proposals.</p>	
		f. Lack of consultation on project list development, poor advertising of Amendment	<p>Projects included in the DCP have been selected from Council's 10 Year Capital Works Plan, based on meeting DCP criteria. Some projects included in the DCP have been the subject of individual consultation processes and others are supported by broader Council policies or strategies which have themselves been through a community consultation process.</p> <p>Notice of Amendment C170dare was provided in accordance with section 19 of the Planning and Environment Act (1987), including notice in The Age on 12 November 2020. In addition to these requirements, notice was provided to:</p> <ul style="list-style-type: none"> • 519 regular and current planning permit applicants and recent planning permit recipients • development/housing industry bodies and community groups • major developers and landowners <p>Further communications activities included:</p> <ul style="list-style-type: none"> • 2 x online DCP Community Information Sessions • Your Say website content • Darebin corporate webpage news items • Social media posts on Facebook, Twitter and LinkedIn • Translated posters in 12 languages for display at Northcote, Reservoir and Preston libraries, Preston customer service/planning counter, Northcote Aquatic and Recreation Centre, Reservoir Leisure Centre, and Darebin Maternal Child Health Centres 	
		g. Concern that the DCP seeks to make up short fall of funds raised through the Open Space Levy	The proposed DCP is separate to the Open Space levy. Projects identified for the DCP do not overlap with the basis for the Open Space levy.	
		h. Seeks clarity on how the DCP would relate to a section 173 agreement	Some developments may be exempt from DCP levies if there is a section 173 agreement with Council for the provision of works or other contributions in lieu of DCP levy payments.	
		i. Seeks clarity on how the DCP would relate to social housing	Contributions are not proposed to be charged on social housing which is developed by or for the Department of Health and Human Services or a Registered Housing Association. Any funding gap generated through exemptions would be paid for by Council.	
		j. Seeks changes to Clause 21.02-4 (Heritage) of the Darebin Planning Scheme	Amendment C170dare does not propose to make any changes to Clause 21.02-4. Heritage matters are not affected by the DCP.	
4.	Opposes in current form	DCP levy should be waived on a key Strategic Development Site where public benefit is already proposed to be provided by the developer. The submitter cites public open space, affordable housing and public realm improvements	<p>It is common for large development sites to deliver infrastructure that is required to serve the development on that site, as well as contribute to infrastructure to be used by the broader community through a DCP.</p> <p>The DCP is levy is in addition to Open Space contributions required under the Darebin Planning Scheme. The DCP and Open Space Levy fund different projects.</p> <p>Contributions are not proposed to be charged on social housing which is developed by or for the Department of Health and Human Services or a Registered Housing Association.</p>	No change proposed, refer to Panel

5.	Opposes	a. The requirement that all new development must pay levy is too broad and excessive	A DCP can apply to all non-exempt development that places a demand loading on infrastructure. The DCP levies are consistent with other established area DCPs and are not excessively high.	Change to wording of proposed exemption relating to section 173 agreements to provide greater clarity on the circumstances where it would operate.
b. Time horizon is too long (in excess of 20 years)		The 22 year DCP time frame is similar to other DCPs in established areas. The DCP Guidelines 2007 does not stipulate a maximum 20-year time frame. By the time the DCP is implemented in the planning scheme, it is expected to operate for about 20 years.		
c. Has concerns with the nexus between levy and subject land		The cost apportionment in the DCP follows the requirements of the DCP Guidelines and practice. The DCP uses 16 analysis areas/charge areas for cost apportionment of projects based on their location and estimated catchment areas.		
d. Concerns with the timing of payment of levies		Proposed timing and payment of levies is in accordance with the Planning and Environment Act 1987 and the DCP guidelines 2007		
e. Lack of clarity about exemptions, including around 173 agreements		Exemptions are detailed in section 7.5, and are made up of exemptions prescribed by Ministerial Direction and other exemptions that are common in recently prepared or approved DCPs in other municipalities. The wording of the exemption relating to s173 agreements can be amended to provide greater clarity on the circumstances where it may apply.		
f. Passing on costs of the levy		The proposed levy is modest and will facilitate improved service and infrastructure provision and is not expected to unduly affect development viability or affordability		
6.	Opposes in current form	Puts forward that submitter's land should be excised from the DCP on the basis that development on their site currently contributes and will further contribute significant community infrastructure used by the Darebin community.	It is acknowledged that the submitter is a large tertiary education institution that provides sporting and other facilities that are used by, and provide considerable value to, the wider community. However, new development within the site will still generate usage demand for infrastructure in the broader area. The unique circumstances warrant consideration of a deferral of DCP levy payments by agreement with Council on the basis that community infrastructure (other than that specified in the DCP) is provided to Council's satisfaction.	Change to the DCP proposed to provide for a potential deferral of levy payments subject to provision of community infrastructure by agreement with Council. See new inserted provision under section 7.3 of the DCP.
7.	Opposes	a. Developers should only provide infrastructure directly related to or within their development/site and items for broader use should be funded by the whole community and funded by rates, borrowings or alternative funding mechanisms	This is an in-principle objection to the DCP system and is not specifically related to Amendment C170dare. The proposed DCP is consistent with the legislation, directions and guidelines approved by the state government.	No change proposed, refer to Panel
b. The levy will negatively impact housing affordability as it is a cost that will be passed on to home buyers		The proposed levy is modest and is not expected to unduly affect development viability or affordability; it will support the delivery of infrastructure and services to ensure the health and wellbeing and social and economic participation of the future Darebin community.		

		c. There is a risk of 'double dipping' where DCP infrastructure items may already be funded through other sources (e.g. existing levies or rates)	It is a requirement that the DCP does not include projects funded by the Open Space levy, nor project costs that are met through external funding (such as government grants). The DCP levy will only fund a portion of the cost of any given project, with the remainder of funding coming from other sources, such as Council rates.	
8.	In-principle support, with changes/clarification sought	a. There is a lack of rationale/justification about the Charge Areas in the DCP	The DCP has adopted charge areas and project catchment principles that reflect fair cost apportionment in accordance with the DCP guidelines and established practice. The boundaries follow suburbs with refinements for roads, rail, waterways and planning zones.	No change proposed, refer to Panel
		b. NURP Strategic work should be included in the referenced strategic documentation in the DCP	The DCP is based on the existing planning scheme and selected approved infrastructure projects supported by adopted strategies/policy. The NURP strategic work has not been adopted by Council and is now subject to review in light of recent changes in state planning policy that nominates NURP as regionally significant industrial land which should be retained for employment uses.	
		c. Some infrastructure items in the DCP are not appropriate (particularly citing no link between road rehab need and new development)	Infrastructure items have been selected and costs apportioned in accordance with the DCP guidelines. New development does not have to trigger the need for infrastructure; rather residents/workers in new development need only be likely users of infrastructure items included in the DCP. Costs are apportioned based on a share of use principle, so new development pays a portion of the cost of any given project according to its anticipated share of usage. The remainder of funding comes from other sources, such as Council rates.	
		d. Would submitter's proposed development still be liable for the DCP levy if open space contribution and potential infrastructure on and connected to the site?	Provision of site-specific infrastructure on or to the site would not constitute a credit for the DCP levy. Also, the DCP levy is required in addition to providing the required open space contribution under the Darebin Planning Scheme.	
		e. Contributions should not be charged on affordable housing	Contributions are not proposed to be charged on social housing which is developed by or for the Department of Health and Human Services or a Registered Housing Association.	
		f. Clarification sought on contributions leviable for child-care facilities, pedestrian laneways, car parking etc	Appendix D provides detail on the land uses included each of the leviable categories (Residential, Commercial and Industrial) and the applicable demand unit (i.e. dwelling or additional gross floor area). Section 7.5 details the proposed exemptions to the levy. If a child-care facility is a Council project it would be exempt from the DCP in accordance with the exemptions. If such a facility is constructed for private use, the development would be subject to DCP levies. Car parking and pedestrian laneways would not normally be classified as gross floor space and therefore not subject to DCP levies.	
9.	General support, subject to matters raised for consideration	a. Suggests differentiating strategic sites, beyond the current charge areas, or adding them in a future amendment	Noted – options will be explored in relation to charge area arrangements in a future site-specific amendment as and when future site specific DCPs (e.g. for Preston Market Precinct) are resolved.	No change proposed, refer to Panel

		<p>b. Recommends that design of Streets for People project included in DCP is done in consultation with Preston Market development which also includes works to Cramer St.</p>	Noted	
		<p>c. Notes that a Community Infrastructure Levy (CIL) could not be charged under a potential future precinct specific DCP for Preston Market. This is because the CIL cap has already been reached in the proposed municipal wide DCP.</p>	Noted	
10.	None	No submission provided		
11.	Supports intent, but raises concerns	<p>a. Council's strategic planning work for the Northland Urban Renewal Precinct (NURP) is not referenced or reflected in the DCP.</p>	See response 8b.	No change proposed, refer to Panel
		<p>b. The DCP projections and identified infrastructure need does not reflect the high level of growth that had been anticipated in Council's planning for NURP. Submitter is concerned that Council's vision for the area has changed and does not align with plans for their site.</p>	In light of changes in state planning policy relevant to the area, the previous vision for NURP needs to be reconsidered. Council will consider any additional infrastructure requirements, and the appropriate funding mechanisms, as the future opportunities for the precinct are better understood.	
12.	Opposes	<p>a. Given current economic conditions now is not the time to introduce a levy. The levy will be passed on to home buyers, affecting housing affordability</p>	The proposed DCP levy reflects the need to equitably share the cost of providing the infrastructure required by the community in the long term, over the next 20 years. This period will see fluctuations in economic conditions. The proposed levy is modest and will facilitate improved service and infrastructure provision and is not expected to unduly affect development viability or affordability	No change proposed, refer to Panel
		<p>b. Projects charged to Charge area 3 benefit the whole municipality but are not apportioned as such</p>	Project catchment areas and cost apportionment has been determined for each project in accordance with the DCP Guidelines 2007. A project catchment area is defined in the guidelines as an area where a project will draw all or most of its usage from. It does not mean that some usage will not be drawn from outside the catchment area - provision is made for 'external usage' in the DCP.	
		<p>c. Open space and road items should be accounted for in Council's budget, rather than through a levy</p>	The open space and road projects included are permitted by the DCP directions, guidelines and practice.	
		<p>d. What is the connection between DCP and the proposed increase to Open Space levy (Amendment C186)?</p>	The DCP is separate to the Open Space levy and the proposed change to the Open Space levy. Monies collected through the DCP levies cannot be used for open space projects funded by the OSL.	
		<p>e. Submitter's development already includes provision infrastructure, and should be exempt from the DCP.</p>	It is common for large development sites to deliver infrastructure that is required to serve the development on that site, as well as contribute to infrastructure to be used by the broader community through a DCP.	
		<p>f. All affordable/social housing should be exempt, including those delivered by private developers but not for DHHS (eg. Housing Associations)</p>	Social housing delivered for Registered Housing Associations is already exempt under the proposed DCP. Other types of affordable housing development are not exempt from the DCP levies.	



Pink text shows proposed changes after exhibition and consideration of submissions

Darebin Development Contributions Plan 2019

Prepared for Darebin
City Council



27 October 2020





Contents

1.0	INTRODUCTION.....	4
1.1	Background	4
1.2	Purpose of the DCP	4
1.3	Acknowledgement	5
1.4	DCP Area	5
2.0	INFRASTRUCTURE FUNDING PRINCIPLES.....	7
2.1	Context.....	7
2.2	DCP System in Victoria	7
2.3	Infrastructure Subject to this DCP.....	8
2.4	Cost Apportionment Principles	8
3.0	STRATEGIC BASIS FOR THE DCP.....	10
3.1	Policy Directions.....	10
3.2	Council Plan.....	10
3.3	Darebin Planning Scheme (Municipal Strategic Statement)	10
3.4	Plan Melbourne 2017-2050	11
3.5	Capital Works Program and DCP Infrastructure Project List.....	13
3.6	Other Policies, Strategies and Reports.....	13
4.0	CHARGING AREAS AND DEVELOPMENT SCENARIO.....	18
4.1	Analysis Area and Charge Area	18
4.2	Development Conditions and Projections	18
4.3	Residential Sector	19
4.4	Retail Sector	19
4.5	Commercial Sector.....	20
4.6	Industrial Sector	21
4.7	DCP Demand Units.....	22
4.8	Total Demand Units	23
5.0	INFRASTRUCTURE PROJECTS.....	24
5.1	Projects Included in the DCP.....	24
5.2	Project Timing and Delivery	30
5.3	Other Conditions and Contributions	30
6.0	DEVELOPMENT CONTRIBUTION LEVIES.....	31
6.1	Calculation Method.....	31
6.2	Project Catchments.....	31
6.3	DCP Levies	31
6.4	Indexation of DCP Levies.....	33
6.5	Summary of DCP	33
7.0	PROCEDURAL MATTERS.....	34



7.1	Collecting Agency and Development Agency.....	34
7.2	Liability for Development Contributions.....	34
7.3	Payment of Development Contributions	34
7.4	Charge Areas	35
7.5	Exemptions.....	35
7.6	Funds Administration	36
7.7	Funding the Gap.....	<u>3736</u>
7.8	Annual Reporting	<u>3736</u>
7.9	DCP Review	<u>3736</u>
7.10	DCP Projects Deemed Not Required.....	<u>3837</u>
Appendix A : INFRASTRUCTURE PROJECT DETAILS		<u>4039</u>
Appendix B : EQUIVALENCE RATIOS.....		<u>4746</u>
Appendix C : INFRASTRUCTURE PROJECT CALCULATIONS.....		<u>4847</u>
Appendix D : DEMAND UNIT AND LAND USE DEFINITIONS.....		<u>5352</u>
Appendix E : ANNUAL REPORTING REQUIREMENTS		<u>5655</u>

Tables

Table 1: Summary of Selected Policies, Strategies and Reports	13
Table 2: Summary of Residential Dwelling Projections	19
Table 3: Summary of Retail Floorspace Projections	20
Table 4: Summary of Commercial Floorspace Projections.....	21
Table 5: Summary of Industrial Floorspace Projections	22
Table 6: Equivalence Ratios.....	22
Table 7: Summary of Projects.....	24
Table 8: List of DCP Projects	24
Table 9: DCP Levies (30 June 2019\$)	32
Table 10: DCP Summary	33
Table 11: Strategic Basis of Projects and Cost Estimate Source.....	<u>4039</u>
Table 12: DCP Project Calculations	<u>4847</u>

Figures

Figure 1: Darebin Development Contributions Plan 2019 Area	6
Figure 2: Darebin Strategic Framework Plan.....	12
Figure 3: DCP Project Locations	29



1.0 INTRODUCTION

1.1 Background

The City of Darebin incorporated a Development Contributions Plan (DCP) within its Planning Scheme in 2004. The DCP covered the whole municipality (using 225 separate charge areas) and committed to deliver around \$78m in new infrastructure in the categories of roads, traffic & road safety, drains, open space and buildings. The DCP was expected to recover around 12% of committed expenditure from new development (with 88% being funded from other Council sources). The DCP levies ranged from \$42 per dwelling to \$3,987 per dwelling, with the average levy being \$852 per dwelling. The 2004 DCP has now ceased in terms of collection of levies but remains within the Planning Scheme in order to allow the expenditure of collected funds on the Darebin Multi-Sport Stadium project.

Darebin City Council seeks to develop a new 2019 DCP. The City has a significant capital works expenditure challenge, which includes keeping pace with new demands generated by a growing resident and workforce population.

As part of prudent financial management, the City seeks to recover a fair share of income from new development as a contribution towards selected infrastructure items that will be used by new development.

1.2 Purpose of the DCP

The purpose of this DCP is to list needed infrastructure items Darebin City Council will deliver over the next two decades (to the end of 2041) and nominate levies that will be applied to new development over the DCP timeframe using the state government's approved cost apportionment method.

The method is designed to ensure that the cost of providing new infrastructure is shared between developers and the wider community on a fair and reasonable basis.

This DCP has been developed in accordance with relevant legislation, directions and guidelines to:

- Identify the infrastructure and facilities needed within the City of Darebin to meet contemporary standards and community expectations of service delivery
- Apportion the cost of the required infrastructure over likely users of the infrastructure to the end of the planning horizon, being 2041 in this DCP
- Determine the levy for all development types
- Explain the method of DCP preparation and levy calculation
- Document DCP payment and administrative procedures.



The Darebin Development Contributions Plan (DCP) 2019 applies to all land and new development within the City of Darebin, unless specific exemptions apply.

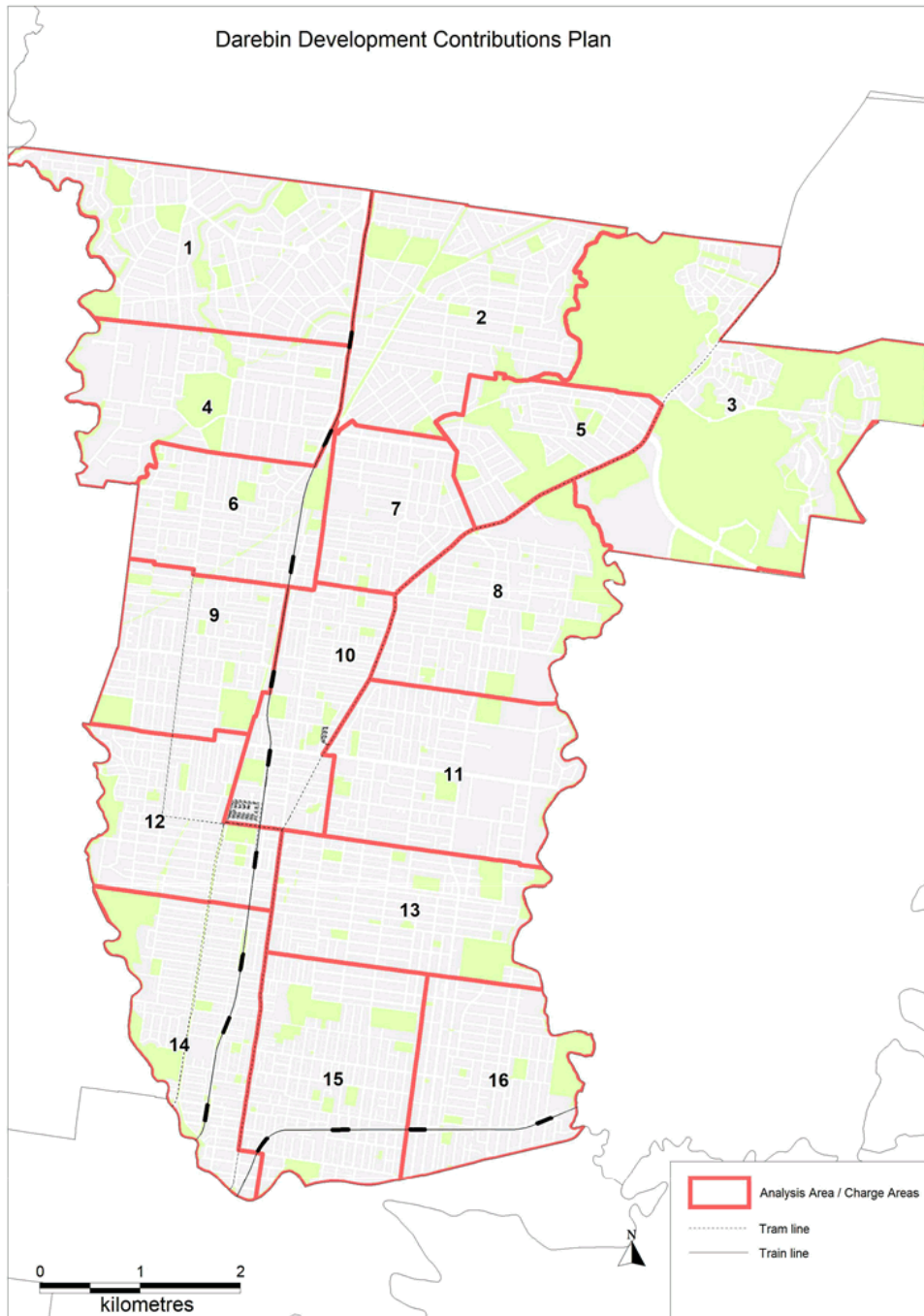
1.3 Acknowledgement

This document has been prepared by HillPDA with the assistance of Darebin City Council officers. Council officers provided infrastructure project information and advice regarding project specifications and selection. Council officers also assisted with charge area development and project catchment selection.

1.4 DCP Area

The area to which the Darebin Development Contributions Plan (DCP) 2019 applies is shown in Figure 1 below. The DCP Area is divided into 16 separate charging areas for the purpose of this DCP.

Figure 1: Darebin Development Contributions Plan 2019 Area





2.0 INFRASTRUCTURE FUNDING PRINCIPLES

2.1 Context

A Development Contribution Plan (DCP) is a mechanism used to levy new development for contributions towards planned infrastructure needed by the community.

As part of the implementation of Darebin's land use and development planning framework, Council will collect development contributions from new development through an approved DCP, which is contained within the Planning Scheme. The funds collected will be used to help deliver the nominated infrastructure projects in the DCP.

2.2 DCP System in Victoria

This DCP has been prepared in accordance with the Victorian Government's approved DCP system, which is defined by the following legislation and directions.

Planning and Environment Act 1987

The Planning and Environment Act 1987, Part 3B states the purpose of a Development Contributions Plan for 'levying contributions for the provisions of works, services and facilities'. The Act sets out the broad structure and requirements for a DCP.

According to the Act, projects are classified as either:

- Development infrastructure (DI); or
- Community infrastructure (CI).

Development infrastructure is defined as infrastructure required for basic community health, safety or wellbeing. This may involve roads, paths, drainage and basic community infrastructure items.

Community infrastructure includes construction of all other buildings or facilities used for community or social purposes. Some community facilities are defined by Ministerial Direction as Development Infrastructure for DCP purposes. This includes kindergartens, childcare centres and maternal and child health care facilities.

The Act states the Community Infrastructure Levy is capped (currently at \$1,190 per dwelling for the 2019-20 financial year).

No cap applies to the Development Infrastructure Levy.

Ministerial Direction on the Preparation and Content of Development Contributions Plans and Ministerial Reporting Requirements for Development Contributions Plans, Minister for Planning, 11 October 2016

The Ministerial Direction has two parts. The first gives direction on the preparation and content of development contributions plan, with a focus on defining Development Infrastructure and Community Infrastructure. The second sets out the requirements for annual DCP reporting.



Development Contributions Guidelines 2007 (State of Victoria)

The document provides detailed guidance on the method to prepare a full cost apportionment DCP. The Guidelines provide principles, information and examples.

Building Act 1993

The Act requires Building Surveyors to ensure any Planning Scheme requirement is met before issuing a building permit. This includes enforcing the payment of a Community Infrastructure Levy and / or a Development Infrastructure Levy to Council under a DCP.

Past Practice

This DCP has been prepared with regard to similar adopted DCPs over the past two decades. This includes consideration of Planning Panel recommendations and past peer reviews of the methodology used to prepare similar municipal DCPs.

2.3 Infrastructure Subject to this DCP

In accordance with the DCP system as summarised above, the types of projects that are able to be funded through a DCP must be 'capital works', which can be defined as:

- A new item of infrastructure
- An upgrade to the standard of provision of an existing infrastructure asset or facility
- An extension to an existing asset or facility
- The replacement of an infrastructure item after it has reached the end of its economic life.

To determine infrastructure projects that are included in the DCP, the infrastructure must be used by a broad cross section of the community and serve a neighbourhood sized catchment area or larger area.

The types of infrastructure projects that may be included within a DCP must be either:

- Basic to health, safety or well-being of the community, or
- Consistent with the community expectations of what is required to meet its health, safety or well-being.

The infrastructure projects that are covered in this DCP are roads, paths (i.e. streetscape or urban design works) and community facilities.

2.4 Cost Apportionment Principles

The overarching objective of the DCP is to ensure that there is a reasonable nexus between development and infrastructure.

Nexus is defined as occupants of or visitors to a development site being likely users of specified infrastructure, as defined by DCP Guidelines 2007. This is assessed having regard to the 16 DCP Areas as the basis for defining the catchment area for each infrastructure project.



The cost of a project is apportioned to all total demand units within its catchment area to the end of the DCP timeframe (2041). An allowance is made for external usage of infrastructure from outside the catchment area and from beyond the time horizon of the DCP.

This means that the cost of infrastructure is allocated to:

- Existing development - the share of cost attributed to existing development is paid by Council given there is no means by which to charge such development
- External demand allowance - the share of cost that is attributed to external demand is paid by Council on behalf of such users of infrastructure
- New Development - will pay its share of the cost of infrastructure via the planning and / or building permit process.

Section 6 of this document explains in more detail how the above principles are applied to generated DCP levies.



3.0 STRATEGIC BASIS FOR THE DCP

3.1 Policy Directions

Overarching policy directions with respect to land use and development are provided by the Council Plan, Planning Scheme and the related state planning strategy (Plan Melbourne). These documents are summarised below.

3.2 Council Plan

Council has adopted the 2017-2021 Council Plan, which has the overarching vision for “A greener, bolder, more connected city”.

The Council Plan outlines goals, supported by a range of specific actions, to create a sustainable city, improve community wellbeing, facilitate high-quality sustainable development, support economic diversity, and lead on equity and community diversity.

The creation of a development contributions scheme is identified as a ‘Big Action’ in the Council Plan.

3.3 Darebin Planning Scheme (Municipal Strategic Statement)

The Strategic Vision for Darebin is set in the MSS as “Darebin, the place to live” which is to be realised through Council’s mission of “Working with our diverse community to build a sustainable and liveable city”.

More specific goals are as follows:

- A vibrant city and innovative economy, with physical infrastructure that is both well maintained and appropriately regulated.
- A physical, social and economic environment that supports and enhances community health and wellbeing.
- A safe, inclusive and equitable community where all feel socially well connected, respected and valued.
- Sustainable and resilient neighbourhoods as part of achieving rapid transition to an environmentally sustainable city.
- A thriving artistic and creative culture that supports economic prosperity and enhances social connections, sense of inclusion, pride of place, and cultural tourism.

A Strategic Framework Plan is provided to identify the general pattern for land use and development that reflects the Strategic Vision. This includes:

- Enhanced network of activity centres, with preferred economic and land use roles
- Distinctive and attractive strategic corridors in response to different physical contexts



- Regionally-significant land uses to support and intensify, including La Trobe University, Melbourne Polytechnic and areas within the Emerging La Trobe Employment Cluster
- Areas identified as strategic locations to maximise opportunities for 'urban intensification' through higher density building forms accommodating a range of residential and commercial uses
- Industrial zoned areas that will provide a key employment and value-added role
- Major landscape features to be protected and enhanced, including areas of biological significance, regionally significant recreational open space and key vistas
- Major transport links and future priorities for transport infrastructure investment
- Relationships and access to key destinations in adjoining municipalities to achieve mutual benefits for the community.

The Strategic Framework Plan is shown overleaf.

3.4 Plan Melbourne 2017-2050

Plan Melbourne is the metropolitan planning strategy. It identifies areas of state significance and areas of local significance.

Darebin forms part of the Northern Sub-Region of Melbourne and is noted to have activity centres, employment areas, community facilities and transport corridors. Major Activity Centres in the municipality are Northcote, Preston-High Street, Preston-Northland and Reservoir. These areas are planned to be a focus for growth and change.

Darebin - along with state government, Banyule City Council, La Trobe University and Austin Health – are also planning the delivery of the La Trobe National Employment and Innovation Cluster. The cluster has strengths in education, research, health and retail.

Figure 2: Darebin Strategic Framework Plan



Source : Darebin Planning Scheme



3.5 Capital Works Program and DCP Infrastructure Project List

The list of projects included in this DCP has been prepared based on Council's long-term capital works program and the specific principles, criteria and guidelines under the established DCP system (refer 2.2 DCP System in Victoria). Darebin's long-term capital works program is guided by Council and community priorities, the directions and outcomes outlined in Council's adopted strategies and policies, and forecast resourcing and delivery capacity.

3.6 Other Policies, Strategies and Reports

Documents that provide more specific direction or information on selected topics, many of which have development and / or infrastructure implications, are summarised below.

Documents that specifically relate to DCP projects are listed in Appendix A.

Table 1: Summary of Selected Policies, Strategies and Reports

Document	Summary
Northcote Activity Centre Structure Plan - April 2007	The Northcote Activity Centre Structure Plan has been prepared to guide the future development of the Northcote Activity Centre as a designated Major Activity Centre.
Plenty Road Integrated Land Use and Transport Study - March 2013	The City of Darebin sees opportunities to support more efficient, accessible and reliable public transport, and provide opportunities for housing revitalisation and supporting commercial activities along Plenty Road. At present, Plenty Road has a number of distinct areas that require tailored responses. The recommendations of this report reflect these distinct areas to set a preferred future for Plenty Road.
Preston Central Structure Plan - September 2006	The Preston Central Structure Plan sets out objectives and initiatives for the activity centre to strengthen its role as the main focus for community activity, independent shops and civic and business services for the northern suburbs, while supporting it to become more socially inclusive, economically prosperous and environmentally sustainable.
Reservoir Structure Plan - August 2012-2030	The Reservoir Structure Plan has been prepared to guide future land use and development in the Reservoir Major Activity Area.
Road Management Plan 2013-2017	The Road Management Plan is a comprehensive document that describes Darebin's policies, practices & standards for maintaining the existing road assets, the processes relating to road asset maintenance and the responsibilities of Council Managers and other authorities .
Libraries Strategy 2014-2019	The Libraries Strategy proposes a new vision and mission statement for Darebin Libraries along with four overarching goals to guide and focus decision making. The Strategy also includes an action plan divided into six key result areas to ensure the goals are achieved and can be measured.
Community Safety Strategy 2012-2016	The Darebin Community Safety Strategy will respond to local issues and focuses on groups that are at greater risk of actual or perceived safety concerns. Best practise strategies that address social and environmental factors will be implemented in partnership with the community and service providers to prevent crime and enhance perceptions of safety.
Early Years Infrastructure Plan 2011-2031	The Early Years Infrastructure Plan provides a local area service mapping and infrastructure audit identifying opportunities and timeframes for facility development. The plan details strategic recommendations around infrastructure



Document	Summary
Heatwave Strategy 2013-2017	<p>planning based on demographic research and population projections for the coming 20 years.</p> <p>Benefits of heatwave planning in Darebin will include information distribution, increased understanding of heat risks and preventing heat related harms, the development of partnerships to respond to Darebin's community, increasing Darebin's community's capacity to improve health and safety and the development of sustainable behaviours to reduce climate change and minimise the impacts of heatwaves.</p>
Leisure Strategy 2015-2020 Action Plan - October 2015	<p>The Leisure Strategy 2015-2020 Action Plan is a detailed document that identifies projects and tasks which will enable Council to build upon the achievements delivered through Darebin's 2010-2014 action plan; and successfully deliver the Leisure Strategy 2010-2020 - a ten-year plan which provides a broad framework and vision for identifying and addressing the key leisure needs of the Darebin community. Council has developed this document in consultation with Darebin's key stakeholders, to ensure the document reflects the community's priorities for sport and recreation in Darebin.</p>
Bundoora Park Precinct Master Plan - April 2013-2025	<p>The Bundoora Park Precinct Master Plan identifies a vision for the precinct and associated actions including advocacy to other levels of government.</p> <p>Implementation of the master plan will lead to enhanced facilities with greater usage by and engagement with the community.</p>
Donath and Dole Reserves Master Plan - August 2014	<p>The purpose of the Master Plan project for Donath and Dole Reserves is to discuss/document existing values, opportunities, constraints and design principles, as understood through the analysis and consultation process, prepare a visual master plan showing areas for upgrade/actions and future 'blue sky' goals; and develop a series of realistic actions prioritised and laid out over 5 years.</p>
Development Contributions Plan June 2003 (Revised 2015)	<p>The Development Contribution Plan is a municipality wide charge scheme which requires developers to contribute to public infrastructure. The Renewal project aims to revise the current Development Contributions Plan in accordance with updated infrastructure projects and population forecasts, amend the Development Contributions Plan Overlay in the Darebin Planning Scheme to enable the continued collection of development contributions, and develop an effective model to efficiently manage the development contributions collected. The project will also simplify the Charge Area boundaries and include an exemption for all dwelling extensions and replacement dwellings.</p>
Asset Management Strategy - May 2015-2019	<p>The objectives of the Asset Management Strategy are to provide a way forward for Council to meet its responsibility for the stewardship of its public assets, to ensure that all residents have equal access to all public assets and to enable the delivery of sustainable and effective services, programs and activities that contribute to Darebin's quality of life.</p>
Building Asset Management Plan - August 2007-2010	<p>The purpose of the Building Asset Management Plan (BAMP) is to ensure Council's Building Assets fulfil their intended purpose and life expectancy at the most economical cost to the community. The plan balances financial, engineering, and technical practices with community expectations to achieve this purpose. The BAMP will be reviewed 3 years from the adoption of this version, building in improvements achieved over that time.</p>
Property Asset Management Strategy - May 2014	<p>The Property Asset Management Strategy sets out a strategic view of Council's property management activities. This Property Asset Management Strategy provides a 'whole of Council' view of the management of property assets. It sets out a structure and guiding principles for the alignment of the Council's property</p>



Document	Summary
Cycling Strategy 2013-2018	asset portfolio with service delivery objectives, through the development of service asset strategies that identify each service's property requirements. The Darebin Cycling Strategy is Darebin Council's five-year plan to create a culture of cycling by making riding in the City of Darebin enjoyable, relaxing and safe, and by making Darebin a place where using a bicycle is the best travel option for short and medium trips for most people.
GreenStreets Streetscape Strategy 2012-2020	The GreenStreets Streetscape Strategy 2012-2020 sets the strategic vision for street tree planting in Darebin while considering contemporary issues such as increasing urban population, climate change, urban habitat creation, urban food production, varied species selection, water security, Melbourne @5million as well as other Council strategies and policies. This strategy also contains a revised Nature Strip Policy to guide and direct the development of nature strips by residents and developers.
Junction Urban Master Plan : From Pavement to Place - March 2014	The Junction Urban Master Plan (JUMP) has been developed by Darebin Council in partnership with the community to improve the liveability and attractiveness of public space and streetscapes in the Junction. 'The Junction' refers to the area in Preston generally bound by Bell Street to the north, Plenty Road to the east, Dundas Street to the south and Railway Place to the west. The Master Plan presents a vision to transform the Junction over the next ten years into a place that is green, community focused and memorable for its street life and unique urban feel.
Open Space Asset Management Plan - February 2010-2014 Playspace Strategy - July 2010-2020	The purpose of the Open Space Asset Management Plan (OSAMP) is to ensure Council's Open Space Assets fulfil their intended purpose and life expectancy at the most economical cost to the community. The Playspace Strategy is the major planning document for playspace provision across the Municipality. The Playspace Strategy is both a review of the previous Playground Strategy and establishes a move for Council to deliver playspaces rather than just play equipment into the future. This strategy is intended to inform and guide the strategic development of the more than 130 Council playspaces in public parks, children's services centres, and neighbourhood houses within the City over a 10-year period.
Public Toilet Strategy 2015-2025 - April 2016	The Public Toilet Strategy outlines for the community how Darebin City Council manages Darebin's public toilets. The Strategy will guide Council staff and policy makers to prioritise, implement and upgrade the network of public toilets throughout the Municipality. This includes facilities within a sports ground, sports pavilion, playspace, public open space, public building, streetscape master plan or open space Master Plan. It should guide capital works submissions and provide a clear answer to public requests about public toilets.
Reservoir Streetscape Master Plan - September 2014	The Reservoir Streetscape Master Plan will assist in making Reservoir a more attractive and accessible place to live, work, socialise, visit and invest. The Reservoir Streetscape Master Plan looks at beautifying the Reservoir Activity Centre. The study area will extend from Crompton Street / Edwardes Street in the west, to Whitelaw Street / Broadway in the east.
Transport Strategy October 2007-2027	The Darebin Transport Strategy (DTS) identifies and outlines eight key objectives to guide future decisions about transport in Darebin. The objectives are: To improve local and metropolitan accessibility; To increase the role of sustainable transport modes; To build new developments that reduce transport demands; To increase social inclusion for residents; To improve health and environmental outcomes; To improve community safety; To integrate quality urban design, economic



Document	Summary
Transport Strategy October 2007-2027 Review - Appendix 1 - December 2015	development and access; and To engage stakeholders through effective communication. The DTS is Darebin's plan for managing transport and traffic throughout the municipality over a 20-year period. Since the release of the Darebin Transport Strategy (DTS) in 2007, a number of changes have occurred at a local and state government level. Acknowledging the changing demographics in Darebin, Council resolved to review the DTS and prepare an addendum report summarising any changes to the policies and actions.
Walking Strategy 2018-28	The Darebin Walking Strategy specifically focuses on pedestrians and the pedestrian network and considers how to shift towards more sustainable travel, make walking a viable means of transport and what features streets and footpaths should have to encourage more walkers. It includes the development of a Principal Pedestrian Network (PPN) that highlight prioritised routes and footpaths in Darebin.
Safe Travel Strategy 2018-2028	The Darebin Safe Travel Strategy considers the impact on safety and vulnerability of all road users, with pedestrians and cyclists identified as being the most vulnerable and having the lowest road safety impact on others. It reflects the move towards a high uptake of lower impact modes of transport (walking and cycling) in Darebin and uses an innovative approach to protect these vulnerable road users and make Darebin a safer place.
Breathing Space: The Darebin Open Space Strategy (2019)	The strategy provides the overarching framework and strategic direction for open space planning in the City of Darebin. The strategy reviews the municipality's existing public open space network and provides the strategic basis for Council's future open space needs.
Health and Wellbeing Plan 2017-2021	Council has been and continues to work to address the social determinants of health across many of its existing policies and service delivery areas, including the recognition of the impact of the built environment's effect on people's wellbeing and health. This new Plan builds on Council's existing policies, practice and relationships with partner organisations.
Strategic Resource Plan 2019-2023	The Strategic Resource Plan (SRP) 2019-2023 is a plan of the resources for at least the next four years required to achieve the strategic objectives in the Council Plan. The SRP informs the preparation of the budget which is a plan that describes the services and initiatives to be funded and how they will contribute to the achieving the strategic objectives in the Council Plan.
Darebin Outdoor Sports Infrastructure Framework (June 2020)	The Darebin Outdoor Sports Infrastructure Framework aims to help guide and inform future capital contributions for redevelopment. The framework makes use of previously completed audit reports, relevant policies and frameworks and findings from site visits
Road Asset Management Plan - June 2016	The purpose of the Road Asset Management Plan (RAMP) is to ensure that Council's Road Assets fulfil their intended purpose and life expectancy at the most economic cost to the community. The RAMP balances engineering, technical practices, financial and community expectations to achieve this purpose.
Climate Emergency Plan - 2017-2022	Darebin's Climate Emergency Plan outlines the leadership, advocacy and mobilisation directions this Council is taking to respond urgently, and at the scale required to address the climate emergency.
Darebin Creative and Cultural Infrastructure Framework 2017	This report provides Council with a framework for arts and culture, with a view to providing strategic direction on the delivery of creative and cultural infrastructure, a decision-making tool for Council to use to prioritise investment and to build a network of partners for infrastructure delivery. The framework includes assessment of the following sectors (as defined by the



Document	Summary
A Joint Community Infrastructure Plan for the La Trobe National Employment and Innovation Cluster, 2017	<p>Victorian Creative Industries Taskforce, 2015): museums, environmental heritage, libraries and archives, literature and print media, performing arts, design, broadcasting, electronic or digital media or film, music composition and publishing, visual arts and crafts, fashion, cultural goods, manufacturing & sales and supporting activities.</p> <p>The JCIP seeks to integrate community infrastructure planning and provision within the Darebin Creek corridor and surrounds to respond to the future growth of the La Trobe National Employment and Innovation Cluster. Short term initiatives include:</p> <ul style="list-style-type: none"> ● Create better connections; ● Develop Joint Community Facilities, ● Undertake La Trobe University Sports Precinct projects; ● Boost the role of the creek system to accommodate a number of different functions that contribute to social and economic well-being.
Access and Inclusion Plan 2015- 2019 - Master Document - March 2015	<p>The Access and Inclusion Plan builds on Darebin's vision to make the Municipality a more liveable, accessible and inclusive place, and to reduce the social barriers experienced by people with a disability. During its lifetime, this Plan will support Darebin staff to provide equitable and dignified access to all parts of community life in keeping with the Disability Discrimination Act 1992.</p>
Access and Inclusion Plan 2015- 2019 - Action Plan - March 2015	<p>The Access and Inclusion Action Plan will help Council make sure that Darebin's services, processes and facilities meet the needs of people with a disability. It also helps Council raise the voice of the community of Darebin. The Plan was developed through community engagement with Council Advisory Committees; disability agencies; community groups, children and young people, and people with a disability and carers.</p>
Active Healthy Ageing Strategy 2011-2021	<p>The Active and Healthy Ageing Strategy describes Council's approach to start building Darebin's community over the next 10 years to be an 'Age Friendly City', one that fully embraces and celebrates older people and values their wisdom and contribution. This is in line with The World Health Organisation which describes an Age Friendly City as having policies, services, settings and structures that support and enable people to age actively and respectfully.</p>
Housing Strategy 2013-2033 - September 2014	<p>The Housing Strategy 2013-2033 will guide Council's role in relation to housing issues and ensure that Darebin is well placed to respond to the range of housing issues as well as meet the needs of its diverse and changing population. The Strategy forms part of an integrated architecture of Council policies that span land use, environment, social and cultural realms to ensure that Darebin's residential neighbourhoods continue to meet the changing needs and expectations of Darebin's community.</p>



4.0 CHARGING AREAS AND DEVELOPMENT SCENARIO

4.1 Analysis Area and Charge Area

This DCP has 16 analysis areas and charging areas, being the areas shown in Figure 1 above. DCP area definitions follow:

- DCP area - This is the total area covered by a DCP Overlay in the Planning Scheme.
- Analysis area - This area is used to define infrastructure project catchments in a DCP, separately for each project. A project catchment can be the whole DCP area or part of it. An analysis area is the smallest potential project catchment. Multiple analysis areas can be aggregated to define larger catchments for infrastructure projects that have larger catchments.
- Charge area - This is an area for which a unique DCP charge is set in the Planning Scheme. In most cases and in this DCP, charge areas are exactly the same as analysis areas.

The areas are suburb-based data areas within the municipality and include the Preston Activity Centre area. The DCP Areas are deemed small enough to represent a community of interest and avoid the prospect of serious cross-subsidisation within the context of DCP cost apportionment.

Development in the DCP Areas will be required to pay a contribution in accordance with estimated share of use of the scheduled infrastructure. The scheduled infrastructure is assessed to service users outside of the DCP Areas to some extent. As such, a nominal allowance for the cost attributable to external use is discounted from the DCP calculations to ensure development within the DCP Area is charged fairly.

4.2 Development Conditions and Projections

The development data is provided for the period 2021 to 2041, which is defined as the end state of the DCP.

The data is based on actual observed conditions for data points (i.e. 2010, 2016 and 2020) and the projections method shown in this part of the report for the 2041 period, for residential, retail, commercial and industrial land uses.



4.3 Residential Sector

Dwelling projections have been generated for a 20-year period for the purpose of the DCP, that is, 2021 to 2041.

The dwelling projections shown in Table 2 have been based on Forecast id data with trend extrapolations and checked against Victoria in Future 2019 data.

Dwelling distribution is generally channelled towards the Preston, Northcote, Northland and Reservoir structure plan areas.

Table 2: Summary of Residential Dwelling Projections

Area No.	Area Name	2021	2041
Area 01	Reservoir (Merrilands)	4,038	4,952
Area 02	Reservoir (Cheddar)	6,567	8,414
Area 03	Bundoora - Macleod	3,217	4,815
Area 04	Reservoir (Edwardes Lake)	3,256	4,281
Area 05	Kingsbury	2,382	2,990
Area 06	Reservoir (Edwardes Lake)	3,317	4,265
Area 07	Reservoir (Oakhill)	3,000	3,926
Area 08	Reservoir (Oakhill)	4,769	6,694
Area 09	Preston (West)	4,307	5,715
Area 10	Preston Activity Centre	4,962	8,082
Area 11	Preston (East)	3,033	4,344
Area 12	Thornbury (West)-Preston (West)	4,915	7,233
Area 13	Thornbury (East)	5,673	7,261
Area 14	Northcote (West)	6,404	8,995
Area 15	Northcote (East)	7,109	9,022
Area 16	Fairfield-Alphington	4,042	5,322
Total		70,991	96,311

Source: Population and household forecasts, .id Consulting; HillPDA

4.4 Retail Sector

The retail sector includes uses such as shops, cafes, restaurants, supermarkets, shopping complexes, convenience stores and other similar activities. The retail audit excludes industrial and commercial uses.

Council's rates databases for the years 2010, 2016 and 2020 were used to provide an audit of all retail floorspace located in each of the 16 Analysis Areas in the City of Darebin.

The total retail floorspace at each of these points in time were compared with the corresponding population in order to develop a ratio of retail floorspace per resident.



A ratio of retail floorspace per resident was adopted for the purposes of forecasting retail floorspace development in the City of Darebin over the DCP period. This was assessed against trends in past development and capacity of land to generate a future floorspace estimate.

For each DCP Analysis Area, the distribution of retail floorspace was allocated based on their share of total floorspace in the audit.

Overall, the estimated existing retail building stock of approximately 651,000 sqm in Darebin in 2021 is anticipated to expand to approximately 865,000 sqm in 2041.

Table 3: Summary of Retail Floorspace Projections

Area No.	Area Name	2021	2041
Area 01	Reservoir (Merrilands)	6,112	8,112
Area 02	Reservoir (Cheddar)	9,970	13,232
Area 03	Bundoora - Macleod	16,309	21,645
Area 04	Reservoir (Edwardes Lake)	21,214	28,156
Area 05	Kingsbury	5,487	7,282
Area 06	Reservoir (Edwardes Lake)	11,766	15,616
Area 07	Reservoir (Oakhill)	23,978	31,823
Area 08	Reservoir (Oakhill)	123,858	164,384
Area 09	Preston (West)	12,292	16,314
Area 10	Preston Activity Centre	99,977	132,689
Area 11	Preston (East)	137,346	182,286
Area 12	Thornbury (West)-Preston (West)	27,560	36,577
Area 13	Thornbury (East)	23,009	30,537
Area 14	Northcote (West)	48,173	63,935
Area 15	Northcote (East)	54,115	71,821
Area 16	Fairfield-Alphington	30,175	40,048
Total		651,339	864,458

Source: Darebin City Council; HillPDA

4.5 Commercial Sector

Commercial floorspace includes office, health, education, civic, places of worship, commercial accommodation, banks and recreation uses.

The commercial floorspace audit and projections adopted a method similar to that shown for retail above. Alternative ratios were used, based on number of jobs and relationship of retail to commercial floorspace.

Overall, the estimated existing commercial building stock of approximately 881,000 sqm in Darebin in 2021 is anticipated to expand to approximately 1,169,000 sqm in 2041.



Table 4: Summary of Commercial Floorspace Projections

Area No.	Area Name	2021	2041
Area 01	Reservoir (Merrilands)	13,516	17,939
Area 02	Reservoir (Cheddar)	27,375	36,333
Area 03	Bundoora - Macleod	150,015	199,100
Area 04	Reservoir (Edwardes Lake)	103,040	136,754
Area 05	Kingsbury	10,130	13,444
Area 06	Reservoir (Edwardes Lake)	4,041	5,364
Area 07	Reservoir (Oakhill)	8,538	11,332
Area 08	Reservoir (Oakhill)	42,305	56,147
Area 09	Preston (West)	14,103	18,717
Area 10	Preston Activity Centre	130,425	173,100
Area 11	Preston (East)	131,941	175,112
Area 12	Thornbury (West)-Preston (West)	40,027	53,124
Area 13	Thornbury (East)	53,083	70,452
Area 14	Northcote (West)	55,271	73,355
Area 15	Northcote (East)	52,924	70,240
Area 16	Fairfield-Alphington	43,905	58,270
Total		880,639	1,168,785

Source: Darebin City Council; HillPDA

4.6 Industrial Sector

Council's rates databases for the years 2010, 2016 and 2020 were used to provide an audit of all building floorspace (by use) located in Darebin's industrial zones. The audit included industrial uses such as factories, warehouses, workshops, maintenance depots and other similar activities.

The industrial floorspace figures were compared to provide indicative take-up rates for each identified DCP Analysis Area over the data period. Vacant land stock by Analysis Area was estimated through an audit of Council's rates database. The amount of vacant Commercial 2 (C2Z), Industrial 1 (IN1Z) and Industrial 3 (IN3Z) zoned land in each Analysis Area was analysed, noting that land vacancy figures do not take into consideration constraints on existing vacant parcels such as access, easements and drainage. It is further noted that Areas 4 and 11 were the only DCP Analysis Areas to have more than one hectare of vacant land stock.

Site coverage ratios (i.e. floorspace to site area) were examined to define a future potential coverage ratio for vacant industrial land. For the purposes of projections, vacant land stock is assumed to achieve a 75% site coverage ratio in order to provide estimated future building projections and this result was compared against construction rates experienced between 2010 and 2020 to provide an indication of potential development.

Overall, the existing industrial building stock of approximately 1,401,000 sqm in the City is anticipated to expand to approximately 1,542,000 sqm in 2041.

**Table 5: Summary of Industrial Floorspace Projections**

Area No.	Area Name	2021	2041
Area 01	Reservoir (Merrilands)	0	0
Area 02	Reservoir (Cheddar)	293	293
Area 03	Bundoora - Macleod	0	0
Area 04	Reservoir (Edwardes Lake)	368,604	442,826
Area 05	Kingsbury	1,450	1,450
Area 06	Reservoir (Edwardes Lake)	3,727	3,727
Area 07	Reservoir (Oakhill)	1,472	1,472
Area 08	Reservoir (Oakhill)	274	928
Area 09	Preston (West)	1,964	1,964
Area 10	Preston Activity Centre	56,791	56,791
Area 11	Preston (East)	542,840	588,250
Area 12	Thornbury (West)-Preston (West)	36,594	42,250
Area 13	Thornbury (East)	91,102	98,376
Area 14	Northcote (West)	66,464	66,620
Area 15	Northcote (East)	19,784	20,261
Area 16	Fairfield-Alphington	209,986	216,747
Total		1,401,347	1,541,957

Source: Darebin City Council; HillPDA

4.7 DCP Demand Units

The common demand unit selected for this DCP is one dwelling.

The above development data has been used for DCP levy calculations.

The calculation process involved converting the land uses into common demand units in cases where more than one land use type is deemed a user of an infrastructure category for DCP purposes. This applies to roads and paths. Community facilities are linked to only residential development in a DCP.

The equivalence ratios for road and path infrastructure categories by the four land use types are shown below. The basis for these ratios is shown in Appendix B.

Table 6: Equivalence Ratios

	Residential	Retail	Commercial	Industrial
	dwelling units	sqm floorspace	sqm floorspace	sqm floorspace
Community Facility CFCI	1	-	-	-
Community Facility CFDI	1	-	-	-
Path PADI	1	75	50	500
Road RDDI	1	19	121	67

For example, this shows that 19 sqm of retail space is deemed to generate the same demand loading on the road system as does 1 dwelling. Therefore, if a development proposes 190 sqm



of retail space it would be assessed to have the same demand loading on the road system as 10 dwellings; that is, $190 \text{ sqm} / 19 = 10$ equivalent dwellings for the purposes of road use.

4.8 Total Demand Units

The next step is to determine total demand units for each category of infrastructure. The total demand unit figure is used to calculate the levy (i.e. it is the number to apportion costs over). This is determined by dividing the development data by the equivalence ratios. The total number of demand units for each project is shown in Appendix C.



5.0 INFRASTRUCTURE PROJECTS

5.1 Projects Included in the DCP

As noted above, numerous strategic studies have been undertaken in relation to the municipality over a number of years. Many of those studies have identified infrastructure projects, improvements and upgrades, and other initiatives to accommodate anticipated levels of new development, and to improve the overall appearance and function of the municipality. Of the list of projects, Council identified, some of the projects have been selected for inclusion in this DCP.

In total, the DCP comprises 72 projects with a value of \$119.8m as at June 2019.

Projects are coded DI or CI in this DCP. The Planning and Environment Act 1987 requires that infrastructure be classified under two categories:

- Development infrastructure (DI), or
- Community infrastructure (CI).

A summary of projects by category is shown below. Some community facility projects fall under Development Infrastructure and some under Community Infrastructure. All path and road projects are Development Infrastructure.

Table 7: Summary of Projects

Facility Type and Code	Total Cost	No. of Projects	Average Cost
Community Facility CFCI	\$98,465,918	12	\$8,205,493
Community Facility CFDI	\$1,162,000	4	\$290,500
Path PADI	\$6,481,616	34	\$190,636
Road RDDI	\$13,690,697	22	\$622,304
Total	\$119,800,231	72	\$1,663,892

It should be noted that the projects shown in this DCP do not overlap with Council’s Open Space Levy. The Open Space Levy will not be used for funding of projects in this DCP or vice versa.

The list of projects is shown below. The location of projects included in the DCP is shown in Figure 3 below.

Table 8: List of DCP Projects

Project Number	Project Category	Project Name	Location	Estimated DCP Cost	Project Type	Main Catchment Area (MCA)
1	BUILDINGS	Northcote Aquatic and Recreation Centre (NARC) Redevelopment	Northcote (East)	\$63,500,000	CFCI	Area 09 Area 10 Area 11 Area 12 Area 13 Area 14 Area 15 Area 16
2	BUILDINGS	Reservoir Leisure Centre (RLC) Redevelopment	Reservoir (Cheddar)	\$15,500,000	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08
3	BUILDINGS	Bill Lawry Oval Pavilion Upgrade	Northcote (East)	\$5,910,000	CFCI	Area 14 Area 15 Area 16



Project Number	Project Category	Project Name	Location	Estimated DCP Cost	Project Type	Main Catchment Area (MCA)
4	BUILDINGS	KP Hardiman Reserve Hockey Pavilion Redevelopment	Kingsbury	\$3,457,000	CFCI	Area 02 Area 03 Area 05 Area 07 Area 08
5	BUILDINGS	Moore Park South Pavilion Upgrade (female change)	Reservoir (Edwardes Lake)	\$1,373,000	CFCI	Area 01 Area 04 Area 06
6	LAND IMPROVEMENTS	KP Hardiman Synthetic Hockey Pitch Redevelopment	Kingsbury	\$2,300,000	CFCI	Area 02 Area 03 Area 05 Area 07 Area 08
7	BUILDINGS	BT Connor Main Pavilion Upgrade	Reservoir (Merrilands)	\$3,035,640	CFCI	Area 08 Area 09 Area 10 Area 11 Area 12
8	OPEN SPACE (recreation, leisure & community facilities)	Preston City Oval Lighting Renewal	Preston Activity Centre	\$460,000	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 14 Area 15 Area 16
10	OPEN SPACE (recreation, leisure & community facilities)	McDonnell Reserve West Oval New Lighting	Northcote (East)	\$265,000	CFDI	Area 13 Area 15 Area 16
11	OPEN SPACE (recreation, leisure & community facilities)	John Hall Oval Lighting Upgrade	Kingsbury	\$397,000	CFDI	Area 02 Area 03 Area 05
12	OPEN SPACE (recreation, leisure & community facilities)	Moore Park North Lighting Upgrade	Reservoir (Edwardes Lake)	\$250,000	CFDI	Area 01 Area 04 Area 06
13	OPEN SPACE (recreation, leisure & community facilities)	John Cain Memorial West New Lighting	Thornbury (East)	\$265,000	CFCI	Area 11 Area 13 Area 15 Area 16
14	OPEN SPACE (recreation, leisure & community facilities)	KP Hardiman Reserve Hockey Lighting Upgrade	Kingsbury	\$289,278	CFCI	Area 02 Area 03 Area 05 Area 07 Area 08
15	OPEN SPACE (recreation, leisure & community facilities)	IW Dole Reserve Lighting Upgrade	Reservoir (Cheddar)	\$250,000	CFDI	Area 02
17	BUILDINGS	LE Cotchin Reserve Pavilion Upgrade (female friendly)	Reservoir (Merrilands)	\$576,000	CFCI	Area 01 Area 02 Area 04
19	BUILDINGS	Merrilands West Neighbourhood House Redevelopment	Reservoir (Merrilands)	\$1,800,000	CFCI	Area 01 Area 02
25	BRIDGES	Replace Kendal-Harding Bridge	Thornbury (West)-Preston (West)	\$1,700,000	PADI	Area 09 Area 12
50	CYCLEWAYS	Streets for People - Preston Activity Link	Preston (East)	\$250,000	PADI	Area 09 Area 10 Area 11
51	CYCLEWAYS	Cycling Facilities	Thornbury (East)	\$82,246	PADI	Area 10 Area 11 Area 12 Area 13



Project Number	Project Category	Project Name	Location	Estimated DCP Cost	Project Type	Main Catchment Area (MCA)
52	CYCLEWAYS	Creek Corridor Shared Paths Audit (Darebin Creek)	Reservoir (Oakhill)	\$46,250	PADI	Area 08
54	FOOTPATHS	Pedestrian Crossings	Thornbury (West)-Preston (West)	\$350,000	PADI	Area 12
55	FOOTPATHS	Walking Initiatives - raised threshold	Reservoir (Edwardes Lake)	\$74,166	PADI	Area 04
56	FOOTPATHS	Walking Initiatives - raised intersection	Reservoir (Edwardes Lake)	\$63,125	PADI	Area 06
57	FOOTPATHS	Walking Initiatives - pedestrian crossing	Northcote (East)	\$36,250	PADI	Area 14 Area 15
58	FOOTPATHS	Walking Initiatives - raised threshold	Preston Activity Centre	\$84,166	PADI	Area 10
59	FOOTPATHS	Walking Initiatives - footpath	Northcote (East)	\$108,333	PADI	Area 15
60	FOOTPATHS	Walking Initiatives - pedestrian crossing	Northcote (East)	\$223,333	PADI	Area 15
61	FOOTPATHS	Walking Initiatives - pedestrian crossing	Preston Activity Centre	\$39,166	PADI	Area 10
62	FOOTPATHS	Walking Initiatives - pedestrian crossing	Northcote (East)	\$39,166	PADI	Area 15
63	FOOTPATHS	Walking Initiatives - pedestrian crossing	Reservoir (Edwardes Lake)	\$39,166	PADI	Area 06
64	FOOTPATHS	Pedestrian Crossings	Northcote (East)	\$365,000	PADI	Area 14 Area 15
65	FOOTPATHS	Pedestrian Crossings	Northcote (East)	\$258,333	PADI	Area 15
66	FOOTPATHS	Pedestrian Crossings	Thornbury (West)-Preston (West)	\$258,333	PADI	Area 12 Area 13
67	FOOTPATHS	Pedestrian Crossings	Northcote (West)	\$258,333	PADI	Area 13 Area 14
68	TRANSPORT & ROAD SAFETY	School Safety Audits (treatment)	Preston Activity Centre	\$100,000	PADI	Area 10
69	TRANSPORT & ROAD SAFETY	School Safety Audits (treatment)	Northcote (West)	\$84,167	PADI	Area 14
70	TRANSPORT & ROAD SAFETY	School Safety Audits (treatment)	Reservoir (Oakhill)	\$84,167	PADI	Area 08
72	TRANSPORT & ROAD SAFETY	School Safety Audits (treatment)	Northcote (West)	\$84,167	PADI	Area 14
73	TRANSPORT & ROAD SAFETY	School Safety Audits (treatment)	Thornbury (West)-Preston (West)	\$154,166	PADI	Area 12
74	TRANSPORT & ROAD SAFETY	School Safety Audits (treatment)	Thornbury (West)-Preston (West)	\$154,166	PADI	Area 12
75	TRANSPORT & ROAD SAFETY	School Safety Audits (treatment)	Thornbury (West)-Preston (West)	\$154,166	PADI	Area 12

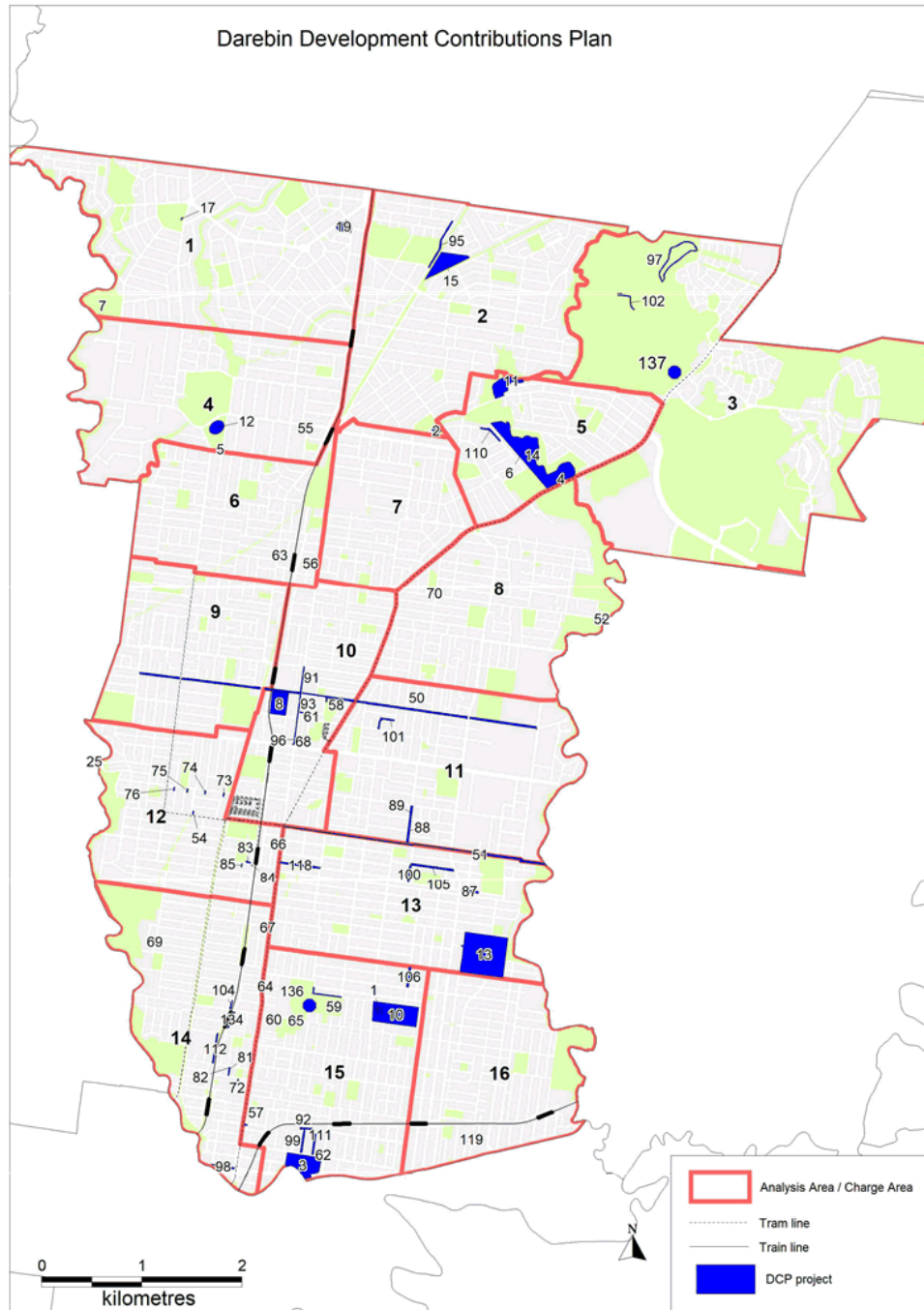


Project Number	Project Category	Project Name	Location	Estimated DCP Cost	Project Type	Main Catchment Area (MCA)
76	TRANSPORT & ROAD SAFETY	School Safety Audits (treatment)	Thornbury (West)-Preston (West)	\$154,166	PADI	Area 12
81	TRANSPORT & ROAD SAFETY	School Safety Audits (treatment)	Northcote (West)	\$74,167	PADI	Area 14
82	TRANSPORT & ROAD SAFETY	School Safety Audits (treatment)	Northcote (West)	\$84,167	PADI	Area 14
83	TRANSPORT & ROAD SAFETY	School Safety Audits (treatment)	Thornbury (West)-Preston (West)	\$84,167	PADI	Area 12
84	TRANSPORT & ROAD SAFETY	School Safety Audits (treatment)	Thornbury (West)-Preston (West)	\$84,167	PADI	Area 12
85	TRANSPORT & ROAD SAFETY	School Safety Audits (treatment)	Thornbury (West)-Preston (West)	\$84,167	PADI	Area 12
87	ROADS	Road Rehabilitation Construction Program	Thornbury (East)	\$353,000	RDDI	Area 13
88	ROADS	Road Rehabilitation Construction Program	Preston (East)	\$1,000,000	RDDI	Area 11
89	ROADS	Road Rehabilitation Construction Program	Preston (East)	\$1,583,000	RDDI	Area 11
91	ROADS	Road Rehabilitation Construction Program	Preston Activity Centre	\$510,819	RDDI	Area 10
92	ROADS	Road Rehabilitation Construction Program	Northcote (East)	\$427,000	RDDI	Area 15
93	ROADS	Road Rehabilitation Construction Program	Preston Activity Centre	\$770,000	RDDI	Area 10
95	ROADS	Road Rehabilitation Construction Program	Reservoir (Cheddar)	\$828,439	RDDI	Area 02
96	ROADS	Road Rehabilitation Construction Program	Preston Activity Centre	\$1,650,000	RDDI	Area 10
97	ROADS	Road Rehabilitation Construction Program	Bundoora - Macleod	\$1,325,000	RDDI	Area 03
98	ROADS	Road Rehabilitation Construction Program	Northcote (West)	\$280,000	RDDI	Area 14
99	ROADS	Road Rehabilitation Construction Program	Northcote (East)	\$318,439	RDDI	Area 15
100	ROADS	Road Rehabilitation Construction Program	Thornbury (East)	\$335,000	RDDI	Area 13



Project Number	Project Category	Project Name	Location	Estimated DCP Cost	Project Type	Main Catchment Area (MCA)
101	ROADS	Road Rehabilitation Construction Program	Preston (East)	\$200,000	RDDI	Area 11
102	ROADS	Road Rehabilitation Construction Program	Bundoora - Macleod	\$325,000	RDDI	Area 03
104	ROADS	Road Rehabilitation Construction Program	Northcote (West)	\$250,000	RDDI	Area 14
105	Roads	Road Rehabilitation Construction Program	Thornbury (East)	\$610,000	RDDI	Area 13
106	ROADS	Road Rehabilitation Construction Program	Northcote (East)	\$825,000	RDDI	Area 13 Area 15
110	ROADS	Road Rehabilitation Construction Program	Kingsbury	\$400,000	RDDI	Area 05
111	ROADS	Road Rehabilitation Construction Program	Northcote (East)	\$480,000	RDDI	Area 15
112	ROADS	Road Rehabilitation Construction Program	Northcote (West)	\$480,000	RDDI	Area 14
118	ROADS	Road Rehabilitation Construction Program	Thornbury (East)	\$475,000	RDDI	Area 13
119	ROADS	Road Rehabilitation Construction Program	Fairfield-Alphington	\$265,000	RDDI	Area 16
134	CYCLEWAYS	Cycling Facilities	Northcote (West)	\$26,250	PADI	Area 14
136	BUILDINGS	Changing Places Facilities	Northcote (East)	\$400,000	PADI	Area 13 Area 14 Area 15
137	BUILDINGS	Changing Places Facilities	Bundoora - Macleod	\$400,000	PADI	Area 02 Area 03 Area 05

Figure 3: DCP Project Locations





5.2 Project Timing and Delivery

The infrastructure projects listed in this DCP have been selected to ensure that facilities are provided when demand thresholds are achieved and / or at the time existing assets have passed their effective operating life.

Council commits to delivering the projects in the timeline between 2019 and 2041 (December 31).

5.3 Other Conditions and Contributions

Planning permit conditions and agreements for other infrastructure, as part of development approvals, may be applicable to development projects in addition to this DCP.

This may cover any matter that is deemed necessary and justified in order to grant a permit. This could include site specific matters that will be applied on a case by case basis to specific development projects in addition to relevant DCP charges.



6.0 DEVELOPMENT CONTRIBUTION LEVIES

6.1 Calculation Method

In accordance with DCP Guidelines 2007, the method to calculate DCP levies is as follows:

- List the infrastructure projects and costs included in the DCP
- Identify the main catchment area for each infrastructure project
- Quantify development in each main catchment area
- Where necessary, make an allowance for external demand for infrastructure by adjusting the cost attributable to the DCP down in line with external demand
- Where necessary, convert the development into common demand units to quantify the total demand for infrastructure
- Calculate the infrastructure levy payable for each infrastructure project by dividing the DCP cost of the project by the total number of demand units in the main catchment area
- Calculate the total infrastructure levies in each area by adding up levies by area (by community infrastructure and development infrastructure classifications where necessary).

Appendix C shows the calculation data and results for each project.

6.2 Project Catchments

A unique project catchment was identified for each project in this DCP (see Appendix C for details). The catchment identification process was undertaken in collaboration with Council officers.

The 16 DCP Areas provide the geographic basis for defining catchments. Projects were classified as serving local, sub-regional or municipal areas based on their intended purpose. A catchment was defined based on the project location and its service area was defined by using one or more DCP Areas for each project.

6.3 DCP Levies

The DCP levies are shown in Table 9 below. This shows the charges summed for each project to levy categories and areas.



Table 9: DCP Levies (30 June 2019\$)

Residential

AREA		LEVIES PAYABLE BY RESIDENTIAL DEVELOPMENT		
No.	Name	Development Infrastructure	Community Infrastructure	All Infrastructure
		Per Dwelling	Per Dwelling	Per Dwelling
Area 01	Reservoir (Merrilands)	\$18	\$625	\$643
Area 02	Reservoir (Cheddar)	\$153	\$743	\$895
Area 03	Bundoora - Macleod	\$247	\$584	\$831
Area 04	Reservoir (Edwardes Lake)	\$26	\$497	\$523
Area 05	Kingsbury	\$149	\$584	\$733
Area 06	Reservoir (Edwardes Lake)	\$39	\$466	\$505
Area 07	Reservoir (Oakhill)	\$0	\$584	\$584
Area 08	Reservoir (Oakhill)	\$12	\$674	\$686
Area 09	Preston (West)	\$114	\$1,172	\$1,286
Area 10	Preston Activity Centre	\$186	\$1,172	\$1,358
Area 11	Preston (East)	\$119	\$1,182	\$1,301
Area 12	Thornbury (West)-Preston (West)	\$252	\$1,172	\$1,425
Area 13	Thornbury (East)	\$237	\$1,092	\$1,329
Area 14	Northcote (West)	\$138	\$1,190	\$1,328
Area 15	Northcote (East)	\$209	\$1,190	\$1,399
Area 16	Fairfield-Alphington	\$34	\$1,190	\$1,224

Non-Residential

AREA		LEVIES PAYABLE BY NON-RESIDENTIAL DEVELOPMENT		
No.	Name	Retail	Commercial	Industrial
		Per Square Metre (SQM) of Floorspace	Per Square Metre (SQM) of Floorspace	Per Square Metre (SQM) of Floorspace
Area 01	Reservoir (Merrilands)	\$0.00	\$0.00	\$0.00
Area 02	Reservoir (Cheddar)	\$4.63	\$1.04	\$1.28
Area 03	Bundoora - Macleod	\$11.09	\$2.05	\$3.11
Area 04	Reservoir (Edwardes Lake)	\$0.11	\$0.17	\$0.02
Area 05	Kingsbury	\$5.94	\$1.24	\$1.65
Area 06	Reservoir (Edwardes Lake)	\$0.28	\$0.42	\$0.04
Area 07	Reservoir (Oakhill)	\$0.00	\$0.00	\$0.00
Area 08	Reservoir (Oakhill)	\$0.17	\$0.25	\$0.02
Area 09	Preston (West)	\$1.52	\$2.28	\$0.23
Area 10	Preston Activity Centre	\$8.79	\$1.83	\$2.45
Area 11	Preston (East)	\$5.88	\$1.09	\$1.65
Area 12	Thornbury (West)-Preston (West)	\$3.36	\$5.05	\$0.50
Area 13	Thornbury (East)	\$10.32	\$2.32	\$2.86
Area 14	Northcote (West)	\$4.55	\$1.96	\$1.17
Area 15	Northcote (East)	\$7.23	\$2.58	\$1.91
Area 16	Fairfield-Alphington	\$1.19	\$0.19	\$0.34



6.4 Indexation of DCP Levies

Where the DCP provides for a Community Infrastructure Levy of \$1,190, Council will charge the maximum amount which will be determined in accordance with Part 3B of the Planning and Environment Amendment (Public Land Contributions) Act 2018 ('the Act'). Where the DCP provides for a Community Infrastructure Levy of less than \$1,190, that amount will be adjusted on July 1 using the Producer Price Index for Non-Residential Building Construction in Victoria as published by the Australian Bureau of Statistics in accordance with Part 3B of the Act.

The Development Infrastructure Levy will be adjusted annually on July 1 each year to cover inflation, by applying the Consumer Price Index for Melbourne (All Groups) as published by the Australian Bureau of Statistics. All adjustments will occur and take effect from the date of index publication.

6.5 Summary of DCP

The following table provides a summary of likely DCP performance over a nominal 2019 to 2041 period. This is based on development estimates used in this DCP and suggests a collection rate of approximately 24% is expected. The majority of DCP project cost (76%) will need to be funded by Council rates and other funding sources.

Table 10: DCP Summary

Facility Type and Code	Total Cost	Time of Provision	Actual Cost Contribution Attributed to New Development	Proportion of Cost Attributed to New Development
Community Facility CFCI	\$98,465,918	2019-2041	\$24,209,493	24.6%
Community Facility CFDI	\$1,162,000	2019-2041	\$252,911	21.8%
Path PADI	\$6,481,616	2019-2041	\$1,668,313	25.7%
Road RDDI	\$13,690,697	2019-2041	\$3,132,133	22.9%
Total	\$119,800,231		\$29,262,850	24.4%



7.0 PROCEDURAL MATTERS

7.1 Collecting Agency and Development Agency

Darebin City Council is Collecting Agency for this DCP and all its projects.

Darebin City Council is Development Agency for this DCP and all its projects.

7.2 Liability for Development Contributions

The main land use types identified in the DCP are Residential, Retail, Commercial and Industrial land use developments. Commercial refers to Office or Other Commercial uses.

Additional information on demand unit and land use definitions is provided in Appendix D.

For land uses not included within the Planning Scheme definition of the above uses, the development contribution that applies to 'Commercial' will be used unless the Collection Agency agrees to vary that rate based on a submission by a permit applicant.

7.3 Payment of Development Contributions

Method of Payment

Payment of development contributions is to be made in cash.

Council may accept the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payable.

Basis for Payment

Each net additional demand unit shall be liable to pay the DCP levy (unless exemptions apply). This includes a new dwelling or building or an extension to an existing non-residential building.

Payment of the Development Infrastructure Levy

Payment of the Development Infrastructure Levy may be required at Subdivision stage or Planning Permit stage or Building Permit stage.

- Development Infrastructure Levy at Subdivision stage: Payment of the levy is to be made prior to the issue of a statement of compliance for the approved subdivision.
- Development Infrastructure Levy at Planning Permit stage: Payment of the levy is to be made prior to issue of a building permit.
- Development Infrastructure Levy at Building Permit stage where no planning permit is required: Payment of the levy is to be made prior to issue of a building permit under the Building Act 1993.



Payment of the Community Infrastructure Levy

Payment of the Community Infrastructure Levy is to be made prior to issue of a building permit under the Building Act 1993.

Deferral of Payment

The Collecting Agency may, at its discretion, agree for payment of a levy to be deferred to a later date, subject to the applicant entering into an agreement under section 173 of the Planning and Environment Act 1987 to pay the levy at an alternative date.

Darebin City Council as collecting agency under the development contributions plan may enter into an agreement executed under section 173 of the Planning and Environment Act 1987 which is made between an owner and the responsible authority in which the Collecting Agency agrees to defer the owner's obligation to pay the either the whole or part of the community infrastructure levy in respect of the development of land which would otherwise be payable where, and for so long as:

- Darebin City Council is satisfied that the owner is providing community infrastructure for the benefit of residents in or around a relevant charge area and that community infrastructure is owned and managed either directly by or for and on behalf of the owner; and
- Darebin City Council is satisfied that the provision of that community infrastructure is of the same type and to the same standard that Darebin City Council would normally provide to service the community in and around the charge area in which the owner's land is located; and
- That community infrastructure is or will be and then will remain publicly accessible to residents of Darebin City Council in and around the charge area to the satisfaction of Darebin City Council

The Agreement must also provide that if that community infrastructure ceases to be maintained to a standard which is to the satisfaction of the Darebin City Council or ceases to be provided, or there is a breach of this Agreement, the payment of the deferred amount and any accrued interest becomes immediately payable.

7.4 Charge Areas

The Charge Areas for this DCP are the 16 areas of the municipality as shown in Figure 1 of this document.

7.5 Exemptions

No land or development is exempt from this Development Contributions Plan unless exempt by Legislation or Ministerial Direction or Legal Agreement with Darebin City Council or stated below. The following development is exempt from the development contribution:



- Land developed for a non-government school, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans of 11 October 2016.
- Land developed for housing by or for the Department of Health and Human Services, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans dated 11 October 2016. This applies to social housing delivered by or for registered housing associations. This exemption does not apply to private dwellings developed by the Department of Health and Human Services or registered housing associations.
- Alterations and additions to an existing dwelling.
- Outbuildings normal to an existing dwelling and fences.
- Demolition of a dwelling followed by construction of a replacement dwelling on the same land. The exemption applies to the number of dwellings demolished and does not apply to any additional dwelling(s).
- Reinstatement of a dwelling which has been unintentionally damaged or destroyed.
- Servicing infrastructure constructed by a utility authority.
- Darebin City Council delivered projects, building or works.
- Land with an agreement executed under section 173 of the Planning and Environment Act that requires either:
 - The payment of a development contribution levy; or
 - the provision of specified works services or facilities beyond those necessary on or to the land or other land as a result of the grant of any permit; or
 - the payment of any development contributions or the provision of specified works services or facilities required to be provided for public and/or community infrastructure by any other provision of this scheme; or
 - the provision of land for works services or facilities (other than land required to be provided as public open space pursuant to clause 53.01 or section 18 of the Subdivision Act 1988);
and explicitly excludes further development contributions to be made.
- ~~Land with an agreement executed under section 173 of the Planning and Environment Act that explicitly exempts the development from one or more DCP Overlay Schedules due to the development having met its DCP obligations.~~
- The construction of a building or carrying out of works or a subdivision that does not generate a net increase in demand units.

7.6 Funds Administration

Funds collected through development contributions will be held in a specific DCP interest-bearing account in accordance with the provisions of the Local Government Act 1989 (Part 3B



section 46Q(1)(a)). All monies held in this account will be used for the provision of infrastructure as itemised in this DCP.

7.7 Funding the Gap

The funds received from contributions will fund part of the infrastructure projects identified in the DCP. Council will source funds to cover the balance of the costs required to construct the items of infrastructure through other mechanisms such as Council rates.

7.8 Annual Reporting

Darebin City Council will provide for regular monitoring and reporting of the DCP in accordance with Ministerial Direction on the Reporting Requirements for Development Contributions Plans of 11 October 2016.

Appendix E shows the template reporting tables in relation to the following directions:

- “A report must be prepared each financial year and given to the Minister for Planning within 3 months after the end of the financial year reported on
- If the collecting agency or development agency is a municipal council, the report must be included in the report of operations contained in the council’s annual report prepared under the Local Government Act 1989
- A collecting agency must report on: a) any infrastructure levy paid to it under Part 3B of the Act in a financial year in accordance with Table 1 in the Annexure; b) any land, works, services or facilities accepted by it in a financial year in accordance with Table 2 in the Annexure
- If a development contributions plan is approved on or after 1 June 2016, a collecting agency must report on the total amount of infrastructure levies paid to it, the total amount of land, works, services or facilities accepted by it, and the total amount of infrastructure levies expended by it under Part 3B of the Act in accordance with Table 3 in the Annexure
- A development agency must report on: a) its use of any land, works, services or facilities accepted as works-in-kind under section 46P of the Act; and b) the expenditure of any infrastructure levy paid to it under Part 3B of the Act; in accordance with Table 4 in the Annexure.”

7.9 DCP Review

The DCP will be reviewed on a regular basis to ensure the general nature of the document is reasonably consistent with estimates of future development and project needs and costs, but accepting that future conditions will invariably depart from the future estimates generated for the DCP to some extent.



Should the DCP significantly depart from the future estimates shown in this document, as defined by Darebin City Council, Council will consider options to revise the DCP in full or part as deemed necessary.

7.10 DCP Projects Deemed Not Required

Should Council not proceed with any of the infrastructure projects listed in this DCP, the funds collected for these items will be either:

- Used for the provision of other infrastructure as approved by the Minister responsible for the Planning and Environment Act, or
- Refunded to owners of land subject to these DCP charges.

APPENDICES



APPENDIX A: INFRASTRUCTURE PROJECT DETAILS

The table below provides details of the reference document for the DCP projects and source of the costing estimates shown in this DCP.

An enhanced description of major and large projects included in this DCP follows the table below.

Table 11: Strategic Basis of Projects and Cost Estimate Source

Project Number	Project Name	Strategy Program	Linked Strategy	Project Description	Costing Method
1	Northcote Aquatic and Recreation Centre (NARC) Redevelopment	Major New Facility Development Northcote Aquatic and Recreation Centre	Leisure Strategy 2010-2020, Council Plan 2017-2021 Big Action (Goal 2.2)	Northcote Aquatic and Recreation Centre (NARC) Redevelopment - design and construction for full redevelopment of the Northcote Aquatic and Recreation Centre, consisting of demolition of the existing outdated building and infrastructure and the development of a new indoor aquatic and leisure centre. The redevelopment will provide modern facilities with additional capacity and improved leisure and health and wellbeing opportunities for the community.	Base on Quantity Surveyor estimate
2	Reservoir Leisure Centre (RLC) Redevelopment	RLC Renewal	Leisure Strategy 2010-2020	Reservoir Leisure Centre (RLC) Redevelopment - multi-year project: significant refurbishment of the RLC to ensure facilities meet the needs of the community over the next 20 years.	Cost estimate based on feasibility study
3	Bill Lawry Oval Pavilion Upgrade	Pavilion Redevelopment Projects	Darebin Outdoor Sports Infrastructure Framework (June 2020)	Multi-year project; includes renewal of most aspects of existing facilities, including social space, viewing room, community room, kitchen, change rooms, new female friendly change rooms, a community room, medical room and store.	Based on Quantity Surveyor estimate
4	KP Hardiman Reserve Hockey Pavilion Redevelopment	Pavilion Redevelopment Projects	Darebin Outdoor Sports Infrastructure Framework (June 2020)	KP Hardiman Reserve Hockey Pavilion Upgrade - new pavilion, including amenities, kitchen kiosk, storage, social room.	Cost based on building assessment undertaken during the Outdoor Sports Infrastructure Framework audit process. 10% Contingency and 8% PM fees included in price.
5	Moore Park South Pavilion Upgrade (female change)	Pavilion Redevelopment Projects	Darebin Outdoor Sports Infrastructure Framework (June 2020)	Moore Park South Pavilion Upgrade (female friendly upgrade to include unisex, accessible changerooms)	Cost based on building assessment undertaken during the Outdoor Sports Infrastructure Framework audit process. 10% Contingency and 8% PM fees included in price.
6	KP Hardiman Synthetic Hockey Pitch Redevelopment	Synthetic Playing Surfaces	Darebin Outdoor Sports Infrastructure Framework (June 2020)	Full replacement of synthetic pitch to industry standard; surrounding fencing and construction of a technical bench.	Based on Quantity Surveyor estimate
7	BT Connor Main Pavilion Upgrade	Pavilion Redevelopment Projects	Darebin Outdoor Sports Infrastructure Framework (June 2020)	BT Connor main pavilion upgrade - multi-year project. Design & construction of a new sports pavilion, including changerooms, amenities, kitchen and storage.	Based on Quantity Surveyor estimate
8	Preston City Oval Lighting Renewal	Sport Field Lighting	Darebin Outdoor Sports Infrastructure Framework (June 2020)	Preston City Oval Lighting Renewal	Lighting Design Consultant Opinion of Cost
10	McDonnell Reserve West Oval New Lighting	Sport Field Lighting	Darebin Outdoor Sports Infrastructure Framework (June 2020)	Install new LED lighting which meets 100 lux level for training and competition	Estimates made in-house by officers using consultants opinion of cost based on previous similar projects
11	John Hall Oval Lighting Upgrade	Sport Field Lighting	Darebin Outdoor Sports Infrastructure	Install new LED lighting which meets 100 lux level for training and competition	Lighting Design Consultant Opinion of Cost



Project Number	Project Name	Strategy Program	Linked Strategy	Project Description	Costing Method
			Framework (June 2020)		
12	Moore Park North Lighting Upgrade	Sport Field Lighting	Darebin Outdoor Sports Infrastructure Framework (June 2020)	Install new LED lighting which meets 100 lux level for training and competition	Estimates made in-house by officers using consultants opinion of cost based on previous similar projects
13	John Cain Memorial West New Lighting	Sport Field Lighting	Darebin Outdoor Sports Infrastructure Framework (June 2020)	Install new LED lighting which meets 100 lux level for training and competition	Estimates made in-house by officers using consultants opinion of cost based on previous similar projects
14	KP Hardiman Reserve Hockey Lighting Upgrade	Sport Field Lighting	Darebin Outdoor Sports Infrastructure Framework (June 2020)	KP Hardiman Reserve Hockey Field Lighting Upgrade- install 300 lux LED lighting for training and competition to coincide with pitch upgrade.	Lighting Design Consultant Opinion of Cost
15	IW Dole Reserve Lighting Upgrade	Sport Field Lighting	Darebin Outdoor Sports Infrastructure Framework (June 2020)	Install new LED lighting which meets 100 lux level for training and competition	Estimates made in-house by officers using consultants opinion of cost based on previous similar projects
17	LE Cotchin Reserve Pavilion Upgrade (female friendly)	Pavilion Redevelopment Projects	Darebin Outdoor Sports Infrastructure Framework (June 2020)	LE Cotchin Reserve Pavilion upgrade and extension, including change room and amenities upgrade, additional storage, umpires change upgrade (female friendly), accessibility & access to premises improvements, covered viewing area extension, external public toilet upgrade.	Cost based on building assessment undertaken during the audit process for the Outdoor Sports Infrastructure Framework. 10% Contingency and 8% PM fees included in price.
19	Merrilands West Neighbourhood House Redevelopment	Neighbourhood House Redevelopment Projects	Council Plan Action Plan 2018-19 (Goal 2.2)	Merrilands West Neighbourhood House refurbishment	Quantity surveyor estimate based on concept design
25	Replace Kendall-Harding Bridge	Council Plan (Goals 1.2 and 3.3)	Road Asset Management Plan	Replace Kendall-Harding Bridge. Council Contribution only (Total cost \$3,500,000. Project managed by Moreland)	Estimate based on known cost of Beavers St Bridge
50	Streets for People - Preston Activity Link	Cycling	Darebin Safe Travel Strategy 2018-2028	Preston Activity Link - construction of pinch points along Cramer and full road closure on James Street between Eric and Cramer	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects
51	Cycling Facilities	Cycling	Darebin Cycling Strategy 2013-2018	Construct Dundas St line marking	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects
52	Creek Corridor Shared Paths Audit (Darebin Creek)	Cycling	Darebin Cycling Strategy 2013-2018, Darebin Safe Travel Strategy 2018-2028	Improving safety of Tyler Street connections to Darebin Creek Trail.	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects
54	Pedestrian Crossings	Walking Initiative	Darebin Walking Strategy 2018-2028	Construct Miller Street / Bracken Ave Signalled Pedestrian Crossing	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects
55	Walking Initiatives - raised threshold	Walking Initiative	Darebin Walking Strategy 2018-2028	Construct Raised threshold at Olive St/ Edwards St, Reservoir	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects
56	Walking Initiatives - raised intersection	Walking Initiative	Darebin Walking Strategy 2018-2028	Construct raised intersection, Robinson Rd at Bus exit from Regent Station	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects
57	Walking Initiatives - pedestrian crossing	Walking Initiative	Darebin Walking Strategy 2018-2028	Design and construct zebra crossing across union street east side at High Street	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects



Project Number	Project Name	Strategy Program	Linked Strategy	Project Description	Costing Method
58	Walking Initiatives - raised threshold	Walking Initiative	Darebin Walking Strategy 2018-2028	Construct raised threshold Gower / Cooma Streets Preston	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects
59	Walking Initiatives - footpath	Walking Initiative	Darebin Walking Strategy 2018-2028	Design and construct Brickworks Lane footpath	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects
60	Walking Initiatives - pedestrian crossing	Walking Initiative	Darebin Walking Strategy 2018-2028	Design and construct Separation Street / Plaza Entrance removal of Zebra crossings	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects
61	Walking Initiatives - pedestrian crossing	Walking Initiative	Darebin Walking Strategy 2018-2028	Puffin Installation at High / Dalgety Street	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects
62	Walking Initiatives - pedestrian crossing	Walking Initiative	Darebin Walking Strategy 2018-2028	Puffin Installation at Westgarth St at Bill Lawry Oval, between Simpson and Green sty	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects
63	Walking Initiatives - pedestrian crossing	Walking Initiative	Darebin Walking Strategy 2018-2028	Puffin Installation at Spring / Verdun Grove	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects
64	Pedestrian Crossings	Walking Initiative	Darebin Walking Strategy 2018-2028	Design and construct signalised pedestrian crossing at High Street / Langwells Parade	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects
65	Pedestrian Crossings	Walking Initiative	Darebin Walking Strategy 2018-2028	Construct Separation St and Breavington Way pedestrian crossing	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects
66	Pedestrian Crossings	Walking Initiative	Darebin Walking Strategy 2018-2028	Construct High / Pender / Blyth pedestrian crossing	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects
67	Pedestrian Crossings	Walking Initiative	Darebin Walking Strategy 2018-2028	Construct High / Woolton pedestrian crossing	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects
68	School Safety Audits (treatment)	Safe Travel Strategy	Darebin Safe Travel Strategy 2018-2028	Construct raised threshold/wombat at Clifton Grove (Sacred Heart – existing crossing)	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects
69	School Safety Audits (treatment)	Safe Travel Strategy	Darebin Safe Travel Strategy 2018-2028	Construct raised threshold/wombat at Emmaline/Leinster Streets (Croxtan)	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects
70	School Safety Audits (treatment)	Safe Travel Strategy	Darebin Safe Travel Strategy 2018-2028	Construct raised threshold/wombat at McColl/Steane (Holy Name)	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects
72	School Safety Audits (treatment)	Safe Travel Strategy	Darebin Safe Travel Strategy 2018-2028	Construct crossing point opposite James Street school gates (St Joseph's)	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects
73	School Safety Audits (treatment)	Safe Travel Strategy	Darebin Safe Travel Strategy 2018-2028	Design and construct pedestrian crossing at Oakover - Newman	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects



Project Number	Project Name	Strategy Program	Linked Strategy	Project Description	Costing Method
74	School Safety Audits (treatment)	Safe Travel Strategy	Darebin Safe Travel Strategy 2018-2028	Design and construct pedestrian crossing at Oakover - Austral Ave	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects
75	School Safety Audits (treatment)	Safe Travel Strategy	Darebin Safe Travel Strategy 2018-2028	Design and construct pedestrian crossing at Oakover - Scotia St	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects
76	School Safety Audits (treatment)	Safe Travel Strategy	Darebin Safe Travel Strategy 2018-2028	Design and construct pedestrian crossing at Oakover - Mitchell St	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects
81	School Safety Audits (treatment)	Safe Travel Strategy	Darebin Safe Travel Strategy 2018-2028	Construct McIntosh Street raised threshold at Westbourne Grove (St Joseph's PS)	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects
82	School Safety Audits (treatment)	Safe Travel Strategy	Darebin Safe Travel Strategy 2018-2028	Construct McIntosh at James Street (St Joseph's PS)	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects
83	School Safety Audits (treatment)	Safe Travel Strategy	Darebin Safe Travel Strategy 2018-2028	Construct raised threshold Clapham Street (north) at Hutton Street	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects
84	School Safety Audits (treatment)	Safe Travel Strategy	Darebin Safe Travel Strategy 2018-2028	Construct raised threshold Clapham Street (south) at Hutton Street	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects
85	School Safety Audits (treatment)	Safe Travel Strategy	Darebin Safe Travel Strategy 2018-2028	Construct raised threshold Rayment Street at Hutton Street	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects
87	Road Rehabilitation Construction Program	Road Rehabilitation	Road Asset Management Plan	Flinders St - Station to Walsh: construction of new kerb and channel, footpath and road pavement	In house engineers estimate
88	Road Rehabilitation Construction Program	Road Rehabilitation	Road Asset Management Plan	Victoria St - 130m from Bell St to 230m from Bell St: pavement reconstruction	In house engineers estimate
89	Road Rehabilitation Construction Program	Road Rehabilitation	Road Asset Management Plan	Victoria St - 230m from Bell St to Raglan St: pavement reconstruction	In house engineers estimate
91	Road Rehabilitation Construction Program	Road Rehabilitation	Road Asset Management Plan	High St, Preston - Murray Rd to Gower St: reconstruction of existing kerb and channel and footpath; new traffic control and pedestrian safety enhancements, drainage upgrading, landscaping and pavement resurfacing.	In house engineers estimate
92	Road Rehabilitation Construction Program	Road Rehabilitation	Road Asset Management Plan	Farnan St - full length: reconstruction of existing kerb and channel, drainage upgrade and pavement resurfacing	In house engineers estimate
93	Road Rehabilitation Construction Program	Road Rehabilitation	Road Asset Management Plan	High St, Preston - Gower St to David St: reconstruction of existing kerb and channel and footpath; new traffic control and pedestrian safety enhancements, drainage upgrading, landscaping and pavement resurfacing.	In house engineers estimate
95	Road Rehabilitation Construction Program	Road Rehabilitation	Road Asset Management Plan	Cheddar Road, Reservoir - Harmer St to Lloyd Ave: pavement reconstruction.	In house engineers estimate



Project Number	Project Name	Strategy Program	Linked Strategy	Project Description	Costing Method
96	Road Rehabilitation Construction Program	Road Rehabilitation	Road Asset Management Plan	High St, Preston - David St to Bell St: reconstruction of existing kerb and channel and footpath; new traffic control and pedestrian safety enhancements, drainage upgrading, landscaping and pavement resurfacing.	In house engineers estimate
97	Road Rehabilitation Construction Program	Road Rehabilitation	Road Asset Management Plan	Mt Cooper Scenic Drive: complete reconstruction of existing road	In house engineers estimate
98	Road Rehabilitation Construction Program	Road Rehabilitation	Road Asset Management Plan	Walker St - McLachlan St to High St: rehabilitation of kerb and channel and pavement damage by street trees and pavement resurfacing.	In house engineers estimate
99	Road Rehabilitation Construction Program	Road Rehabilitation	Road Asset Management Plan	Jessie St - Westgarth St to Farnan St: kerb and channel reconstruction, stormwater drainage upgrading and pavement resurfacing	In house engineers estimate
100	Road Rehabilitation Construction Program	Road Rehabilitation	Road Asset Management Plan	Harry St - Flinders St to Collins St: kerb and channel reconstruction and pavement resurfacing	In house engineers estimate
101	Road Rehabilitation Construction Program	Road Rehabilitation	Road Asset Management Plan	Sinnott St - rear 13 Avondale Rd to Nicoll St: kerb and channel construction and pavement resurfacing	In house engineers estimate
102	Road Rehabilitation Construction Program	Road Rehabilitation	Road Asset Management Plan	George Circuit, Bundoora Park - golf course entrance to rear of club house carpark: pavement upgrade	In house engineers estimate
104	Road Rehabilitation Construction Program	Road Rehabilitation	Road Asset Management Plan	Scott St Right of Way - Arthurton Rd to Elm St: construction of unmade ROW	In house engineers estimate
105	Road Rehabilitation Construction Program	Road Rehabilitation	Road Asset Management Plan	Collins St - Harry St to Station St: kerb and channel reconstruction, drainage upgrade and pavement resurfacing.	In house engineers estimate
106	Road Rehabilitation Construction Program	Road Rehabilitation	Road Asset Management Plan	Wilmoth St - Christmas St to Darebin Rd: kerb and channel reconstruction, pavement strengthening and pavement resurfacing.	In house engineers estimate
110	Road Rehabilitation Construction Program	Road Rehabilitation	Road Asset Management Plan	Winter Cres - Arcadia Ave to Kyneton Ave: kerb and channel reconstruction, stormwater drainage and pavement resurfacing	In house engineers estimate
111	Road Rehabilitation Construction Program	Road Rehabilitation	Road Asset Management Plan	Green St - Westgarth St to end: kerb and channel reconstruction on reduced road width, drainage upgrade, and pavement resurfacing	In house engineers estimate
112	Road Rehabilitation Construction Program	Road Rehabilitation	Road Asset Management Plan	Hartington St - Hawthorn Ave to Westbourne Grove: kerb and channel construction, pavement construction and pavement resurfacing	In house engineers estimate
118	Road Rehabilitation Construction Program	Road Rehabilitation	Road Asset Management Plan	Flinders St, Thornbury - St David St to High St: construction of new and footpath to remove excessive crossfall and pavement resurfacing.	In house engineers estimate
119	Road Rehabilitation Construction Program	Road Rehabilitation	Road Asset Management Plan	Perry St - Tuckett St to dead end: full construction including kerb and channel, drainage, pavement and surfacing.	In house engineers estimate
134	Cycling Facilities	Cycling	Darebin Cycling Strategy 2013-2018	Herbert Street bike ramp near Croxton Station - pram ramp	Costing estimates for walking and cycling projects prepared in-house by officers/transport engineers based on recent experience delivering similar projects
136	Changing Places Facilities	Darebin Toilet Strategy	Darebin Toilet Strategy & Council Plan 2017-2021	New Changing Places Facility	Officer estimates based on previous similar projects
137	Changing Places Facilities	Darebin Toilet Strategy	Darebin Toilet Strategy & Council Plan 2017-2021	New Changing Places Facility	Officer estimates based on previous similar projects



Major Projects

Northcote Aquatic and Recreation Centre Redevelopment

This project consists of a full redevelopment of the Northcote Aquatic and Recreation Centre, consisting of demolition of the existing outdated building and infrastructure and the development of a new indoor aquatic and leisure centre. The redevelopment will provide modern facilities with additional capacity and improved leisure and health and wellbeing opportunities for the community. Facilities will include:

- Outdoor 10 lane 50m pool with ramp entry and an outdoor nature play splash deck
- Indoor 8 lane 25m pool with ramp entry, learn to swim pool with ramp entry, aqua play and toddler pool
- Warm water pool with integrated spa and ramp entry, steam and sauna rooms
- Larger Gymnasium
- Three multipurpose Health and Wellness rooms including for group exercise and Pilates
- Long day care / occasional care room
- Café
- Change rooms, including
- Dedicated school drop off and change rooms
- Reception / retail / administration
- Private consult rooms

The redevelopment will incorporate Environmentally Sustainable Design outcomes and universal design initiatives and is aiming for a 6-star green star ranking. The estimated cost is based on the Quantity Surveyors cost plan.

Reservoir Leisure Centre

This project includes significant refurbishment of the Reservoir Leisure Centre to ensure the facilities meet the needs of the community over the next 20 years. Facilities include a gym, social spaces (including café), group fitness rooms, indoor and outdoor pools (including warm water pool) servicing learn to swim, lap swimming, recreational swimming and rehabilitation.

Large Projects

Bill Lawry Pavilion Upgrade

Includes renewal of most aspects of existing facilities, including social space, viewing room, community room, kitchen, change rooms, new female friendly change rooms, a community room, medical room and store.

**KP Hardiman Hockey Pitch Redevelopment**

This project will bring the pitch to industry standard through a full replacement of the synthetic pitch and surrounding fencing and construction of a technical bench.

BT Connor Pavilion Upgrade

Demolition of existing pavilion and construction of a new sports pavilion comprising four female friendly accessible change rooms, social room, kitchen, toilets and storage that are in line with Football Victoria's NPL Facility Guidelines.

KP Hardiman Pavilion Upgrade

Provision of a new pavilion including:

- Social room
- Kitchen kiosk
- Four Change rooms
- Public amenities
- Accessible amenities
- Storage

Moore Park South Pavilion Upgrade (Female Change)

Pavilion upgrade and extension. The project will include change room and amenities upgrade, new social room with unisex public toilet provision and kitchen / kiosk, new storage, accessibility & access to premises improvements (accessible toilet, disabled parking, paths of travel), replace / repair terracing, extend veranda.

LE Cotchin Reserve Pavilion Upgrade

Pavilion upgrade and extension. The project will include change room and amenities upgrade, additional storage, umpires change upgrade (female friendly), accessibility & access to premises improvements (accessible toilet, paths of travel and ramp to pavilion), covered viewing area extension, external public toilet upgrade.

Merrilands West Neighbourhood House Redevelopment

Internal refurbishment, including upgrades to bathrooms, kitchen, reception and building security, extension of computer room and new prayer room.



APPENDIX B: EQUIVALENCE RATIOS

The following sources of information were used for the equivalence ratios in this DCP.

Common Demand Unit

- The common demand unit selected for the DCP is one dwelling. A dwelling unit is used in most if not all DCPs prepared in respect of established areas.

Community Facilities and Open Space

- No ratios are used for community facility and open space projects because only residential development is deemed a user of such facilities, and as such, only dwelling units are used in the cost apportionment process. This is consistent with the direction provided by the DCP Guidelines (2007, p45).

Paths

- The ratios adopted for path use in this DCP is measured by residents in dwellings and workers in non-residential floorspace. These people are deemed to user paths in their area. The adopted ratios are as follows.
 - One dwelling has on average 2.5 residents.
 - Retail: 30 sqm of floorspace per one retail worker; therefore 75 sqm of retail floorspace achieves 2.5 workers.
 - Office: 20 sqm of floorspace per one office worker; therefore 50 sqm of office floorspace achieves 2.5 workers.
 - Industry: 200 sqm of floorspace per one industrial worker; therefore 500 sqm of industrial floorspace achieves 2.5 workers.

Roads

- The ratios adopted for road use in this DCP correspond with the standard equivalence ratios specified in the DCP Guidelines (2007, p45):
 - Residential 1 dwelling.
 - Retail premises 19 sqm floorspace.
 - Office / service industry 121 sqm floorspace.
 - Industry (other than service industry) 67 sqm floorspace.



APPENDIX C: INFRASTRUCTURE PROJECT CALCULATIONS

The information shown in the table is as follows:

- Project Number
- Project Name
- Delivery Horizon
- Estimated Cost
- Project Type
- Main Catchment Area (MCA)
- Demand Units
- External Demand Allowance
- Share of Use to MCA
- Cost Apportioned to MCA
- Cost Per Demand Unit.

The cost per demand unit for each project is summed for each project category (i.e. CFCI, CFDI, PADI and RDDI) to derive a total charge by category as shown in the body of this DCP document.

Table 12: DCP Project Calculations

Project Number	Project Category	Project Name	Delivery Horizon	Estimated DCP Cost	Project Type	Main Catchment Area (MCA)	Demand Units	External Demand or Use Allowance	Share of Use to MCA	Cost Apportioned to MCA	Cost Per Demand Unit
1	BUILDINGS	Northcote Aquatic and Recreation Centre (NARC) Redevelopment	2019-2041	\$63,500,000	CFCI	Area 09 Area 10 Area 11 Area 12 Area 13 Area 14 Area 15 Area 16	55,973	5.0%	95.0%	\$60,325,000	\$1,078
2	BUILDINGS	Reservoir Leisure Centre (RLC) Redevelopment	2019-2041	\$15,500,000	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08	40,338	5.0%	95.0%	\$14,725,000	\$365
3	BUILDINGS	Bill Lawry Oval Pavilion Upgrade	2019-2041	\$5,910,000	CFCI	Area 14 Area 15 Area 16	23,339	5%	95%	\$5,614,500	\$241
4	BUILDINGS	KP Hardiman Reserve Hockey Pavilion Redevelopment	2019-2041	\$3,457,000	CFCI	Area 02 Area 03 Area 05 Area 07 Area 08	26,839	5.0%	95.0%	\$3,284,150	\$122
5	BUILDINGS	Moore Park South Pavilion Upgrade (female change)	2019-2041	\$1,373,000	CFCI	Area 01 Area 04 Area 06	13,498	5.0%	95.0%	\$1,304,350	\$97
6	LAND IMPROVEMENTS	KP Hardiman Synthetic Hockey Pitch Redevelopment	2019-2041	\$2,300,000	CFCI	Area 02 Area 03 Area 05 Area 07 Area 08	26,839	5.0%	95.0%	\$2,185,000	\$81



Project Number	Project Category	Project Name	Delivery Horizon	Estimated DCP Cost	Project Type	Main Catchment Area (MCA)	Demand Units	External Demand or Use Allowance	Share of Use to MCA	Cost Apportioned to MCA	Cost Per Demand Unit
7	BUILDINGS	BT Connor Main Pavilion Upgrade	2019-2041	\$3,035,640	CFCI	Area 08 Area 09 Area 10 Area 11 Area 12	32,068	5%	95%	\$2,883,858	\$90
8	OPEN SPACE (recreation, leisure & community facilities)	Preston City Oval Lighting Renewal	2019-2041	\$460,000	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 14 Area 15 Area 16	96,311	5.0%	95.0%	\$437,000	\$5
10	OPEN SPACE (recreation, leisure & community facilities)	McDonnell Reserve West Oval New Lighting	2019-2041	\$265,000	CFDI	Area 13 Area 15 Area 16	21,604	5.0%	95.0%	\$251,750	\$12
11	OPEN SPACE (recreation, leisure & community facilities)	John Hall Oval Lighting Upgrade	2019-2041	\$397,000	CFDI	Area 02 Area 03 Area 05	16,219	5.0%	95.0%	\$377,150	\$23
12	OPEN SPACE (recreation, leisure & community facilities)	Moore Park North Lighting Upgrade	2019-2041	\$250,000	CFDI	Area 01 Area 04 Area 06	13,498	5%	95%	\$237,500	\$18
13	OPEN SPACE (recreation, leisure & community facilities)	John Cain Memorial West New Lighting	2019-2041	\$265,000	CFCI	Area 11 Area 13 Area 15 Area 16	25,948	5.0%	95.0%	\$251,750	\$10
14	OPEN SPACE (recreation, leisure & community facilities)	KP Hardiman Reserve Hockey Lighting Upgrade	2019-2041	\$289,278	CFCI	Area 02 Area 03 Area 05 Area 07 Area 08	26,839	5.0%	95.0%	\$274,814	\$10
15	OPEN SPACE (recreation, leisure & community facilities)	IW Dole Reserve Lighting Upgrade	2019-2041	\$250,000	CFDI	Area 02	8,414	5.0%	95.0%	\$237,500	\$28
17	BUILDINGS	LE Cotchin Reserve Pavilion Upgrade (female friendly)	2019-2041	\$576,000	CFCI	Area 01 Area 02 Area 04	17,647	5%	95%	\$547,200	\$31
19	BUILDINGS	Merrilands West Neighbourhood House Redevelopment	2019-2041	\$1,800,000	CFCI	Area 01 Area 02	13,366	5.0%	95.0%	\$1,710,000	\$128
25	BRIDGES	Replace Kendal-Harding Bridge	2019-2041	\$1,700,000	PADI	Area 09 Area 12	15,178	5.0%	95.0%	\$1,615,000	\$106
50	CYCLEWAYS	Streets for People - Preston Activity Link	2019-2041	\$250,000	PADI	Area 09 Area 10 Area 11	31,190	5.0%	95.0%	\$237,500	\$8
51	CYCLEWAYS	Cycling Facilities	2019-2041	\$82,246	PADI	Area 10 Area 11 Area 12 Area 13	43,022	5%	95%	\$78,134	\$2
52	CYCLEWAYS	Creek Corridor Shared Paths Audit (Darebin Creek)	2019-2041	\$46,250	PADI	Area 08	10,011	5.0%	95.0%	\$43,938	\$4
54	FOOTPATHS	Pedestrian Crossings	2019-2041	\$350,000	PADI	Area 12	8,868	5.0%	95.0%	\$332,500	\$37
55	FOOTPATHS	Walking Initiatives - raised threshold	2019-2041	\$74,166	PADI	Area 04	8,277	5.0%	95.0%	\$70,458	\$9



Project Number	Project Category	Project Name	Delivery Horizon	Estimated DCP Cost	Project Type	Main Catchment Area (MCA)	Demand Units	External Demand or Use Allowance	Share of Use to MCA	Cost Apportioned to MCA	Cost Per Demand Unit
56	FOOTPATHS	Walking Initiatives - raised intersection	2019-2041	\$63,125	PADI	Area 06	4,588	5%	95%	\$59,969	\$13
57	FOOTPATHS	Walking Initiatives - pedestrian crossing	2019-2041	\$36,250	PADI	Area 14 Area 15	22,873	5.0%	95.0%	\$34,438	\$2
58	FOOTPATHS	Walking Initiatives - raised threshold	2019-2041	\$84,166	PADI	Area 10	13,427	5.0%	95.0%	\$79,958	\$6
59	FOOTPATHS	Walking Initiatives - footpath	2019-2041	\$108,333	PADI	Area 15	11,425	5.0%	95.0%	\$102,916	\$9
60	FOOTPATHS	Walking Initiatives - pedestrian crossing	2019-2041	\$223,333	PADI	Area 15	11,425	5%	95%	\$212,166	\$19
61	FOOTPATHS	Walking Initiatives - pedestrian crossing	2019-2041	\$39,166	PADI	Area 10	13,427	5.0%	95.0%	\$37,208	\$3
62	FOOTPATHS	Walking Initiatives - pedestrian crossing	2019-2041	\$39,166	PADI	Area 15	11,425	5.0%	95.0%	\$37,208	\$3
63	FOOTPATHS	Walking Initiatives - pedestrian crossing	2019-2041	\$39,166	PADI	Area 06	4,588	5.0%	95.0%	\$37,208	\$8
64	FOOTPATHS	Pedestrian Crossings	2019-2041	\$365,000	PADI	Area 14 Area 15	22,873	5%	95%	\$346,750	\$15
65	FOOTPATHS	Pedestrian Crossings	2019-2041	\$258,333	PADI	Area 15	11,425	5.0%	95.0%	\$245,416	\$21
66	FOOTPATHS	Pedestrian Crossings	2019-2041	\$258,333	PADI	Area 12 Area 13	18,142	5.0%	95.0%	\$245,416	\$14
67	FOOTPATHS	Pedestrian Crossings	2019-2041	\$258,333	PADI	Area 13 Area 14	20,722	5.0%	95.0%	\$245,416	\$12
68	TRANSPORT & ROAD SAFETY	School Safety Audits (treatment)	2019-2041	\$100,000	PADI	Area 10	13,427	5%	95%	\$95,000	\$7
69	TRANSPORT & ROAD SAFETY	School Safety Audits (treatment)	2019-2041	\$84,167	PADI	Area 14	11,448	5.0%	95.0%	\$79,959	\$7
70	TRANSPORT & ROAD SAFETY	School Safety Audits (treatment)	2019-2041	\$84,167	PADI	Area 08	10,011	5.0%	95.0%	\$79,959	\$8
72	TRANSPORT & ROAD SAFETY	School Safety Audits (treatment)	2019-2041	\$84,167	PADI	Area 14	11,448	5.0%	95.0%	\$79,959	\$7
73	TRANSPORT & ROAD SAFETY	School Safety Audits (treatment)	2019-2041	\$154,166	PADI	Area 12	8,868	5%	95%	\$146,458	\$17



Project Number	Project Category	Project Name	Delivery Horizon	Estimated DCP Cost	Project Type	Main Catchment Area (MCA)	Demand Units	External Demand or Use Allowance	Share of Use to MCA	Cost Apportioned to MCA	Cost Per Demand Unit
74	TRANSPORT & ROAD SAFETY	School Safety Audits (treatment)	2019-2041	\$154,166	PADI	Area 12	8,868	5.0%	95.0%	\$146,458	\$17
75	TRANSPORT & ROAD SAFETY	School Safety Audits (treatment)	2019-2041	\$154,166	PADI	Area 12	8,868	5.0%	95.0%	\$146,458	\$17
76	TRANSPORT & ROAD SAFETY	School Safety Audits (treatment)	2019-2041	\$154,166	PADI	Area 12	8,868	5.0%	95.0%	\$146,458	\$17
81	TRANSPORT & ROAD SAFETY	School Safety Audits (treatment)	2019-2041	\$74,167	PADI	Area 14	11,448	5%	95%	\$70,459	\$6
82	TRANSPORT & ROAD SAFETY	School Safety Audits (treatment)	2019-2041	\$84,167	PADI	Area 14	11,448	5.0%	95.0%	\$79,959	\$7
83	TRANSPORT & ROAD SAFETY	School Safety Audits (treatment)	2019-2041	\$84,167	PADI	Area 12	8,868	5.0%	95.0%	\$79,959	\$9
84	TRANSPORT & ROAD SAFETY	School Safety Audits (treatment)	2019-2041	\$84,167	PADI	Area 12	8,868	5.0%	95.0%	\$79,959	\$9
85	TRANSPORT & ROAD SAFETY	School Safety Audits (treatment)	2019-2041	\$84,167	PADI	Area 12	8,868	5%	95%	\$79,959	\$9
87	ROADS	Road Rehabilitation Construction Program	2019-2041	\$353,000	RDDI	Area 13	10,919	5.0%	95.0%	\$335,350	\$31
88	ROADS	Road Rehabilitation Construction Program	2019-2041	\$1,000,000	RDDI	Area 11	24,165	5.0%	95.0%	\$950,000	\$39
89	ROADS	Road Rehabilitation Construction Program	2019-2041	\$1,583,000	RDDI	Area 11	24,165	5.0%	95.0%	\$1,503,850	\$62
91	ROADS	Road Rehabilitation Construction Program	2019-2041	\$510,819	RDDI	Area 10	17,344	5%	95%	\$485,278	\$28
92	ROADS	Road Rehabilitation Construction Program	2019-2041	\$427,000	RDDI	Area 15	13,685	5.0%	95.0%	\$405,650	\$30
93	ROADS	Road Rehabilitation Construction Program	2019-2041	\$770,000	RDDI	Area 10	17,344	5.0%	95.0%	\$731,500	\$42
95	ROADS	Road Rehabilitation Construction Program	2019-2041	\$828,439	RDDI	Area 02	9,415	5.0%	95.0%	\$787,017	\$84
96	ROADS	Road Rehabilitation Construction Program	2019-2041	\$1,650,000	RDDI	Area 10	17,344	5%	95%	\$1,567,500	\$90
97	ROADS	Road Rehabilitation Construction Program	2019-2041	\$1,325,000	RDDI	Area 03	7,600	5.0%	95.0%	\$1,258,750	\$166



Project Number	Project Category	Project Name	Delivery Horizon	Estimated DCP Cost	Project Type	Main Catchment Area (MCA)	Demand Units	External Demand or Use Allowance	Share of Use to MCA	Cost Apportioned to MCA	Cost Per Demand Unit
98	ROADS	Road Rehabilitation Construction Program	2019-2041	\$280,000	RDDI	Area 14	13,961	5.0%	95.0%	\$266,000	\$19
99	ROADS	Road Rehabilitation Construction Program	2019-2041	\$318,439	RDDI	Area 15	13,685	5.0%	95.0%	\$302,517	\$22
100	ROADS	Road Rehabilitation Construction Program	2019-2041	\$335,000	RDDI	Area 13	10,919	5%	95%	\$318,250	\$29
101	ROADS	Road Rehabilitation Construction Program	2019-2041	\$200,000	RDDI	Area 11	24,165	5.0%	95.0%	\$190,000	\$8
102	ROADS	Road Rehabilitation Construction Program	2019-2041	\$325,000	RDDI	Area 03	7,600	5.0%	95.0%	\$308,750	\$41
104	ROADS	Road Rehabilitation Construction Program	2019-2041	\$250,000	RDDI	Area 14	13,961	5.0%	95.0%	\$237,500	\$17
105	Roads	Road Rehabilitation Construction Program	2019-2041	\$610,000	RDDI	Area 13	10,919	5%	95%	\$579,500	\$53
106	ROADS	Road Rehabilitation Construction Program	2019-2041	\$825,000	RDDI	Area 13 Area 15	24,604	5.0%	95.0%	\$783,750	\$32
110	ROADS	Road Rehabilitation Construction Program	2019-2041	\$400,000	RDDI	Area 05	3,506	5.0%	95.0%	\$380,000	\$108
111	ROADS	Road Rehabilitation Construction Program	2019-2041	\$480,000	RDDI	Area 15	13,685	5.0%	95.0%	\$456,000	\$33
112	ROADS	Road Rehabilitation Construction Program	2019-2041	\$480,000	RDDI	Area 14	13,961	5%	95%	\$456,000	\$33
118	ROADS	Road Rehabilitation Construction Program	2019-2041	\$475,000	RDDI	Area 13	10,919	5.0%	95.0%	\$451,250	\$41
119	ROADS	Road Rehabilitation Construction Program	2019-2041	\$265,000	RDDI	Area 16	11,146	5.0%	95.0%	\$251,750	\$23
134	CYCLEWAYS	Cycling Facilities	2019-2041	\$26,250	PADI	Area 14	11,448	5.0%	95.0%	\$24,938	\$2
136	BUILDINGS	Changing Places Facilities	2019-2041	\$400,000	PADI	Area 13 Area 14 Area 15	32,147	5%	95%	\$380,000	\$12
137	BUILDINGS	Changing Places Facilities	2019-2041	\$400,000	PADI	Area 02 Area 03 Area 05	21,762	5.0%	95.0%	\$380,000	\$17



APPENDIX D: DEMAND UNIT AND LAND USE DEFINITIONS

Dwelling Unit

A dwelling unit is defined by Section 46H of the *Planning and Environment Act 1987* as follows:

"dwelling" means a building that is used, or is intended, adapted or designed for use, as a separate residence, (including kitchen, bathroom and sanitary facilities) for an occupier who has a right to the exclusive use of it but does not include

(a) a building that is attached to a shop, office, warehouse or factory and is used, or is intended, adapted or designed for use, as a residence for an occupier or caretaker of the shop, office, warehouse or factory; or

(b) any part of a motel, residential club or residential hotel or residential part of licensed premises under the Liquor Control Reform Act 1998.

Gross Floor Area

Gross floor area (or gross floorspace) is defined using the Darebin Planning Scheme definition as:

The total floor area of a building, measured from the outside of external walls or the centre of party walls, and includes all roofed areas.

Residential

Residential development is defined in accordance with the definition of Dwelling Unit, as described above, and also defined by the Darebin Planning Scheme nesting diagram definitions as follows:

- Dependent person's unit (within Accommodation Group)
- Dwelling (within Accommodation Group)
- Caretaker's house (within Accommodation Group)
- Boarding house (within Accommodation Group)
- Residential building (within Accommodation Group)
- Nurses' home (within Accommodation Group)
- Residential village (within Accommodation Group)
- Retirement village (within Accommodation Group)
- Display home (within Land Use Terms That Are Not Nested)
- Home based business (within Land Use Terms That Are Not Nested).

**Retail**

Retail development is defined to include the Darebin Planning Scheme nesting diagram definitions as follows:

- Retail Premises Group (all definitions within)
- Retail Premises Group (Sub-Group of Shop) (all definitions within).

Commercial

Commercial development is defined to include (but is not necessarily limited to) the Darebin Planning Scheme nesting diagram definitions as follows:

- Camping and caravan park (within Accommodation Group)
- Corrective institution (within Accommodation Group)
- Bed and breakfast (within Accommodation Group)
- Group accommodation (within Accommodation Group)
- Host farm (within Accommodation Group)
- Backpackers' lodge (within Accommodation Group)
- Hostel (within Accommodation Group)
- Residential aged care facility (within Accommodation Group)
- Nursing home (within Accommodation Group)
- Residential college (within Accommodation Group)
- Residential hotel (within Accommodation Group)
- Motel (within Accommodation Group)
- Office Group (all definitions within)
- Place of Assembly Group (all definitions within)
- Education Centre Group (all definitions within)
- Leisure and Recreation Group (all definitions within)
- Child Care Centre Group (all definitions within)
- Marina (within Recreational Boat Facility Group)
- Land Use Terms That Are Not Nested (all definitions within apart from Display home- and Home-based business)

Industrial.

Industrial development is defined to include the Darebin Planning Scheme nesting diagram definitions as follows:

- Industry Group (all definitions within)
- Transport Terminal Group (all definitions within)



- Warehouse Group (all definitions within)
- Renewable Energy Group (all definitions within)
- Agriculture Group (all definitions within)
- Earth And Energy Resources Group (all definitions within)
- Utility Installation Group (all definitions within)
- Recreational Boat Facility Group (all definitions within apart from Marina).

Non-residential development

Non-residential development (i.e. retail, commercial and industrial development) will be levied (unless exempt) on the basis of gross floorspace.

Works and development that do not deliver gross floorspace will not be levied. For example, infrastructure assets like power poles, sub-stations, telecommunications facility, retaining basin, energy facility and other installations will not be subject to DCP levies.



APPENDIX E: ANNUAL REPORTING REQUIREMENTS

Ministerial Reporting Requirements as at 11 October 2016 are shown below.

Annexure MINISTERIAL REPORTING REQUIREMENTS

Table 1 – Total DCP levies received in [Insert Financial Year]

DCP name and year approved	Levies received in [Insert Year] financial year (\$)
Total	

Table 2 – DCP land, works, services or facilities accepted as works-in-kind in [Insert Financial Year]

DCP name and year approved	Project ID	Project description	Item purpose	Project value (\$)
Total				

Table 3 – Total DCP contributions received and expended to date (for DCPs approved after 1 June 2016)

DCP name and year approved	Total levies received (\$)	Total levies expended (\$)	Total works-in-kind accepted (\$)	Total DCP contributions received (levies and works-in-kind) (\$)
Total				

Table 4 – Land, works, services or facilities delivered in [Insert Financial Year] from DCP levies collected

Project description	Project ID	DCP name and year approved	DCP fund expended (\$)	Works-in-kind accepted (\$)	Council's contribution (\$)	Other contributions (\$)	Total project expenditure (\$)	Percentage of item delivered
Total								



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Planning and Environment Act 1987

DAREBIN PLANNING SCHEME

AMENDMENT C170dare

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the City of Darebin, which is the planning authority for this amendment.

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

Land affected by the amendment

- The proposed amendment applies to all land within the boundaries of the City of Darebin, except Commonwealth Land, and affects new residential, commercial, retail and industrial developments within the municipality. A mapping reference table is attached at Attachment A to this Explanatory Report.
- The following developments are exempt from paying contributions in the Darebin Contributions Plan 2019 (DCP):
- Land developed for a non-government school, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans of 11 October 2016.
- Land developed for housing by or for the Department of Health and Human Services, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans dated 11 October 2016. This applies to social housing delivered by or for registered housing associations. This exemption does not apply to private dwellings developed by the Department of Health and Human Services or registered housing associations.
- Alterations and additions to an existing dwelling.
- Outbuildings normal to an existing dwelling and fences.
- Demolition of a dwelling followed by construction of a replacement dwelling on the same land. The exemption applies to the number of dwellings demolished and does not apply to any additional dwelling(s).
- Reinstatement of a dwelling which has been unintentionally damaged or destroyed.
- Servicing infrastructure constructed by a utility authority.
- Darebin City Council delivered projects, building or works.
- Land with an agreement executed under section 173 of the Planning and Environment Act that explicitly exempts the development from one or more DCP Overlay Schedules due to the development having met its DCP obligations.
- The construction of a building or carrying out of works or a subdivision that does not generate a net increase in demand units.

What the amendment does

The proposed amendment implements the *Darebin Development Contributions Plan 2019 (October 2020)* by:

- Introducing a new Schedule 2 to Clause 45.06 (Development Contributions Plan Overlay) to facilitate the collection of contributions.
- Amending Clause 21.02 of the Local Planning Policy Framework to update references to *Darebin Development Contributions Plan 2019 (October 2020)*.
- Amending the Schedule to Clause 72.04 to incorporate the *Darebin Development Contributions Plan 2019 (October 2020)* into the Darebin Planning Scheme.

- Amending planning scheme maps 1DCPO, 2DCPO, 3DCPO, 4DCPO, 5DCPO, 6DCPO, 7DCPO, 8DCPO, 9DCPO, 10DCPO, 11DCPO, 12DCPO, 13DCPO, 14DCPO, 15DCPO, 16DCPO, 17DCPO, and 18 DCPO as a result of the new schedule being introduced.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to implement a new municipal wide *Darebin Development Contributions Plan 2019* to help fund social and physical infrastructure to service a growing population.

The DCP applies a development infrastructure levy and community infrastructure levy to fund a range of infrastructure projects within the municipality, including roads and paths, as well as community facilities and upgrades. The identified infrastructure projects are required to service Darebin's growing and changing population and the DCP serves to share the cost of providing this infrastructure between new development and the existing community on a fair and reasonable basis.

The previous DCP does not collect levies but remains in the Darebin Planning Scheme to provide for the continued expenditure of remaining unspent funds. The '*City of Darebin Development Contributions Plan, June 2004*' was introduced into the Darebin Planning Scheme in 2004, through Amendment C050. The 2004 DCP had an initial ten-year time frame and ceased collecting levies in 2014 but was kept in place through Amendment C148 to the Darebin Planning Scheme to facilitate the expenditure of unexpended funds on the Darebin Multi-Sport Stadium which is still underway.

The *Darebin Development Contributions Plan 2019* seeks to reinstate a levy on new development to deliver infrastructure required in the municipality to the year 2041.

The DCP will provide certainty to Council, developers and the broader community by identifying to what extent new residential, commercial, retail and industrial developments will be levied. The collection of contributions will support the timely delivery of the necessary infrastructure.

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

The proposed amendment will implement the following objectives of planning in Victoria set out in Section 4(1) of the Planning and Environment Act 1987:

- (a) to provide for the fair, orderly, economic and suitable use, and development of the land,
- (c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria,
- (e) to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community,
- (f) to facilitate development in accordance with the objectives of planning in Victoria, and
- (g) to balance the present and future needs of all Victorians

The amendment seeks to implement these objectives by:

- Providing a formal, lawful and equitable method to collect contributions for the provision of essential social and physical infrastructure.
- Providing certainty as to the required development contributions for residential, retail, commercial and industrial development.
- Aiding the orderly and timely provision of necessary social and physical infrastructure throughout the municipality.

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

The proposed amendment is expected to have positive social and economic benefits for the City of Darebin and the general community. This amendment will ensure the equitable collection and distribution of development contributions throughout the municipality and provides financial

contributions to community infrastructure that will be required to service the growing local residential population and facilitate their participation in the social and economic life of Darebin.

The amendment will provide net community benefit as it commits Council to delivering the development and community infrastructure items included in the DCP. It will also ensure that new development contributes to both development and community infrastructure.

The method for apportioning costs to new development is designed to ensure that the cost of providing new infrastructure is shared between developers and the wider community on a fair and reasonable basis. Costs are apportioned according to share of usage of the required infrastructure.

The amendment is expected to result in positive environmental outcomes as it will fund sustainable transport infrastructure projects and public realm improvements.

Does the amendment address relevant bushfire risk?

The amendment does not have an impact on bushfire risk.

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

The amendment is consistent with each of the *Ministerial Directions on Development Contribution Plans* made under the *Planning and Environment Act 1987*.

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the *Planning and Environment Act 1987*.

The requirements of Ministerial Direction No 15 are addressed through complying with the specified planning scheme amendment process and associated timeframes.

The amendment has been evaluated in accordance with the strategic considerations set out in Minister's Direction No.11 Strategic Assessment of Amendments and is consistent with those considerations.

Direction No: 9 Metropolitan Planning Strategy

The Amendment is consistent with Ministerial Direction No.9, Metropolitan Planning Strategy that requires planning authorities to have regard to the Metropolitan Planning Strategy. The amendment is consistent with, supports and gives effect to the relevant aspects of Plan Melbourne as follows:

- Direction 5.2: Create neighbourhoods that support safe communities and healthy lifestyles: This direction seeks to improve neighbourhoods to enable walking and cycling as part of everyday life, and acknowledges a whole-of-population approach to health planning.
- Direction 5.3: Deliver social infrastructure to support strong communities: This direction seeks to ensure that future growth in Melbourne is supported with improvements and upgrades in local social infrastructure that meets the needs of this growing population and supports the health and wellbeing of communities.

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

The amendment is consistent with the Planning Policy Framework (PPF). Relevant clauses include:

Clause 19: Infrastructure

This Clause encourages the provision of social and physical infrastructure in an efficient, equitable, accessible and timely manner and encourages authorities to consider the use of development contributions to fund the provision of infrastructure. In particular the amendment is consistent with *Clause 19.03-1S Development contribution plans* which seek to 'facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans'

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

The Amendment supports and is consistent with the LPPF and specifically the MSS as follows:

- Clause 21.02-3 (Built Environment): promotes the role of the design and quality of the built environment, including buildings, public spaces, infrastructure and streetscapes, in enhancing civic pride, liveability and social connectedness, and identifies the role of development contributions in supporting streetscape upgrades.
- Clause 21.05-2 (Integrated and Sustainable Transport): includes objectives to integrate transport and land use, and improve access, safety and quality of environment for walkers, cyclists and people with limited mobility.
- Clause 21.05-3 (Physical and Community Infrastructure): has the objective of ensuring the provision and planning for physical and community infrastructure meets existing and future needs of the community and identifies the strategy to: Require a Development Contribution from developers to fund the provision of physical and community infrastructure in accordance with an adopted Development Contributions Plan

In addition to the above, Clause 21.03-2 identifies the following in Other Actions: Review and update the municipal Development Contributions Plan Overlay and Capital Works 10 year budget to ensure ongoing efficacy to address local infrastructure needs and public realm improvements in accordance with residential growth outcomes.

The Amendment does not change any objectives or strategies in the Local Planning Policy framework or Municipal Strategic Statement.

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

The amendment makes proper use of the Victoria Planning Provisions (VPP) by introducing a new schedule (Schedule 2) to the Development Contributions Plan Overlay, and by inserting the *Darebin Development Contributions Plan 2019* to the Darebin Planning Scheme.

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

The views of the relevant agencies will be sought through the formal exhibition process.

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

There are no particular requirements of the Transport Integration Act 2010 that are of relevance to the introduction of this amendment.

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

The DCP will impact Council's administrative costs and resources as a result of Council acting as both the collection and development agency. Systems will need to be implemented to collect, monitor and report the income and expenditure.

The DCP will generate revenue for Council to assist in delivering essential community and development infrastructure and will be integrated into Council's capital works planning and reporting processes. Furthermore, the DCP will collect contributions to assist Council in delivering essential infrastructure that would otherwise have been funded without contribution from development. The amendment will result in cost savings to Council overall.

Where you may inspect this amendment

The Amendment is available for public inspection, free of charge, at:

- the Darebin City Council website at www.darebin.vic.gov.au/c170dare

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

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by 14 December 2020. A submission must be sent to:

Coordinator Strategic Planning
Darebin City Council
PO Box 91
Preston Victoria 3072

or via email to: planningservices@darebin.vic.gov.au

or online at www.darebin.vic.gov.au/c170dare

Panel hearing dates

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

- directions hearing week commencing 12 April 2021
- panel hearing week commencing 24 May 2021

ATTACHMENT A - Mapping reference table

Location	Land /Area Affected	Mapping Reference
Darebin	All land in the municipality of Darebin.	C170dare 001dcpoMap01 Exhibition C170dare 002dcpoMap02 Exhibition C170dare 003dcpoMap03 Exhibition C170dare 004dcpoMap04 Exhibition C170dare 005dcpoMap05 Exhibition C170dare 006dcpoMap06 Exhibition C170dare 007dcpoMap07 Exhibition C170dare 008dcpoMap08 Exhibition C170dare 009dcpoMap09 Exhibition C170dare 0010dcpoMap010 Exhibition C170dare 0011dcpoMap011 Exhibition C170dare 0012dcpoMap012 Exhibition C170dare 0013dcpoMap013 Exhibition C170dare 0014dcpoMap014 Exhibition C170dare 0015dcpoMap015 Exhibition C170dare 0016dcpoMap016 Exhibition C170dare 0017dcpoMap017 Exhibition C170dare 0018dcpoMap018 Exhibition

*Planning and Environment Act 1987***DAREBIN PLANNING SCHEME****AMENDMENT C170dare****INSTRUCTION SHEET**

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

The Darebin Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 18 attached map sheets.

Overlay Maps

1. Amend Planning Scheme Map Nos. 1DCPO, 2DCPO, 3DCPO, 4DCPO, 5DCPO, 6DCPO, 7DCPO, 8DCPO, 9DCPO, 10DCPO, 11DCPO, 12DCPO, 13DCPO, 14DCPO, 15DCPO, 16DCPO, 17DCPO, 18 DCPO in the manner shown on the 18 attached maps marked "Darebin Planning Scheme, Amendment C170dare".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

2. In **Local Planning Policy Framework** – replace Clause 21.02 with a new Clause 21.02 in the form of the attached document.
3. In **Overlays** – Clause 45.06, insert a new Schedule 2 in the form of the attached document.
4. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document

End of document

DAREBIN PLANNING SCHEME

21.0231/08/2017
GC42**ENVIRONMENT**

This Clause provides local content to support Clause 11.03 (Open Space), Clause 12 (Environmental and Landscape Values), Clause 13 (Environmental Risks), Clause 14 (Natural Resource Management) and Clause 15 (Built Environment and Heritage) of the State Planning Policy Framework.

21.02-115/10/2015
C138**Strategic Environment Framework**

'The environment' encompasses all the circumstances, objects or conditions that surround us as we live, work and recreate – from the climate, soil, water and other living things to open spaces, buildings, and urban streetscapes. In land use planning, 'natural' and 'built' environments are generally distinguished separately as they are in the objectives. However, they are interconnected in how they interface and collectively contribute to the experience of life in Darebin. Council supports an approach to natural and built environments that:

- Protects and enhances natural environmental assets, in particular creek and habitat corridors, and manages visual and physical impacts from land use and development in a way that does not preclude accessibility and, where appropriate, the physical and visual integration between urban and natural environments.
- Promotes urban environments and open spaces designed for liveability and environmental sustainability, and making a positive contribution to the health and wellbeing of Darebin residents, workers and visitors.
- Recognises and protects areas and sites of natural, cultural and built heritage value.

Objectives and strategies for these are set out in the clauses below.

21.02-2---/---/---
Proposed C170dare**Natural Environment****Overview**

Areas of natural environmental significance in Darebin include native grasslands at Central Creek Reservoir and Cherry Street Macleod; two major creek systems (Merri and Darebin); significant remnant vegetation (River Red Gums at Mount Cooper and Bundoora Park); and native habitat forest (Gresswell Forest and Hill, and La Trobe Wildlife Sanctuary) which also support significant native animal species.

The Merri and Darebin Creeks, Gresswell Habitat Link and Hurstbridge Rail Reserve provide a cohesive network of natural spaces and corridors. Appropriate landscape and water management on land adjoining this network can contribute to the protection of these habitats. Additionally, areas around Darebin and Merri Creeks that are popular for recreation, cycling and walking require planning to ensure they are safe spaces to access.

Refer to the Strategic Framework Plan at Clause 21.01-6 showing areas of natural environment significance.

Key Issues

- Protection of remnant natural areas in Darebin from the impacts of development.
- Pressure for redevelopment of residential creek-side lots.
- Impact of industrial development on creek-side environs with regard to location of storage areas, car parking and design of the built form.
- Maintaining long term protection of remnant native vegetation in estates such as Springthorpe in Macleod and Mt. Cooper and Lancaster Gate in Bundoora.
- Impacts of land use activities on local and regional waterways through substances released into the stormwater system, run-off from roads, and litter.

DAREBIN PLANNING SCHEME

- Maintaining a cohesive network of linked natural spaces and corridors to provide havens and corridors for wildlife and enhance water quality in the creeks.
- Balancing the need for preserving a natural landscape feel with the need for passive surveillance at interfaces between natural and built environments.

Objective 1 – Protect and Enhance

To protect, maintain and enhance Darebin’s natural environment including the major creek systems.

Strategies

- Ensure that remnant vegetation is identified and conserved.
- Ensure that places and areas of natural heritage significance are conserved and enhanced.
- Encourage the use of indigenous vegetation and planting on private and public land to increase biodiversity.
- Manage landscapes in ways that contribute to the creation of a more ecologically sustainable natural environment.
- Ensure development of urban areas maintains or improves river and wetland health, waterway protection and flood plain health through appropriate stormwater and overland flow management and integrated water management planning of precincts.
- Provide for a consistent and coordinated planning approach to protect, maintain and enhance the natural, landscape, cultural and built character of the Darebin and Merri Creek environs.

Objective 2 – Interfaces

To achieve a balance between the protection of the natural environment and the safety and surveillance objectives of recreational users of public open space.

Strategies

- Ensure that land use and development is compatible and appropriately integrated with areas of natural heritage and environmental significance.
- Ensure that development adjacent to the Darebin and Merri Creeks retains and enhances each creek’s unique contribution to the community and wider ecology.
- Balance the need to ensure the aesthetic impact of development adjacent to creeks is sensitive to existing creek environs, view lines and landscape works with the need to provide passive surveillance over creek-side environs, particularly around access points to public land and along pedestrian and cycling pathways.
- Consider fencing strategies for development adjacent to parks and reserves, which ensures fencing not only defines the transition from public to private realm but promotes good surveillance.
- Ensure development of private land adjoining the perimeter of Bundoora Park is designed and orientated to provide frontage to the park and avoid high fencing and expanses of wall at the park interface. Development should provide visual and physical connections to the park (via active frontages with appropriate land uses at ground level, pedestrian paths and links, and windows, terraces/balconies orientated to overlook the park) wherever possible.

Implementation

The strategies in relation to natural environment will be implemented through the planning scheme as follows:

DAREBIN PLANNING SCHEME

Policy Guidelines

Apply Clause 22.03 Darebin Creek – Adjacent Land Design and Development in considering applications for development or subdivision of land adjacent to Darebin Creek.

Application of Zones and Overlays

- Apply the Public Conservation and Resource Zone over the Gresswell Habitat Link, Gresswell Forest Nature Conservation Reserve and Central Creek Grasslands.
- Apply Vegetation Protection Overlays to provide for the long term preservation of significant vegetation on the Mount Cooper, Springthorpe and Lancaster Gate Estates and the former Kingsbury Centre.
- Apply Environmental Significance Overlays to protect remnant vegetation sites and other areas of identified environmental significance.
- Apply Design and Development Overlays over private and public land adjacent to the Darebin and Merri Creeks to manage the impact of development on and provide appropriate interfaces with creek-side areas.
- Apply the Urban Floodway Zone and Land Subject to Inundation Overlay provisions as appropriate around waterways to minimise flood-related soil erosion, sedimentation and silting and to protect water quality.

Further Strategic Work

- Review the application of the Urban Floodway Zone along parts of the Merri, Darebin and Edgars Creeks.
- Review the Environmental Significance Overlays along Darebin Creek and Merri Creek to ensure that the boundary of each overlay covers areas where development is likely to have an impact on the creek environs.
- Review the Darebin Creek Design and Development Guidelines (2000) to inform preparation of a Design and Development Overlay for land adjacent to Darebin Creek.
- Review the Development Guidelines for Merri Creek (Merri Creek Management Committee, 2004) to inform preparation of a Design and Development Overlay for land adjacent to Merri Creek.
- Include an integrated water management plan and ecological improvement initiatives for Darebin Creek in the formulation of the Northland Structure Plan.

Reference Documents

Bundoora Park Master Plan 2012

Central Creek Grassland 5 Year Management Plan 2011-2016

Darebin Creek, Design and Development Guidelines, City of Darebin, 2000

Darebin Litter Plan 2011-2013

Darebin Open Space Strategy, 2007-2017 (2008)

Darebin Development Contributions Plan 2019 (October 2020)

Development Guidelines for Merri Creek, Merri Creek Management Committee, 2004

Lower Darebin Creek Concept Plan, Parks Victoria/Melbourne Water, 1996

Merri Creek and Environs Strategy 2009-2014, Merri Creek Management Committee, 2009

Springthorpe Conservation Plan, February 2001

Springthorpe Tree Conservation Plans

DAREBIN PLANNING SCHEME

Watershed: Towards a Water Sensitive Darebin, Darebin City Council Whole of Water Cycle Management Strategy 2015-2025

Watershed: Towards a Water Sensitive Darebin, Implementation Plan 2015-2025

21.02-3

31/08/2017
GC42

Built Environment**Overview**

The design and quality of the built environment, including buildings, public spaces, infrastructure and streetscapes plays an important role in enhancing civic pride, liveability and social connectedness, and provides opportunities for creating a more sustainable city.

Good urban design acknowledges the collective impact of development both within and beyond the boundaries of individual sites and enables positive outcomes for the public realm that enhance people's wellbeing and experience of the built environment.

Darebin City Council is committed to environmental sustainability and actively encourages sustainably-designed buildings that reduce energy consumption and water use, encourage recycling and sustainable transport and that use recycled and sustainable materials.

Key Issues

- Achieving high-quality design in development across a variety of urban environments, including activity centres and industrial/employment precincts.
- Impacts of large-scale development on streetscape amenity and pedestrian experience, and increased reliance on the public realm in providing visual appeal and amenity.
- How design might improve the interface and interaction of new developments with the public realm (including parks and open spaces).
- Incorporating Environmentally Sustainable Design (ESD) principles in the design and development of built environments and strengthening requirements at planning permit stage.
- Striking a balance between the understandable need for businesses to advertise and community expectations for an environment devoid of unattractive visual clutter.

Objective 1 – Urban Design Excellence

To ensure development in Darebin exhibits good urban design and provides distinctive, attractive and engaging places in which to reside, visit or work.

Strategies

- Encourage high quality design and buildings that respond to characteristics of the locality.
- Develop and implement detailed design guidelines for areas where substantial housing change and growth is encouraged.
- Ensure that important public views and vistas, where identified in a strategy or guideline adopted by Council, are recognised, protected and enhanced.
- Apply urban design principles when developing structure plans, land use strategies, and urban design guidelines.
- Promote land use and development in activity centres, strategic corridors and strategic development precincts in accordance with adopted Structure Plans, precinct plans or strategies.
- Ensure development in activity centres, strategic corridors and strategic development precincts:
 - is responsive to its environment with a high quality appearance
 - promotes an urban scale and character that is appropriate to the role and function of the activity centre or strategic corridor precinct

DAREBIN PLANNING SCHEME

- encourages consolidation of commercial areas along strategic corridors to create strong, vibrant hubs to serve the local community
- manages negative off-site impacts and interface issues with surrounding sensitive land uses
- promotes visual and physical improvements to the public realm
- encourages a safe and accessible environment for pedestrians, cyclists, public transport users and motorists.
- Ensure that development in industrial and commercial areas:
 - achieves a high standard of building design and provides for suitable landscaping and treatments to improve the visual character, function and layout of such areas
 - minimises the impact of traffic, noise and emissions from industrial land uses on the amenity of surrounding residential areas
 - reduces and minimises conflict between industrial and non-industrial land uses.
- Encourage streetscape upgrades and street tree planting, particularly in areas where Substantial Housing Change is envisaged.
- Collect development contributions from private development for streetscape upgrades.
- Undertake streetscape upgrades to Edwardes Street, Broadway and other streets in Reservoir Activity Centre.

Objective 2 – Safe Urban Environments

To promote safety through well-designed and well-maintained urban environments.

Strategies

- Encourage designs that incorporate elements that promote safety, such as clear sightlines, safe movement, passive surveillance, good connections, good access, mixed use and activities that promote public use.
- Ensure that public spaces, access routes and areas in the vicinity are attractive, safe, uncluttered and work effectively for all.
- Ensure new retail and/or mixed use development incorporates verandahs over footpaths where appropriate.
- Ensure that buildings at ground level provide active frontages and a high level of pedestrian amenity.
- Encourage day and evening activity in activity centres, other precincts and key development.
- Consider the above strategies in assessments and when developing strategies and urban design guidelines.

Objective 3 – Environmentally Sustainable Design

To promote and facilitate development that incorporates best practice environmentally sustainable design and promotes sustainable living and business practices.

Strategies

- Encourage the adaptive reuse of buildings to reduce the amount of waste going to landfill.
- Encourage the design of new and retrofitted buildings and public spaces to incorporate high standards of energy efficient design, water sensitive urban design, sustainable transportation, waste reduction and protection of biodiversity.
- Promote the integration of land use and sustainable transport (walking, cycling and public transport) in accordance with the strategies in Clause 21.05-1.

DAREBIN PLANNING SCHEME

- Encourage best practice industrial and commercial development to minimise amenity impacts and achieve long term environmental sustainability.
- Require the preparation of Sustainable Design Assessments and Sustainability Management Plans for residential and non-residential development as part of the planning permit approval process.

Objective 4 - Signage

To ensure signage is integrated into development and streetscapes.

Strategies

- Minimise visual clutter and prevent the proliferation of signs, particularly along major gateways, road reservations, commercial/retail areas and industrial estates.
- Ensure that outdoor signage presents a coordinated and high quality image.
- Ensure outdoor signage is located on the land to which it relates.
- Encourage simple, clear, consistent and non-repetitive advertising that is displayed in appropriate locations and planned as an overall signage package for a site.
- Ensure outdoor advertising is appropriate with regard to the architectural design of buildings on which signs are displayed.
- Incorporate outdoor advertising into the design of new buildings and major renovations and ensure signage is planned for at the beginning rather than at the end of development.

Implementation

The strategies in relation to built environment will be implemented through the planning scheme as follows:

Policy Guidelines

- Apply Clause 22.01 Junction Framework Plan in considering applications for use and development in the Junction Strategic Development Precinct.
- Apply Clause 22.04 Industrial and Commercial Activity in considering applications for use and development in the Industrial 1, Industrial 3 and Commercial 2 Zones.
- Apply Clause 22.05 High Street Corridor Land Use and Urban Design in considering applications for use and development in the High Street corridor.
- Apply Clause 22.06 in considering applications for Residential or Mixed Use Development in a Residential Growth Zone, Mixed Use Zone, Commercial Zone, Priority Development Zone and, where considered relevant, General Residential Zone.
- Apply Clause 22.08 Northcote Activity Centre in considering applications for use and development in the Northcote Activity Centre.
- Apply Clause 22.09 Preston Central (Incremental Change) in considering applications development in residential precincts of the Preston Activity Centre.
- Apply Clause 22.12 Environmentally Sustainable Development in considering applications for residential and non-residential development.

Application of Zones and Overlays

- Apply the Activity Centre Zone to activity centres, incorporating urban design frameworks and guidelines.
- Apply the Design and Development Overlay to ensure that key public views and vistas are protected and enhanced.

DAREBIN PLANNING SCHEME

- Apply the Design and Development Overlay to sites and precincts to achieve specific desired built form outcomes, design principles and treatment of interfaces (as required by structure plans, strategies, or site studies).
- Apply Design and Development Overlays along strategic corridors to achieve high quality development in accordance with relevant urban design frameworks.
- Apply the Development Plan Overlay to strategic redevelopment sites and precincts.

Further Strategic Work

- Develop an Environmentally Sustainable Development Strategy that will:
 - establish a framework to coordinate the various environmental policies of Council and provide strategic directions for energy efficiency, waste management and integrated water management
 - set design guidelines for achieving sustainable development that minimises energy and water consumption and encourages reuse of water and waste; and
 - provide the basis for other planning measures such as overlays for achieving sustainable development at both site and precinct scale.
- Prepare and implement Urban Design Frameworks and guidelines for development in:
 - Northland Activity Centre
 - Reservoir Activity Centre
 - Fairfield Village and Miller-on-Gilbert Neighbourhood Centres
 - Heidelberg Road Corridor
 - The Junction – South Preston and Oakover Village Strategic Redevelopment Precincts.
- Review the *Preston Structure Plan 2006 (as amended)* and *Northcote Structure Plan (2007)* to ensure the strategic directions in these plans address contemporary issues and reflect the broader strategic vision for municipal growth and change.
- Review the *High Street Urban Design Framework (2005)* and implement Design and Development Overlay controls for intermodal areas of High Street.
- Review the *Bell Street Corridor Strategy (2006)* and implement Design and Development Overlay controls to encourage high quality development along the Bell Street Corridor.
- Identify important public views and vistas in the municipality.
- Explore opportunities to incorporate public art elements in high profile developments.
- Identify and support the delivery of streetscape upgrades in Substantial Housing Change areas.

Reference Documents

Bell Street Corridor Strategy, Hansen Partnership, 2006

Climate Change and Peak Oil Adaptation Plan, 2009

Community Climate Change Action Plan 2009-2020

Community Health and Wellbeing Plan 2009-2013

Darebin Community Safety Strategy 2012-2016

Darebin Housing Strategy 2013 (revised 2015)

Darebin Waste and Litter Strategy 2015-2025

Green Streets Strategy 2013

High Street Urban Design Framework and High Street Study Precinct Guidelines, 2005

DAREBIN PLANNING SCHEME

Northcote Activity Centre Structure Plan, 2007, and Medium and Low Change Residential Areas Precinct Guidelines, 2008

Northland Residential Neighbourhood Precinct Structure Plan, 2014

Plenty Road Integrated Land Use and Transport Study, 2013

Preston Central Structure Plan 2006 (as amended) and Urban Design Framework and Guidelines, 2006

Reservoir Structure Plan, 2012

Residential Built Form Guidelines, 2014

Safer Design Guidelines for Victoria, 2005

Urban Design Charter for Victoria, 2010

Urban Design Framework 2015 St Georges Road and Plenty Road Corridors

Watershed: Towards a Water Sensitive Darebin, Darebin City Council Whole of Water Cycle Management Strategy 2015-2025

Watershed: Towards a Water Sensitive Darebin, Implementation Plan 2015-2025

21.02-4

15/10/2015
C138

Heritage**Overview**

Darebin municipality's rich and diverse natural heritage and history of human settlement, from pre-contact inhabitation, through European colonisation to the modern era, has created a heritage fabric characterised by many layers and types of significance.

The extensive stock of older buildings can provide opportunities for redevelopment that demonstrate principles of cultural and ecological sustainability, possibly through adaptive reuse, urban design and architectural excellence. Some heritage places have the potential to increase and enhance local and regional tourism opportunities.

Key Issues

- Providing a balance between conservation needs and capacity for new infill development within heritage precincts to deliver a good design outcome.
- Balancing diversity of experience and conservation of biodiversity values around natural heritage assets.

Objective 1 – Heritage Places and Areas

To ensure that places and areas of cultural and natural heritage significance are conserved and enhanced.

Strategies

- Encourage the retention of any significant original fabric in development proposals.
- Discourage demolition or relocation of locally significant heritage buildings.
- Encourage appropriate use of heritage places in keeping with heritage significance.
- Identify and protect sites of identified Aboriginal cultural heritage significance.
- Identify and protect sites of natural heritage significance.

Objective 2 – Development and Heritage

To promote sympathetic infill and redevelopment of heritage places and areas.

DAREBIN PLANNING SCHEME

Strategies

- Ensure development within heritage areas is sympathetic with the heritage character of the area.
- Ensure that redevelopment of heritage buildings and areas is visually compatible with existing forms.
- Promote innovative responses that makes a positive contribution to the heritage places and areas.
- Facilitate designs that are sensitive to heritage and urban character.
- Require conservation management plans for key sites prior to approval and commencement of works.

Implementation

The strategies in relation to heritage will be implemented through the planning scheme as follows:

Application of Zones and Overlays

- Apply the Heritage Overlay to places of local, regional, State or national heritage significance.
- Apply the Environmental Significance Overlay to places of natural heritage significance and culturally significant landscapes, trees and/or vegetation.

Further Strategic Work

- Review the Darebin Heritage Strategy, which should include the development of design guidelines on demolition and redevelopment of heritage places, and provide the strategic basis for development of a local policy to guide decision making.
- Prepare a Natural Heritage Study to identify sites of natural heritage significance and form strategies for ongoing conservation and management.

Reference Documents:

City of Darebin Heritage Study: Volume 3, Key Findings & Recommendations, 2008

City of Darebin Heritage Study: Volume 4a, Preston Central Heritage Assessment, Key Findings and Recommendations, 2008

City of Darebin Heritage Study, Volume 4b, Preston Central Heritage Place Citations, 2008

Darebin Heritage Review Volumes 1, 2, & 3, 2002

Darebin Housing Strategy 2013 (revised 2015)

City of Darebin Citations for Individually Significant Buildings, 1996

21.02-5

Proposed C170dare

Open Space**Overview**

Access to and enjoyment of open space is a key contributor to quality of life and local amenity. Council aims to improve the quality of open space and encourage the use and development of waterways and linkages. Priorities for managing open space are guided by the Darebin Open Space Strategy 2007-2017, which identifies and categorises open spaces by state down to local role, and the range of functions each space should fulfil.

Key Issues

- Darebin is a developed municipality with limited opportunities for creating additional open space. Existing open space is highly valued by the community.

DAREBIN PLANNING SCHEME

- Provision of sufficient open space, particularly in higher density living precincts where there is higher reliance on for communal facilities for outdoor activities and recreation.

Objective

To provide a safe, accessible and high quality open space network that is equitably distributed across the municipality.

Strategies

- Encourage opportunities for public and communal open spaces adjacent to the creek environs.
- Protect and enhance existing open spaces where possible.
- Encourage linear open space linkages along waterways including pedestrian and bicycle access.
- Include provision for acquisition and improvement of open space in Development Contributions Plans.
- Consider opportunities for 'greening' in areas of higher density development, including alternative to traditional ground level landscaping e.g. green roofs and walls.

Implementation

The strategies will be implemented through the planning scheme as follows:

Application of Zones and Overlays

- Apply the Public Park and Recreation Zone to all municipal reserves.
- Apply the Public Conservation and Resource Zone to undeveloped municipal reserves which contain significant levels of indigenous vegetation or high biodiversity values.
- Apply the Heritage Overlay to open space of recognised cultural and social heritage value.

Further Strategic Work

- Review and rezone public open space in accordance with relevant strategies.
- Review the Environmental Significance Overlays along Darebin Creek and Merri Creek to ensure that the boundary of each overlay covers areas where development is likely to have an impact on the creek environs.
- Undertake an assessment of the heritage significance of the City's older reserves as a basis for conservation planning and management, including Oldis Gardens, Johnson Park, LW Williams Reserve, JS Grey Reserve, Adam Reserve, Batman Park, Penders Park and AG Davis Reserve.

Reference Documents

Bundoora Park Precinct Master Plan, 2012

Darebin Open Space Strategy, 2007-2017 (2008)

Darebin Development Contributions Plan 2019 (October 2020)

Leisure Strategy 2010-2020

Playspace Strategy 2010-2020

21.02-6

31/08/2017
GC42

Environmental Risk**Overview**

Environmental risk in land use planning encompasses a broad range of issues, including the efficient management and protection of natural resources, dealing with contaminated land and developing resilience to impacts of climate change and peak oil.

DAREBIN PLANNING SCHEME**Key Issues**

- Consideration in planning strategies and permit assessments about potential environmental risks, such as land contamination, noise and air pollution, as well as the impacts of climate change including flooding, soil erosion, wildfire and heatwaves.
- Efficient management and protection of natural resources and ensuring risks of contamination, soil erosion, oil spill and industrial runoff into water bodies are considered in assessments.

Objective

To ensure appropriate development in areas prone to environmental risk.

Strategies

- Require assessment of environmental risk, and as appropriate require environmental audits be undertaken, where a sensitive use is proposed on potentially contaminated land.
- Assess risk prior to development in flood prone areas, in accordance with relevant flood management plans.

Implementation

The strategies in relation to environmental risk will be implemented through the planning scheme as follows:

Application of Zones and Overlays

- Apply the Environmental Audit Overlay to potentially contaminated land that may be used for sensitive uses in accordance with the requirements of *Ministerial Direction No.1 – Potentially Contaminated Land*.
- Apply the Special Building Overlay to land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority.

Further Strategic Work

- Compile a register of non-conforming industrial sites for which a change to a sensitive land use is likely, with a view to applying the Environmental Audit Overlay.
- Develop a local planning policy for consideration of use or development of land which has potential for contamination to ensure proposed uses and developments are suitable, and require remediation of contaminated land to a level that is compatible with the desired future uses of the site.

Reference Documents

Climate Change and Peak Oil Adaptation Plan, 2009

Ministerial Direction No.1 – Potentially Contaminated Land

Watershed: Towards a Water Sensitive Darebin, Darebin City Council Whole of Water Cycle Management Strategy 2015-2025

Watershed: Towards a Water Sensitive Darebin, Implementation Plan 2015-2025

DAREBIN PLANNING SCHEME

21.0231/08/2017
GC42**ENVIRONMENT**

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21.02-115/10/2015
C138**Strategic Environment Framework**

'The environment' encompasses all the circumstances, objects or conditions that surround us as we live, work and recreate – from the climate, soil, water and other living things to open spaces, buildings, and urban streetscapes. In land use planning, 'natural' and 'built' environments are generally distinguished separately as they are in the objectives. However, they are interconnected in how they interface and collectively contribute to the experience of life in Darebin. Council supports an approach to natural and built environments that:

- Protects and enhances natural environmental assets, in particular creek and habitat corridors, and manages visual and physical impacts from land use and development in a way that does not preclude accessibility and, where appropriate, the physical and visual integration between urban and natural environments.
- Promotes urban environments and open spaces designed for liveability and environmental sustainability, and making a positive contribution to the health and wellbeing of Darebin residents, workers and visitors.
- Recognises and protects areas and sites of natural, cultural and built heritage value.

Objectives and strategies for these are set out in the clauses below.

21.02-231/08/2017
GG42Proposed C170dare**Natural Environment****Overview**

Areas of natural environmental significance in Darebin include native grasslands at Central Creek Reservoir and Cherry Street Macleod; two major creek systems (Merri and Darebin); significant remnant vegetation (River Red Gums at Mount Cooper and Bundoora Park); and native habitat forest (Gresswell Forest and Hill, and La Trobe Wildlife Sanctuary) which also support significant native animal species.

The Merri and Darebin Creeks, Gresswell Habitat Link and Hurstbridge Rail Reserve provide a cohesive network of natural spaces and corridors. Appropriate landscape and water management on land adjoining this network can contribute to the protection of these habitats. Additionally, areas around Darebin and Merri Creeks that are popular for recreation, cycling and walking require planning to ensure they are safe spaces to access.

Refer to the Strategic Framework Plan at Clause 21.01-6 showing areas of natural environment significance.

Key Issues

- Protection of remnant natural areas in Darebin from the impacts of development.
- Pressure for redevelopment of residential creek-side lots.
- Impact of industrial development on creek-side environs with regard to location of storage areas, car parking and design of the built form.
- Maintaining long term protection of remnant native vegetation in estates such as Springthorpe in Macleod and Mt. Cooper and Lancaster Gate in Bundoora.
- Impacts of land use activities on local and regional waterways through substances released into the stormwater system, run-off from roads, and litter.

DAREBIN PLANNING SCHEME

- Maintaining a cohesive network of linked natural spaces and corridors to provide havens and corridors for wildlife and enhance water quality in the creeks.
- Balancing the need for preserving a natural landscape feel with the need for passive surveillance at interfaces between natural and built environments.

Objective 1 – Protect and Enhance

To protect, maintain and enhance Darebin’s natural environment including the major creek systems.

Strategies

- Ensure that remnant vegetation is identified and conserved.
- Ensure that places and areas of natural heritage significance are conserved and enhanced.
- Encourage the use of indigenous vegetation and planting on private and public land to increase biodiversity.
- Manage landscapes in ways that contribute to the creation of a more ecologically sustainable natural environment.
- Ensure development of urban areas maintains or improves river and wetland health, waterway protection and flood plain health through appropriate stormwater and overland flow management and integrated water management planning of precincts.
- Provide for a consistent and coordinated planning approach to protect, maintain and enhance the natural, landscape, cultural and built character of the Darebin and Merri Creek environs.

Objective 2 – Interfaces

To achieve a balance between the protection of the natural environment and the safety and surveillance objectives of recreational users of public open space.

Strategies

- Ensure that land use and development is compatible and appropriately integrated with areas of natural heritage and environmental significance.
- Ensure that development adjacent to the Darebin and Merri Creeks retains and enhances each creek’s unique contribution to the community and wider ecology.
- Balance the need to ensure the aesthetic impact of development adjacent to creeks is sensitive to existing creek environs, view lines and landscape works with the need to provide passive surveillance over creek-side environs, particularly around access points to public land and along pedestrian and cycling pathways.
- Consider fencing strategies for development adjacent to parks and reserves, which ensures fencing not only defines the transition from public to private realm but promotes good surveillance.
- Ensure development of private land adjoining the perimeter of Bundoora Park is designed and orientated to provide frontage to the park and avoid high fencing and expanses of wall at the park interface. Development should provide visual and physical connections to the park (via active frontages with appropriate land uses at ground level, pedestrian paths and links, and windows, terraces/balconies orientated to overlook the park) wherever possible.

Implementation

The strategies in relation to natural environment will be implemented through the planning scheme as follows:

DAREBIN PLANNING SCHEME

Policy Guidelines

Apply Clause 22.03 Darebin Creek – Adjacent Land Design and Development in considering applications for development or subdivision of land adjacent to Darebin Creek.

Application of Zones and Overlays

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- Apply Vegetation Protection Overlays to provide for the long term preservation of significant vegetation on the Mount Cooper, Springthorpe and Lancaster Gate Estates and the former Kingsbury Centre.
- Apply Environmental Significance Overlays to protect remnant vegetation sites and other areas of identified environmental significance.
- Apply Design and Development Overlays over private and public land adjacent to the Darebin and Merri Creeks to manage the impact of development on and provide appropriate interfaces with creek-side areas.
- Apply the Urban Floodway Zone and Land Subject to Inundation Overlay provisions as appropriate around waterways to minimise flood-related soil erosion, sedimentation and silting and to protect water quality.

Further Strategic Work

- Review the application of the Urban Floodway Zone along parts of the Merri, Darebin and Edgars Creeks.
- Review the Environmental Significance Overlays along Darebin Creek and Merri Creek to ensure that the boundary of each overlay covers areas where development is likely to have an impact on the creek environs.
- Review the Darebin Creek Design and Development Guidelines (2000) to inform preparation of a Design and Development Overlay for land adjacent to Darebin Creek.
- Review the Development Guidelines for Merri Creek (Merri Creek Management Committee, 2004) to inform preparation of a Design and Development Overlay for land adjacent to Merri Creek.
- Include an integrated water management plan and ecological improvement initiatives for Darebin Creek in the formulation of the Northland Structure Plan.

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Bundoora Park Master Plan 2012

Central Creek Grassland 5 Year Management Plan 2011-2016

Darebin Creek, Design and Development Guidelines, City of Darebin, 2000

Darebin Litter Plan 2011-2013

Darebin Open Space Strategy, 2007-2017 (2008)

[Darebin Development Contributions Plan 2019 \(October 2020\)](#)

Development Guidelines for Merri Creek, Merri Creek Management Committee, 2004

Lower Darebin Creek Concept Plan, Parks Victoria/Melbourne Water, 1996

Merri Creek and Environs Strategy 2009-2014, Merri Creek Management Committee, 2009

Springthorpe Conservation Plan, February 2001

Springthorpe Tree Conservation Plans

DAREBIN PLANNING SCHEME

Watershed: Towards a Water Sensitive Darebin, Darebin City Council Whole of Water Cycle Management Strategy 2015-2025

Watershed: Towards a Water Sensitive Darebin, Implementation Plan 2015-2025

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GC42

Built Environment**Overview**

The design and quality of the built environment, including buildings, public spaces, infrastructure and streetscapes plays an important role in enhancing civic pride, liveability and social connectedness, and provides opportunities for creating a more sustainable city.

Good urban design acknowledges the collective impact of development both within and beyond the boundaries of individual sites and enables positive outcomes for the public realm that enhance people's wellbeing and experience of the built environment.

Darebin City Council is committed to environmental sustainability and actively encourages sustainably-designed buildings that reduce energy consumption and water use, encourage recycling and sustainable transport and that use recycled and sustainable materials.

Key Issues

- Achieving high-quality design in development across a variety of urban environments, including activity centres and industrial/employment precincts.
- Impacts of large-scale development on streetscape amenity and pedestrian experience, and increased reliance on the public realm in providing visual appeal and amenity.
- How design might improve the interface and interaction of new developments with the public realm (including parks and open spaces).
- Incorporating Environmentally Sustainable Design (ESD) principles in the design and development of built environments and strengthening requirements at planning permit stage.
- Striking a balance between the understandable need for businesses to advertise and community expectations for an environment devoid of unattractive visual clutter.

Objective 1 – Urban Design Excellence

To ensure development in Darebin exhibits good urban design and provides distinctive, attractive and engaging places in which to reside, visit or work.

Strategies

- Encourage high quality design and buildings that respond to characteristics of the locality.
- Develop and implement detailed design guidelines for areas where substantial housing change and growth is encouraged.
- Ensure that important public views and vistas, where identified in a strategy or guideline adopted by Council, are recognised, protected and enhanced.
- Apply urban design principles when developing structure plans, land use strategies, and urban design guidelines.
- Promote land use and development in activity centres, strategic corridors and strategic development precincts in accordance with adopted Structure Plans, precinct plans or strategies.
- Ensure development in activity centres, strategic corridors and strategic development precincts:
 - is responsive to its environment with a high quality appearance
 - promotes an urban scale and character that is appropriate to the role and function of the activity centre or strategic corridor precinct

DAREBIN PLANNING SCHEME

- encourages consolidation of commercial areas along strategic corridors to create strong, vibrant hubs to serve the local community
- manages negative off-site impacts and interface issues with surrounding sensitive land uses
- promotes visual and physical improvements to the public realm
- encourages a safe and accessible environment for pedestrians, cyclists, public transport users and motorists.
- Ensure that development in industrial and commercial areas:
 - achieves a high standard of building design and provides for suitable landscaping and treatments to improve the visual character, function and layout of such areas
 - minimises the impact of traffic, noise and emissions from industrial land uses on the amenity of surrounding residential areas
 - reduces and minimises conflict between industrial and non-industrial land uses.
- Encourage streetscape upgrades and street tree planting, particularly in areas where Substantial Housing Change is envisaged.
- Collect development contributions from private development for streetscape upgrades.
- Undertake streetscape upgrades to Edwardes Street, Broadway and other streets in Reservoir Activity Centre.

Objective 2 – Safe Urban Environments

To promote safety through well-designed and well-maintained urban environments.

Strategies

- Encourage designs that incorporate elements that promote safety, such as clear sightlines, safe movement, passive surveillance, good connections, good access, mixed use and activities that promote public use.
- Ensure that public spaces, access routes and areas in the vicinity are attractive, safe, uncluttered and work effectively for all.
- Ensure new retail and/or mixed use development incorporates verandahs over footpaths where appropriate.
- Ensure that buildings at ground level provide active frontages and a high level of pedestrian amenity.
- Encourage day and evening activity in activity centres, other precincts and key development.
- Consider the above strategies in assessments and when developing strategies and urban design guidelines.

Objective 3 – Environmentally Sustainable Design

To promote and facilitate development that incorporates best practice environmentally sustainable design and promotes sustainable living and business practices.

Strategies

- Encourage the adaptive reuse of buildings to reduce the amount of waste going to landfill.
- Encourage the design of new and retrofitted buildings and public spaces to incorporate high standards of energy efficient design, water sensitive urban design, sustainable transportation, waste reduction and protection of biodiversity.
- Promote the integration of land use and sustainable transport (walking, cycling and public transport) in accordance with the strategies in Clause 21.05-1.

DAREBIN PLANNING SCHEME

- Encourage best practice industrial and commercial development to minimise amenity impacts and achieve long term environmental sustainability.
- Require the preparation of Sustainable Design Assessments and Sustainability Management Plans for residential and non-residential development as part of the planning permit approval process.

Objective 4 - Signage

To ensure signage is integrated into development and streetscapes.

Strategies

- Minimise visual clutter and prevent the proliferation of signs, particularly along major gateways, road reservations, commercial/retail areas and industrial estates.
- Ensure that outdoor signage presents a coordinated and high quality image.
- Ensure outdoor signage is located on the land to which it relates.
- Encourage simple, clear, consistent and non-repetitive advertising that is displayed in appropriate locations and planned as an overall signage package for a site.
- Ensure outdoor advertising is appropriate with regard to the architectural design of buildings on which signs are displayed.
- Incorporate outdoor advertising into the design of new buildings and major renovations and ensure signage is planned for at the beginning rather than at the end of development.

Implementation

The strategies in relation to built environment will be implemented through the planning scheme as follows:

Policy Guidelines

- Apply Clause 22.01 Junction Framework Plan in considering applications for use and development in the Junction Strategic Development Precinct.
- Apply Clause 22.04 Industrial and Commercial Activity in considering applications for use and development in the Industrial 1, Industrial 3 and Commercial 2 Zones.
- Apply Clause 22.05 High Street Corridor Land Use and Urban Design in considering applications for use and development in the High Street corridor.
- Apply Clause 22.06 in considering applications for Residential or Mixed Use Development in a Residential Growth Zone, Mixed Use Zone, Commercial Zone, Priority Development Zone and, where considered relevant, General Residential Zone.
- Apply Clause 22.08 Northcote Activity Centre in considering applications for use and development in the Northcote Activity Centre.
- Apply Clause 22.09 Preston Central (Incremental Change) in considering applications development in residential precincts of the Preston Activity Centre.
- Apply Clause 22.12 Environmentally Sustainable Development in considering applications for residential and non-residential development.

Application of Zones and Overlays

- Apply the Activity Centre Zone to activity centres, incorporating urban design frameworks and guidelines.
- Apply the Design and Development Overlay to ensure that key public views and vistas are protected and enhanced.

DAREBIN PLANNING SCHEME

- Apply the Design and Development Overlay to sites and precincts to achieve specific desired built form outcomes, design principles and treatment of interfaces (as required by structure plans, strategies, or site studies).
- Apply Design and Development Overlays along strategic corridors to achieve high quality development in accordance with relevant urban design frameworks.
- Apply the Development Plan Overlay to strategic redevelopment sites and precincts.

Further Strategic Work

- Develop an Environmentally Sustainable Development Strategy that will:
 - establish a framework to coordinate the various environmental policies of Council and provide strategic directions for energy efficiency, waste management and integrated water management
 - set design guidelines for achieving sustainable development that minimises energy and water consumption and encourages reuse of water and waste; and
 - provide the basis for other planning measures such as overlays for achieving sustainable development at both site and precinct scale.
- Prepare and implement Urban Design Frameworks and guidelines for development in:
 - Northland Activity Centre
 - Reservoir Activity Centre
 - Fairfield Village and Miller-on-Gilbert Neighbourhood Centres
 - Heidelberg Road Corridor
 - The Junction – South Preston and Oakover Village Strategic Redevelopment Precincts.
- Review the *Preston Structure Plan 2006 (as amended)* and *Northcote Structure Plan (2007)* to ensure the strategic directions in these plans address contemporary issues and reflect the broader strategic vision for municipal growth and change.
- Review the *High Street Urban Design Framework (2005)* and implement Design and Development Overlay controls for intermodal areas of High Street.
- Review the *Bell Street Corridor Strategy(2006)* and implement Design and Development Overlay controls to encourage high quality development along the Bell Street Corridor.
- Identify important public views and vistas in the municipality.
- Explore opportunities to incorporate public art elements in high profile developments.
- Identify and support the delivery of streetscape upgrades in Substantial Housing Change areas.

Reference Documents

Bell Street Corridor Strategy, Hansen Partnership, 2006

Climate Change and Peak Oil Adaptation Plan, 2009

Community Climate Change Action Plan 2009-2020

Community Health and Wellbeing Plan 2009-2013

Darebin Community Safety Strategy 2012-2016

Darebin Housing Strategy 2013 (revised 2015)

Darebin Waste and Litter Strategy 2015-2025

Green Streets Strategy 2013

High Street Urban Design Framework and High Street Study Precinct Guidelines, 2005

DAREBIN PLANNING SCHEME

Northcote Activity Centre Structure Plan, 2007, and Medium and Low Change Residential Areas Precinct Guidelines, 2008

Northland Residential Neighbourhood Precinct Structure Plan, 2014

Plenty Road Integrated Land Use and Transport Study, 2013

Preston Central Structure Plan 2006 (as amended) and Urban Design Framework and Guidelines, 2006

Reservoir Structure Plan, 2012

Residential Built Form Guidelines, 2014

Safer Design Guidelines for Victoria, 2005

Urban Design Charter for Victoria, 2010

Urban Design Framework 2015 St Georges Road and Plenty Road Corridors

Watershed: Towards a Water Sensitive Darebin, Darebin City Council Whole of Water Cycle Management Strategy 2015-2025

Watershed: Towards a Water Sensitive Darebin, Implementation Plan 2015-2025

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Heritage**Overview**

Darebin municipality's rich and diverse natural heritage and history of human settlement, from pre-contact inhabitation, through European colonisation to the modern era, has created a heritage fabric characterised by many layers and types of significance.

The extensive stock of older buildings can provide opportunities for redevelopment that demonstrate principles of cultural and ecological sustainability, possibly through adaptive reuse, urban design and architectural excellence. Some heritage places have the potential to increase and enhance local and regional tourism opportunities.

Key Issues

- Providing a balance between conservation needs and capacity for new infill development within heritage precincts to deliver a good design outcome.
- Balancing diversity of experience and conservation of biodiversity values around natural heritage assets.

Objective 1 – Heritage Places and Areas

To ensure that places and areas of cultural and natural heritage significance are conserved and enhanced.

Strategies

- Encourage the retention of any significant original fabric in development proposals.
- Discourage demolition or relocation of locally significant heritage buildings.
- Encourage appropriate use of heritage places in keeping with heritage significance.
- Identify and protect sites of identified Aboriginal cultural heritage significance.
- Identify and protect sites of natural heritage significance.

Objective 2 – Development and Heritage

To promote sympathetic infill and redevelopment of heritage places and areas.

DAREBIN PLANNING SCHEME

Strategies

- Ensure development within heritage areas is sympathetic with the heritage character of the area.
- Ensure that redevelopment of heritage buildings and areas is visually compatible with existing forms.
- Promote innovative responses that makes a positive contribution to the heritage places and areas.
- Facilitate designs that are sensitive to heritage and urban character.
- Require conservation management plans for key sites prior to approval and commencement of works.

Implementation

The strategies in relation to heritage will be implemented through the planning scheme as follows:

Application of Zones and Overlays

- Apply the Heritage Overlay to places of local, regional, State or national heritage significance.
- Apply the Environmental Significance Overlay to places of natural heritage significance and culturally significant landscapes, trees and/or vegetation.

Further Strategic Work

- Review the Darebin Heritage Strategy, which should include the development of design guidelines on demolition and redevelopment of heritage places, and provide the strategic basis for development of a local policy to guide decision making.
- Prepare a Natural Heritage Study to identify sites of natural heritage significance and form strategies for ongoing conservation and management.

Reference Documents:

City of Darebin Heritage Study: Volume 3, Key Findings & Recommendations, 2008

City of Darebin Heritage Study: Volume 4a, Preston Central Heritage Assessment, Key Findings and Recommendations, 2008

City of Darebin Heritage Study, Volume 4b, Preston Central Heritage Place Citations, 2008

Darebin Heritage Review Volumes 1, 2, & 3, 2002

Darebin Housing Strategy 2013 (revised 2015)

City of Darebin Citations for Individually Significant Buildings, 1996

21.02-5 Open Space

04/06/2017
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Overview

Access to and enjoyment of open space is a key contributor to quality of life and local amenity. Council aims to improve the quality of open space and encourage the use and development of waterways and linkages. Priorities for managing open space are guided by the Darebin Open Space Strategy 2007-2017, which identifies and categorises open spaces by state down to local role, and the range of functions each space should fulfil.

Key Issues

- Darebin is a developed municipality with limited opportunities for creating additional open space. Existing open space is highly valued by the community.

DAREBIN PLANNING SCHEME

- Provision of sufficient open space, particularly in higher density living precincts where there is higher reliance on for communal facilities for outdoor activities and recreation.

Objective

To provide a safe, accessible and high quality open space network that is equitably distributed across the municipality.

Strategies

- Encourage opportunities for public and communal open spaces adjacent to the creek environs.
- Protect and enhance existing open spaces where possible.
- Encourage linear open space linkages along waterways including pedestrian and bicycle access.
- Include provision for acquisition and improvement of open space in Development Contributions Plans.
- Consider opportunities for 'greening' in areas of higher density development, including alternative to traditional ground level landscaping e.g. green roofs and walls.

Implementation

The strategies will be implemented through the planning scheme as follows:

Application of Zones and Overlays

- Apply the Public Park and Recreation Zone to all municipal reserves.
- Apply the Public Conservation and Resource Zone to undeveloped municipal reserves which contain significant levels of indigenous vegetation or high biodiversity values.
- Apply the Heritage Overlay to open space of recognised cultural and social heritage value.

Further Strategic Work

- Review and rezone public open space in accordance with relevant strategies.
- Review the Environmental Significance Overlays along Darebin Creek and Merri Creek to ensure that the boundary of each overlay covers areas where development is likely to have an impact on the creek environs.
- Undertake an assessment of the heritage significance of the City's older reserves as a basis for conservation planning and management, including Oldis Gardens, Johnson Park, LW Williams Reserve, JS Grey Reserve, Adam Reserve, Batman Park, Penders Park and AG Davis Reserve.

Reference Documents

Bundoora Park Precinct Master Plan, 2012

Darebin Open Space Strategy, 2007-2017 (2008)

[Darebin Development Contributions Plan 2019 \(October 2020\)](#)

Leisure Strategy 2010-2020

Playspace Strategy 2010-2020

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31/08/2017
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Environmental Risk**Overview**

Environmental risk in land use planning encompasses a broad range of issues, including the efficient management and protection of natural resources, dealing with contaminated land and developing resilience to impacts of climate change and peak oil.

DAREBIN PLANNING SCHEME**Key Issues**

- Consideration in planning strategies and permit assessments about potential environmental risks, such as land contamination, noise and air pollution, as well as the impacts of climate change including flooding, soil erosion, wildfire and heatwaves.
- Efficient management and protection of natural resources and ensuring risks of contamination, soil erosion, oil spill and industrial runoff into water bodies are considered in assessments.

Objective

To ensure appropriate development in areas prone to environmental risk.

Strategies

- Require assessment of environmental risk, and as appropriate require environmental audits be undertaken, where a sensitive use is proposed on potentially contaminated land.
- Assess risk prior to development in flood prone areas, in accordance with relevant flood management plans.

Implementation

The strategies in relation to environmental risk will be implemented through the planning scheme as follows:

Application of Zones and Overlays

- Apply the Environmental Audit Overlay to potentially contaminated land that may be used for sensitive uses in accordance with the requirements of *Ministerial Direction No.1 – Potentially Contaminated Land*.
- Apply the Special Building Overlay to land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority.

Further Strategic Work

- Compile a register of non-conforming industrial sites for which a change to a sensitive land use is likely, with a view to applying the Environmental Audit Overlay.
- Develop a local planning policy for consideration of use or development of land which has potential for contamination to ensure proposed uses and developments are suitable, and require remediation of contaminated land to a level that is compatible with the desired future uses of the site.

Reference Documents

Climate Change and Peak Oil Adaptation Plan, 2009

Ministerial Direction No.1 – Potentially Contaminated Land

Watershed: Towards a Water Sensitive Darebin, Darebin City Council Whole of Water Cycle Management Strategy 2015-2025

Watershed: Towards a Water Sensitive Darebin, Implementation Plan 2015-2025

DAREBIN PLANNING SCHEME

Pink text shows proposed changes after exhibition and consideration of submissions

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SCHEDULE 2 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

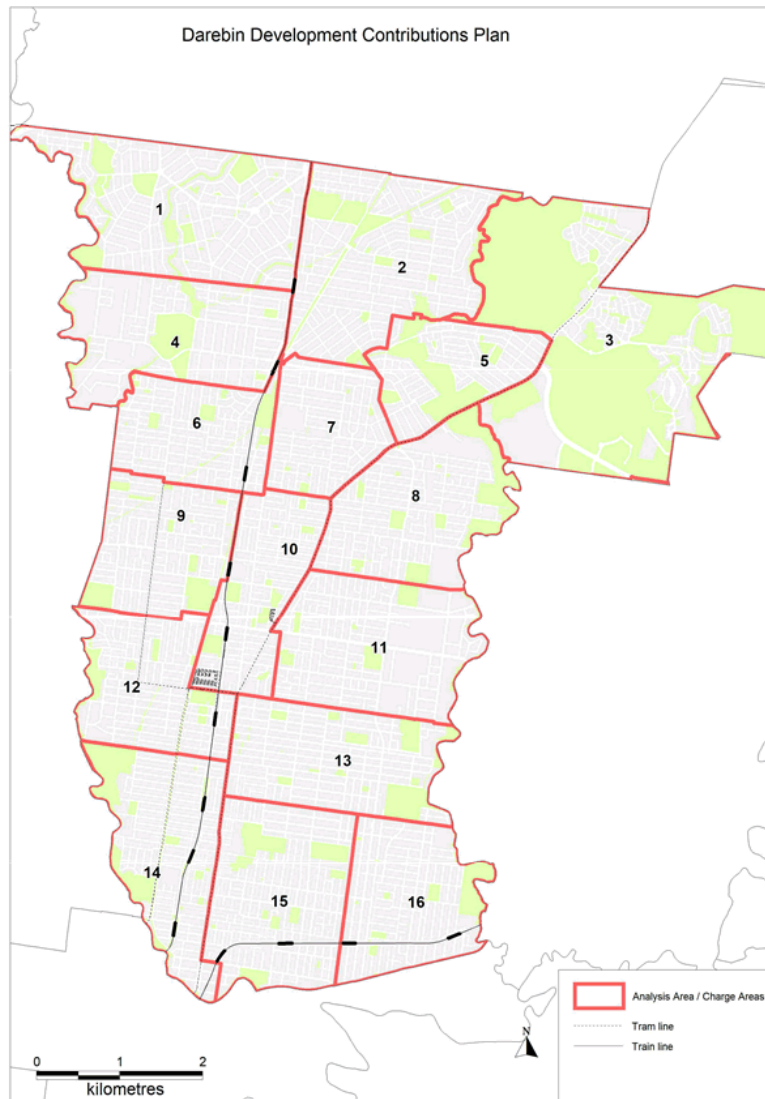
Shown on the planning scheme map as DCPO2.

DAREBIN DEVELOPMENT CONTRIBUTIONS PLAN 2019

1.0 Area covered by this development contributions plan

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Proposed
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This Development Contributions Plan (DCP) applies to all new development within the 16 Charge Areas as shown below.



DAREBIN PLANNING SCHEME

2.0 Summary of costs

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Facility Type and Code	Total Cost	Time of Provision	Actual Cost Contribution Attributed to New Development	Proportion of Cost Attributed to New Development
Community Facility CFCI	\$98,465,918	2019-2041	\$24,209,493	24.6%
Community Facility CFDI	\$1,162,000	2019-2041	\$252,911	21.8%
Path PADI	\$6,481,616	2019-2041	\$1,668,313	25.7%
Road RDDI	\$13,690,697	2019-2041	\$3,132,133	22.9%
Total	\$119,800,231		\$29,262,850	24.4%

Notes:

This table sets out a summary of the costs prescribed in the Development Contributions Plan. Refer to the Background Document (Darebin Development Contribution Plan 2019) for full details.

This Development Contributions Plan is in addition to any other Development Contributions Plan Overlay Schedule(s) applying to the land as shown in the Planning Scheme.

Darebin City Council commits to delivering the Development Contributions Plan projects by December 31 2041, but may deliver projects earlier. It is likely that projects will be progressively delivered over the Development Contributions Plan period.

Darebin City Council is Collecting Agency and Development Agency for this Development Contributions Plan.

3.0 Summary of contributions

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AREA Charge Area Number and Name	LEVIES PAYABLE BY RESIDENTIAL DEVELOPMENT		
	Development Infrastructure Per Dwelling	Community Infrastructure Per Dwelling	All Infrastructure Per Dwelling
Area 01 Reservoir (Merrilands)	\$18	\$625	\$643
Area 02 Reservoir (Cheddar)	\$153	\$743	\$895
Area 03 Bundoora - Macleod	\$247	\$584	\$831
Area 04 Reservoir (Edwardes Lake)	\$26	\$497	\$523
Area 05 Kingsbury	\$149	\$584	\$733
Area 06 Reservoir (Edwardes Lake)	\$39	\$466	\$505
Area 07 Reservoir (Oakhill)	\$0	\$584	\$584
Area 08 Reservoir (Oakhill)	\$12	\$674	\$686
Area 09 Preston (West)	\$114	\$1,172	\$1,286
Area 10 Preston Activity Centre	\$186	\$1,172	\$1,358
Area 11 Preston (East)	\$119	\$1,182	\$1,301
Area 12 Thornbury (West)-Preston (West)	\$252	\$1,172	\$1,425
Area 13 Thornbury (East)	\$237	\$1,092	\$1,329
Area 14 Northcote (West)	\$138	\$1,190	\$1,328
Area 15 Northcote (East)	\$209	\$1,190	\$1,399
Area 16 Fairfield-Alphington	\$34	\$1,190	\$1,224

DAREBIN PLANNING SCHEME

AREA Charge Area Number and Name	LEVIES PAYABLE BY NON-RESIDENTIAL DEVELOPMENT		
	Retail Per Square Metre (SQM) of Floorspace	Commercial Per Square Metre (SQM) of Floorspace	Industrial Per Square Metre (SQM) of Floorspace
Area 01 Reservoir (Merrilands)	\$0.00	\$0.00	\$0.00
Area 02 Reservoir (Cheddar)	\$4.63	\$1.04	\$1.28
Area 03 Bundoora - Macleod	\$11.09	\$2.05	\$3.11
Area 04 Reservoir (Edwardes Lake)	\$0.11	\$0.17	\$0.02
Area 05 Kingsbury	\$5.94	\$1.24	\$1.65
Area 06 Reservoir (Edwardes Lake)	\$0.28	\$0.42	\$0.04
Area 07 Reservoir (Oakhill)	\$0.00	\$0.00	\$0.00
Area 08 Reservoir (Oakhill)	\$0.17	\$0.25	\$0.02
Area 09 Preston (West)	\$1.52	\$2.28	\$0.23
Area 10 Preston Activity Centre	\$8.79	\$1.83	\$2.45
Area 11 Preston (East)	\$5.88	\$1.09	\$1.65
Area 12 Thornbury (West)-Preston (West)	\$3.36	\$5.05	\$0.50
Area 13 Thornbury (East)	\$10.32	\$2.32	\$2.86
Area 14 Northcote (West)	\$4.55	\$1.96	\$1.17
Area 15 Northcote (East)	\$7.23	\$2.58	\$1.91
Area 16 Fairfield-Alphington	\$1.19	\$0.19	\$0.34

Notes:

Square metres of floorspace (SQM) refers to gross floorspace.

The above listed contribution amounts are current as at 30 June 2019.

Where the Development Contributions Plan provides for a Community Infrastructure Levy of \$1,190, Council will charge the maximum amount which will be determined in accordance with Part 3B of the Planning and Environment Amendment (Public Land Contributions) Act 2018. Where the Development Contributions Plan provides for a Community Infrastructure Levy of less than \$1,190, that amount will be adjusted on July 1 using the Producer Price Index for Non-Residential Building Construction in Victoria as published by the Australian Bureau of Statistics in accordance with Part 3B of the Planning and Environment Amendment (Public Land Contributions) Act 2018.

The Development Infrastructure Levy will be adjusted annually on July 1 each year to cover inflation, by applying the Consumer Price Index for Melbourne (All Groups) as published by the Australian Bureau of Statistics. All adjustments will occur and take effect from the date of index publication.

A list showing the current contribution amounts will be held at Council's Planning Department.

Payment of development contributions is to be made in cash. Council, at its discretion, may consider accepting works and / or land in lieu of cash contributions.

Payment of the Development Infrastructure Levy may be required at Subdivision stage or Planning Permit stage or Building Permit stage.

- Development Infrastructure Levy at Subdivision stage: Payment of the levy is to be made prior to the issue of a statement of compliance for the approved subdivision.
- Development Infrastructure Levy at Planning Permit stage: Payment of the levy is to be made prior to issue of a building permit.
- Development Infrastructure Levy at Building Permit stage where no planning permit is required: Payment of the levy is to be made prior to issue of a building permit under the Building Act 1993.

DAREBIN PLANNING SCHEME

Payment of the Community Infrastructure Levy is to be made prior to issue of a building permit under the Building Act 1993.

The Collecting Agency may, at its discretion, agree for payment of a levy to be deferred to a later date, subject to the applicant entering into an agreement under section 173 of the Planning and Environment Act 1987 to pay the levy at an alternative date.

4.0 Land or development excluded from development contributions plan

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C170dare

No land or development is exempt from this Development Contributions Plan unless exempt by Legislation or Ministerial Direction or Legal Agreement with Darebin City Council or stated below. The following development is exempt from the development contribution:

- Land developed for a non-government school, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans of 11 October 2016.
- Land developed for housing by or for the Department of Health and Human Services, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans dated 11 October 2016. This applies to social housing delivered by or for registered housing associations. This exemption does not apply to private dwellings developed by the Department of Health and Human Services or registered housing associations.
- Alterations and additions to an existing dwelling.
- Outbuildings normal to an existing dwelling and fences.
- Demolition of a dwelling followed by construction of a replacement dwelling on the same land. The exemption applies to the number of dwellings demolished and does not apply to any additional dwelling(s).
- Reinstatement of a dwelling which has been unintentionally damaged or destroyed.
- Servicing infrastructure constructed by a utility authority.
- Darebin City Council delivered projects, building or works.
- Land with an agreement executed under section 173 of the Planning and Environment Act that requires either:
 - The payment of a development contribution levy; or
 - the provision of specified works services or facilities beyond those necessary on or to the land or other land as a result of the grant of any permit; or
 - the payment of any development contributions or the provision of specified works services or facilities required to be provided for public and/or community infrastructure by any other provision of this scheme; or
 - the provision of land for works services or facilities (other than land required to be provided as public open space pursuant to clause 53.01 or section 18 of the Subdivision Act 1988);

and explicitly excludes further development contributions to be made.
- ~~Land with an agreement executed under section 173 of the Planning and Environment Act that explicitly exempts the development from one or more DCP Overlay Schedules due to the development having met its DCP obligations.~~
- The construction of a building or carrying out of works or a subdivision that does not generate a net increase in demand units.

DAREBIN PLANNING SCHEME

31/07/2018
VC148**SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME****1.0**

Proposed C170dare

Incorporated documents

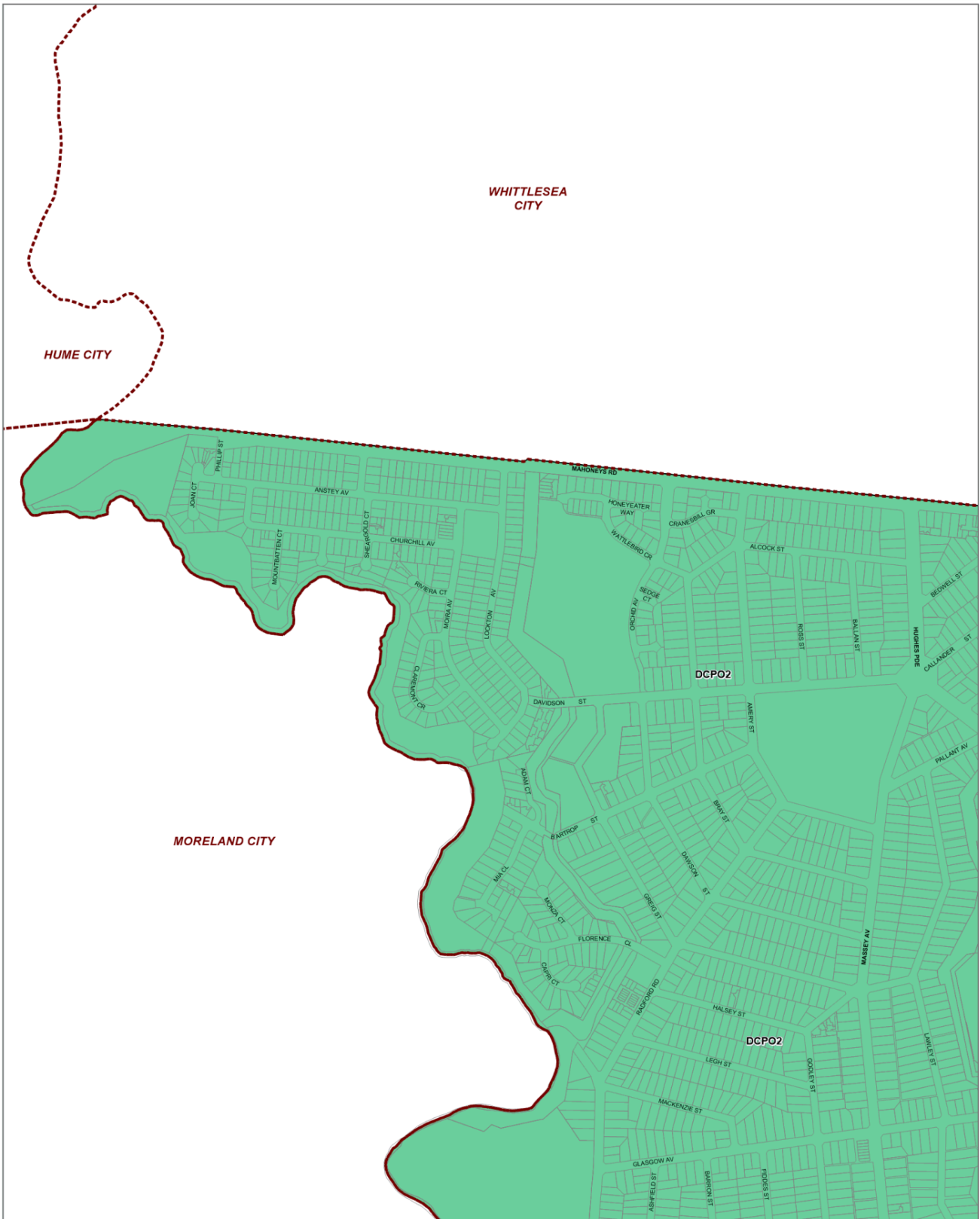
Name of document	Introduced by:
5-9 Nisbett Street, Reservoir - September 2020	C193dare
29-31 Clingin Street, Reservoir - September 2020	C193dare
Assessment of Trees for VPO Update in Mount Cooper, Bundoora 3 December 2009	C105
Assessment of Trees for VPO Update in Springthorpe Estate, Macleod 16 May 2010	C105
Biosciences Research Centre Incorporated Document, June 2008	C94
Chandler Highway Upgrade Incorporated Document, March 2016 (Amended December 2017)	GC80
City of Darebin Development Contributions Plan, Version 3.0 (Darebin City Council, 2020)	C190dare
City of Darebin Heritage Study Incorporated Plan – Permit Exemptions (2011)	C108(Part 1)
Concept Plan and Building Envelope Plan, Northland Plan No 3, September 2000	C21
Darebin Development Contributions Plan 2019 (October 2020)	C170dare
High Street, Reservoir Level Crossing Removal Project Incorporated Document, March 2018	GC86
Hurstbridge Rail Line Upgrade 2017 Incorporated Document, January 2017	GC60
Incorporated Document - Preston Residential Heritage Precincts Permit Exemptions, February 2008	C68
Lancaster Gate Tree Protection Layout Plan – Stages 3 and 4 – 1 September 2003	C51
Lancaster Gate Tree Protection Plan – Stages 1 and 2 – 1 September 2003	C51
Preston Central Incorporated Plan March 2007 (as amended 2014)	C135
Preston Market Incorporated Plan March 2007	C67
Vegetation Survey – Former Kingsbury Centre Site, Bundoora - Map 2	C5

DAREBIN PLANNING SCHEME

31/07/2018
VC148**SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME****1.0****Incorporated documents**29/10/2020
C493dareProposed C170dare

Name of document	Introduced by:
5-9 Nisbett Street, Reservoir - September 2020	C193dare
29-31 Clingin Street, Reservoir - September 2020	C193dare
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Vegetation Survey – Former Kingsbury Centre Site, Bundoora - Map 2	C5

DAREBIN PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C170dare



LEGEND
 DCPO2 - Development Contributions Plan Overlay - Schedule 2
 Municipal Boundary

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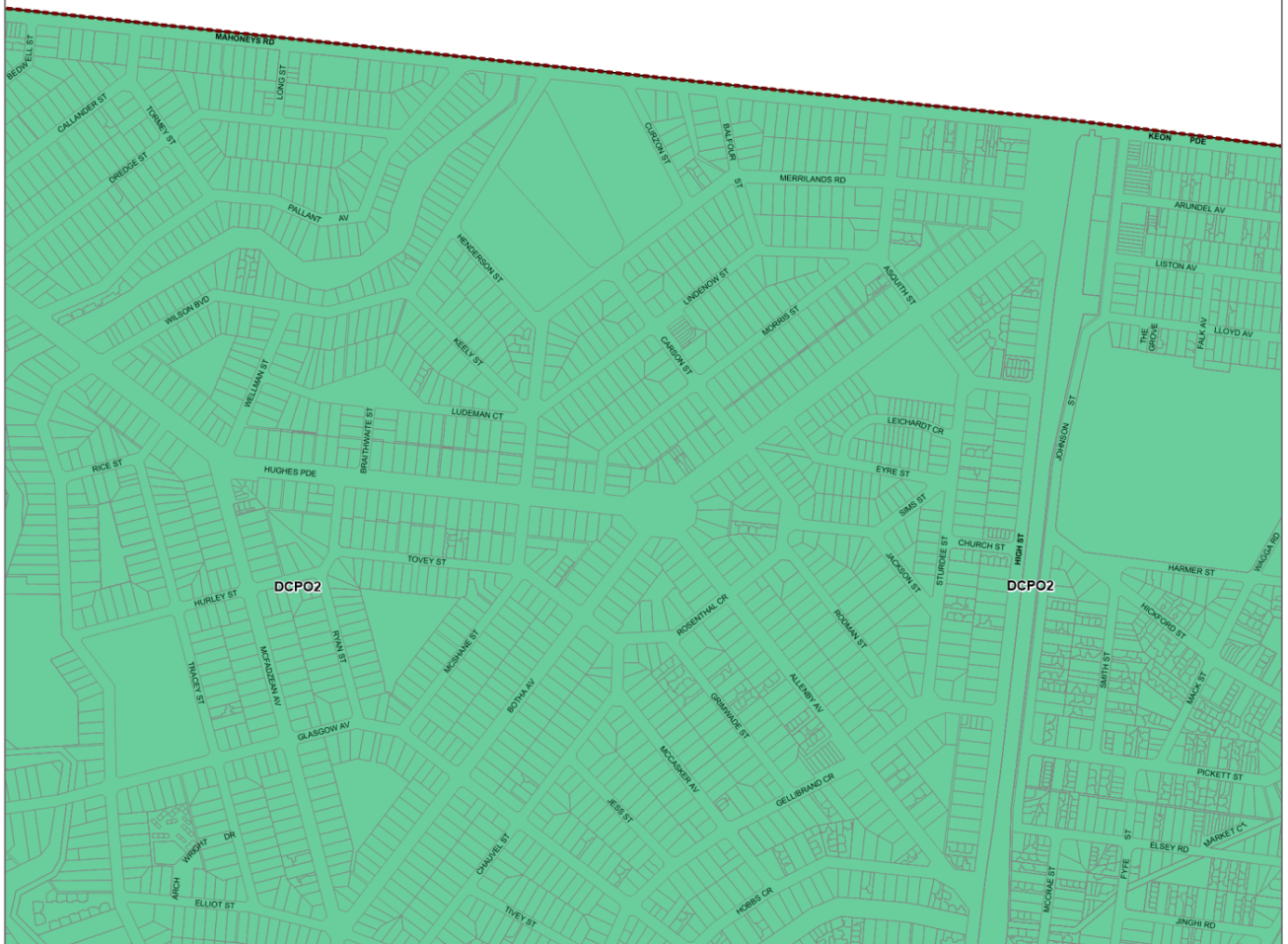
NORTH
 Planning Group
 Printed: 18/06/2020
 Amendment Version: 1

VICTORIA
 State Government | Environment, Land, Water and Planning

INDEX TO ADJOINING SCHEME MAPS

DAREBIN PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C170dare

WHITTLESEA CITY



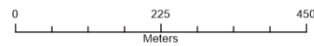
LEGEND

DCPO2 - Development Contributions Plan Overlay - Schedule 2

Municipal Boundary

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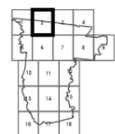
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NORTH
Planning Group
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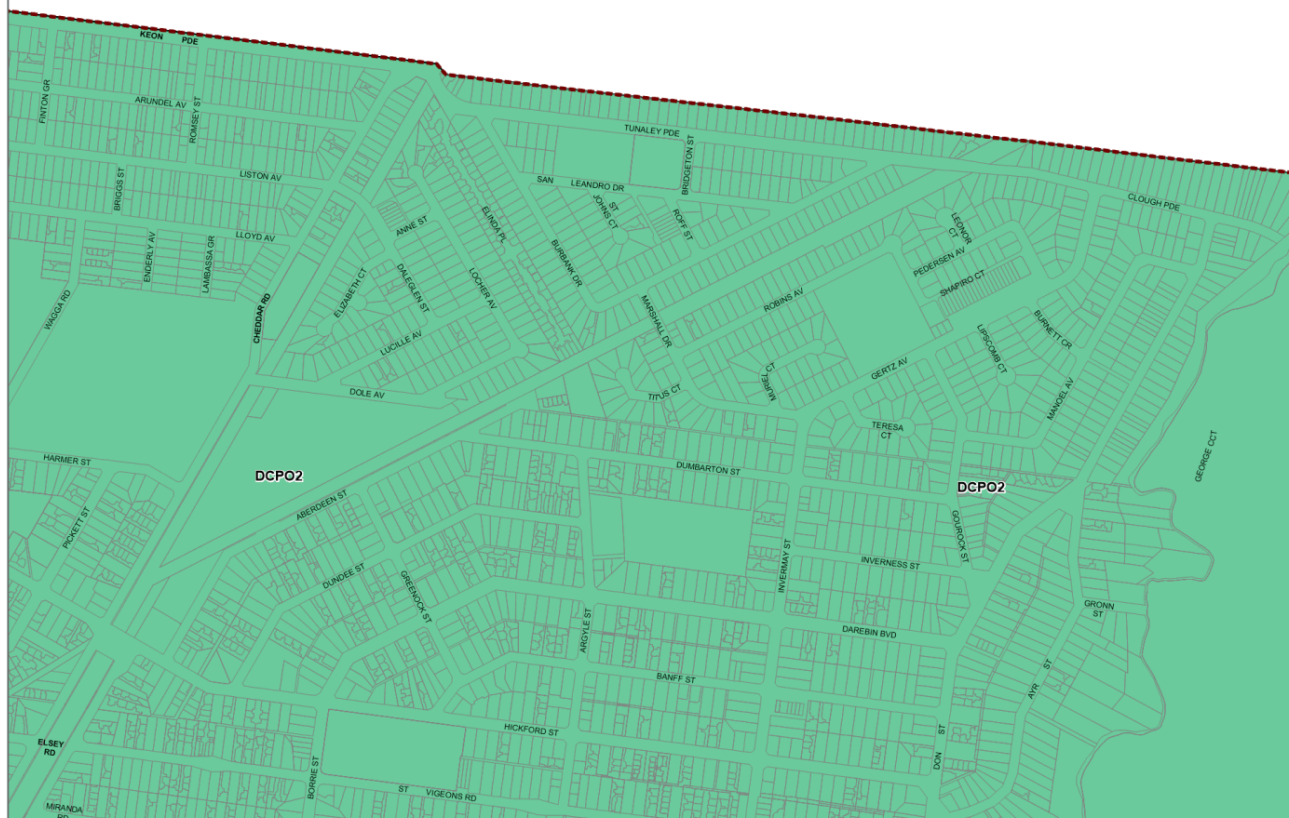
Environment,
Land, Water
and Planning

INDEX TO ADJOINING SCHEME MAPS



DAREBIN PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C170

**WHITTLESEA
 CITY**

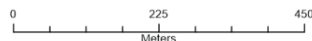


LEGEND

- DCPO2 - Development Contributions Plan Overlay - Schedule 2
- Municipal Boundary

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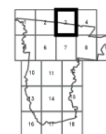


Planning Group
 Printed: 18/06/2020
 Amendment Version: 1

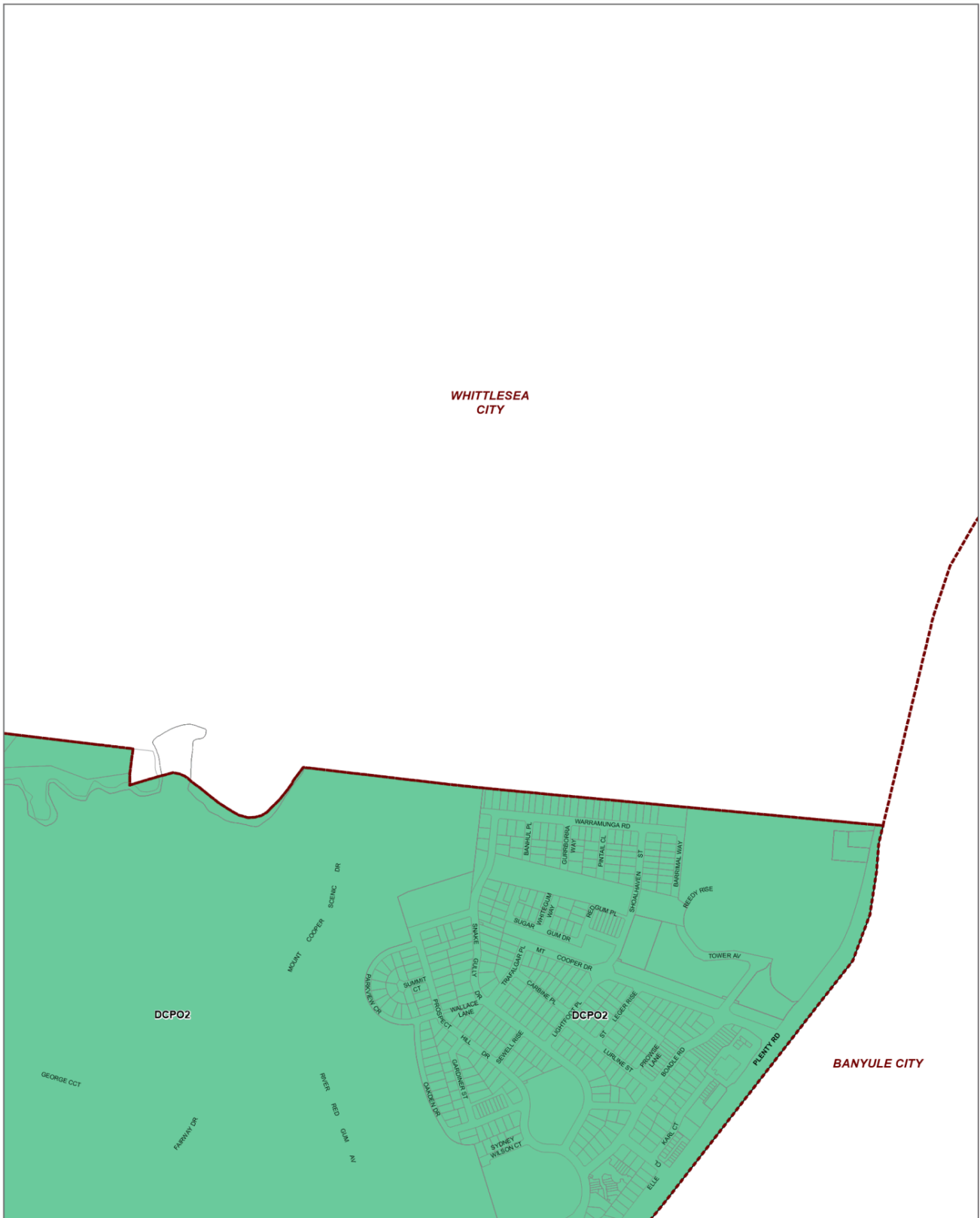


Environment,
 Land, Water
 and Planning

INDEX TO ADJOINING SCHEME MAPS



DAREBIN PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C170dare



LEGEND
 DCPO2 - Development Contributions Plan Overlay - Schedule 2
 Municipal Boundary

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 Meters
 Australian Map Grid Zone 55

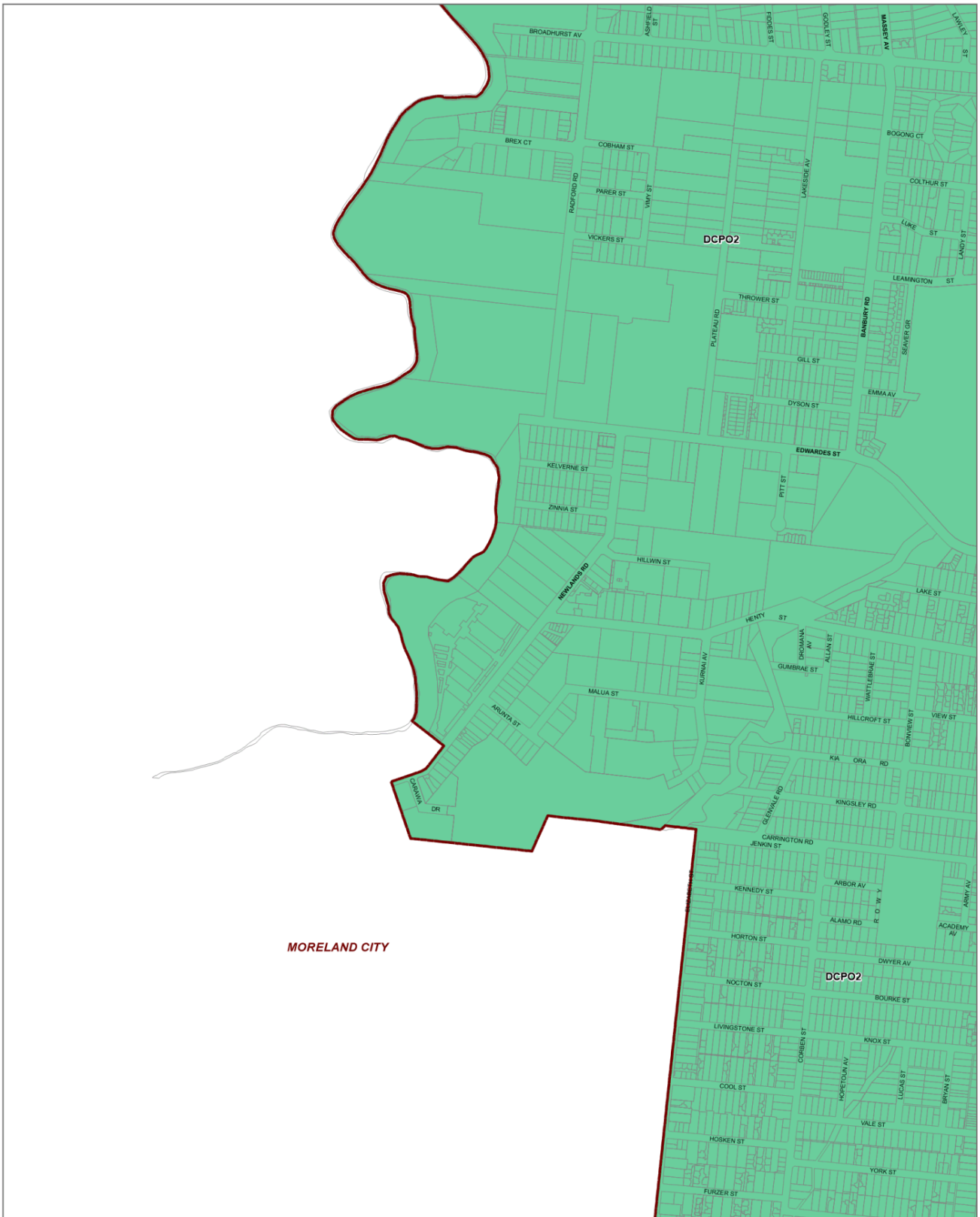
NORTH
 Planning Group
 Printed: 18/06/2020
 Amendment Version: 1

VICTORIA
 State Government

Environment, Land, Water and Planning

INDEX TO ADJOINING SCHEME MAPS

DAREBIN PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C170dare



LEGEND
 DCPO2 - Development Contributions Plan Overlay - Schedule 2
 Municipal Boundary

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 Meters
 Australian Map Grid Zone 55
NORTH
 Planning Group
 Printed: 18/06/2020
 Amendment Version: 1

INDEX TO ADJOINING SCHEME MAPS

VICTORIA
 State Government | Environment, Land, Water and Planning

DAREBIN PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C170dare



<p>LEGEND</p> <p>DCPO2 - Development Contributions Plan Overlay - Schedule 2</p>	<p>Municipal Boundary</p>	<p>Disclaimer This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning 2020</p>	<p>0 225 450 Meters</p> <p>Australian Map Grid Zone 55</p> <p>NORTH</p> <p>Planning Group Printed: 18/06/2020 Amendment Version: 1</p> <p>VICTORIA State Government</p> <p>Environment, Land, Water and Planning</p>	<p>INDEX TO ADJOINING SCHEME MAPS</p>
---	---------------------------	---	--	--

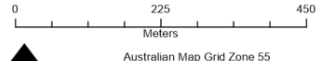
DAREBIN PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C170dare



LEGEND

- DCPO2 - Development Contributions Plan Overlay - Schedule 2
- Municipal Boundary

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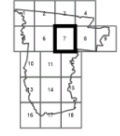


Australian Map Grid Zone 55

Planning Group
 Printed: 18/06/2020
 Amendment Version: 1



INDEX TO ADJOINING SCHEME MAPS



DAREBIN PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C170dare



LEGEND
 DCPO2 - Development Contributions Plan Overlay - Schedule 2
 Municipal Boundary

Disclaimer
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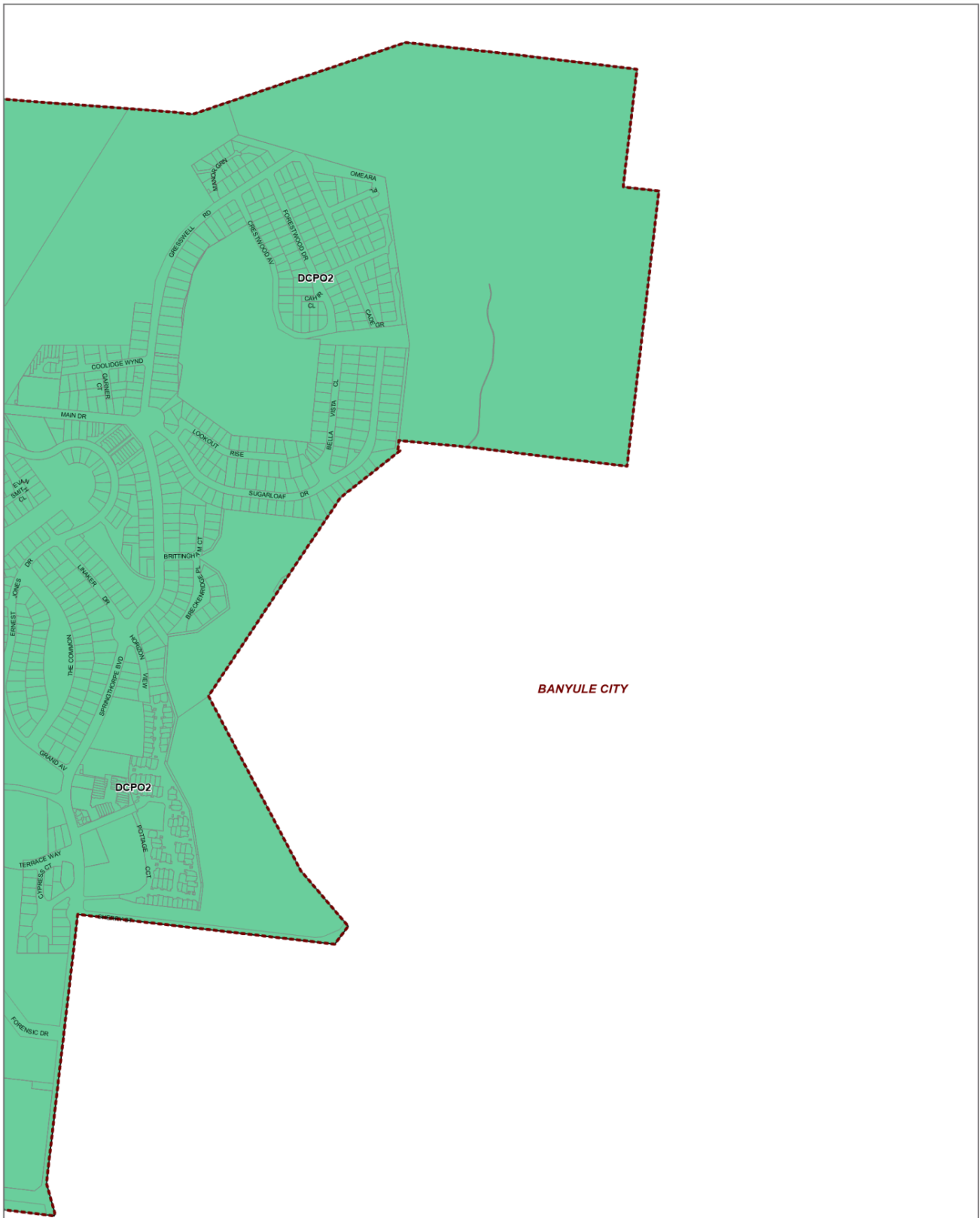
0 225 450
 Meters
 Australian Map Grid Zone 55

INDEX TO ADJOINING SCHEME MAPS

NORTH
 Planning Group
 Printed: 18/06/2020
 Amendment Version: 1

VICTORIA State Government | Environment, Land, Water and Planning

DAREBIN PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C170dare



LEGEND
 ■ DCPO2 - Development Contributions Plan Overlay - Schedule 2
 ■ Municipal Boundary

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 Australian Map Grid Zone 55

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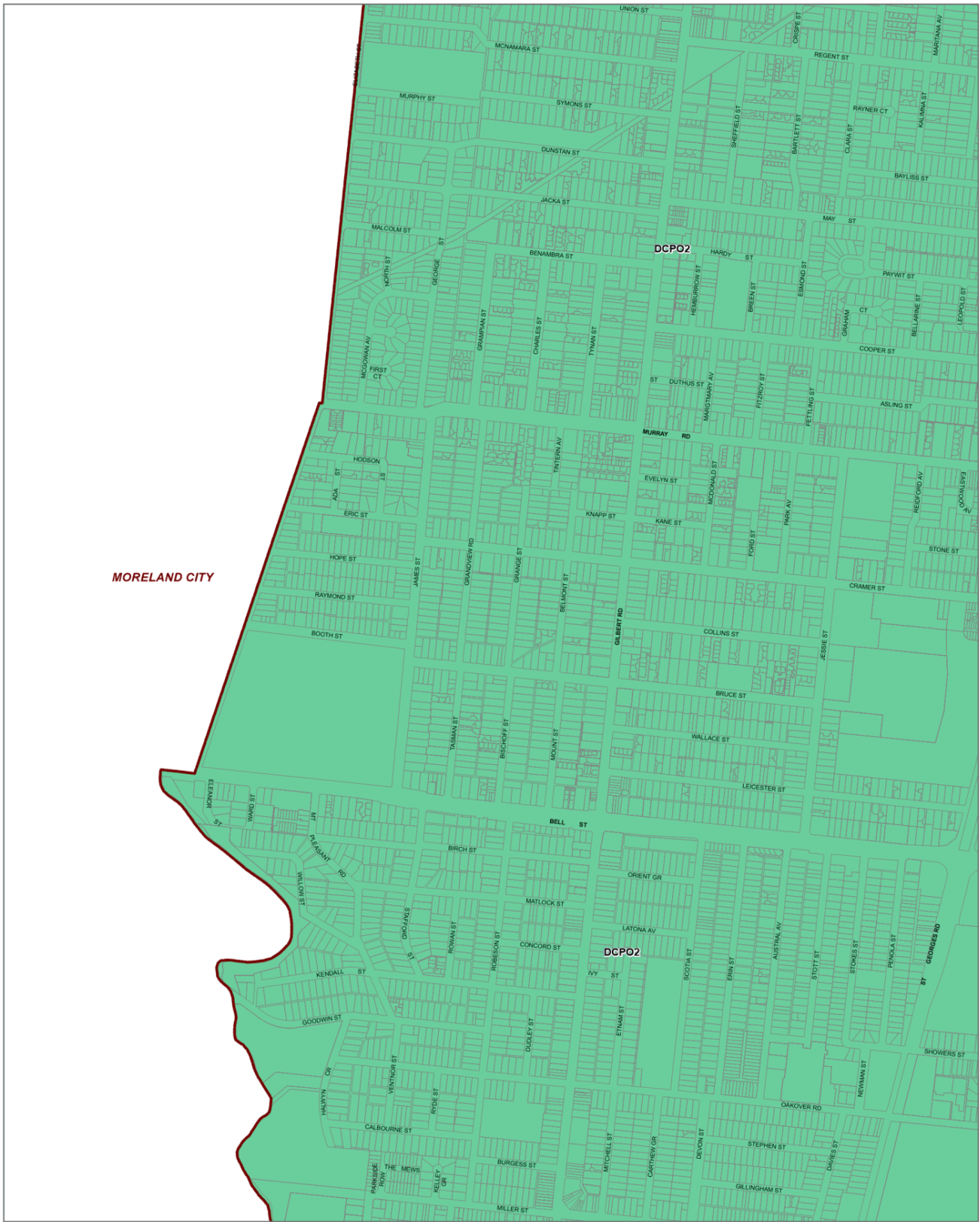
Planning Group
 Printed: 18/06/2020
 Amendment Version: 1

VICTORIA
 State Government

Environment,
 Land, Water
 and Planning

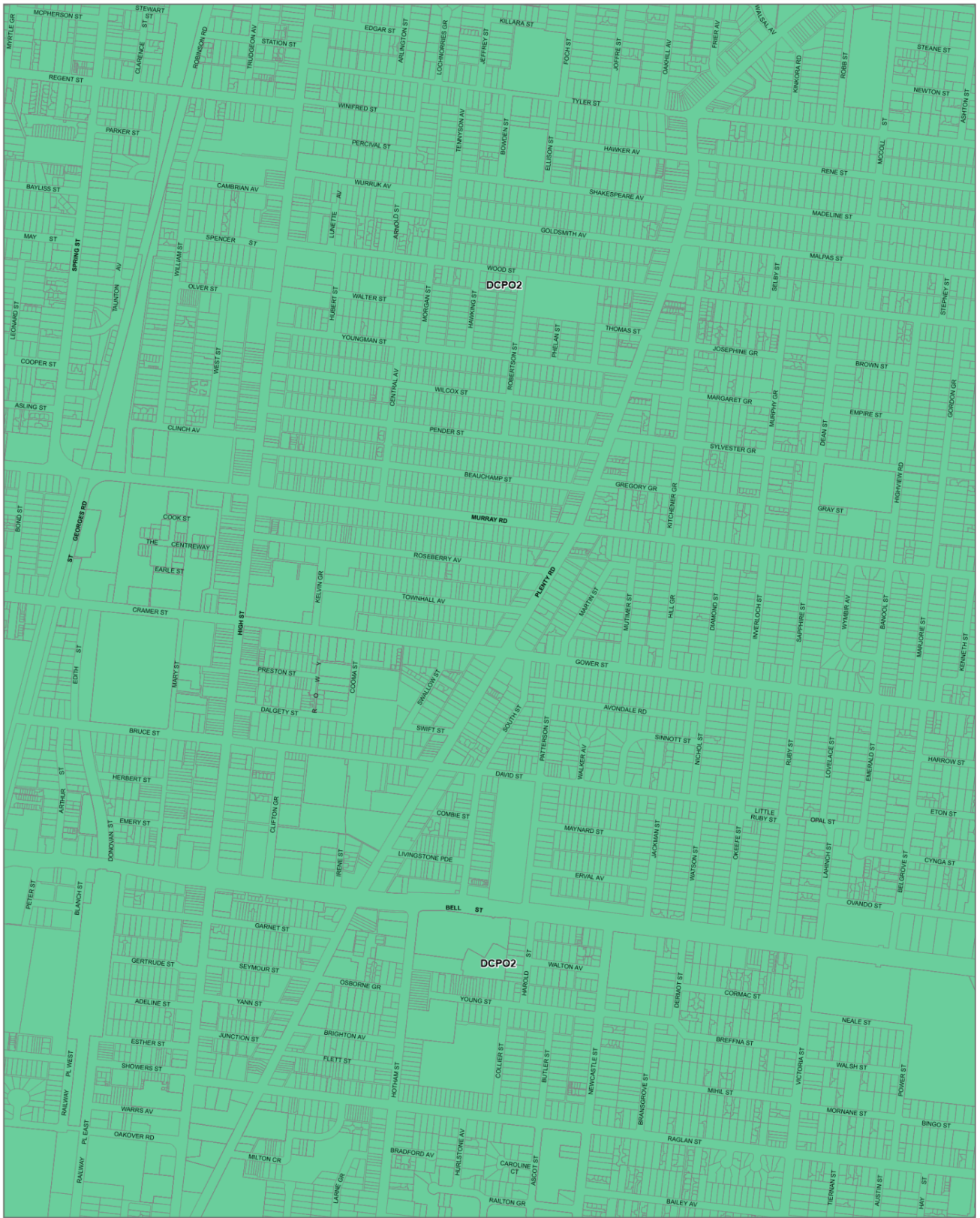
INDEX TO ADJOINING SCHEME MAPS

DAREBIN PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C170dare



<p>LEGEND</p> <ul style="list-style-type: none"> DCPO1 - Development Contributions Plan Overlay - Schedule 1 DCPO2 - Development Contributions Plan Overlay - Schedule 2 	<p> Municipal Boundary</p>	<p><small>Disclaimer</small> This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.</p> <p><small>© The State of Victoria Department of Environment, Land, Water and Planning 2020</small></p>	<p>0 225 450 Meters</p> <p>Australian Map Grid Zone 55</p>	<p>INDEX TO ADJOINING SCHEME MAPS</p>
<p>NORTH</p> <p>Planning Group Printed: 18/06/2020 Amendment Version: 1</p> <p>Environment, Land, Water and Planning</p>				

DAREBIN PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C170dare



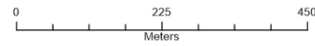
LEGEND

DCPO2 - Development Contributions Plan Overlay - Schedule 2

Municipal Boundary

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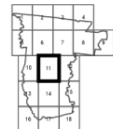
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Planning Group
 Printed: 18/06/2020
 Amendment Version: 1

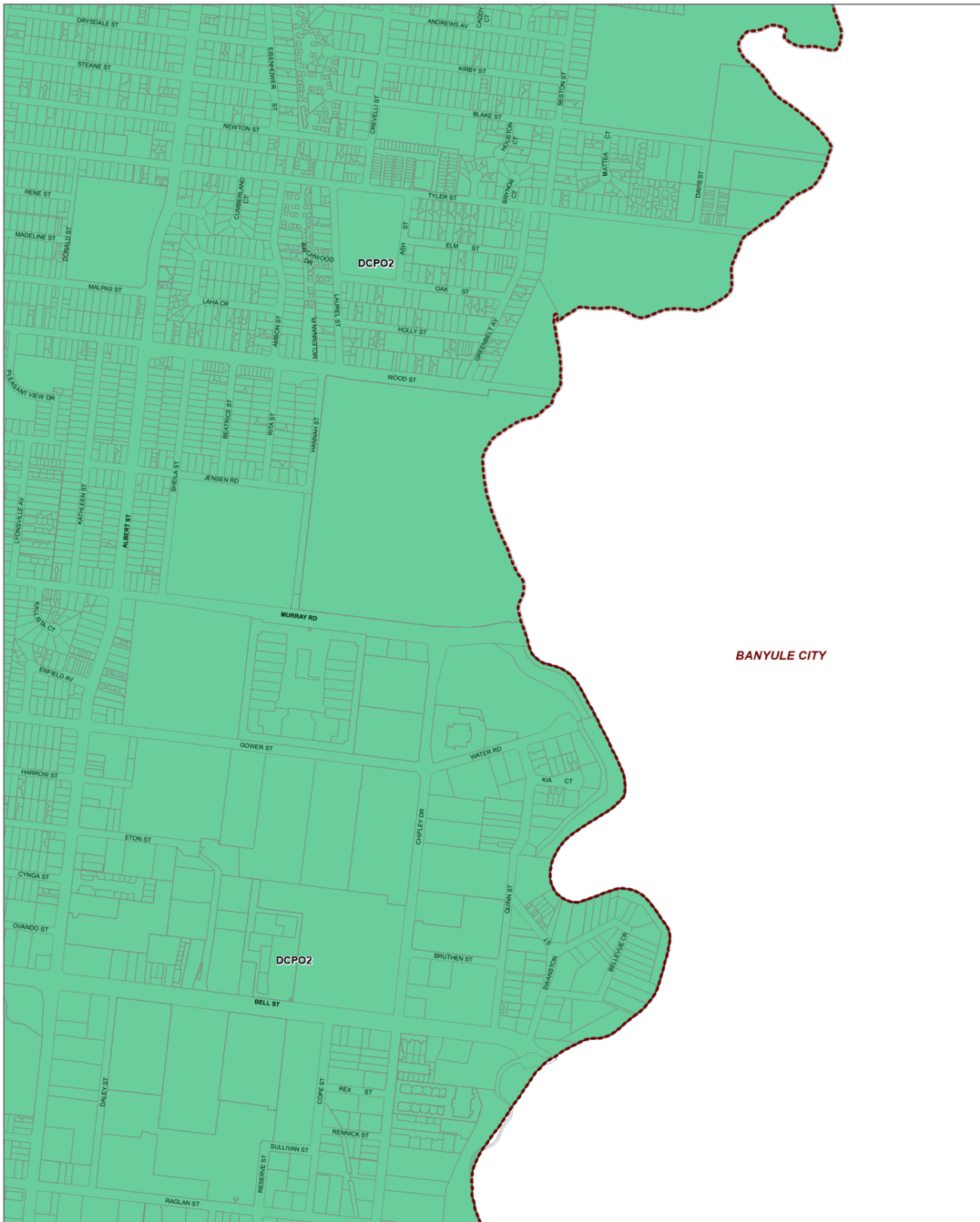


Environment,
 Land, Water
 and Planning

INDEX TO ADJOINING SCHEME MAPS

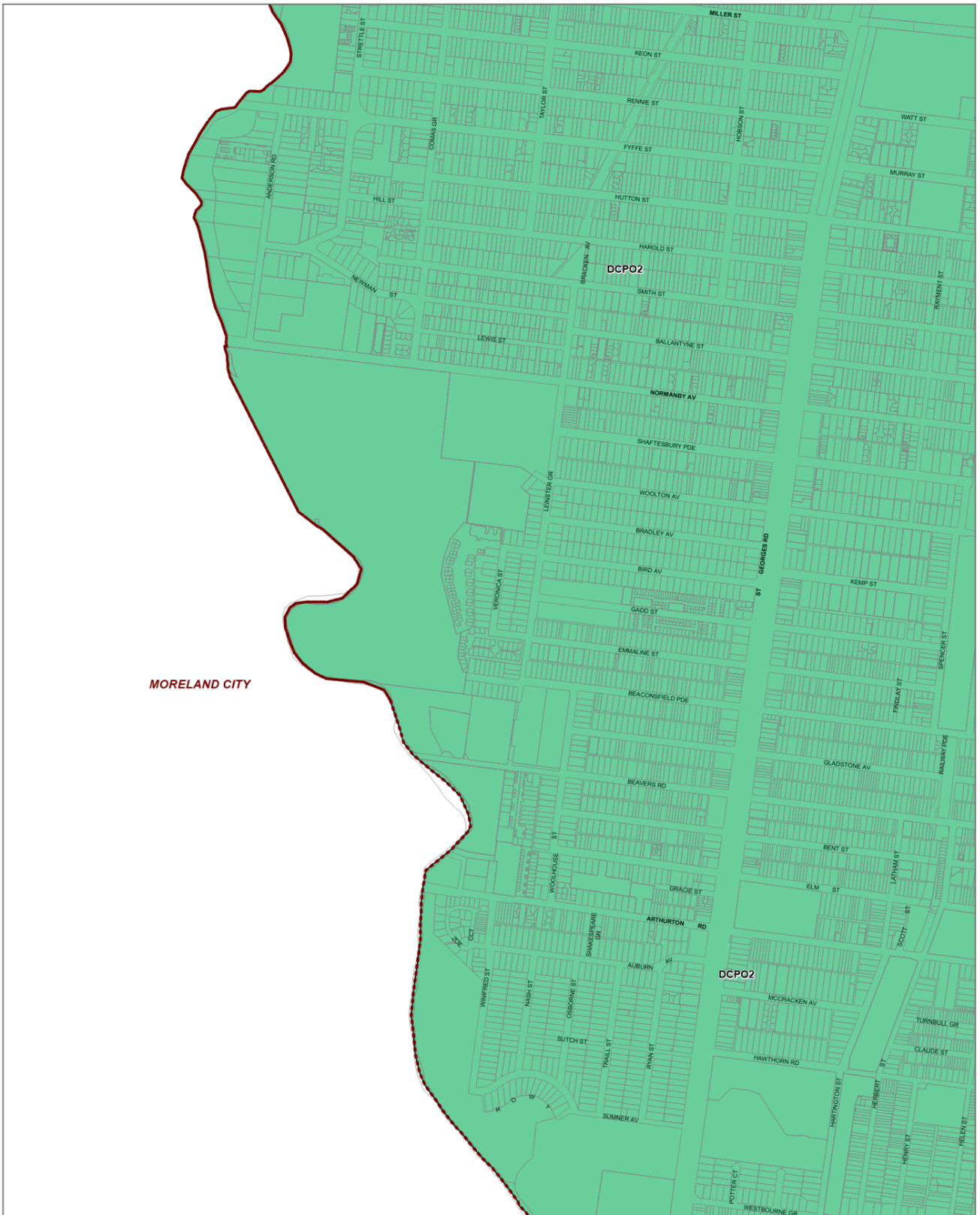


DAREBIN PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C170dare



<p>LEGEND</p> <p>DCPO2 - Development Contributions Plan Overlay - Schedule 2</p>	<p>Municipal Boundary</p>	<p><small>Disclaimer</small> This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.</p> <p><small>© The State of Victoria Department of Environment, Land, Water and Planning 2020</small></p>	<p>0 225 450 Meters Australian Map Grid Zone 55</p> <p>NORTH</p> <p>Planning Group Printed: 18/06/2020 Amendment Version: 1</p> <p>VICTORIA State Government</p> <p>Environment, Land, Water and Planning</p>	<p>INDEX TO ADJOINING SCHEME MAPS</p>
---	---------------------------	---	--	--

DAREBIN PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C170dare



LEGEND
 DCPO2 - Development Contributions Plan Overlay - Schedule 2
 Municipal Boundary

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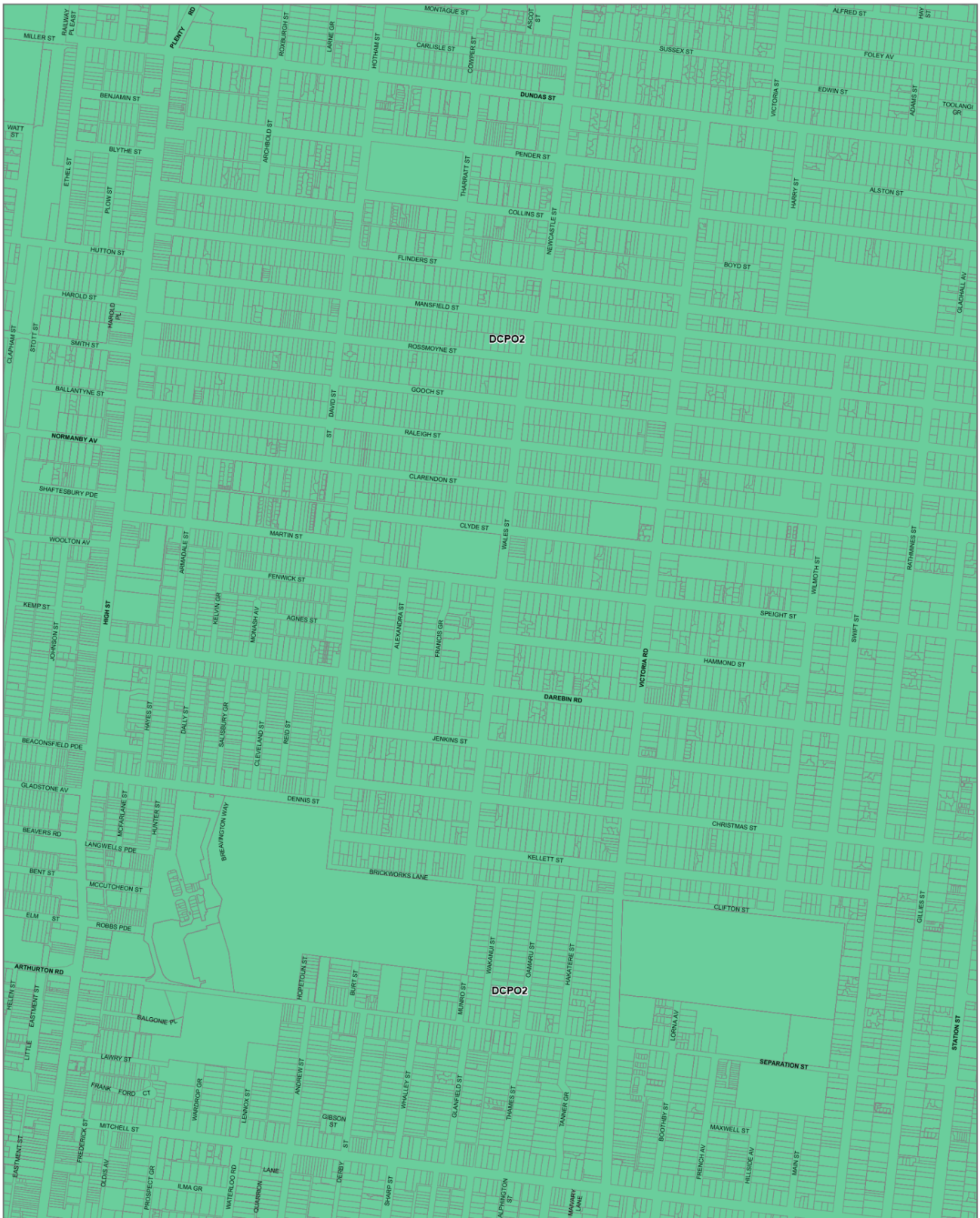
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 Australian Map Grid Zone 55


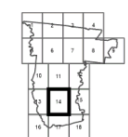
NORTH
 Planning Group
 Printed: 18/06/2020
 Amendment Version: 1

VICTORIA
 State Government | Environment, Land, Water and Planning

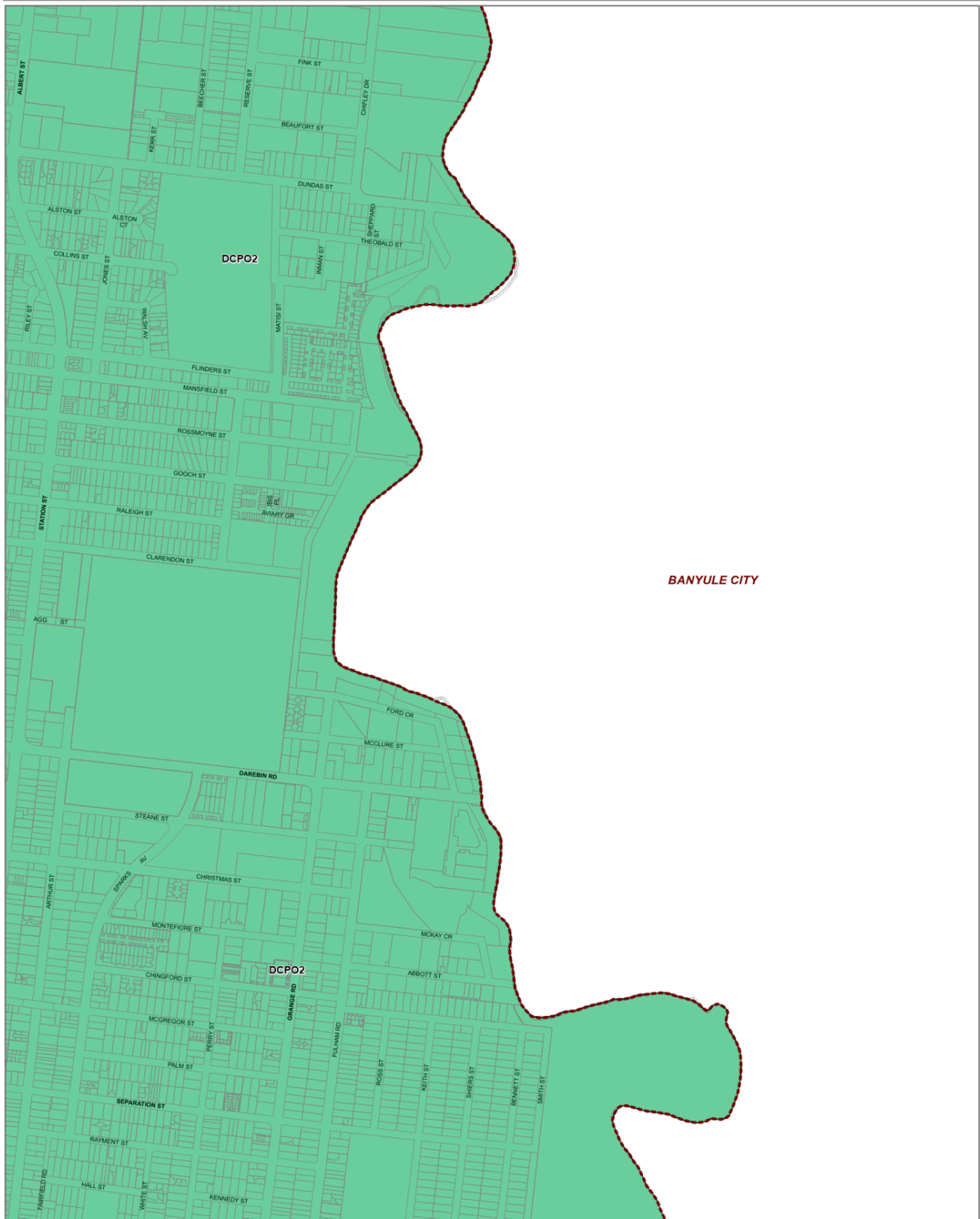
INDEX TO ADJOINING SCHEME MAPS
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DAREBIN PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C170dare



<p>LEGEND</p> <p> DCPO2 - Development Contributions Plan Overlay - Schedule 2</p>	<p> Municipal Boundary</p>	<p><small>Disclaimer</small> This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.</p> <p><small>© The State of Victoria Department of Environment, Land, Water and Planning 2020</small></p>	<p>0 225 450 Meters</p> <p>Australian Map Grid Zone 55</p> <p>NORTH</p> <p>Planning Group Printed: 18/06/2020 Amendment Version: 1</p>  <p>Environment, Land, Water and Planning</p>	<p>INDEX TO ADJOINING SCHEME MAPS</p> 
---	---	---	---	--

DAREBIN PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C170dare



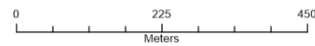
LEGEND

DCPO2 - Development Contributions Plan Overlay - Schedule 2

Municipal Boundary

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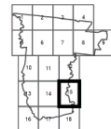


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 Amendment Version: 1

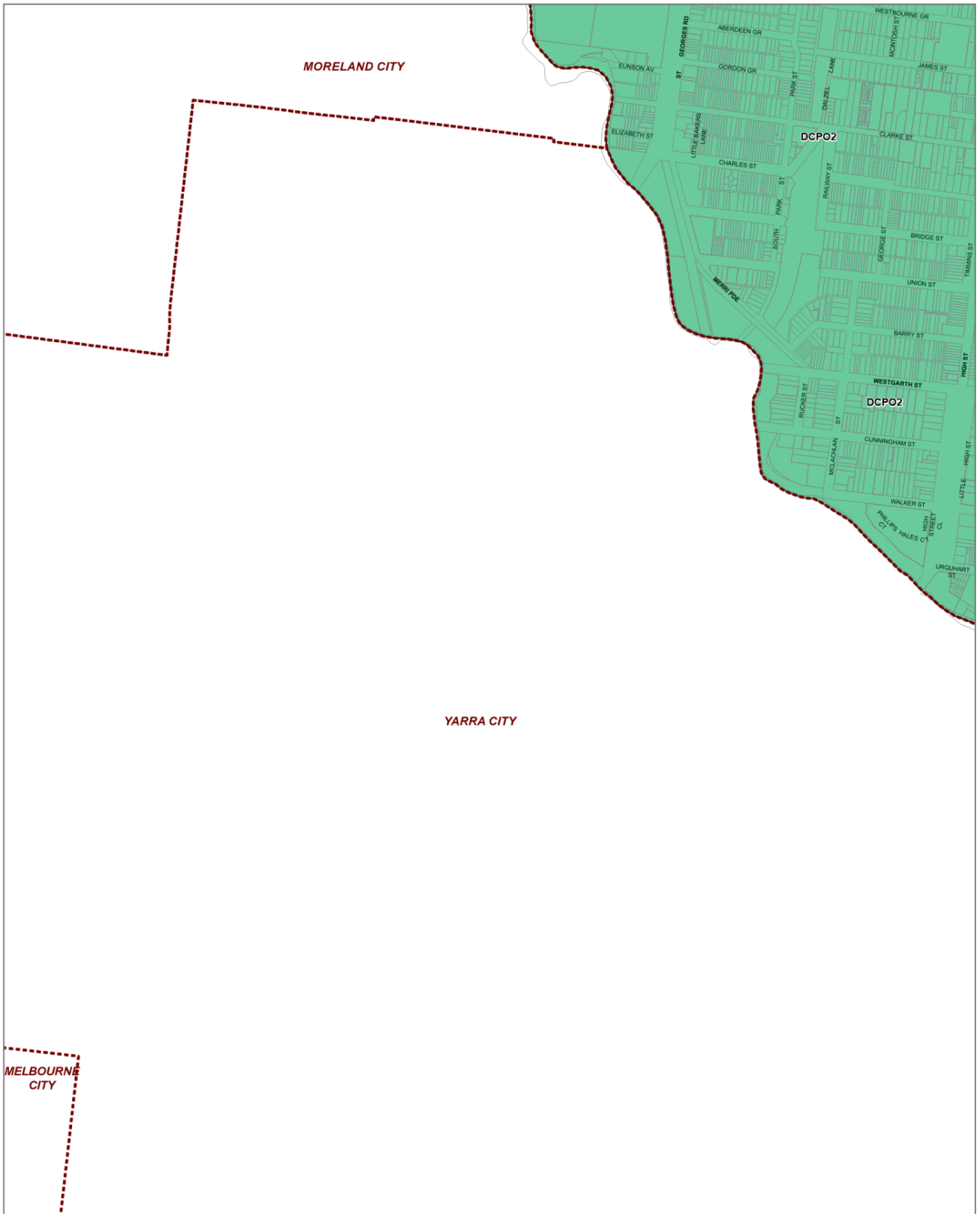


Environment,
 Land, Water
 and Planning

INDEX TO ADJOINING SCHEME MAPS



DAREBIN PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C170dare



LEGEND

- DCPO2 - Development Contributions Plan Overlay - Schedule 2
- Municipal Boundary

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Meters
Australian Map Grid Zone 55

NORTH

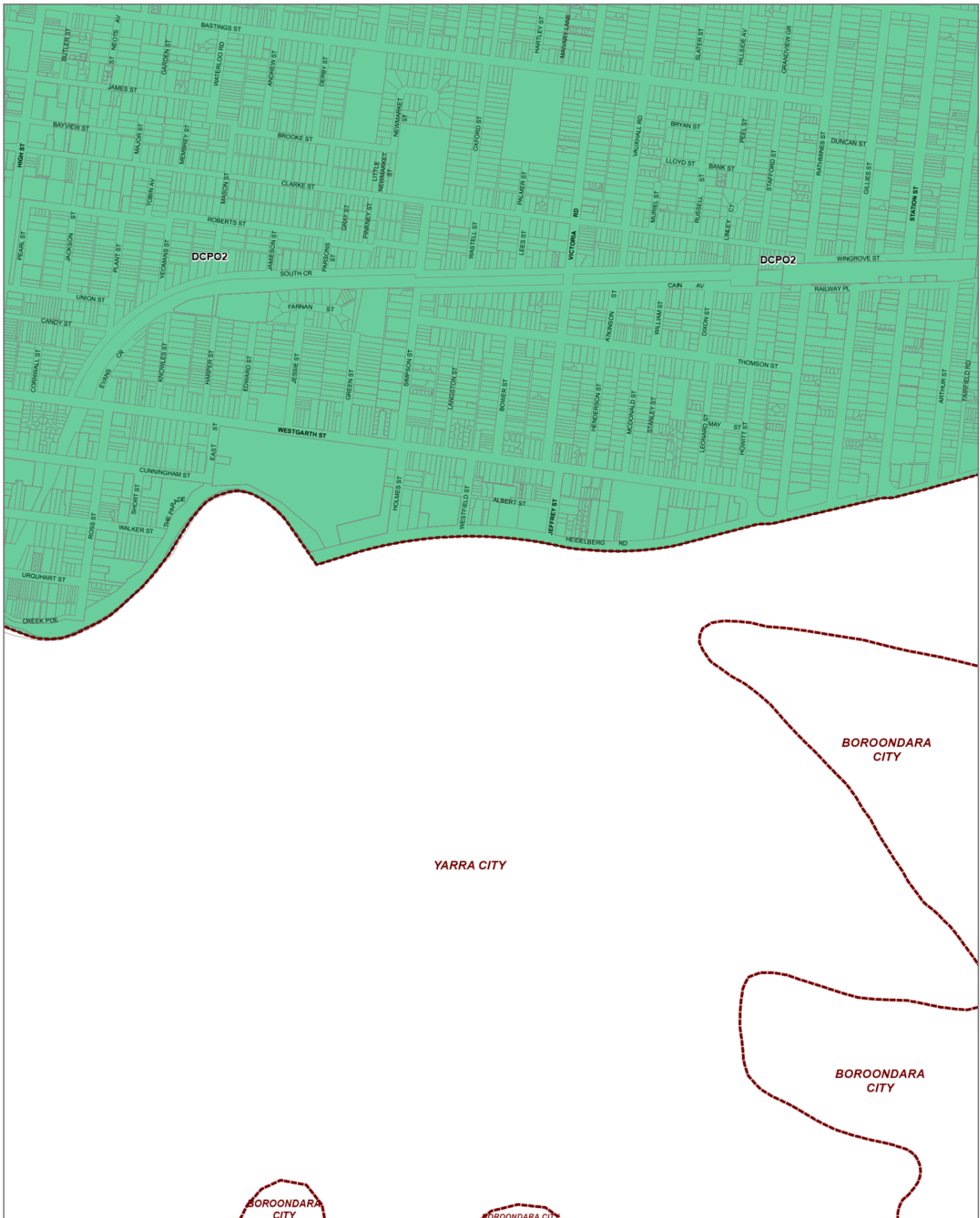
Planning Group
Printed: 18/06/2020
Amendment Version: 1

VICTORIA
State Government

Environment,
Land, Water
and Planning

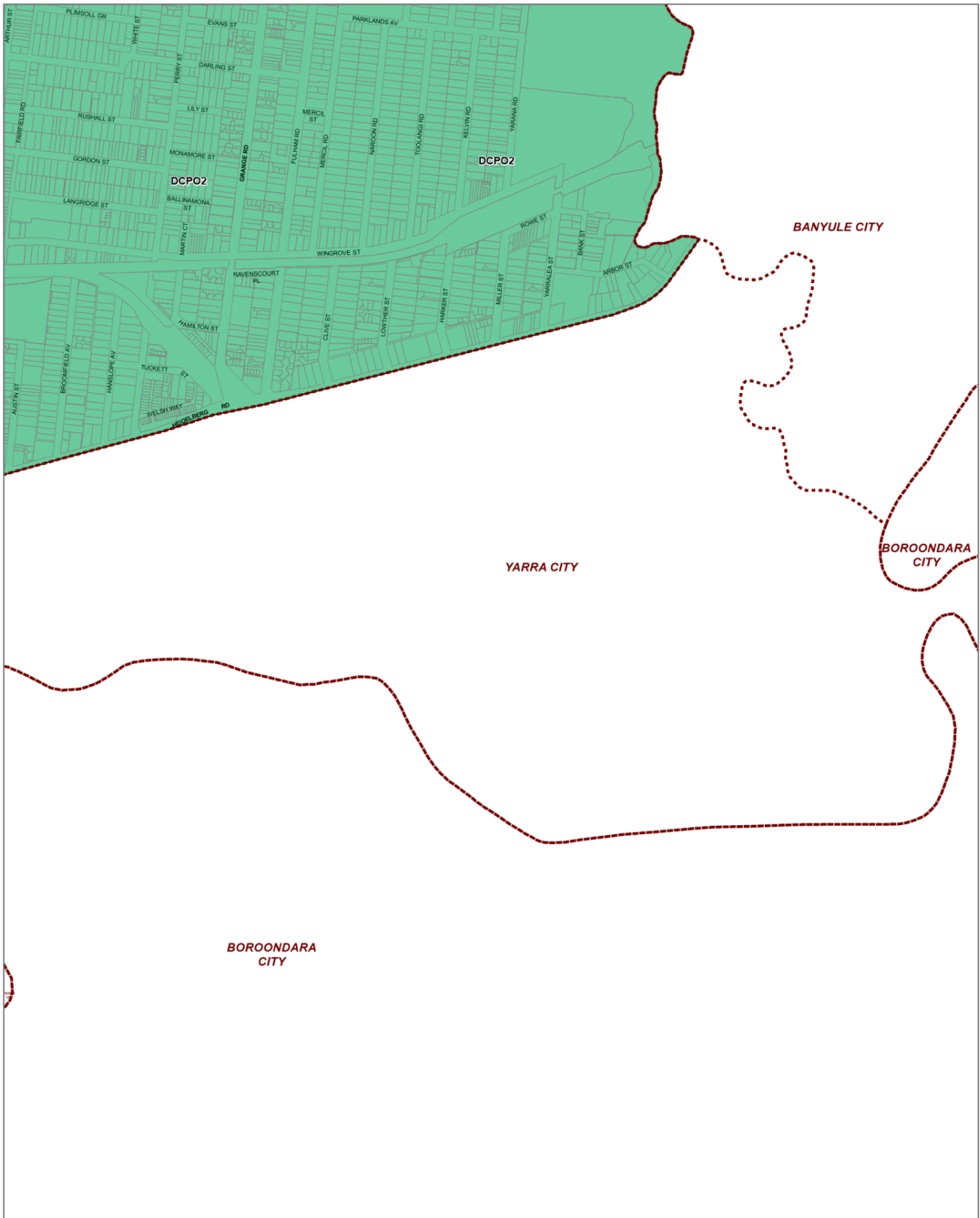
INDEX TO ADJOINING SCHEME MAPS

DAREBIN PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C170dare



<p>LEGEND</p> <p>DCPO2 - Development Contributions Plan Overlay - Schedule 2</p>	<p>Municipal Boundary</p>	<p>0 225 450 Meters</p> <p>Australian Map Grid Zone 55</p>	<p>INDEX TO ADJOINING SCHEME MAPS</p>
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DAREBIN PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C170dare



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---	---------------------------	---	--	--

7.4 PRESTON MARKET UPDATE**Author:** Strategic Planner**Reviewed By:** General Manager City Sustainability and Strategy

EXECUTIVE SUMMARY

The Victorian Planning Authority (VPA) is currently drafting plans for the Preston Market Precinct to guide future development that is proposed by the landowner. Advocating for the protection of the character, identity and long-term success of Preston Market has been a major focus of Council for many years.

Council is not the decision maker for the planning controls for the site. However, because the market's unique role and character is so valued by the community, Council has undertaken extensive community engagement and commissioned multiple studies by experts in their fields, to identify and clearly articulate what is most important to protect through any redevelopment.

Council has established a detailed advocacy position, as outlined in *The Heart of Preston (Appendix B)*.

It has long been Council's position that planning mechanisms alone will not be sufficient to protect what's important at the Market. This is why Council has been advocating for the objectives and key elements set out in *The Heart of Preston* to be protected through both traditional planning mechanisms and non-planning mechanisms.

Despite ongoing advocacy, to date the developer has not indicated a willingness to formally commit to protect the vital elements of the Market. Without a formal commitment by the developer, it is not possible to be confident that Council's objectives will be met and the Market protected.

Therefore, this report recommends further advocacy to the Minister for Planning to intervene. This intervention is needed to make sure the developer takes seriously protection of Preston Market and commits to protection in a form that would continue even if the land were sold.

It is recommended that Council increases advocacy effort and engages community in this advocacy over the next two months because it is an important time to secure developer commitment before the formal planning control consultation starts.

Recommendation

That Council:

- (1) Continue its advocacy to ensure that what's important at Preston Market is protected as outlined in the Heart of Preston.
- (2) Engage community in advocacy to state government and the developer to protect what's important at Preston Market. Including to:
 - a) Seek a contractual commitment from the developer in a form that would survive any sale of the land, to protect the ongoing operation of the market, the existing traders and its diversity and affordability.

- b) Call on the Minister for Planning to ensure:
 - i) Strong and specific planning controls that protect Preston Market's significant built form, layout, heritage, and identity elements; and
 - ii) That the planning amendment process be customised to ensure that before any planning scheme changes are made there is a genuine developer commitment in place in a form that would survive any sale of the land, to protect the ongoing operation of the market, the existing traders and its diversity and affordability.
- (3) Seek a meeting between the Mayor and Minister for Planning.
-

BACKGROUND / KEY INFORMATION

In August 2017, following advocacy from Council and community, the Minister for Planning directed the Victorian Planning Authority (VPA) to review and update the current planning controls for the Preston Market site, designating it as a strategic development site of state significance. The Minister outlined that the review needed to be undertaken with Council, the owners of Preston Market, the traders and the broader community.

Council's Role

Although Council is not the decision maker for the current review of planning controls, Council has long advocated for the best outcomes for the existing and future community, including businesses, residents, visitors and workers. Council has a role in advocating for planning controls that align with Council priorities and strategies to ensure the ongoing success and vitality of the Preston Market and to create an exceptional place for the heart of Preston.

Council has called for the processes for review of the planning controls to strengthen the depth and reach of community engagement and to develop a detailed understanding of technical issues and evidence about the needs, opportunities and constraints of the site. A range of technical reports and advice have been undertaken by both the VPA and Council on transport, affordable housing, heritage, urban design, drainage, construction management and infrastructure planning, identity analysis and economic analysis.

Due to the complexity of the multiple elements that make up the market's character, planning mechanisms alone will not be sufficient to protect them. Therefore, Council has advocated for the VPA to also pursue voluntary agreements with the developer that would cover non-planning matters, such as the community of traders, range and diversity of goods and affordable housing.

The VPA's role

The Minister of Planning designated the VPA as Planning Authority for the site in August 2017. The VPA was tasked with reviewing and updating the existing planning controls and Council is no longer the decision maker for reviewing, updating or applying planning controls, including such things as the Heritage Overlay. Review of the controls was complete in October 2018, and the VPA are now preparing a Structure Plan and new planning controls for the site in the form of a planning scheme amendment (PSA) package, to be submitted to the Minister for Planning.

Make Up of Planning Controls

Typically planning controls for a strategic site of the kind would include all or some of the following:

- A Precinct Structure Plan – sets the vision and framework for development;
- Activity Centre Zone (ACZ) – there will be requirements and guidelines for use and development
- A Development Contributions Plan (DCP) –require a developer to contribute funds to provide for transport infrastructure, community facilities such as kindergartens or other community benefits
- Open Space Contribution – require a developer to contribute a certain amount of Open Space for public use.
- Agreements on Affordable Housing and other planning matters such as car parking, public easements and the like. These are sometimes enshrined within a Section 173 Agreement.

Previous Council Resolution

At its meeting held on 21 December 2020, Council resolved to:

1. *Resolves to receive a briefing in February 2021 that includes;*
 - a) *An overview of Council's current position on Preston Market*
 - b) *An update on the current planning occurring for the site by the VPA including timeframes and processes*
 - c) *Details of the timeline of events to this point*
 - d) *Details of Council decisions and documentation including the "Heart of Preston" Assessment Tool and the criteria relating to height, heritage, retention and siting of the market*
 - e) *Consideration of the merits, opportunities and options of reviewing council's current position on siting of the market and height for the development plan*
 - f) *Opportunities for future advocacy.*
2. *Organise a meeting with MP for Preston Robin Scott and the Mayor to discuss the Preston Market redevelopment and any updates prior to the briefing in February*
3. *Write to the Planning Minister immediately to request the removal of the Preston Market development from the "Fast track list".*

On 11 January 2021 Council wrote to the Minister for Planning requesting the removal of Preston Market from the 'Fast track list'. The Mayor and Minister Robin Scott met on 26 February 2021 and discussed a variety of topics, including Preston Market. A briefing was also presented to Councillors as above in March 2021 .

COMMUNICATIONS AND ENGAGEMENT

Consultation

Four phases of community engagement have been conducted since January 2018 with over 2,000 people providing valuable feedback. There is consensus around the community's love of the market's unique character, its wide walkways and airy street market feel, its multicultural traders and its affordable and diverse product range. However, there is no community consensus about aspirations for change – many strongly feel the market should stay as it is, while others express a view the market is tired and needs updating.

The VPA is expected to publicly release their draft planning controls and plan for a minimum 4 weeks of community consultation later this year. We understand that VPA is now planning just one consultation phase and this would be the 'exhibition' period required before a Planning Scheme Amendment.

Council used the information gathered from various rounds of community engagement and various technical reports to form its own advocacy position on what the future of the Preston Market Precinct should look like. Council's endorsed position is outlined within the *Heart of Preston* document, that details key objectives and elements that are essential to protect the market. Our position has been given to both the VPA and the developer to show them that we see these as essential elements of the market to be protected.

Communications

Council and officers at all levels have advocated over a long period of time both publicly and through the administration for Council's position. The '*Heart of Preston*' (Appendix B) has been used to call for support from the community, developer and state government to join Council in achieving the vision.

ANALYSIS

Alignment to Council Plan / Council policy

Goal 3 - A liveable city

Environmental Sustainability Considerations and Climate Emergency

The project is consistently seeking high standards for environmentally sustainable design from any future development at the site.

Equity, Inclusion and Wellbeing Considerations

Council recognises the importance of the market for the community broadly and equity, inclusion and wellbeing considerations guide Council's activities for Preston Market. The Market plays a vital role by providing easy access to fresh, affordable food which is a vital wellbeing resource to our vulnerable communities. Council is seeking that any future development in the Preston Market Precinct continue to provide this service, and that any redevelopment further contributes to social inclusion, accessibility and connectivity. New community infrastructure is also being sought to cater for the need generated by new residents.

Cultural Considerations

Council recognises the cultural significance of the Preston Market to Darebin. Council is calling for any future development to respect the market's cultural significance, heritage and identity of the Market. Council commissioned both heritage and identity studies and will use their findings to strongly advocate for protection of what's special about the market.

Economic Development Considerations

Preston Market is key regional attraction and draws customers to the wider Preston area. It helps with business incubation and has flow on economic benefits to Preston Central. Council is seeking to protect the Market, it's affordability and culture, while facilitating new commercial opportunities. More mixed-use development in this central location can have benefits for businesses. Future residents can benefit from social inclusion, and easy access to jobs, services and transport.

Financial and Resource Implications

Advocacy costs in 2020-21 are provided for in Council's 2020-21 operating budget.

Legal and Risk Implications

It is considered that there are no legal or risks or implications arising from the contents of this briefing paper. Council remains committed to maintaining high standards to the probity and ethics in all aspects of the *Local Government Act 2020*.

Operational Impacts

As the site is privately owned there are limited operational impacts on Council. New planning controls are expected to include a Development Contribution Plan Overlay where any future developer would require a developer to contribute funds to provide for transport infrastructure, community facilities such as kindergartens or other community benefits.

DISCUSSION

Advocacy needed to secure commitment on non-planning matters

Council is not the decision maker for future plans for the site. However, because the market's unique role and character is so valued by the community, Council has advocated to protect what's important about the market and has documented its advocacy position in *The Heart of Preston* (Appendix B)

Council has long advocated to the state government and the developer to protect what's important.

Some elements within the *Heart of Preston* go beyond what can be included in normal planning controls, and these are some of the most at-risk elements for the Precinct. These non-planning asks are vital to retain the character and identity of the market, and Officers are concerned that without adequate support from the State Government, these could be lost in the planning controls review process.

The state government is the decision maker about the planning mechanisms and also for the planning review process. The developer is an important decision maker in regards to management of the market and design of any redevelopment.

Council's non- planning objectives include that:

1. The developer enters into a contractual commitment to continue to run the market
2. Existing traders are supported before, during and after any redevelopment
3. The market is kept affordable and diverse for all

Council is also aware that to achieve key objectives the planning controls must be specific and strong and that if they are too general on some topics, key elements of character and function could be put at risk. Therefore it is also critical that:

4. Strong and specific planning controls are included that achieve specific protection of the market's built form to protect heritage and identity

The VPA has not yet released its draft plans on the future Planning Controls for the Precinct and nor has Council received these. It is not yet clear if these plans will sufficiently address the elements raised in *The Heart of Preston* to an appropriate standard or level of detail.

Developer has not been willing to make a clear or formal commitment

Despite repeated requests, the developer has not demonstrated any willingness to contractually commit to keeping the market.

After endorsing its position on 18 August 2019, Council wrote to the developer, asking for their support and for a response to our community led objectives. We asked the developer to provide a contractual commitment to protect the market and said we could work together to achieve an outcome that gives the social license for developing the rest of the site, whilst still protecting the unique identity and social heritage of the market. The developer did not provide a response to this letter.

As a result of its decision on 18 May 2020 to update the *Heart of Preston*, Council wrote again to the developer. In this letter, we again requested that the developer support our asks, and for a written response to identify how they intended to protect the vital and unique elements outlines in Council's position.

In its response on 15 July 2020, the developer indicated that they will not respond to Council's documented asks, instead preferring to wait for the State Government amendment process to play out.

The developer has said informally that they plan to have a market on site, and this will ensure a market use continues to operate on site. However, they have indicated that they are not willing to formalise this through a contractual agreement on title to specify this, or to ensure that the market would be protected if the property were sold. The developer has not provided any information about if or how it intends to protect the other vital elements such as supporting existing traders, affordability and the diversity of the market.

This lack of commitment provides no certainty that key elements at the site will be protected in practice.

Windfall gains and developer contributions

The developer will likely make financial gains from the change of planning controls in addition to those from redevelopment of the site that has increased in value over time. It is a large site with potential for significant redevelopment. It benefits from its location close to public infrastructure including the railway station, civic services such as the Preston library, the shopping precinct, schools and sports grounds. All these facilities have ongoing public investment in running, maintaining and improving them. The site will also specifically benefit from the current significant public investment in the upgrade to the Preston Station and level crossing removals.

It is good planning practice to ensure that development that benefits from 'windfall gains' associated with changes to planning controls, or public infrastructure investment, shares that benefit with community. In this case, on this site, Council's advocacy position in the Heart of Preston includes that protecting the community function of the market and the cultural and built form heritage of the market are key and 'threshold' community benefits, that must be protected. It can be regarded that committing to these is a key element of achieving 'social license' for redevelopment.

Current planning process and what's needed to facilitate commitment by developer**Current process**

There is currently no clear process or pathway that could protect the non-planning elements that are important, and these are therefore currently at risk.

In August 2020, the Minister for Planning announced that the Preston Market Project was on a 'fast-track' list for projects as part of an economic COVID recovery program.

Council conveyed its concerns to the State Government and asked for full details of the new fast-track process, to ensure the things that are important to our community are included in the planning controls and ensure there is proper consultation throughout the process.

The State Government responded stating the new fast-track process for the Preston Market Precinct will include:

- a briefing to Councillors
- a tailored community engagement process on the structure plan and accompanying planning scheme amendment
- the opportunity to be referred to the VPA Projects Standing Advisory Committee (where appropriate)
- additional resources, effort and priority from the VPA and across government

This fast-track process tightens timeframes and there is no clear pathway included that would facilitate or require the developer to commit to non-planning community benefits that are essential for protecting the identity, ongoing operation and heritage at this unique site.

However, there are some benefits of this new fast-track process. The main benefit is that it can be tailored – which means the state government could decide to include process to facilitate agreement of non-planning elements and require that this happen before a decision is made. The state government has also expressed that part of the purpose of its fast track process is to support economic recovery at a macro level.

Minister can control process to bring developer to the table

The Minister can alter the Planning Scheme Amendment process and outcomes to influence the developer to address its community responsibility. The Minister can ensure that specific and strong planning controls are included to protect the heritage and identity of the market and direct the amendment process to bring the developer to the table.

Officers recommend that Council advocate for the state government to establish a robust and unique planning scheme amendment process for the market, to address non-planning requests and ensure that the developer must commit to these before any of the Planning Scheme controls are changed.

Such a tailored process could include:

- A tailored Standing Advisory Committee terms of reference that includes:
 - a roundtable discussion with the developer on how they will protect the special elements of the market
 - requiring the Advisory Committee to consider and recommend to the Minister how the non-planning elements of the planning scheme amendment should be addressed
- Delaying the approval of any planning scheme amendment until such non-planning commitments are agreed upon and executed by way of legal contracts or commitments
- Maintaining temporary height controls until the time that the permanent controls have been amended.

Advocacy timing and approach

This report recommends that Council increase its advocacy effort now and also now engage community in this advocacy to state government and the developer. Officers do not regard it as likely that Council's voice alone will achieve the commitments needed from the developer and state government.

The next two months are an important time for advocacy – intervention by the Minister now, to ensure the developer makes a formal enduring commitment before the planning controls are formally consulted on, would provide certainty on these key issues. There is also a real risk that if the formal planning process starts without key non-planning elements addressed, that they cannot be easily included later.

As this report has outlined, the developer could commit to protecting what's important at the Market, but so far hasn't. Therefore, advocacy to the Minister for Planning to intervene is also critical.

Council has undertaken a range of advocacy over a long period of time, reflecting the strong community support for protection of the Preston Market. However, as discussed in this report, there remain key objectives that are not yet secure. Clear commitments from the Minister and developer are needed.

It is proposed that advocacy efforts in the next two months aim to:

- Secure a contractual commitment from the market owners that protects the existing traders, the affordability and diversity of the market and the continuity of use, and which would continue even if the site were sold.

The Minister for Planning would be asked to ensure:

- The owner commits to protect what is important to the community who value the ongoing operation of the market; the existing traders and its diversity and affordability
- Strong planning controls are in place to protect the built form, layout and significant heritage elements.

Confidential **Appendix C** sets out proposed advocacy campaign stages, messages and channels. If Council decides to proceed with an advocacy program now, officers would implement the program in line with this, and update councillors on progress. The appendix has been made confidential to enable the advocacy to be most effective.

The State Government has indicated an approximate timeline for public release of their draft plans around May 2021. Advocacy would run ahead of this release in April and May 2021.

OPTIONS FOR CONSIDERATION

Adopt the proposed public engagement (recommended)

Officers consider that launching public engagement now on the topics outlined above presents an opportunity to convey the risks to the Minister for Planning and request that the process is changed to achieve the best outcome for the market.

Amend the proposed public engagement (not recommended)

Council can propose an amendment to the recommendation for consideration and debate.

Do not adopt the proposed public engagement (not recommended)

Council could wait until the State Government plans are released before running public engagement. This is assessed as being less likely to succeed, with less time or influence in the way the project is managed from here.

IMPLEMENTATION STRATEGY**Details**

With the release of plans by the State Government imminent, Council Officers recommend that Council starts a public facing campaign process asking that the Minister for Planning intervene in the process to protect the valued community asset.

While the exact details of the plans and planning controls are not known at this stage, Council are worried that the plans set to be released coupled with the fast-track process are limiting the ability to hold the developer to account for this important community asset.

It has been acknowledged by the State Government that controls beyond the Planning Scheme would be required in order to protect what is important to the Market, however, there has been no commitment from the developer to agree to take these steps. Both the State Government and the developer clearly understand what Council is seeking, as it is set out in our position document *The Heart of Preston*.

Communication

Using Council's endorsed position within *Heart of Preston*, Council will launch a series of future communication actions. The strategy and direction of the comms program will be determined by the outcome of this report. Actions may include an online petition, social media, web presence and letters to various Members of Parliament.

The VPA will be consulting on the Planning Scheme Amendment (later in 2021). Council and all affected parties will have a chance to submit to the Planning Scheme amendment consultation process, and be heard at the future panel/standing advisory committee.

Future Preston - Key Considerations

The future of Preston Market should also be considered in the context of the future of the broader central Preston area that surrounds it. Central Preston is an area experiencing major change, with a number of large-scale projects planned that will reshape the function and character of the area, by State Government, developers and Council. These include the level crossing removals at Bell and Preston, the development of a new Structure Plan for the Central Preston Activity Centre, and a Streets for People project along Cramer Street.

It is likely that disruptions from the Level Crossing Removal Project will occur around the same time that the VPA intend to publicly release their plans for the redevelopment of Preston Market Precinct.

Council are concerned that the level of disruption and uncertainty placed on the Central Preston area, on top of the pressure for COVID recovery will be detrimental to local businesses and the surrounding community. The public communications strategy aims at highlighting these issues to the Minister and calling for an intervention.

Timeline

Date	Description
Mar/April 2021	Council and community advocacy to developer and state government as proposed in this report
April/May 2021	VPA expected to publicly release planning package for consultation
April/May 2021	Council meeting to form a view on the VPA planning package
April/May 2021	Council make a formal submission to the VPA consultation
July 2021	Planning Panel or Standing Advisory Committee to review any unresolved submissions.
August 2021	Committee or Panel report made public
Mid-late 2021	VPA recommends to Minister approval of PSA either with modifications (as per panel report) or not.
Mid-late 2021	PSA approved and gazetted into the Planning Scheme by the Minister for Planning

RELATED DOCUMENTS

Attachments

- Previous Resolutions (**Appendix A**)
- Heart of Preston (**Appendix B**)
- Confidential Table 1 (**Appendix C**) Confidential - enclosed under separate cover

DISCLOSURE OF INTEREST

Section 130 of the *Local Government Act 2020* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any general or material 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 A - PRESTON MARKET DECISIONS

Topic	Date	Content – That Council: _	Outcome
Planning committee Post refusal of applications decision	27 February 2017	<p>(1) <i>Immediately writes to the Minister for Planning, Hon. Richard Wynn MP advising him as follows:</i></p> <ul style="list-style-type: none"> a) <i>Council has on numerous attempts tried to resolve outstanding matters with the owner/ developers regarding the future of the Preston Market.</i> b) <i>Council's decision to refuse the planning application permits D/398/2016 and D/293/2016.</i> c) <i>Council's request for him to use his powers of intervention to call-in planning application permits D/398/2016 and D/293/2016 regarding the Preston Market site under section 97B of the Planning and Environment Act 1987.</i> d) <i>In the event the applications are appealed to VCAT that he call-in the above planning applications under clause 58 of schedule 1 of the Victorian Civil and Administrative Tribunal Act 1998.</i> e) <i>Council considers he should call in these planning applications because they are of regional significance beyond the immediate locality and raise issues of public interest due to the social significance of the Preston Market.</i> f) <i>He immediately introduces interim planning controls that will safeguard the social significance of Preston Market pending a review of the Preston Market Incorporated Plan by Council.</i> <p>(2) <i>Also writes to Local State and Federal MP's seeking letters of support that call on the Planning Minister to use his powers of intervention to call-in the current application regarding the market site and immediately introduces interim planning controls.</i></p> <p>(3) <i>Accelerates the finalisation of a Preston Market Heritage Study identifying the historical, social, and cultural significance of the Preston Market and the site in order that such a study can support Council's request for the Minister for Planning to call in planning applications (stages 1B and 1C) and any subsequent planning applications for redevelopment of the Market site until such time that the Minister can introduce further planning controls over the Preston Market site that enhance the long term prospects of the Preston Market continuing its traditional retailing role in Preston</i></p>	Carried

Confidential Council Meeting Preston Market	21 May 2018	<p>(1) Council reiterates Council's commitment to working in partnership with the VPA to review the planning controls and future opportunities and to engage with the community, key stakeholders and the owners of the Preston Market as an important part of this review.</p> <p>(2) Council notes the community feedback received to date received through the Community Engagement Findings Report – Phase One. (Appendix A).</p> <p>(3) Council notes the community engagement planned in Phase Two of the review of planning controls and future opportunities.</p> <p>(4) Council notes the rich social heritage and importance of the market to the community, and reiterates Council's commitment to working to preserve the long term viability of the market.</p> <p>(5) Council resolves not to seek approval from the Minister of Planning to apply heritage controls (whether interim or permanent) to the market site at this time.</p> <p>(6) Council request that the CEO write to the VPA to request that the Heritage Study and associated technical reports be considered in an integrated way as part of the current review of planning controls.</p> <p>(7) Council release heritage reports in full including the research report (Heritage Study Volume 1: history and community connections, Appendix B), and the technical reports (Heritage Study Volume 2: significance Appendix C) and the Peer Review (Appendix D) to the community on 22 May 2018.</p> <p>(8) Council request that Council Officers meet with site owners representatives to discuss the heritage reports and highlight Council's view of the importance of the market to the municipality and Melbourne more generally.</p> <p>(9) Council resolves that this Council report becomes public and that it releases all Appendix A, B, C and D</p> <p>(10) Council Immediately releases the Council resolution; and</p> <p>(11) The timing of the release of Appendix A to be done in consultation with the VPA.</p>	Carried
Public Council Position Paper on the Future of Preston Market	13 August 2018	<p>(1) Notes that the Planning Minister has designated the VPA as the Planning Authority for the Preston market site and charged them with the responsibility for preparing a planning scheme amendment that would alter the planning controls that apply to the site.</p> <p>(2) Notes that phase 2 of community engagement for the Review of Planning Controls is nearing completion and that a summary of the engagement findings will be reported formally to Council for consideration on 3 September 2018.</p>	Carried

		(3) <i>Receives a report outlining options on how to best continue to engage the community, traders, the land owners and the VPA on the development of planning controls for the Preston Market Site on 3 September 2018 with the view of ultimately forming a Council position on the future of the Preston Market (at a time informed by the process).</i>	
Request for demolition controls to safe guard Preston Market	13 August 2018	<p>(1) <i>Notes that while the Planning Minister has introduced interim height controls over the footprint of the market, there are NO demolition controls over the existing market building structures which reputed heritage experts have identified that certain structures could have having grounds for future heritage protection.</i></p> <p>(2) <i>Notes that there is currently in course a community sponsored heritage listing application being considered by Heritage Victoria.</i></p> <p>(3) <i>Accordingly, notes that under the above circumstances Preston Market potentially remains exposed to demolition by the owner/developers before Heritage Victoria makes its final determination.</i></p> <p>(4) <i>Write to the Minister for Planning requesting a demolition control be added by amending the Priority Development Zone.</i></p>	Carried
Call for the Release of the VPA's Confidential Draft Report on Preston Market Planning Review	15 October 2018	<p>(1) <i>Notes that community engagement has been an important part of informing the VPA Draft Recommendation Report on Preston Market and that the community has a right to know what is contained in the report before it is submitted to the Minister for Planning.</i></p> <p>(2) <i>Writes and calls on the Minister for Planning and the CEO of the VPA to immediately release to the public the confidential draft Recommendation Report prepared by the VPA in relation to the planning controls and future opportunities review of the Preston Market site.</i></p>	Carried
Permanent maximum mandatory heights over existing footprint of the Preston Market	15 October 2018	<i>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 be made permanent.</i>	Carried
Preston Market	7 November 2018	(1) <i>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</i>	Carried

		<p><i>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".</i></p> <p><i>(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</i></p> <p><i>(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.</i></p>	
Planning Committee	7 December 2018	<p><i>(1) Notes the rich social heritage and importance of the market to the community, and reiterates Council's commitment to working to preserve the long term viability of the market.</i></p> <p><i>(2) Endorses the submission to the Heritage Council regarding the nomination of Preston Market as presented in Appendix B and requests that officers submit to the Heritage Council for consideration before 24 January 2019.</i></p> <p><i>(3) Reiterates its commitment to working in partnership with the VPA to review the planning controls and future opportunities for the site and to engagement with the community, key stakeholders and the owners of the Preston Market as an important part of this review.</i></p>	Carried
Council meeting	18 March 2019	<p><i>(1) Writes to the Premier, Local Members of the Victorian Legislative Assembly and Legislative Council, and the Ministers for Planning and Transport Infrastructure to:</i></p> <p><i>a. call on the State Government to confirm that it will proceed with the four level crossing removals in Preston within its term of Government.</i></p> <p><i>b. indicate Council's continued strong support and advocacy for the level crossing removals in Preston, Council's commitment to an integrated place based approach, and its willingness to work in partnership with state government agencies (including LXR, VPA and VicTrack) in planning the future of this precinct.</i></p> <p><i>c. seek a formal confirmation from the State Government that Council will be retained as the Planning Authority and the Responsible Authority for the development of planning controls and facilitation of any potential development sites for surplus railway land, and therefore consideration of this would go through an open, transparent and consultative planning process.</i></p>	Carried

		<ul style="list-style-type: none"> d. note that the VPA is currently tasked with reviewing planning controls for the Preston Market site and to request that the Minister for Planning write to the VPA to adjust their scope of work to: <ul style="list-style-type: none"> a) incorporate integration with any station and urban design outcomes for any integrated rail project and provide advice to Council on future planning for land surrounding the Preston station, through to St George’s Road. b) broaden the next phase of community engagement planned for the Review of Planning controls at Preston Market to also understand community views on the land surrounding the Preston station, through to St George’s Road; e. seek formal confirmation from the State Government to ensure an integrated approach to the planning and design for any of the core rail infrastructure works which includes engagement with the community to inform design on critical urban design elements such as new station buildings, proposed public spaces. f. seek a commitment from the state government that any planning approval exemptions, planning scheme amendments or associated documents it may consider to facilitate the level crossing removal works should: <ul style="list-style-type: none"> a) require that the Urban Design of the Preston Station Precinct integrates with the Preston Market site and the broader Preston Precinct and is referred to the Responsible Authority (Council) and the Victorian Planning Authority. b) facilitate core rail infrastructure works only. c) support the continuous operation of the Preston Market during and throughout construction by ensuring the footprint of the land required for the works at Preston Station is minimised and especially that there is no net loss of car parking currently used by Preston Market customers, business operators and workers d) not allow for development decisions to be locked in that are not related to core rail infrastructure such as sale of public land or development adjacent or in the airspace above. 	
<p>Planning committee Heart of Preston</p>	<p>19 August 2019</p>	<p><i>That Planning Committee:</i></p> <p>(1) Reconfirms its endorsement of the community vision for the Preston Market site that “The market is a vibrant and diverse place for the community to gather around food and celebrate culture.”</p>	<p>Carried</p>

		<p>(2) <i>Endorse five objectives and supporting key elements, as follows, and seeks support from the State Government and developer to realise these:</i></p> <p>a) <i>Objective one: Following redevelopment, the market retains its unique feel of covered streets, intersections, sheds, stalls and small shops that create a place of welcome, exchange and diversity; which would require the following key elements:</i></p> <ul style="list-style-type: none"> i) <i>At least the same number, types and sizes of stalls.</i> ii) <i>The market footprint is the same size or larger.</i> iii) <i>Is made up of a network of neighbourhood blocks and covered market streets with main public walkways at least 12 metres wide.</i> iv) <i>Has at least two cruciform intersections, which act as a key focal point, and connect to the broader precinct.</i> v) <i>Has the same sunlit, open and airy feel and characteristics of genuine market and not a shopping centre or mall</i> vi) <i>Incorporates design characteristics of space frame technology.</i> vii) <i>Has active market streets in the evening and out of hours, with the potential for a second story under the canopy to enhance the Market experience.</i> viii) <i>Has active edges, with high permeability and no blank walls</i> ix) <i>Provides a significant street frontage and sense of address.</i> x) <i>Integrates with existing public open space.</i> xi) <i>Incorporates a safe and active connection from High Street to the Station precinct.</i> xii) <i>Strong public space functionality with generous public seating, and market streets that remain open to the public 24/7 and are protected via easements.</i> <p>b) <i>Objective two: the vibrant mix of traders, particularly those from diverse backgrounds, are supported before, during and after redevelopment to keep the market accessible, affordable and multicultural; which would require the following key elements:</i></p> <ul style="list-style-type: none"> i) <i>Ensure continuous operation of the market before, during and after development by:</i> <ul style="list-style-type: none"> (1) <i>entering into a formal agreement(s), which will include a Market Continuity Plan and Transition Plan.</i> (2) <i>maintaining appropriate access and trade conditions</i> 	
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		<ul style="list-style-type: none"> (3) <i>maintaining appropriate trader car parking and large vehicle loading / unloading conditions</i> (4) <i>providing leases with the provision for rental adjustments where trading is adversely impacted by construction requirements</i> ii) <i>Ensure security and affordability for traders by:</i> <ul style="list-style-type: none"> (1) <i>prioritising existing tenants</i> (2) <i>setting the same price in rent, adjusted for inflation</i> (3) <i>offering a variety of flexible lease options</i> iii) <i>Provide the same amount of Market car parking before, during and after redevelopment.</i> iv) <i>Retain the diversity of independent businesses, with no franchises or chains.</i> v) <i>Manage the market effectively during and after redevelopment to provide a clean, safe and pleasant environment for traders and shoppers</i> c) <i>Objective three: surrounding precinct is developed as a model of a sustainable, liveable neighbourhood with world class architecture, open spaces, streetscapes, public areas and urban design that tell the stories of the migrant communities that have made this place what it is; which would require the following key elements:</i> <ul style="list-style-type: none"> i) <i>Meaningfully involve migrant communities in precinct design and creation of new open spaces.</i> ii) <i>Create a fine-grain and liveable neighbourhood that is inviting and interesting from the ground floor up.</i> iii) <i>Provide a variety of building heights and generous setbacks, with world class architecture and urban design.</i> iv) <i>Provide a permeable street network that connects to the broader neighbourhood and prioritises pedestrians and cyclists.</i> v) <i>Provide opportunities to grow, prepare, share and compost food in the precinct.</i> vi) <i>Provide at least 10% of the precinct as high quality, usable, green open spaces.</i> vii) <i>Provide an additional financial contribution of up to 8.2% to enhance existing open space within the central Preston area.</i> viii) <i>Provide canopy trees on all streets and laneways.</i> ix) <i>No overshadowing of public open spaces, on and off the site.</i> 	
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		<ul style="list-style-type: none"> x) <i>No car parking on the ground level and underground car parking wherever possible</i> xi) <i>Minimise vehicle movement within the precinct.</i> xii) <i>Achieve a minimum of 6 star green star communities (or current best-practice Green Star).</i> xiii) <i>Minimise waste and maximise reuse of materials in the redevelopment of, and future operation of the precinct</i> xiv) <i>Provide a safe, active connection to 421 High Street</i> xv) <i>A minimum 5-6 Green Star accreditation for all buildings as built (or current best-practice)</i> xvi) <i>A minimum 7 Star Nationwide House Energy Rating Scheme (NatHERS) rating (or current best-practice)</i> <p>d) <i>Objective four: value that is created through the redevelopment is shared with the wider community through a range of state-of-the-art new community spaces, affordable housing, social programs and facilities and employment opportunities; which would require the following key elements:</i></p> <ul style="list-style-type: none"> i) <i>Provide a range of commercial cultural facilities like a cinema or galleries, but also office spaces for local jobs.</i> ii) <i>Contribute towards new community facilities such as lifelong learning facilities, and/or a bigger, better neighbourhood house.</i> iii) <i>Provide new maternal and child health, and kindergarten facilities</i> iv) <i>Ensure new green open spaces that are usable to a broad range of people</i> v) <i>Provide affordable (20%) and diverse housing, with a proportion of tenancies weighted towards newly arrived migrants.</i> vi) <i>New intercultural programs around food, language and art.</i> <p>e) <i>Objective five: That any development is contingent on a contractual commitment to retain the market use at the Preston Market site.</i></p> <ul style="list-style-type: none"> i) <i>The majority landowner/developer to enter into a contractual commitment with the State Government and Council, before a planning scheme amendment is gazetted, to retain a fresh food and variety market within the Preston Market Precinct.</i> 	
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		<p>(3) <i>Calls on the State Government and the owner and developer to commit to achieving the objectives and implementing the key elements into the Framework Plan, Structure Plan, planning controls, management plans, design and construction.</i></p> <p>(4) <i>Notes the Preston Market Precinct Engagement Report, and Preston Market Quarter Identity Study.</i></p> <p>(5) <i>Thanks all participants who have contributed to the most recent and previous community engagement phases.</i></p>	
Preston Market Precinct update	14 October 2019	<p>(1) <i>Notes the Heritage Council Registrations and Reviews Committee's (the committee) determination of 18 September 2019 (Appendix B) that the Preston Market does not reach the threshold for State-level heritage significance and will not be included on the Victorian Heritage Register.</i></p> <p>(2) <i>Notes that the committee noted that the Recommendation by Heritage Victoria concluded that Step 1 for assessment of criteria under Part 4 of the Guidelines was likely to be satisfied for 6 out of the 8 criteria, namely, A, C, D, E, F and G, and therefore considers that there is sufficient evidence that the Preston Market may have cultural heritage significance at the local level.</i></p> <p>(3) <i>Notes the committee gave particular consideration to the technical significance of the Preston Market's space frame roof structure and load bearing, tilt up concrete walls and was of a view that the technological achievements associated with the design and construction may strongly indicate cultural heritage significance at the local level, to the extent that controls may be warranted and that a Heritage Overlay is the most appropriate planning mechanism to enact such controls.</i></p> <p>(4) <i>Notes the committee impression of what may be a relatively disjointed approach to the processes of recent heritage studies relating to Preston Market.</i></p> <p>(5) <i>Supports the committee's referral of the recommendation and submissions to the Victorian Planning Authority for consideration for an amendment to the Darebin Planning Scheme under section 49(1)(c)(i) of the Heritage Act 2017.</i></p> <p>(6) <i>Commissions its own heritage studies to fully investigate and considers any further new evidence regarding the cultural, social. Building and technical heritage matters at Preston Market to help inform Council on the application of a Heritage Overlay through the Darebin Planning Scheme.</i></p> <p>(7) <i>Writes to Victorian Planning Authority (VPA) and the Minister for Planning requesting that the VPA undertake:</i></p>	Carried unanimously

		<p>a) <i>A new local heritage study on the Preston Market, that considers all previous reports and advice on heritage and the new evidence presented to the Heritage Council Victoria and any other new evidence.</i></p> <p>b) <i>If the study determines the market building, or elements of the built form, is of local heritage significance, request that the VPA carry out the following:</i></p> <p>i. <i>In response to the evidence, incorporate into the planning controls as appropriate: a Heritage Citation, Heritage Design Guidelines and/or a Conservation Management Plan.</i></p> <p>ii. <i>If supported by the evidence, a planning scheme amendment process to apply a Heritage Overlay to the Preston Market.</i></p> <p>(8) <i>Writes to the Minister for Planning requesting that an Interim Heritage Overlay be immediately applied over the Preston Market building to ensure it is protected while further crucial work is carried out to determine if permanent heritage controls should be applied.</i></p> <p>(9) <i>Writes to local members of state and federal parliament seeking letters of support requesting that the Planning Minister immediately applies an interim Heritage Overlay over the Preston Market building to ensure it is temporarily protected.</i></p> <p>(10) <i>Notes that Council has recently called on the VPA to support Council’s endorsed objectives and key elements (endorsed at Planning Committee Meeting of 19 August 2019 and shown in Appendix C), that relate to critical market identity and character elements, however Council will review its endorsed objectives and key elements in light of future heritage studies.</i></p> <p>(11) <i>Requests that the VPA does not proceed with a Framework Plan and planning scheme amendment for the structure plan and planning controls until the outcome of the above step(s) is fully understood and the most appropriate mechanisms to protect the heritage of the market can be incorporated</i></p>	
Preston Market – Heart of Preston Update	18 May 2020	<p>(1) <i>Notes the findings of the ‘Preston Market Options Review – MGS Architects – March 2020’ that identifies urban design principles important in any redevelopment of the Preston Market site (Appendix B).</i></p> <p>(2) <i>Notes the findings of the ‘Preston Market Heritage Review – RBA Architects and Heritage Consultants – March 2020’ that finds the market has local heritage significance and recommends a heritage overlay (Appendix C).</i></p> <p>(3) <i>Adopt the ‘Preston Market Heritage Citation - RBA Architects and Heritage Consultants April 2020’ that provides a statement of significance to support Council’s request for a Heritage</i></p>	Carried

		<p><i>Overlay and form part of Council's future submission to the Victorian Planning Authority's planning scheme amendment (Appendix D).</i></p> <p>(4) <i>Write to the Victorian Planning Authority, notifying it of Council's heritage findings and requesting the following strongest protections are put in place:</i></p> <ul style="list-style-type: none"> a. <i>Apply a permanent Heritage Overlay to the Preston Market as part of the package of planning controls and mechanisms for the Preston Market Precinct</i> b. <i>Support Council's request to the Planning Minister to intervene and apply an Interim Heritage Overlay, through Amendment C192 to the Darebin Planning Scheme</i> c. <i>Ensure any future Statement of Significance for the market is consistent with the 'Preston Market Heritage Citation - RBA Architects and Heritage Consultants April 2020'</i> d. <i>Develop a Conservation Management Plan as part of the planning scheme amendment package to guide any changes to the Preston Market</i> e. <i>Release the draft framework plan publicly, before submitting an amendment to the Minister for Planning for authorisation, as committed during the last phase of engagement.</i> <p>(5) <i>Request the Minister for Planning prepare and approve an amendment to the Darebin Planning Scheme, pursuant to Section 20(4) of the Planning and Environment Act 1987 to apply an interim Heritage Overlay to the market building, using the Statement of Significance provided by the Preston Market Heritage Citation by RBA Architects and Heritage Consultants as the basis of this amendment.</i></p> <p>(6) <i>Update The Heart of Preston objectives and key elements that were adopted at Council's Planning Committee meeting of the 19 August 2019 by endorsing the use of the following criteria in a Heart of Preston Assessment Tool so that any redevelopment scenario can be tested against the criteria to assess where and how it is responding to Council's priorities and aspirations:</i></p> <p><i>Value and Protect the Market's Unique Identity & Heritage</i></p> <ul style="list-style-type: none"> a. <i>Objective one: Following redevelopment, the market retains its heritage significance and unique feel of covered streets, intersections, sheds, stalls and small shops that create a place of welcome, exchange and diversity; which would require the following key elements:</i> 	
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		<p><u>Identity</u></p> <p>i. At least the same number, types and sizes of stalls.</p> <p>ii. The same sunlit, open and airy feel and characteristics of the original heritage market and not a shopping centre or mall.</p> <p>iii. Has at least two cruciform intersections, which act as a key focal point, and connect to the broader precinct.</p> <p>iv. The market footprint is the same size or larger.</p> <p><u>Urban Design & Feasibility</u></p> <p>v. Is made up of a network of neighbourhood blocks and covered market streets with main public walkways at least 12 metres wide.</p> <p>vi. Has active market streets in the evening and out of hours.</p> <p>vii. Provides a wide and inviting street frontage and sense of presence along Cramer Street, in a high amenity position opposite upgraded green space next to the oval.</p> <p>viii. Integrates with existing public open space, including the Preston Oval opposite and new and upgraded spaces as part of the level crossing removals and Council open space works.</p> <p>ix. Incorporates a safe and active connection from the station through to High street that has a high level of market activity.</p> <p>x. Strong public space functionality with generous public seating, and market streets that remain open to the public 24/7 and are protected via easements.</p> <p>xi. The market is not completely surrounded by taller buildings, hidden from view.</p> <p><u>Architectural significance</u></p> <p>xii. The market undergoes minimal change to protect as many significant heritage elements as possible.</p> <p>xiii. The market retains at least 75% of the existing spaceframe roof either in situ or relocated, only if relocation is determined to be appropriate by a Conservation Management Plan prepared by the VPA.</p> <p>xiv. The market has the same or similar outer concrete walls.</p>	
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		<p>xv. <i>The market has the same layout and wide, light and airy walkways.</i></p> <p><i>Support Traders</i></p> <p>b. <i>Objective two: the vibrant mix of traders, particularly those from diverse backgrounds, are supported before, during and after redevelopment to keep the market accessible, affordable and multicultural; which would require the following key elements:</i></p> <p>i. <i>Ensure continuous operation of the market before, during and after development by:</i></p> <ol style="list-style-type: none"> (1) <i>entering into a formal agreement(s), which will include a Market Continuity Plan and Transition Plan.</i> (2) <i>maintaining appropriate access and trade conditions</i> (3) <i>maintaining appropriate trader car parking and large vehicle loading / unloading conditions</i> (4) <i>providing leases with the provision for rental adjustments where trading is adversely impacted by construction requirements.</i> <p>ii. <i>Ensure security and affordability for traders by:</i></p> <ol style="list-style-type: none"> (1) <i>prioritising existing tenants</i> (2) <i>setting the same price in rent, adjusted for inflation</i> (3) <i>offering a variety of flexible lease options.</i> <p>iii. <i>Provide the same amount of Market car parking before, during and after redevelopment.</i></p> <p>iv. <i>Retain the diversity of independent businesses, with no franchises or chains.</i></p> <p>v. <i>Manage the market effectively during and after redevelopment to provide a clean, safe and pleasant environment for traders and shoppers.</i></p> <p><i>Create a Sustainable and Vibrant Neighbourhood</i></p> <p>c. <i>Objective three: the surrounding precinct is developed as a model of a sustainable, liveable neighbourhood with world class architecture, open spaces, streetscapes, public areas and urban design that tell the stories of the migrant communities that have made this place what it is; which would require the following key elements:</i></p>	
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		<ul style="list-style-type: none"> i. <i>Meaningfully involve migrant communities in precinct design and creation of new open spaces.</i> ii. <i>Create a fine-grain and liveable neighbourhood that is inviting and interesting from the ground floor up.</i> iii. <i>Provide a variety of building heights and generous setbacks, with world class architecture and urban design.</i> iv. <i>Provide a permeable street network that connects to the broader neighbourhood and prioritises pedestrians and cyclists.</i> v. <i>Wind impact is minimised through precinct and building design for pedestrian amenity and comfort, particularly at key open spaces</i> vi. <i>Provide opportunities to grow, prepare, share and compost food in the precinct.</i> vii. <i>Provide at least 10% public open space on site, at multiple key intersections including along the main east-west market street.</i> viii. <i>Provide an additional financial contribution of up to 8.2% to enhance existing open space within the central Preston area.</i> ix. <i>Provide canopy trees on all streets and laneways.</i> x. <i>There is minimal overshadowing of open spaces on the site and to Preston Oval and its surrounds, as the premier open space destination within Central Preston.</i> xi. <i>No car parking on the ground level and underground car parking wherever possible.</i> xii. <i>Minimise vehicle movement within the precinct.</i> xiii. <i>A minimum of 6 - star green star communities (or current best-practice Green Star).</i> xiv. <i>Minimise waste and maximise reuse of materials in the redevelopment of, and future operation of the precinct.</i> xv. <i>Provide a safe, active connection to 421 High Street.</i> xvi. <i>A minimum 6 Green Star accreditation for all buildings as built (or current best-practice).</i> 	
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		<p>xvii. <i>A minimum 7 Star Nationwide House Energy Rating Scheme (NatHERS) rating (or current best-practice).</i></p> <p><i>Deliver New Community Benefits</i></p> <p>d. <i>Objective four: value that is created through the redevelopment is shared with the wider community through a range of state-of-the-art new community spaces, affordable housing, social programs and facilities and employment opportunities; which would require the following key elements:</i></p> <ul style="list-style-type: none"> i. <i>Provide a range of commercial cultural facilities like a cinema or galleries, and also office spaces for local jobs.</i> ii. <i>Contribute towards new community facilities such as lifelong learning facilities, and/or a bigger, better neighbourhood house.</i> iii. <i>Provide new maternal and child health, and kindergarten facilities.</i> iv. <i>Ensure new green open spaces that are usable to a broad range of people.</i> v. <i>Provide affordable (20%) and diverse housing, with a proportion of tenancies weighted towards newly arrived migrants.</i> vi. <i>New intercultural programs around food, language and art.</i> <p>e. <i>Objective five: That any development is contingent on a contractual commitment to retain the market use at the Preston Market site.</i></p> <ul style="list-style-type: none"> i. <i>The majority Landowner/developer to enter into a contractual commitment with the State Government and Council, before a planning scheme amendment is gazetted, to retain a fresh food and variety market within the Preston Market Precinct</i> ii. <i>The market is an ongoing use within the precinct.</i> <p><i>See Appendix E for a table identifying track changes and new additions.</i></p> <p>(7) <i>Write to the VPA and the developer to notify them that The Heart of Preston has been updated.</i></p> <p>(8) <i>Note that Council officers will have discussions with the developer on affordable housing, open space contributions, a new community facility, trader support and measures to ensure the affordability and diversity of the market in order to implement Council's decision</i></p>	
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Invitation to Jane Stanley to address council on the future of Preston market	18 May 2020	<i>That Council resolves to invite renowned expert on markets, Dr Jane Stanley to address Councillors and relevant Officers as soon as possible at a Council Briefing and provides Dr Stanley with all relevant material and reports including the "Preston Market Heritage Review – RBA Architects and Heritage Consultants – March 2020 report, Preston Market Options Review MGS Architects – March 2020 and Statement of Significance" before the Council makes any further decisions on its future position on the Preston Market</i>	Carried unanimously
Request for disclosure - office of the Victorian government architect report	9 June 2020	<p>(1) <i>Notes Council has been working in good faith with the Victorian Planning Authority (VPA) regarding the future planning controls that will apply to the Preston Market site.</i></p> <p>(2) <i>Notes that the VPA have received a report from the Office of the Victorian Government Architect in August 2019 regarding Preston Market.</i></p> <p>(3) <i>Resolves to write to the VPA and OVGA formally requesting they release the report to Council and make it available to the public."</i></p>	Carried unanimously
Public disclosure of advice regarding Preston market	9 June 2020	<p>(1) <i>Notes the summary of advice it has received from Root Partnership in July 2019.</i></p> <p>(2) <i>Immediately writes to the landowner/developer requesting permission from them to publicly release the confidential asset condition information provided to council on the basis of openness and transparency."</i></p>	Carried unanimously
Release of confidential advice by Dr Jane Stanley	29 June 2020	<p>(1) <i>Notes the presentation provided to Councillors by Dr Jane Stanley, a renowned expert on markets around the world, regarding the future of Preston Market.</i></p> <p>(2) <i>That subject to Dr Jane Stanley's approval, the presentation she made to the Councillor Briefing on the 25 May 2020 regarding Preston Market be publicly released for transparency reasons.</i></p> <p>(3) <i>Urgently forwards Dr Stanley's presentation to the Planning Minister and the Victorian Planning Authority (noting that Dr Stanley's presentation was not commissioned by or endorsed by Council) to ensure they have a range of expert perspectives on the future of Preston Market.'</i></p>	Carried
Preston Market update	21 December 2020	<p>(1) <i>Resolves to receive a briefing in February 2021 that includes;</i></p> <p>a) <i>An overview of Council's current position on Preston Market</i></p> <p>b) <i>An update on the current planning occurring for the site by the VPA including timeframes and processes</i></p> <p>c) <i>Details of the timeline of events to this point</i></p> <p>d) <i>Details of Council decisions and documentation including the "Heart of Preston" Assessment Tool and the criteria relating to height, heritage, retention and siting of the market</i></p>	Carried

		<p>e) <i>Consideration of the merits, opportunities and options of reviewing council's current position on siting of the market and height for the development plan</i></p> <p>f) <i>Opportunities for future advocacy.</i></p> <p>(2) <i>Organise a meeting with MP for Preston Robin Scott and the Mayor to discuss the Preston Market redevelopment and any updates prior to the briefing in February</i></p> <p>(3) <i>Write to the Planning Minister immediately to request the removal of the Preston Market development from the "Fast track list".</i></p>	
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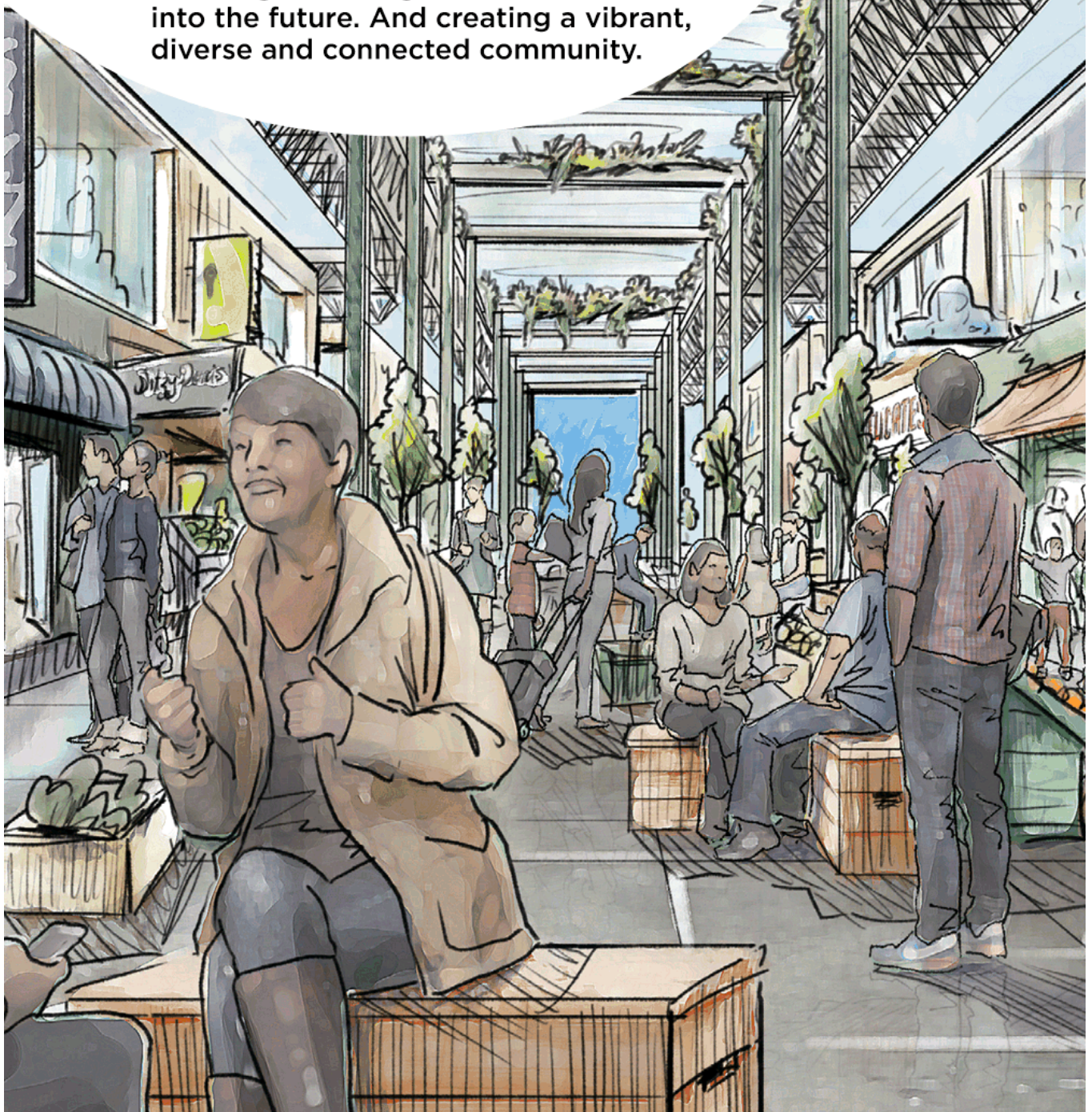
The Heart of Preston

May 2020

Ensuring a thriving Preston Market into the future. And creating a vibrant, diverse and connected community.



the place to live





Message from the Mayor

For half a century, Preston Market has been the beating heart of the local community. Welcoming, humble, affordable, diverse; our market is a place where people from all walks of life come to do their weekly shop, meet with friends, or pick up an unexpected knick knack.

We all love Preston Market and want it to keep thriving for the next 50 years ... and beyond. We also know that the surrounding site has the makings of a diverse and connected neighbourhood, close to public transport, services, educational facilities, jobs and open spaces. The landowners have been clear in their intention to develop the site, and Council, while not the decision maker, is advocating strongly to ensure the best possible outcome for the community.

To work out what matters most to protect through any redevelopment, we've turned to the people who know this cherished place best: the market traders, shoppers and other community members who love its atmosphere and cheap, delicious food.

Extensive community consultation has shown that people want any future development to value the unique character of the market, ensure it is able to continue as a diverse place of welcome to gather and connect, create new green open spaces, feature strong sustainability principles, focus on pedestrian and cycling access, and improve community safety.

Now, we have gathered up the community views and used them to create a document which seeks to express local residents' and traders' shared expectations around the future of the Preston Market Precinct, and set out the things that need to happen for change to result in good outcomes for our community.

We have also asked the experts to provide guidance on heritage and urban design matters which have resulted in Council's updated position. This advice will strengthen our voice when we advocate to the State Government and the landowners for the best possible outcome.

I encourage you to find out more about the future of Preston Market at <https://www.yoursaydarebin.com.au/prestonmarket>



Cr Susan Rennie
Darebin City Council Mayor.



The Preston Market is unique.

It's privately owned and operated, yet is considered by locals to be one of the area's most cherished public spaces. It's less than 50 years old, but feels like a cornerstone of Preston's post-settlement history.

Importantly, the precinct bordering Preston Station, Murray Road, Mary Street and Cramer Street is both the site of the market and an unparalleled opportunity to address the area's housing crisis by creating an inclusive community close to transport, shops, and education and health services.

The private landowners have been clear in their intention to develop the site, and Council is working to ensure the voices of the community are heard and that any development results in significant community benefit.

In four rounds of extensive community engagement working with the Victorian Planning Authority (VPA), Darebin City Council asked a diverse group of local stakeholders what was important to them about the market, and what kind of development they might want to see in and around the market. Separately, Darebin also engaged an independent expert to study the market's unique character and identity as part of a first-of-its-kind report.

Technical studies on heritage and urban design have also been undertaken by Council so that we can be in the best possible position to advocate for appropriate development outcomes during the State Government's planning process. Council is now in a good position to advocate for the strongest possible set of protections to safeguard what is special about the market, including a Local Heritage Overlay.

Local views have directly informed this document, which seeks to set out the key things that need to happen for a future Preston Market Precinct to be a place for everyone, where the market's status as a special place for locals is maintained and enhanced. Decision makers need to:

Value heritage and its unique characteristics of covered streets and walkways that act as public spaces, its sheds, stalls and small shops as part of any redevelopment.

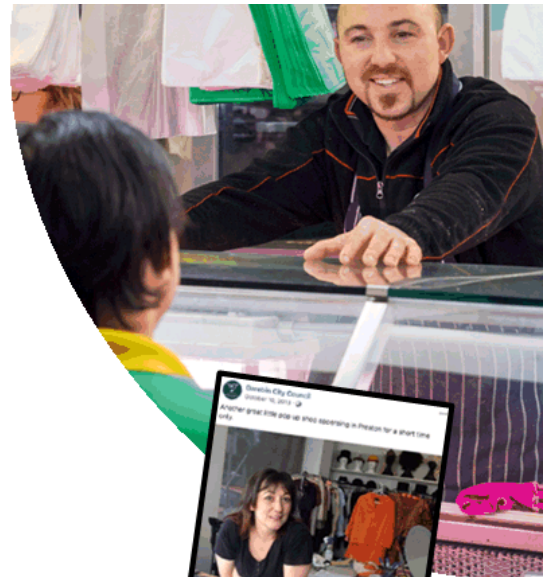
Support traders before, during and after any redevelopment.

Create new usable green open space to feature strong sustainability principles, showcase excellence in design and improve the look, feel and safety of the area.

Deliver social equity to the precinct via new community spaces, affordable housing, social programs, facilities and employment opportunities.

Underpinning all of these objectives is a baseline requirement that, before any development proceeds, the owners give a contractual commitment to retain the market use at the current site.

Community engagement: a snapshot...



1,138 conversations



34 traders were consulted

93 people took part in 8 migrant and culturally diverse kitchen table discussions

485 people visited on-site pop-ups

75,046 online social media impressions

526 surveys completed

Between January 2018 and May 2019, alongside the Victorian Planning Authority (VPA) Darebin Council participated in an unprecedented program of community engagement around the future of the Preston Market Precinct. What we learned has directly informed this community-led vision for the future of the market and the surrounding site.

Value and protect the market's unique identity and heritage

The community told us it values the identity of the market, irrespective of how it evolves into the future in any precinct redevelopment. This character is underpinned by unique features such as the covered market streets, sheds, stalls and small shops.

Heritage experts have also told us the market is of social, cultural and architectural local heritage significance and should be protected by a Heritage Overlay. While this may not prevent the market from undergoing some change, or potentially even being reinstated elsewhere on the site, it will mean important heritage elements must be considered in any redevelopment proposed by the landowners.

“It feels more like a town square where people come together, not just buy things,” said one participant in Darebin’s study into the identity of the market.





To achieve this, Council has resolved to advocate for:

a) Objective one: Following redevelopment, the market retains its heritage significance and unique feel of covered streets, intersections, sheds, stalls and small shops that create a place of welcome, exchange and diversity; which would require the following key elements:

Identity

- i)** At least the same number, types and sizes of stalls.
- ii)** The same sunlit, open and airy feel and characteristics of the original heritage market and not a shopping centre or mall.
- iii)** Has at least two cruciform intersections, which act as a key focal point, and connect to the broader precinct.
- iv)** The market footprint is the same size or larger.

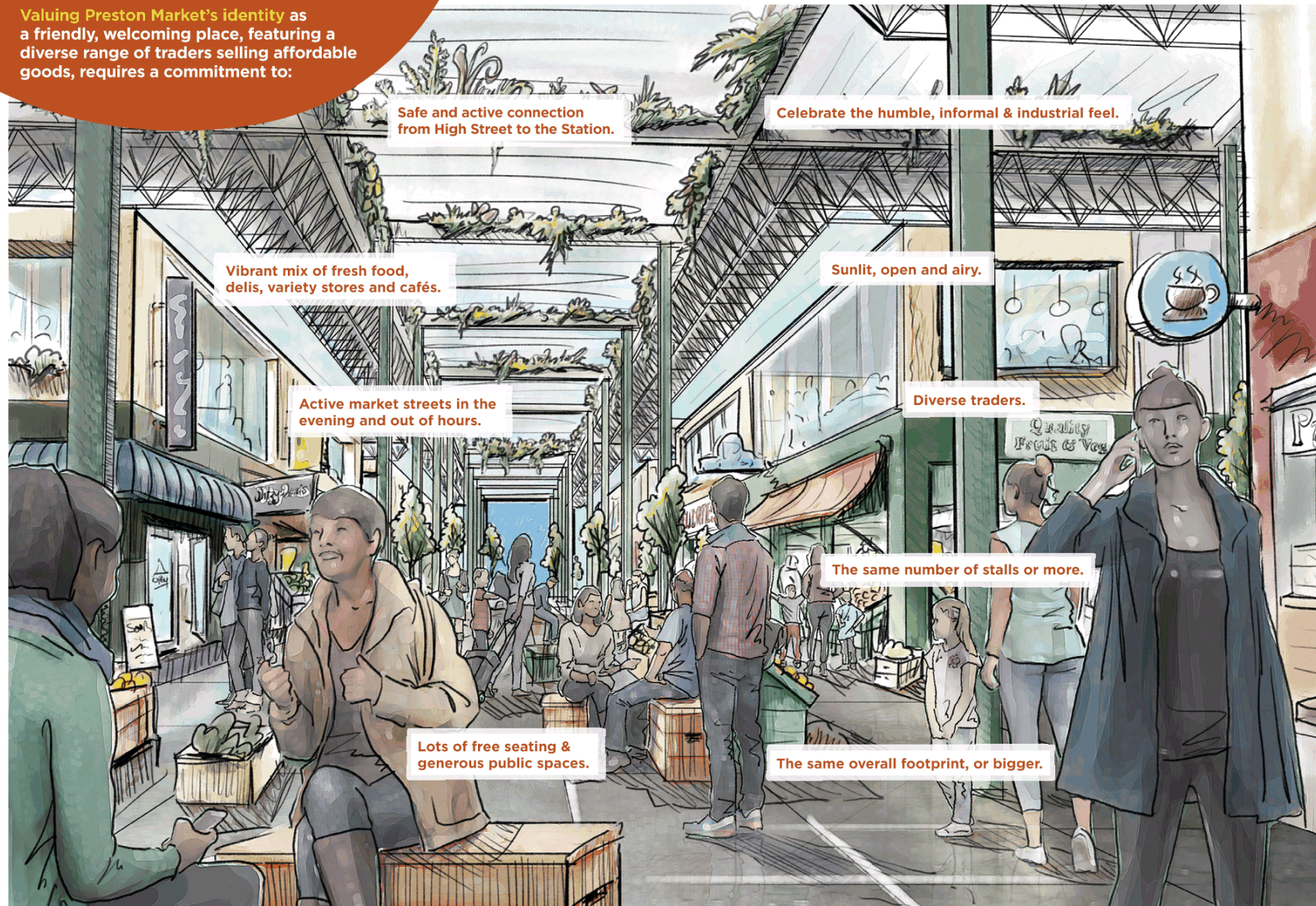
Urban Design & Feasibility

- v)** Is made up of a network of neighbourhood blocks and covered market streets with main public walkways at least 12 metres wide.
- vi)** Has active market streets in the evening and out of hours.
- vii)** Provides a wide and inviting street frontage and sense of presence along Cramer Street, in a high amenity position opposite upgraded green space next to the oval.
- viii)** Integrates with existing public open space, including the Preston Oval opposite and new and upgraded spaces as part of the level crossing removals and Council open space works.
- ix)** Incorporates a safe and active connection from the station through to High street that has a high level of market activity.
- x)** Strong public space functionality with generous public seating, and market streets that remain open to the public 24/7 and are protected via easements.
- xi)** The market is not completely surrounded by taller buildings, hidden from view.

Architectural significance

- xii)** The market undergoes minimal change to protect as many significant heritage elements as possible.
- xiii)** The market retains at least 75% of the existing spaceframe roof either in situ or relocated, only if relocation is determined to be appropriate by a Conservation Management Plan prepared by the VPA.
- xiv)** The market has the same or similar outer concrete walls.
- xv)** The market has the same layout and wide, light and airy walkways.

Valuing Preston Market's identity as a friendly, welcoming place, featuring a diverse range of traders selling affordable goods, requires a commitment to:





Traders are at the heart of the market. Supporting them through the transition, to ensure a diverse mix of traders is vital if the market's identity is to be protected through any redevelopment of the site.

“People come to the market to support family businesses and contribute to something that is different from mainstream shopping centres,” one stallholder told the identity study authors.

Through any redevelopment of the site, it is essential that the conditions that support such a multicultural, diverse and colourful group of traders are not lost.

The market is a place for business owners who might not be able to afford to operate a larger or more formal operation, gives low income households access to cheap fresh food and other goods, and acts as an affordable, convenient supplier to small local businesses across the community.

Looking after traders means supporting them before, during and after any redevelopment of the market precinct.

This is why we want decision makers to:

- Develop a formal agreement between the site's owners, Council and the State Government that ensures continuous operation of the market before, during and after any redevelopment.
- Ensure good access and trading conditions.
- Prioritise existing tenants by offering a range of lease options.
- Set the same price in rent adjusted for inflation.
- Ensure the same number of market carparks.
- Ensure there is a diverse mix of independent businesses, with no franchises or chains.
- Manage the market effectively to provide a clean, safe and pleasant environment for traders and shoppers.

To achieve this, Council has resolved to advocate for:

b) Objective two: The vibrant mix of traders, particularly those from diverse backgrounds, are supported before, during and after redevelopment to keep the market accessible, affordable and multicultural; which would require the following key elements:

- i) Ensure continuous operation of the market before, during and after development by:
 - (1) entering into a formal agreement(s), which will include a Market Continuity Plan and Transition Plan.
 - (2) maintaining appropriate access and trade conditions
 - (3) maintaining appropriate trader car parking and large vehicle loading / unloading conditions
 - (4) providing leases with the provision for rental adjustments where trading is adversely impacted by construction requirements.
- ii) Ensure security and affordability for traders by:
 - (1) prioritising existing tenants
 - (2) setting the same price in rent, adjusted for inflation
 - (3) offering a variety of flexible lease options.
- iii) Provide the same amount of Market car parking before, during and after redevelopment.
- iv) Retain the diversity of independent businesses, with no franchises or chains.
- v) Manage the market effectively during and after redevelopment to provide a clean, safe and pleasant environment for traders and shoppers.



Create a Sustainable and Vibrant Neighbourhood

The precinct surrounding the market sits right at the heart of Preston. The way this site is reimagined will set the tone for the future of the area, and define what kind of place Preston will be for decades to come.

It has the potential to become an exemplar of environmental and sustainable design in its development and operation: featuring new green open spaces, inviting streetscapes with the highest sustainability standards and principles, to showcase excellence in design and improve the look, feel and safety of the area.

“You’re lucky if you get to live near Preston Market,”
 Emma Gustafsson, a long term Preston resident,
 told the authors of the Identity Study.



To achieve this, Council has resolved to advocate for:

c) Objective three: the surrounding precinct is developed as a model of a sustainable, liveable neighbourhood with world class architecture, open spaces, streetscapes, public areas and urban design that tell the stories of the migrant communities that have made this place what it is; which would require the following key elements:

- i)** Meaningfully involve migrant communities in precinct design and creation of new open spaces.
- ii)** Create a fine-grain and liveable neighbourhood that is inviting and interesting from the ground floor up.
- iii)** Provide a variety of building heights and generous setbacks, with world class architecture and urban design.
- iv)** Provide a permeable street network that connects to the broader neighbourhood and prioritises pedestrians and cyclists.
- v)** Wind impact is minimised through precinct and building design for pedestrian amenity and comfort, particularly at key open spaces
- vi)** Provide opportunities to grow, prepare, share and compost food in the precinct.
- vii)** Provide at least 10% public open space on site, at multiple key intersections including along the main east-west market street.
- viii)** Provide an additional financial contribution of up to 8.2% to enhance existing open space within the central Preston area.
- ix)** Provide canopy trees on all streets and laneways.
- x)** There is minimal overshadowing of open spaces on the site and to Preston Oval and its surrounds, as the premier open space destination within Central Preston.
- xi)** No car parking on the ground level and underground car parking wherever possible.
- xii)** Minimise vehicle movement within the precinct.
- xiii)** A minimum of 6 - star green star communities (or current best-practice Green Star).
- xiv)** Minimise waste and maximise reuse of materials in the redevelopment of, and future operation of the precinct.
- xv)** Provide a safe, active connection to 421 High Street.
- xvi)** A minimum 6 Green Star accreditation for all buildings as built (or current best-practice).
- xvii)** A minimum 7 Star Nationwide House Energy Rating Scheme (NatHERS) rating (or current best-practice).





Deliver New Community Benefits

For this new neighbourhood to be vibrant and cohesive, it needs places and services that bring people together from different ethnicities and age groups, foster a sense of community and helps to address the housing affordability crisis.

There's a chance to build further social equity around a place that's already seen as a focal point for community connections.

“It is the centre of the community,” said one Identity Study participant. “One of the few places everyone gets mixed.”

The market precinct is an important community asset and additional benefits will be built into any redevelopment. There has also been significant investment from State Government and Council to the surrounding area. It reasonable that community benefits will be contributed by the developer in the form of affordable housing and new community facilities.

These could include:

- Affordable housing,
- New green open spaces,
- An early years centre,
- Library,
- Lifelong learning centre, or
- Neighbourhood house.

To help address the housing affordability crisis, 20 per cent of apartments built in the precinct should be designated as affordable housing to prevent people from being forced out of the area by rising rents.

It could also mean attracting commercial cultural facilities like a cinema and art galleries.



To achieve this, Council has resolved to advocate for:

d) Objective four: value that is created through the redevelopment is shared with the wider community through a range of state-of-the-art new community spaces, affordable housing, social programs and facilities and employment opportunities; which would require the following key elements:

- i) Provide a range of commercial cultural facilities like a cinema or galleries, and also office spaces for local jobs.
- ii) Contribute towards new community facilities such as lifelong learning facilities, and/or a bigger, better neighbourhood house.
- iii) Provide new maternal and child health, and kindergarten facilities.
- iv) Ensure new green open spaces that are usable to a broad range of people.
- v) Provide affordable (20%) and diverse housing, with a proportion of tenancies weighted towards newly arrived migrants.
- vi) New intercultural programs around food, language and art.



Keeping your market on-site

To keep your market on-site, Council has resolved to advocate for:

e) Objective five: That any development is contingent on a contractual commitment to retain the market use at the Preston Market site.

- i) The majority Landowner/developer to enter into a contractual commitment with the State Government and Council, before a planning scheme amendment is gazetted, to retain a fresh food and variety market within the Preston Market Precinct.
- ii) The market is an ongoing use within the precinct.

WE ♥ PRESTON MARKET



How you can show your love for Preston Market

Council is calling on the State Government to ensure the market thrives into the future by incorporating measures to protect Council’s Heart of Preston through the planning controls.

There are several steps to go before any new planning controls will be decided by the Minister for Planning, and Council will advocate for the best outcome at every stage of this process.

Council will also consider the State Government’s draft plans when these are released later in the year. In 2021, Council expects to advocate for what’s important to the community in any formal planning processes including exhibition and review by an independent planning panel.

To find out more or register for updates...

Head to **yoursaydarebin.com.au/PrestonMarket**

Call us **8470 8888**

Drop in to **274 Gower St, Preston**
at Darebin Customer Service Centre next to Town Hall

CITY OF DAREBIN

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National Relay Service
relayservice.gov.au

If you are deaf, or have a hearing or speech impairment, contact us through the National Relay Service.

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7.5 NORTHCOTE GOLF COURSE COMMUNITY CONSULTATION OPTIONS

Author: Manager Parks and Open Space

Reviewed By: General Manager Operations and Capital

EXECUTIVE SUMMARY

The purpose of this paper is to seek approval for the recommended consultation methodology for the Northcote Golf Course.

Recommendation

That Council:

- (1) Endorses the proposed broad consultation methodology;
 - (2) Receives a further briefing and report later in 2021 on the community feedback received about the future of the Northcote Golf Course.
-

BACKGROUND / KEY INFORMATION

The Northcote Golf Course is currently classified as 'Open Space Special Purpose – Golf.' The use of the space has become increasingly contentious with multiple points of view regarding the future use of the space when Council's contract with Leisure Management Services (LMS) ends in June 2022.

Previous Council Resolution

A Notice of Motion was passed by Council on 7 December 2020 which read:

***That** Council receives a report no later than the March 2021 Council Meeting on options for an inclusive and deliberative process of community consultation regarding opportunities for broader community use of Northcote Golf Course, including multi-use, improve biodiversity and additional improved facilities for community use. The report should outline:*

- 1) Getting financial support from the State Government to undertake a usage, facilities, site and environmental assessment of the Northcote golf Course to inform any future decision-making in respect of the site.*
 - 2) The costs and timeframes of the consultation options to ensure that all stakeholders, including golf club(s) and golf users, current course management, community groups, "We Play Golf at Northcote", Merri Creek Management Committee, Traditional Owners, the local community and the State government are appropriately engaged.*
 - 3) Any consultation that needs to be undertaken with the Wurundjeri Woi Wurrung Elders as the Traditional Owners.*
 - 4) Consider actions the Council can take that will allow golfing to continue while enabling broader community use of the Northcote Golf course in the interim.*
-

- 5) *Opportunities to make the activity of golf more accessible to women, young people, people from diverse backgrounds and of all abilities, and those with less recreational time.*

COMMUNICATIONS AND ENGAGEMENT

Consultation

Consultation has taken place with key internal stakeholders including:

- Recreation and Libraries;
- Communications and Engagement; and,
- City Futures.

Broader consultation is a key focus of this project and will occur in the coming months as described later in the report.

ANALYSIS

Alignment to Council Plan / Council policy

Goal 1 - A sustainable city

The Northcote Golf Course is not included in analysis of existing public open spaces in the Open Space Strategy because it is not openly accessible to the general community. However, Breathing Space does suggest that the NCGC could serve as a regional open space when considered in the broader context of all (including non-public) open spaces.

Breathing Space states:

In the Northcote West precinct, all households have access to public open space within 500 metres. This precinct has a growth rate of 21.9% (13,942 in 2018 projected at 16,998 in 2028), with an increase in medium and high-density development, therefore intensification of use of the public open space is expected. An undersupply of open space is anticipated with 15.7 square metres of open space per capita projected at 2028, less than Darebin's average 19.6 sq. m/ open space per capita - which is below the commonly accepted benchmark of 30 sq. m per capita.

Environmental Sustainability Considerations

An analysis of environmental sustainability considerations will occur as a component of this project.

Climate Emergency

Carbon emissions, climate adaptations and resilience will all be considered once the consultation phase has concluded.

Equity, Inclusion and Wellbeing Considerations

Golf Australia statistics state that 83% of participants are white males over the age of 40. However, the wellbeing benefits of golf are significant in terms of social connection and physical health and Golf has made significant steps to work towards better inclusion. Two local golf clubs, the Northern in Glenroy and Latrobe in Alphington have recently won awards for their efforts in diversity.

Cultural Considerations

It is critical that consultation include the diverse Darebin community and specifically that the Wurundjeri Woi Wurrung is effectively engaged through this process.

Consultation with Darebin's diverse multicultural community will be assured by ensuring information is available in multiple languages and to ensure translators are available for appropriate consultation activities.

Economic Development Considerations

Economic development opportunities will be explored through consultation.

Financial and Resource Implications

NPGC is currently managed by Leisure Management Services (LMS). Council receives 100% of monthly green fees and LMS receives a negotiated management fee (with CPI increases annually) and retains all additional income derived via programming and sales, including liquor sales as NPGC also has a liquor licence granted. LMS is responsible for greens maintenance, with some shared responsibility with Council for tree maintenance. Capital investment is generally met by Council.

One additional (temporary) FTE will be required to support the consultation process which is included in the draft Council budget.

Legal and Risk Implications

Minor risks have been identified over the past few months as residents accessed the course during Melbourne COVID lockdown periods. These have included damage to fences, greens and fairways and the potential public liability risk of residents accessing a golf course while golf is being played (when restrictions allowed play to occur). A full risk assessment will be developed during the consultation stage.

Operational Impacts

At this early consultation stage of the project, no operational impacts are envisaged. The golf course operations are being managed by LMS while Council manages open spaces outside the course. There are no plans to disrupt the normal operations at the golf course as interested parties are initially consulted about the future of the golf course.

However, should Council decide upon a deliberative process that continues into 2022, a decision may need to be made about a future management contract at the golf course (and the publicly tendering requirements of such a decision) or the potential of Council managing the space itself.

DISCUSSION

In response to the points of the Notice of Motion (NoM), the following is proposed.

- 1) *Getting financial support from the State Government to undertake a usage, facilities, site and environmental assessment of the Northcote Golf Course to inform any future decision-making in respect of the site.*

Officers have made preliminary contact with representatives of DELWP, Sport & Recreation Victoria, Melbourne Water and Parks Victoria to understand the financial support that might be available to undertake the work outlined in the NoM and any collaborative opportunities these

agencies might be interested in. Further discussions with the State are planned throughout the consultation process in order to try to source funding for this work.

- 2) *the costs and timeframes of the consultation options to ensure that all stakeholders, including golf club(s) and golf users, current course management, community groups, "We Play Golf at Northcote", Merri Creek Management Committee, Traditional Owners, the local community and the State government are appropriately engaged.*

One additional (temporary) FTE will be required to support the consultation process which is included in the draft Council budget.

The timeframes for this work are heavily dependent on the consultation options outlined below (deliberative engagement process or a more traditional engagement process). At this stage, it is anticipated that consultation with relevant stakeholders and other interested parties will take somewhere between 6 – 12 months. Should a deliberative process be preferred, additional consultation costs will be incurred.

- 3) *any consultation that needs to be undertaken with the Wurundjeri Woi Wurrung Elders as the Traditional Owners.*

Officers plan to engage with Traditional Owners as part of the consultation process.

- 4) *consider actions the Council can take that will allow golfing to continue while enabling broader community use of the Northcote Golf course in the interim.*

Officers have explored the possibility of shared use as an interim step. To date, Officers have been unable to reach an agreement with LMS to allow shared use of the space. There remains the possibility of buying LMS out of the remainder of the contract and Council taking over the operational management of the course in order to facilitate shared use. This would be an expensive option and is not recommended.

- 5) *opportunities to make the activity of golf more accessible to women, young people, people from diverse backgrounds and of all abilities, and those with less recreational time.*

The consultation activities proposed (further below) have been designed to be able to canvas views from a range of people, with a range of interests from a range of settings.

Consultation Process

Council has a number of options open to it in relation to the consultation stage of this project.

Traditional consultation process (or collaborative) – essentially asking stakeholders, interested parties and members of the public about their views on the future of the Northcote Golf Course and presenting the responses (and analysis) to Council for a decision.

Deliberative engagement process (or empower) – defined as *"Deliberative engagement is a process that involves an informative and engaging dialogue with an inclusive, diverse and genuine representation from our community, where considered views and joint outcomes can be developed. Participants are provided with a breadth of inputs, information and enough time and opportunity to engage and discuss issues in depth in a welcoming and respectful environment, then provide recommendations and feedback which is reviewed and considered for adoption by Council."*

Using either of these consultation methods requires a baseline of community feedback either for Council to make a decision (as described in the traditional consultation process) or in order to formulate questions to be posed and considered by a deliberative panel.

Officers have undertaken an assessment against the Community Engagement Policy and the IAP2 framework and determined that these are the two most suitable options to meet the consultation requirements of the Notice of Motion.

OPTIONS FOR CONSIDERATION

Option 1 – Traditional or Collaborate

Definition:

To partner with the community in each aspect of the decision including development of alternatives and identification of preferred solution and work together toward a jointly agreed outcome.

Promise:

We will work together with you to formulate solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.

The key difference between this model and the empower model below is that the final decision is retained by Council and there is no requirement for the community to reach a consensus. The types of activities undertaken under this model would be more traditional consultation possibly including:

- Facilitated workshops
- 'Have your say'
- Surveys
- Dialogue with key stakeholders
- Translated materials and interpreters for the CALD community

Option 2 – Deliberative Engagement or Empower

Empower is the highest level of engagement contemplated in the Community Engagement Policy and is **defined** as:

To place final decision making in the hands of the community and build their capacity to deliver change.

Council's corresponding **promise** is:

We will implement what you decide or recommend (or we will provide reasons if Council amends a decision or recommendation).

The empower model may require Council to delegate its decision to the community.

Typically, this is achieved via a charter in which Council sets out the scope and boundaries of the engagement, the requirement for a consensus to be reached by the community and commits to endorsing the decision. This methodology can be used when a contentious topic has been presented.

Council's role in the engagement process would therefore be to support the decision-making process by building capacity in the community, facilitating discussion, providing the citizen jury with technical and expert advice, keeping the consultation to topic and helping the jury to arrive at a consensus. Critically, it would not be officers' role to propose a solution, but to supply Council with the consensus reached by the group.

If the community cannot reach a consensus, Council would then make an informed choice about the outcome.

At this stage, it is not necessary that Council makes a decision on whether it will pursue a traditional or deliberative process as both require the collection of broad community sentiment on the future of the space. This decision will, however, be required later in 2021. At that time, Council may choose to pursue some principle-based consultation and decision making which may assist any future deliberative process.

The types of engagement activities that may occur in this initial stage of the consultation process include:

- Facilitated conversations
- Open space technology/world café events;
- Community discussions (interpreters available)
- Informal conversations
- Surveys (in English and translated)

IMPLEMENTATION STRATEGY

Details

The steps outlined in this proposal closely align with the community engagement policy. It is important to note that while the steps outlined here are broadly assured, the process of engagement must be agile and organic. Each step is contingent on the outcome of the previous and subject to evolution. Council will be kept informed of the progress of the project.

Consultation Scoping

Subject to Council's decision, the consultation scoping stage will continue through April 2021 and May 2021.

Officers propose commencing with a broad consultation to gather information about community sentiment regarding the future of the golf course. The consultation will involve a mix of methods to ensure representation from across Council's diverse community. Once complete, the report will be brought to Council for consideration, and for approval of the next steps (or stages of consultation).

Key Stakeholder list

- Wurundjeri Woi Wurrung
- State Government
- Golf club and golf users,
- Golf Australia
- LMS

- “We Play Golf at Northcote”
- Unlock Northcote Golf Course
- Merri Creek Management Committee,
- The local community
- State Government
- Golf Australia
- Moreland Council
- Darebin Nature Trust
- Darebin Aboriginal Advisory Committee

Engagement phase

Officers recommend that the first stage of the consultation (prior to determining whether a deliberative panel will be formed) will be to collect baseline views on the future of the golf course. These activities will include:

- Specific engagement with Wurundjeri Woi Wurrung
- Individual discussions with the golf club and the unlock group
- Facilitated workshop(s)
- Discussions with State Government
- Discussions with other key stakeholders listed above
- Broad engagement through Have Your Say and pop ups on site
- Specific engagement activities to reach community members who speak a language other than English at home.

Note – the contract with the operator LMS expires in June 2022.

Communication

A communications plan will be developed subject to Council’s decision.

Timeline

Activity	Indicative Timeframe
Scoping of consultation	April – May 2021
Other stakeholder engagement	June – August 2021
Brief councillors in initial results	October 2021
Council decision on whether to pursue a deliberative process	December 2021

Council is advised that the consultation will be undertaken as quickly as possible without compromising the quality of the consultation process.

RELATED DOCUMENTS

Nil

Attachments

Nil

DISCLOSURE OF INTEREST

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

7.6 EDWARDES LAKE WATER QUALITY TASKFORCE**Author:** Manager Parks and Open Space**Reviewed By:** General Manager Operations and Capital

EXECUTIVE SUMMARY

Edwardes Lake is the second largest lake in Metropolitan Melbourne. The lake and surrounding parklands are popular as a regional open space, with over 135,000 users each year. The lake has a large catchment of more than 100 square kilometres and is part of the urban stormwater system, with only 20% of the catchment within Darebin. Edgars Creek upstream and downstream of the lake is managed by Melbourne Water, however the human made lake is managed by Darebin City Council.

Recommendation

That Council:

- (1) Notes the Edwardes Lake Taskforce draft Terms of Reference and authorises the ongoing negotiation with key stakeholders and proposed members of the Taskforce to finalise and seek agreement on the Terms of Reference.
 - (2) Receives a further report on recommended Taskforce membership and finalised Terms of Reference.
-

BACKGROUND / KEY INFORMATION

Continued inputs, both residential and industrial and frequent flooding events within the catchment have seen the water quality within Edwardes Lake continue to deteriorate with algal blooms and low oxygen events occurring more frequently. Urban aquatic ecosystems like Edwardes Lake are continually under pressure from urbanisation, resulting in changed hydrology, increased erosion and sedimentation, poor water quality and increased pollution. Active management is required to help mitigate against these and other pressures at Edwardes Lake. Increasing temperature, extreme heat days and flood events from climate change will also have an impact.

The current water quality management practices undertaken at Edwardes Lake include (but are not limited to the following):

- Regular water quality monitoring (Council & Melbourne Water);
- Engaging specialised contractors to test sediment levels and remove excess sediment as required. Sediment removal is currently occurring every three to four years depending on the volumes present. (wetland and Edwardes Lake);
- Utilisation of a submerged pump to help circulate water throughout the lake which helps to improve water flow and increase oxygenation the pump cycles water back up to the head of the lake;
- Aquatic and tree plantings along riparian edge to assist in nutrient uptake and shading and contribute to a reduction in water temperatures;
- Gross pollutant traps (located in wetland and lake) to prevent litter and debris from entering the water body; and,

- Regular stakeholder engagement with Melbourne Water and the Environmental Protection Authority on inputs, pollution events and weed management.

Previous Council Resolution

Most recently, at its meeting held on 22 February 2021 Council resolved:

1. *Notes the report.*
2. *Resolves to establish and appropriately resource an Edwardes Lake Task Force of relevant external stakeholders, councillors, senior council officers including local members, community members and organisations to plan and oversee future improvements of the lake.*
3. *Receives an urgent report at the next Council meeting on the 22 March 2021 on a draft term of reference for the Task Force.*
4. *Consults with key stakeholders, including but not limited to Melbourne Water, EPA, Yarra Water, Darebin Nature Trust, Friends of Edwardes Lake and Friends of Merri Creek on formulating the Terms of Reference for the task force.*
5. *Is briefed on the recommendations of the Edwardes Lake Water Quality Monitoring Report of July 2019 as part of the additional activities planned for the lake.*
6. *Receives a six-monthly status report on planned activities to improve the lake.*

COMMUNICATIONS AND ENGAGEMENT

Consultation

The following officers were consulted as part of this report:

- Manager Climate Emergency & Sustainable Transport
- Coordinator Bushland Management
- Team Leader of Bushland Management Merri/Edgars Creek
- Environment Officer (Waste & Water)
- Senior Biodiversity Officer
- Melbourne Water
- Environmental Protection Agency (EPA)

Communications

Subject to the decision of Council, a communications plan will be developed to ensure key stakeholders are aware of Council's intent to establish a taskforce and how stakeholders and residents can contribute to improving the water quality at Edwardes Lake. This plan will ensure interested parties are aware of Council's call for expressions of interest to join the taskforce.

Council's water quality community education and engagement work could also be reoriented to educate and support behaviour change in residential and business activities that impact on the water quality of Edwardes Lake.

ANALYSIS

Alignment to Council Plan / Council policy

Goal 1 - A sustainable city

Goal 3 – A liveable city

Watershed: Towards a Water Sensitive Darebin

Environmental Sustainability Considerations

Poor water quality within Edwardes Lake has impacts on environmental sustainability within the catchment. Current and future water management activities need to consider impacts on the local environment and the sustainability of the existing aquatic ecosystem.

Climate Emergency

Improving the health of our waterways and waterbodies supports flora and fauna resilience in the face of climate change. Any future work to improve water quality would contribute to growing resilience in a changing climate. Climate change will also affect the magnitude and frequency of water quality issues and will be considered as part of a future briefing to Council.

Equity, Inclusion and Wellbeing Considerations

Access to high quality open spaces and amenity have positive impacts on wellbeing.

Cultural Considerations

Edwardes Lake holds important cultural value, and the lake and surrounding parklands are recognised as having local heritage significance. Any future works proposed by the Water Quality Taskforce will continue to consider the European history and Indigenous history of the lake and surrounds. The Wurundjeri Council will be consulted about Council's plans for a Taskforce and will be invited to participate in the Taskforce. The Taskforce will also include members from Darebin's diverse multicultural community.

Communication materials for interested local residents will be translated into a variety of community languages.

Economic Development Considerations

There were no economic development considerations for this project. Any future work to identify upstream pollution sources that may impact industry and local businesses would require collaboration with the economic development team.

Financial and Resource Implications

Council is advised that works currently underway and proposed at Edwardes Lake (outlined in the 22 February 2021 report) can be accommodated within existing resources. These include:

- Increased indigenous aquatic planting along riparian edge and upstream of the lake.
- Exploration of proactive algaecide use to help prevent algae outbreaks
- Exploration of increasing volume and frequency of water circulation and of additional wetlands, water sensitive urban design and gross pollutant traps.
- Sediment management

- Proactive and reactive management of the park.

The establishment and management of an Edwardes Lake Taskforce, additional water improvement measures and investment as a result of implementing many of the recommendations from the 2019 Edwardes Lake Water Quality report (Attachment B) are not currently resourced. One additional FTE will be required to manage the additional effort to improve the Edwardes Lake water quality which is included in the draft Council budget. Future capital costs are not yet known.

Legal and Risk Implications

While Edgar's Creek upstream and downstream of Edwardes Lake is managed by Melbourne Water, Council is responsible for the management of the lake because it is a human made lake on Council land. Negotiations with Melbourne Water, EPA, other local government authorities and other agencies will be required as a holistic plan for the catchment is explored.

DISCUSSION

Purpose of the Taskforce

The taskforce will have 3 broad objectives:

- Improve water quality to an agreeable standard (standard to be determined by members once the Taskforce is established)
- Develop partnerships with key stakeholder and local community to improve the amenity of the lake.
- Improve overall natural heritage and biodiversity for the lake and surrounds

Roles and responsibilities of Taskforce members will include:

- Support Council in achieving its vision to improve water quality at the lake.
- Provide strategic support to Council on water quality issues affecting the lake.
- Support Council to develop a catchment-wide approach to advocate for and implement activities which will improve the overall health of Edwardes Lake.
- Recommend and advise on long term strategies to improve the water quality of Edwardes Lake
- Ensures all deliberations, advice and recommendations are aligned to Council's *Watershed: Towards a Water Sensitive Darebin* and the *Yarra Catchment Integrated Water Management Plan*.
- Advises on likely impacts of climate change on lake and surrounding riparian zone, and possible adaptation measures
- Take a whole of organisation approach including to coordinate service delivery to support improvement of water quality at the lake.

Membership of the Taskforce

Officers will seek expressions of interest from community members and ensure that membership reflects the diverse nature of Darebin's community. In particular, membership will:

- Come from Darebin's diverse multi-cultural community
- Include First Nations representatives

- Include male and female representation and a range of age groups

Council is advised that given the short time frame between receiving the initial report on the Edwardes Lake management practices on 22 February 2021 and the call for an urgent report to Council for 22 March 2021 it has not been possible to undertake deep engagement on draft Terms of Reference with many of the stakeholders listed in the resolution. However:

- In principle, both Melbourne Water and the EPA have agreed to participate in an Edwardes Lake Water Quality Task Force. A draft terms of reference has been developed to provide governance oversight and strategic direction for the Taskforce (Attachment A). Additional stakeholders including Yarra Valley Water, Friends of Merri Creek, Friends of Edwardes Lake, Darebin Nature Trust will need to be consulted as part of the Taskforce's establishment and considerable work will be required before a consensus and agreement is reached for the Terms of Reference.
- The above key stakeholders, among others, require detailed consultation and negotiation before final terms of reference can be agreed between the parties and this is likely to take some time. To be successful and accommodate the needs of the various stakeholders, the draft terms of reference will need to be developed in collaboration with all stakeholders to ensure it aligns with the strategic goals and operational capacity of its representatives.
- The 2019 Edwardes Lake Water Quality report (Attachment B) outlined a number of high-level recommendations to improve water quality. Councillors will be briefed at a later time on the contents of the report however to summarise, the recommendations included:
 - ✓ Improvement of water quality in Edwardes Lake can be undertaken by:
 - 1) reducing or eliminating the source of pollutants within the catchment,
 - 2) treatment of the stormwater before it reaches Edwardes Lake by improving any existing stormwater treatment infrastructure or installing additional infrastructure,
 - 3) treatment of water within Edwardes Lake and
 - 4) continue to monitor and measure water quality to allow future improvements to be quantified.
 - ✓ To improve the understanding of the sources of microbial pollutants within Edwardes Lake, a catchment sanitary survey can potentially be conducted, in alignment with the *Guidelines for Managing Risks in Recreational Water* (NHMRC 2008). The results from the sanitary survey and additional *E. coli* samples will inform future catchment management actions.
 - ✓ Concurrently with the catchment sanitary survey, there is an opportunity to audit and assess other pollutant sources within the catchment to provide improvements of water quality in Edwardes Lake. This could include stormwater, trade waste and sewer audits (potential in collaboration with Yarra Valley Water) and Council's Environmental Health Officers industrial waste storage audits and education program. The audit program could collaborate with Whittlesea City Council within the Edgars Creek and Merrilands Drain catchments.
 - ✓ To assist in improving degraded stormwater inflows into Edwardes Lake, an assessment of the effectiveness of a range of stormwater treatment infrastructure options can be undertaken (e.g. modelling using the eWater 'Model for Urban Stormwater Improvement Conceptualisation' (MUSIC) model). This could include assessment of existing stormwater wetlands (Leamington Street and slow-flow wetland) to improve the ability of these wetlands to assimilate nutrients and heavy metals before stream flow enters Edwardes Lake. Other stormwater treatment options could include gross pollutant traps, sediment ponds, constructed wetlands, swales or raingardens within the catchment.

- ✓ Install additional monitoring devices (such as data loggers) within the lake to assess the water quality for a suite of *in situ* parameters (dissolved oxygen, electrical conductivity, pH, turbidity and temperature).

Council is advised that the work to establish and manage an Edwardes Lake Taskforce and much of the work proposed in the 2019 report is not currently resourced. An additional resource has been included in the draft budget to manage the functions of the Taskforce, coordinate the implementation of a range of activities aimed at improving water quality over time that might be proposed by the Taskforce and to implement any of the additional recommendations proposed by the 2019 water quality report

OPTIONS FOR CONSIDERATION

It is recommended that a Taskforce is established as per the Council resolution.

Council may determine not to proceed with the Taskforce or to defer this to a later time.

IMPLEMENTATION STRATEGY

Details

Subject to Council's decision, preliminary engagement and consultation can continue with key stakeholders in relation to the establishment of the Taskforce and reaching agreement on the terms of reference.

On ground water quality improvement works including increased aquatic planting and provision of shade trees can be undertaken as part of the upcoming planting program (May - Oct 2021)

Those water quality improvements that require additional capital or operating resources will be reported to Council for a decision once they are known.

A briefing of councillors on the 2019 water quality report along with the second report called for in the January 2021 resolution will be scheduled in the coming months.

Communication

In the first instance, communication with key stakeholders including Melbourne Water, Environmental Protection Authority, City of Whittlesea, Friends of Edwardes Lake, Friends of Edgars Creek, local residents and other interested parties (in a variety of languages) will be undertaken.

Timeline

Beginning April 2021

- Formalise the establishment of Edwardes Lake Water Quality Taskforce.
- Engage with key stakeholders to obtain agreement on Terms of Reference.
- Implementation of many of the water improvement measures can begin almost immediately

RELATED DOCUMENTS

- Nil

Attachments

- Draft Terms of Reference (**Appendix A**)

DISCLOSURE OF INTEREST

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

EDWARDES LAKE WATER QUALITY TASKFORCE

DRAFT TERMS OF REFERENCE

1. BACKGROUND

Edwardes Lake is the second largest lake in Metropolitan Melbourne. The lake and surrounding parklands are popular as a regional open space, with over 135,000 users each year. The lake has a large catchment of more than 100 square kilometres and is part of the urban stormwater system, with only 20% of the catchment within Darebin. Edgars Creek upstream and downstream of the lake is managed by Melbourne Water, however the human made lake is managed by Darebin City Council.

Historically, Edwardes Lake has been used for recreational swimming and boating activities, however this stopped in the 1970s with the maturing of public risk management. A recent council report (6 April 2020) determined that:

Water quality in the lake is poor, which is impacting on the ecological health and makes it unsuitable for swimming and boating activities.

Continued inputs, both residential and industrial and frequent flooding events within the catchment have seen the water quality within Edwardes Lake continue to deteriorate with algal blooms and low oxygen events occurring more frequently. Urban aquatic ecosystems like Edwardes Lake are continually under pressure from urbanisation, resulting in changed hydrology, increased erosion and sedimentation, poor water quality and increased pollution. Active management is required to help mitigate against these and other pressures at Edwardes Lake.

2. PURPOSE

As per Council's decision of 22 February 2021, Council will establish an Edwardes Lake Task Force of relevant external stakeholders, councillors, senior council officers, including local members, community members and organisations to plan and oversee future improvements of the lake.

Objectives:

- Improve water quality to an agreeable standard
- Develop partnerships with key stakeholder and local community
- Improve overall natural heritage and biodiversity for the lake and surrounds

Roles and responsibilities of Taskforce members:

- Support Council in achieving its vision to improve water quality at the lake.
- Provide strategic support to Council on water quality issues affecting the lake.
- Support Council to develop a catchment-wide approach to advocate for and implement activities which will improve the overall health of Edwardes Lake.
- Recommend and advise on long term strategies to improve the water quality of Edwardes Lake
- Ensures all deliberations, advice and recommendations are aligned to Council's *Watershed: Towards a Water Sensitive Darebin* and the *Yarra Catchment Integrated Water Management Plan*.

Edwardes Lake Water Quality Taskforce TOR V1 - Obj Ref: XXXXXXX

- Advises on likely impacts of climate change on lake and surrounding riparian zone, and possible adaptation measures
- Take a whole of organisation approach including to coordinate service delivery to support improvement of water quality at the lake.
- Contribute to the Taskforce meeting agendas.

3. TASKFORCE MEMBERSHIP

The core membership will comprise:

- Darebin staff
- Darebin Councillor(s)
- Melbourne Water (maximum 2 members)
- Yarra Valley Water (maximum 2 members)
- Environmental Protection Authority (maximum 2 members)
- City of Whittlesea (maximum 2 member)
- Merri Creek Management Committee (maximum 1 member)
- Friends of Edwardes Lake (maximum 1 member)
- Friends of Merri Creek (maximum 1 member)
- Darebin Nature Trust (maximum 1 member)
- Darebin Aboriginal Advisory Committee (maximum 1 member)

Membership will be based on members':

- Capabilities and expertise in one or more of the following areas: biodiversity, ecology, open space management, urban design, environment, water management, integrated catchment management, community engagement, water sensitive urban design, wetland management.
- The overall mix of capabilities and expertise to ensure a breadth of expertise;
- Capacity to provide advice to Council in a timely and appropriate manner.

Council officers as members of the taskforce will include:

- Manager Parks & Open Space
- Manager Climate Emergency & Sustainable Transport
- Coordinator Bushland Management
- Coordinator Integrated Water Management

Replacements will be chosen by the CEO on recommendation of the General Manager Operations & Capital.

Role of Community members

The role of the community members is primarily to provide advice to Council on relevant matters, so their knowledge and expertise can benefit the health of Edwardes Lake and help guide future investment at Edwardes Lake.

As a member of the Taskforce, members agree to:

- Attend meetings and participate in discussions.
- Adequately review any agenda attachments or documents as required prior to meetings.
- Allow all Taskforce members to present their views and opinions.
- Suggest agenda items to the secretariat officer and provide input into planning the forward agenda.
- Clearly declare any conflict of interest regarding any issue under discussion.

Edwardes Lake Water Quality Taskforce TOR V1 - Obj Ref: XXXXXXX

- Maintain confidentiality where appropriate.
- Engage in respectful behaviour / conversation at all times.
- Provide honest, considered, constructive and impartial advice to Council that will improve the quality and health of Edwardes Lake.
- Provide advice on strategic and other planning work to help inform organisational direction and action for Edwardes Lake.
- Members must work co-operatively with other members, respect the authority of the Chair and meeting procedures, and must not seek to dominate the meeting
- Taskforce members should contact the relevant Council officer for conflict-resolution assistance if reasonable attempts to resolve conflicts directly have failed.

Selection process

Council will invite nominations from the Taskforce agencies. Member recommendations from the General Manager Operations & Capital will be made to Council for a decision.

Term of appointment

- Taskforce members will be for the life of the Taskforce. The Taskforce's duties will conclude at the end of the Council term (October 2024) with a review to be undertaken and reported to Council.
- Key stakeholder members appointments to the Taskforce will be for a period of approximately 2 years at which point a review of the Taskforce will be undertaken. At the end of the 2-year term the Taskforce will be reviewed, including its Terms of Reference, with any proposed changes to be considered by Council

Meetings

- Meetings will be held quarterly for a maximum of 2 hours
- The appointed Council officer will take responsibility for providing executive support to the Taskforce including provision of meeting agendas and minutes.

Chairperson

The Taskforce shall be chaired by the Manager Parks & Open Space.

Public voice of the taskforce

Taskforce members must not speak for Council and are not authorised to speak to the media in respect of the Taskforce's activities and deliberations. All media contact should be through Council's Communication team.

Quorum

A quorum will be half of the voting Taskforce members plus one. In the absence of a quorum, a Chairperson may conduct the meeting for discussion purposes, but no formal decisions or advice will be recorded.

4. INDUCTION OF NEW MEMBERS

The appointed Council officer shall ensure that new members are provided with an induction that includes:

- The Taskforce Terms of Reference

Edwardes Lake Water Quality Taskforce TOR V1 - Obj Ref: XXXXXXX

- Edwardes Lake water quality monitoring Final Report July 2019
- Other relevant documents as required

5. RESIGNATIONS

Where a Taskforce member does not complete their appointed term through resignation or any other reason, a replacement Taskforce member may be appointed by Council's Chief Executive Officer.

6. REPORTING, MONITORING AND EVALUATION

- The specific advice of the Taskforce in relation to a particular matter will be communicated to Council by the relevant Council officer in an appropriate format if and when required.
- The progress and activities of the Taskforce will be reported biannually through a combined six-monthly Council meeting report about the progress and activities of the Taskforce.
- The operation of the Taskforce will be evaluated annually via a number of methods including self-evaluation to ensure that the Taskforce is achieving its objectives.
- Results of the evaluation will be reported in an annual progress report submitted to Council detailing the Taskforce's activities and achievements.

7. REVIEW

- A review into the functions and Terms of Reference of the Taskforce will occur every year in consultation with Taskforce members.
- Proposed changes (other than administrative) to the Terms of Reference of the Taskforce will be considered by Council for approval.

7.7 MSS PLANNING FOR ACTIVATION**Author:** Recreation Planning and Participation Co-ordinator**Reviewed By:** General Manager Community

EXECUTIVE SUMMARY

This report identifies the guiding principles to support the development of the management contract specifications for the MSS and DCSS.

These principles will underpin the Darebin Indoor Stadiums Expression of Interest (EOI) (**Appendix A**) process. The EOI will enable informed decision making for future court usage at the Multi Sport Stadium (MSS) and the Darebin Community Sport Stadium (DCSS).

Recommendation

That Council:

- (1) Endorses the Darebin Indoor Stadiums Expression of Interest process and criteria to commence the process of inviting public submissions from all interested parties.
 - (2) Endorses the Darebin Indoor Stadiums Management contract specifications guiding principles of:
 - a. Participation
 - b. Sustainable facilities
 - c. Access and inclusion
 - d. Health and wellbeing
-

BACKGROUND / KEY INFORMATION

Council is currently developing the new MSS at John Cain Memorial Park which is due to open in December 2021. This facility will support increased participation in sport and physical activity across the municipality, with a focus on women and girls sporting participation, resulting in enhanced access to health and wellbeing opportunities for Darebin residents.

Council's vision for both MSS and DCSS is that the facilities will have the courts allocated to a range of sporting groups and associations across a number of sport and recreation activities, to encourage shared community use of the new facility. The EOI will ensure a fair and transparent process for all potential user groups to register their interest to use the indoor stadium courts at MSS and DCSS and the newly constructed outdoor courts at MSS for ongoing bookings (i.e. bookings that occur at regular intervals throughout each month).

Current bookings at DCSS will remain in place until June 2022, in line with expiration of the existing management contract.

The MSS and DCSS management contract specifications are being developed and due for completion by May 2021 to support the proposed tender release in July 2021. The tender aims to have the operator on board by October 2021 to support the delivery of service agreements with all future tenants.

Previous Council Resolution

This report is responding to a Council Resolution on 20 July 2020.

COMMUNICATIONS AND ENGAGEMENT

Consultation

Community consultation on the MSS design was completed in November 2019 and internal Council stakeholder engagement has been ongoing throughout. The facility is now under construction and is being developed in accordance with consultation feedback which influences the operational model and intentions of the facility.

To further inform the EOI process, consultation to understand participation trends was undertaken with:

- Basketball Victoria
- Netball Victoria
- Shooters Basketball Club
- Parkside Netball Club
- Ivanhoe Darebin Basketball Club
- Neighbouring Councils.

To support the development of management contract specifications across a range of Darebin leisure facilities and services, an internal workshop was held in December 2020 with Council Officers from Equity and Wellbeing; Property; Governance and Performance; Climate Emergency and Sustainable Transport; Families, Youth and Children; Assets and Capital; City Works; Parks and Open Space; Risk and Improvement; Aged and Disability; People and Culture; and City Futures.

Communications

Existing and potential sports groups and state sporting associations will be notified of the EOI timelines following Council endorsement. The EOI will also be shared via Council's social media platforms to ensure any other interested parties have an opportunity to make a submission.

The tender for the management of MSS and DCSS is due for release by July 2021.

ANALYSIS

Alignment to Council Plan / Council policy

Goal 2 - Opportunities to live well

Target within Goal 2.2: Build a new multipurpose indoor and outdoor sports stadium — a premier facility for women's sport — at John Cain Memorial Park in Thornbury.

Environmental Sustainability Considerations

The MSS has been registered with the Green Building Council of Australia as a 5-star green star rated facility. Energy costs would normally be one of the top three operational costs for this type of facility, accounting for 15-20% of expenditure. The facility's 5-star green star rating

will significantly reduce this cost, which has been factored into the 10-year financial impact model.

Ensuring the facility operates to maximise the benefits of its green star design can be achieved through facility management. One of the guiding principles of the management contract specification will be sustainable facilities. This will ensure environmental sustainability is at the forefront of operations as minimising operational expenditure is a proven and effective performance incentive. Adherence to Council policies and strategies will be included in the management contract specifications.

Climate Emergency

As part of the green star certification process, the MSS facility will deliver several key sustainability outcomes including, reduce energy consumption, improved sustainable transport outcomes, improved indoor environment quality, reduced reliance on potable water and use of recycled materials and products.

Equity, Inclusion and Wellbeing Considerations

The EOI will enable Council to determine court use in the short and long-term by establishing requirements regarding the use, performance, review points and end dates. Evaluation and selection outcomes achievable through the EOI include specific groups or program areas having priority access and not being relegated to left over (and often inconvenient) slots on the timetable.

The EOI selection criteria includes the following:

- Participation outcomes (40%) to maximise the multi-use of the facility and cater for a broad range of facility users, including female sports, Aboriginal and Torres Strait Islander peoples, CALD and multicultural groups, as well as people of all ages and abilities.
- Need and community benefit (40%) to improve the prosperity of the club/user group and deliver greater opportunities for the community to participate in wellbeing activities.

The guiding principles in the management contract specifications will focus on the following to support equity, inclusion and wellbeing:

- Participation
 - Create an environment that will increase and achieve participation targets across a diverse and representative program and service range.
- Access and inclusion
 - Create a Facility Inclusion Plan outlining objectives, targets and resources committed to actively achieve targeted strategies tailored to the Darebin community.
 - Encourage and create opportunities for participation of all residents regardless of age, gender identification, cultural background, ability or socio-economic background.
- Health and wellbeing
 - Development of genuine partnerships with stakeholders with the aim of maximising community participation and activation of spaces for whole of community use.
 - Programs and activities that enhance community health and wellbeing and reduce inequalities by encouraging participation by disadvantaged and minority populations.

Cultural Considerations

Council has consulted with the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation in October 2020 regarding the naming of the MSS. These names have since been shortlisted and approved by the Wurundjeri Council. The names of two female athletes were also provided and were considered by Council on 22 February 2020 for the purposes of naming the MSS Show Court.

The Creative Culture team has also been consulted in the design phase of the project and public art has been integrated into the front glazing elements of the facility, as well as internally through public art pieces.

Economic Development Considerations

An economic impact assessment report prepared by Michael Connell and Associates in February 2020 modelled the economic benefits and jobs created as a result of the new facility over the 10-year period from 2022-2031.

This included employment across the wider John Cain Precinct for current facilities (Darebin International Sports Centre) and the new MSS, as well as jobs generated in the broader precinct through the spending of facility users and visitors/spectators.

Estimates were also made of the regional income generated by the current and new facilities.

The report concludes:

- Current Darebin sports facilities operations at JCMP account for 43.4 FTE jobs (36 direct onsite jobs, including the sports associations, and 7.4 indirect/induced jobs in the LGA and beyond)
- It is estimated the construction activity for the MSS will generate a total of 107 (FTE) jobs during the 18-month construction period. This comprises 89 onsite construction jobs; with a further 18 jobs in the materials and equipment supply sectors
- Upon opening, the MSS is estimated to create a total of 7.9 FTE new jobs (3 management/operations staff and 4.9 cleaners and referees)
- From 2022, MSS operations and staffing will increase to 9.5 FTE jobs (7.9 direct on site and 1.6 indirect/induced jobs in the metro area)
- The large increase in visitors to the sports precinct for team sports at the MSS has a major impact on jobs generated from user/visitor spending, with an estimated 16 jobs (mainly in food service) in proximity to the facility.

Financial and Resource Implications

The tables below are the fees and charges schedules for the MSS and DCSS as endorsed by Council.

MSS:

Fees and Charges Schedule

Facility/Area	Peak per hour (after 5.00pm)	Off-Peak per hour (8.30am-5.00pm)
Full Court (i.e. Basketball, netball, futsal, Roller Derby etc)	\$53.00	\$43.00
Outdoor Court (i.e. netball, tennis etc)	\$36.00	\$33.00
Volleyball Court	\$29.15	\$24.40
Badminton Court	\$25.50	\$22.20
Indoor Courts Schools	\$25.00	\$25.00
Outdoor Courts Schools	\$25.00	\$25.00
Multi-purpose Function Room	\$36.00	\$36.00
Upstairs Meeting Rooms	\$15.00	\$15.00
Foyer Meeting Room	\$15.00	\$15.00

Note: Fees and Charges may increase by CPI pending Council budget process

DCSS:

Fees and Charges Schedule

Facility/Area	Peak per hour (after 5.00pm)	Off-Peak per hour (8.30am-5.00pm)
Full Court (i.e. Basketball, netball, futsal, Roller Derby etc)	\$53.00	\$43.00
Outdoor Netball Court	\$36.00	\$33.00
Volleyball Court	\$29.15	\$24.40
Badminton Court	\$25.50	\$22.20
Multi-purpose Room	\$36.00	\$36.00
Upstairs Office	\$15.00	\$15.00
Foyer Office	\$15.00	\$15.00

Note: Fees and Charges may increase by CPI pending Council budget process

Legal and Risk Implications

All successful EOI applications will enter into a Service Agreement for 12-month access rights. The Service Agreement will outline the Terms and Conditions and be closely monitored against key contract deliverables and outcomes on an annual basis.

Operational Impacts

Ongoing court usage will be managed by the external operator, however, adherence to Council policies and strategies will be included in the management contract specification to ensure the goals of the facility are being met with regards to inclusion and prioritisation of female participation and broader community inclusion for groups that face barriers to participation.

DISCUSSION

Guiding principles

Council has developed guiding principles to ensure the EOI and management contract specifications support the vision and outcomes for MSS, which are:

- Council's clear and long-standing commitment to gender equality and women's rights.
- Focus on gender equity through sport through seeking increased participation for girls, women and low-income residents.
- Reviewing the inclusivity of facilities and programs and reducing barriers such as fees and perceptions of safety.
- Demonstration of social inclusion activities for: people with disabilities, socioeconomic disadvantage, Aboriginal and Torres Strait Islander peoples; gay, lesbian, bisexual, transgendered, Intersex, Queer (GLBTIQ) people, older people; people from culturally diverse backgrounds and other new and emerging communities.
- Encouragement of active and sustainable transport modes.

The guiding principles for the management contract specifications are:

- Participation
- Sustainable facilities
- Access and inclusion
- Health and wellbeing.

Expression of interest

The EOI process will be fair and transparent for all submissions, to maximise benefit to local sporting clubs and/or groups. The final decision on regular community use for both stadiums will be made by Darebin City Council using recommendations from the EOI process.

- Applications submitted to Council via the following link:
www.surveymonkey.com/r/DarebinSportsStadiumEOI
- Applications will be reviewed and assessed by an evaluation panel without preference or bias.
- Successful applicants will be notified and enter into a Service Agreement.
- Unsuccessful applicants will be notified and may be offered alternative times/access.
- This process will run each year and new user groups will be able to submit for court space at this time, if space becomes available, or alternately they will be able to hire through the casual booking system.

EOI evaluation

Criteria and scoring for assessing EOI applications will be based on associations and clubs being able to clearly demonstrate their commitment to the guiding principles above.

4. Expression of Interest (EOI) Process

4.5 Assessment Criteria

Category	Assessment Criteria	Details	Possible Score	Weight
One	Local club association within the municipality	Priority will be given to Darebin associations and clubs. Total Percentage of Darebin based residents.	5	10%
Two	Registered club or association	Incorporated and registered with Sport Peak Body.	10	10%
Three	Participation Outcomes	Maximises the multi-use of the facility and caters for a broad range of facility users, including female participants, Aboriginal and Torres Strait Islander peoples, CALD and multicultural groups, as well as people of all ages.		
	Score: Very effective = 3 Moderately effective = 2 Limited effectiveness = 1 No capacity to achieve = 0	1. The booking will increase participation rates in sport and/or recreation. 2. The booking will cater for both genders with a strong focus on female participation. 3. The booking will cater for all age's groups or an age group not currently using the facility. 4. The booking enhances access and inclusion for people with a disability.	3 3 3 3	40%
Four	Need and Community Benefit	Improves the prosperity of the club/user group and delivers greater opportunities for the community to participate in wellbeing activities.		
	Score: Very effective = 3 Moderately effective = 2 Limited effectiveness = 1 No capacity to achieve = 0	1. Improves the self-sufficiency and viability of club/user group. 2. Provides access to healthy sport and recreation environments promoting community wellbeing. 3. Enables access to new activities at the facility which creates greater diversity and choice of activities for the community.	3 3 3	40%

OPTIONS FOR CONSIDERATION

Option 1 – Recommended

Endorse the Darebin Indoor Stadiums Expression of Interest

This will allow the process to commence immediately, ensuring Council has sufficient time to open the EOI, assess the submissions against the relevant scoring criteria, advise successful user groups and begin to develop user agreements with successful parties in collaboration with the future operator of the facility.

Option 2 – Not recommended

Do not endorse the Darebin Indoor Stadiums Expression of Interest –

This option will result in the future use of the site being unknown risking the delay of the successful operation of the facility. By not running the EOI, court usage will not reflect the guiding principles that the EOI is built on with regards to participation outcomes and inclusion.

IMPLEMENTATION STRATEGY

Details

Following Council's endorsement, the Expression of Interest process will commence. The tender for the management contract specifications for MSS and DCSS is scheduled for release in July 2021 and will be the subject of a separate Council report.

Communication

- All user groups and stakeholders will be emailed the EOI and link to the website to encourage applications.
- Social media will be used to alert other potential users about the EOI.
- Follow-up emails and social media will be sent and posted in week 3 of the 6-week submission period.

Timeline

Following Council endorsement, the EOI will open on 24 March 2021 and remain open for 6 weeks.

RELATED DOCUMENTS**Attachments**

- Darebin Indoor Stadiums Expression of Interest (**Appendix A**)

DISCLOSURE OF INTEREST

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



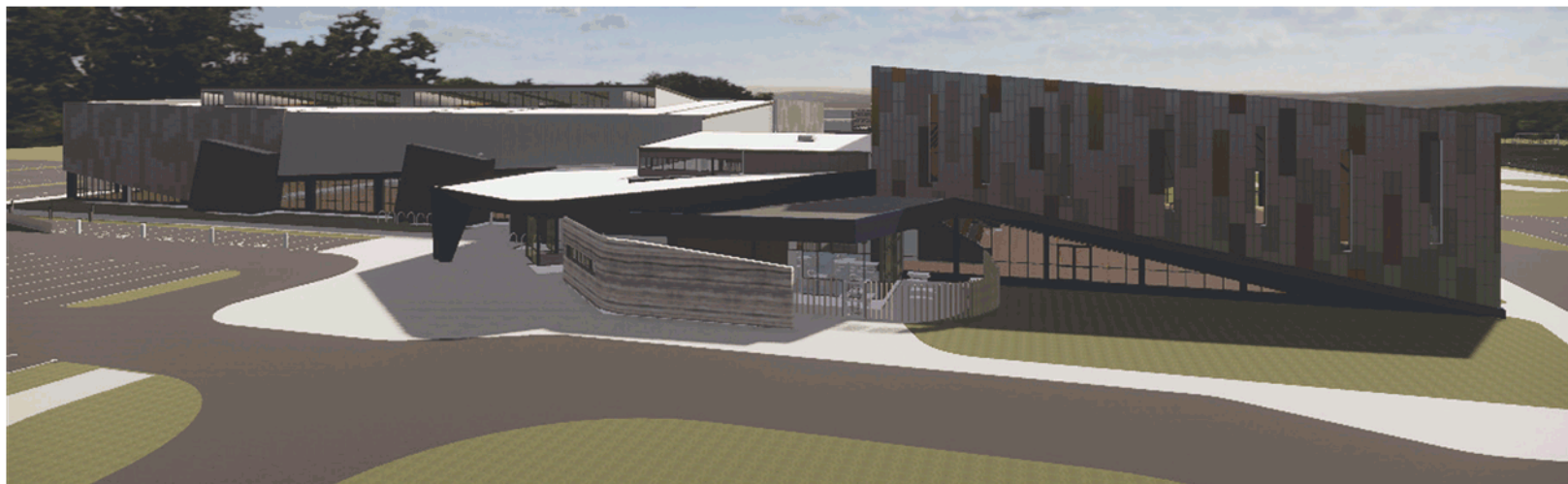
Expression
of Interest
**Darebin Multi
Sports Stadium
and Darebin
Community
Sports Stadium**



the place
to live

Contents

1. Introduction	1
2. Outcomes of the Facility	2
3. Available Areas for Bookings	6
4. Expression of Interest (EOI) Process	8
4.1 Organisation Eligibility	8
4.2 Usage Eligibility	8
4.3 Timelines	8
4.4 EOI/Application Process	8
4.5 Assessment Criteria	9
5. Service Agreement	10
Appendix 1: EOI Application Form	11



1. Introduction

The City of Darebin Multi Sports Stadium and Darebin Community Sports Stadium are seeking Expressions of Interest (EOI) from clubs and associations for the allocation of indoor court bookings across the two stadiums.

The EOI process is being conducted to ensure a fair and transparent process for all potential user groups to register their interest in the indoor courts while the Darebin Multi Sports Stadium is under construction. The Council's vision for the Darebin Multi Sport Stadium will not be a home base for any one club or group. However, the court space will be allocated to a variety of different user groups across a range of sport and recreation activities, to encourage shared community use of this exciting new facility.

It is important to also note that the EOI process is specifically for groups to express their interest in ongoing bookings only. Ongoing bookings are considered as those that occur at regular intervals throughout each month. Current bookings at Darebin Community Sports Centre will remain in place until June 2022.

Guiding Principles have been developed by Council to ensure the EOI process for court usage meets the core outcomes of the vision for the facility, which are:

- Council's clear and long-standing commitment to gender equality and women's rights.
- Focus on gender equity through sport through seeking increased participation for females and low-income residents.
- Reviewing the inclusivity of facilities and programs and reducing barriers such as fees and perceptions of safety.
- Demonstration of social inclusion activities for people with disabilities or socio-economic disadvantage or Aboriginal and Torres Strait Islander peoples; or gay, lesbian, bisexual, transgendered, Intersex, Queer (GLBTIQ) people or older people; and/or new and emerging communities.
- Encouragement of active and sustainable transport modes.



2. Outcomes of the Facility

Darebin Multi Sports Stadium (MSS)

Council is currently developing the new Multi-Sport Stadium (MSS) at John Cain Memorial Park, 281 Darebin Road Thornbury. This facility will see the development of a premier community venue to support the current and future participation in indoor sporting activities. The aim of the Centre is to increase participation in sport and physical activity across the municipality with a focus on supporting female participation and to enhance the access to health and wellbeing opportunities for Darebin residents.

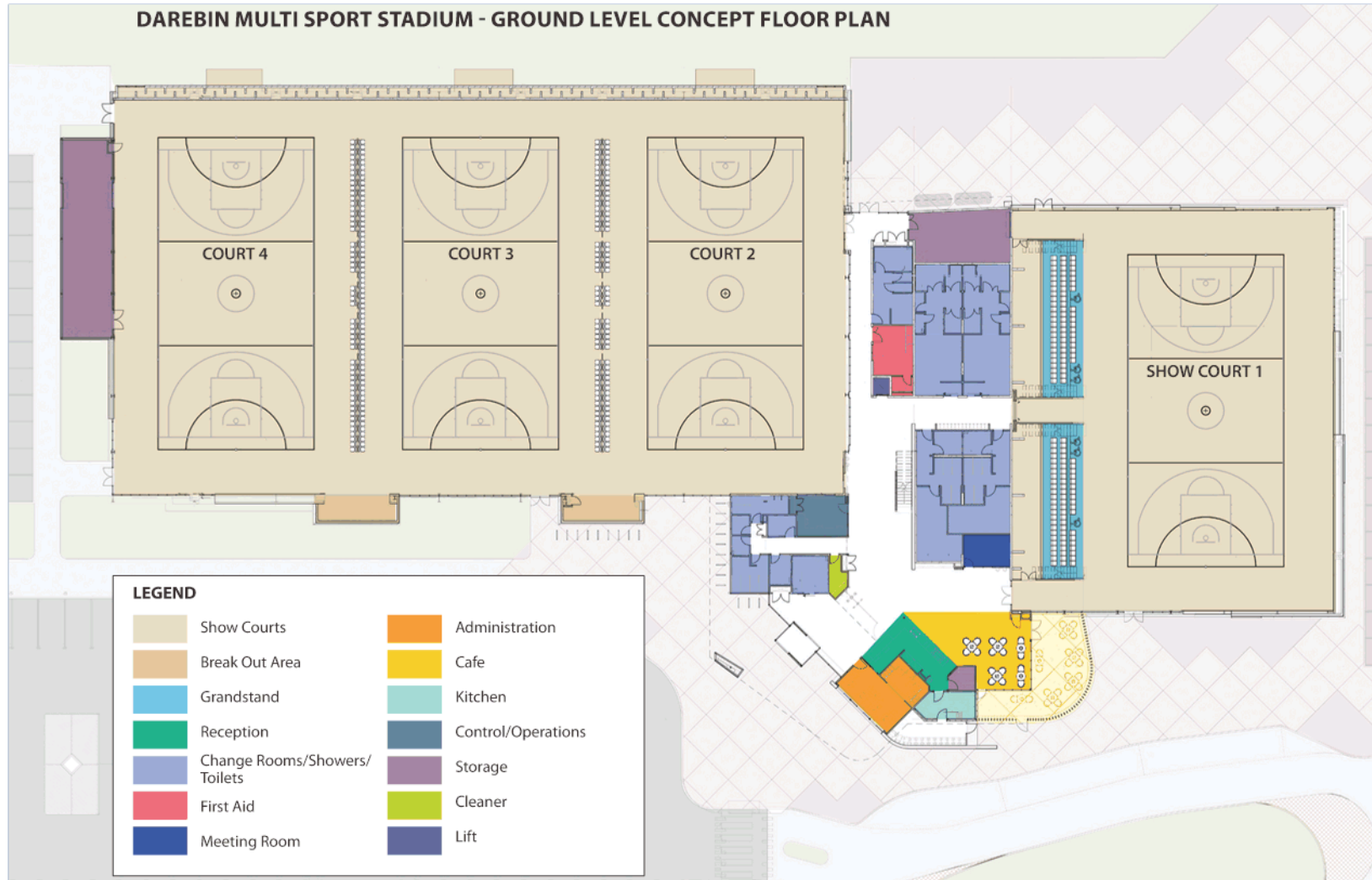
The first phase of this project is well underway, with the construction of four new outdoor netball courts expected to be completed in November 2020. These outdoor courts will cater to the high demand for quality netball facilities within the Darebin municipality. Council awarded the construction contract for the second phase of new indoor facilities in August 2020 with construction commencing in September 2020. The project is expected to be completed by November 2021.

The newly constructed Centre will be approximately 5,590m² in size and comprises the following:

- Four indoor highball courts, including a show court
- 340 seat show-court with stand-alone change rooms and briefing rooms
- Entry, reception, café/kiosk, office and administration areas
- Public toilet facilities for spectators
- Multi-purpose / program space with kitchenette
- Meeting room
- First aid room and Referees room
- Change room facilities including toilet and shower amenities
- Allocated space for club and program promotion
- Storage and plant room
- Front of house spaces including bike parking and drop off zone

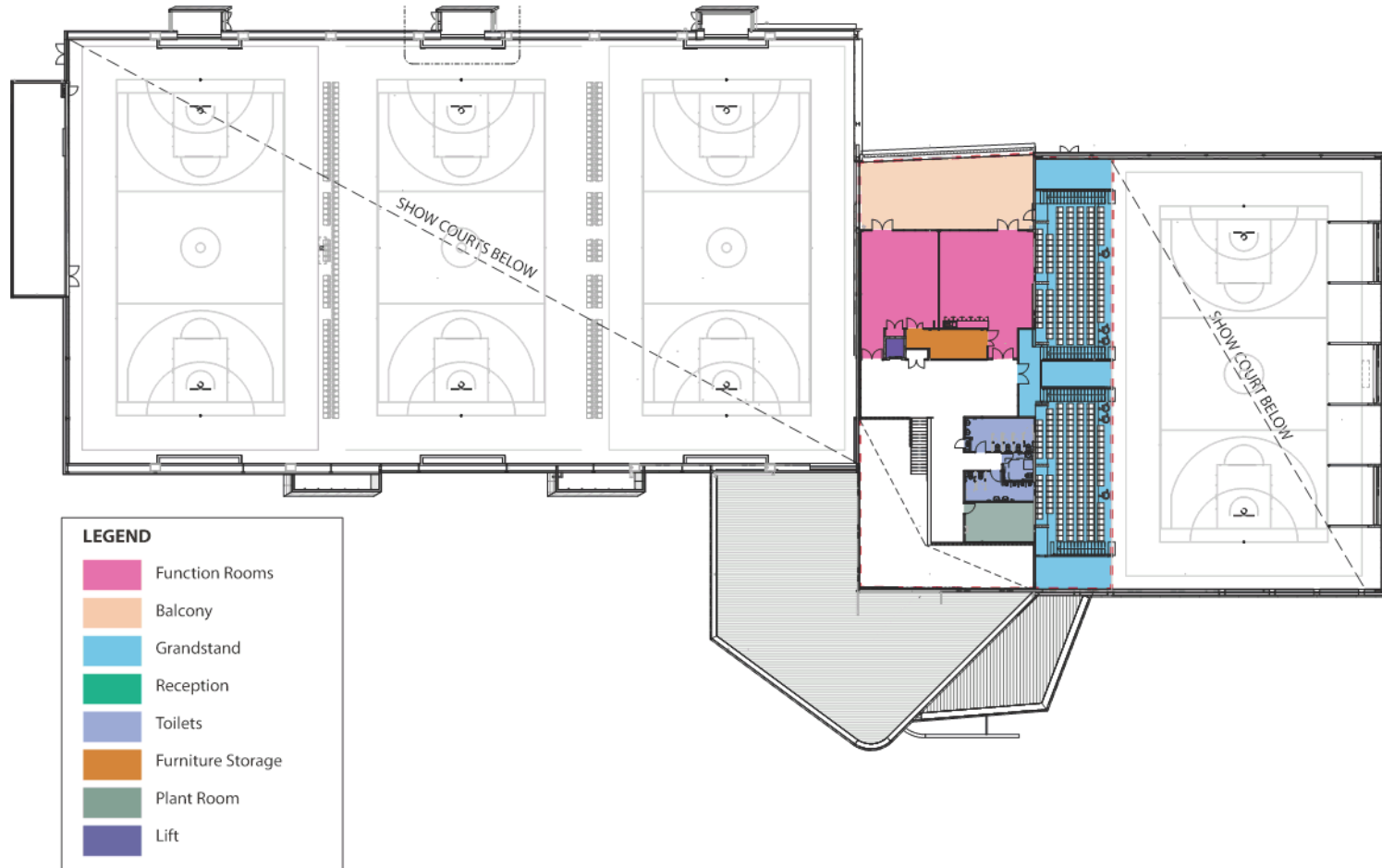


2. Outcomes of the Facility



2. Outcomes of the Facility

DAREBIN MULTI SPORT STADIUM - LEVEL ONE CONCEPT FLOOR PLAN



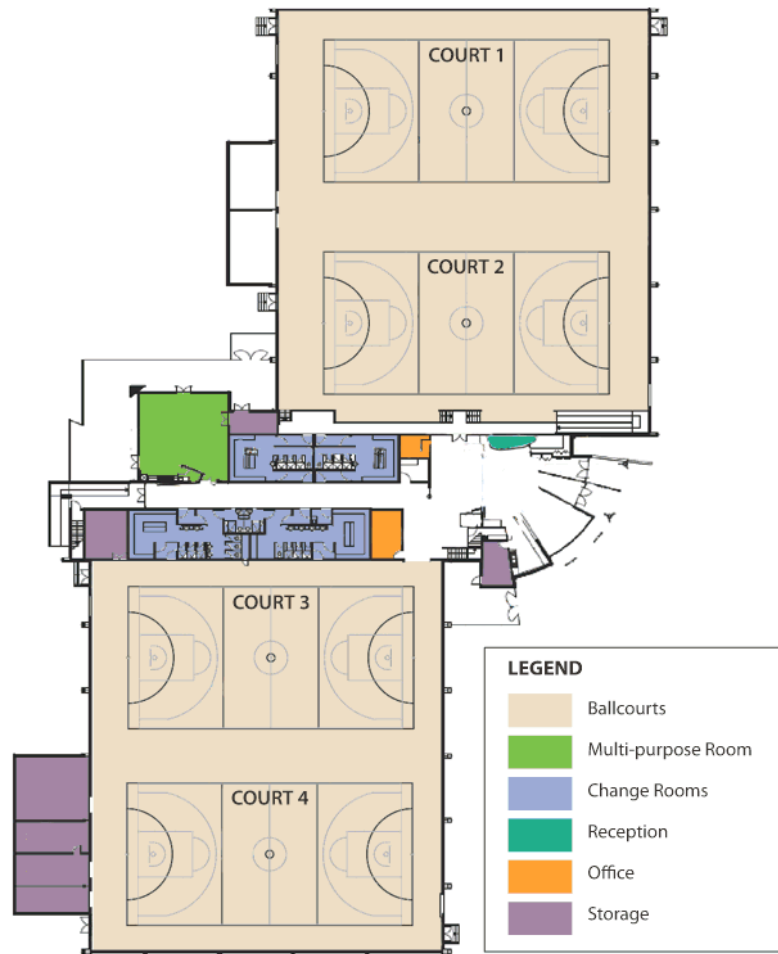
2. Outcomes of the Facility

Darebin Community Sports Stadium (DCSS)

The Darebin Community Sports Stadium is located at Reservoir District Secondary College and is built on Department of Education and Training Victoria (DET) land, located at 857 Plenty Road Reservoir. The facility is subject to a Licence Deed between Council and DET. The venue is the current primary indoor sports facility in the City of Darebin area. The Stadium is currently managed by the YMCA Victoria.

This highly used multi-purpose stadium is host to a wide range of sporting facilities including:

- Four indoor highball courts
- Mezzanine hall
- Multipurpose room
- Outdoor netball facilities
- Outdoor tennis courts
- Entry, reception, café/kiosk, office and administration areas
- Change room facilities including toilet and shower amenities
- Front of house spaces including bike parking and drop off zone



3. Available Areas for Bookings

Darebin Multi Sports Stadium (MSS)

The MSS consists of four indoor highball courts that are configured as a three-court space and a separate adjoining one court space. The one court space is considered the show court with spectator seating capacity of 340.

Show Court (1)

Basketball and Netball line markings only. Show Court 1 will be made available for trainings and competitions however can also be booked as the show court for higher-level competition standard events and where greater spectator capacity is required.

Courts 2, 3 and 4

Basketball, Netball, Volleyball, Badminton, Futsal line markings and Roller Derby (court 4 only) usage.

Outdoor Courts (Netball/Tennis)

Four outdoor courts.

Function Room/Meeting Room

Total capacity in Function room mode is 146 guests. The larger function room mode has the flexibility to be split into two separate meeting rooms containing with capacity of 67 and 79 guests in each space.

Opening Hours

The facility is available for bookings between 9.00am - 10.30pm Monday - Friday and 8.30am - 8.30pm Saturdays and 9.00am - 9.30pm Sundays.



Available capacity for bookings

Day	Peak (after 5.00pm)	Off-Peak (8.30am-5.00pm)
Weekdays	27.5 hours	40 hours
Saturday	3.5 hours	8.5 hours
Sunday	4.5 hours	8 hours
Total	35.5 hours	56.5 hours

Fees and Charges Schedule

Facility/Area	Peak per hour (after 5.00pm)	Off-Peak per hour (8.30am-5.00pm)
Full Court (i.e. Basketball, netball, futsal, Roller Derby etc)	\$53.00	\$43.00
Outdoor Court (i.e. netball, tennis etc)	\$36.00	\$33.00
Volleyball Court	\$29.15	\$24.40
Badminton Court	\$25.50	\$22.20
Indoor Courts Schools	\$25.00	\$25.00
Outdoor Courts Schools	\$25.00	\$25.00
Multi-purpose Function Room	\$36.00	\$36.00
Upstairs Meeting Rooms	\$15.00	\$15.00
Foyer Meeting Room	\$15.00	\$15.00

Note: Fees and Charges may increase by CPI pending Council budget process

3. Available Areas for Bookings

Darebin Community Sports Stadium (DCSS)

The DCSS consists of four indoor highball courts that are configured two adjoining stadium spaces including two courts each with reception, foyer and amenity's through the middle of the building layout. Five outdoor netball/tennis courts with lighting available for hire are located adjacent to the indoor facility. The venue also has flexibility for a 600 seat show court for major events and competitions.

Courts 1, 2, 3 and 4

Basketball, Netball, Volleyball, Badminton, Futsal line marking

Function Room/Meeting Room

Capacity of 75 guests

Outdoor Courts (Netball)

5 outdoor courts

Office Space

Capacity of 8 guests

Opening Hours

The facility is available for bookings between 9.00am - 10.30pm Monday - Friday and 8.30am - 8.30pm Saturdays and 9.00am - 9.30pm Sundays.



Available capacity for bookings

Day	Peak (after 5.00pm)	Off-Peak (8.30am-5.00pm)
Weekdays	27.5 hours	40 hours
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Total	35.5 hours	56.5 hours

Fees and Charges Schedule

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Multi-purpose Room	\$36.00	\$36.00
Upstairs Office	\$15.00	\$15.00
Foyer Office	\$15.00	\$15.00

Note: Fees and Charges may increase by CPI pending Council budget process

4. Expression of Interest (EOI) Process

4.1 Organisation Eligibility

Criteria and the scoring for assessing the applications will be based on Associations and Clubs clearly being able to demonstrate their commitment to the Guiding Principles mentioned in Section 1. Council's vision is to encourage and facilitate a broad mix of user groups across the two facilities with a focus on female participation, gender equity, social inclusion for vulnerable residents and diversity in programs and activities offered to the community.

4.2 Usage Eligibility

The EOI process will be structured to be a fair process to all submitters, with the aim of maximum benefit to the local sporting clubs and/or groups.

The final decision on regular community use of both stadiums will be made by City of Darebin on recommendation from the EOI process.

Process	Date
Applications open	24 March, 2021
Applications close	5 May, 2021
Outcome of assessment	2 July, 2021
Hire agreements executed	October 2021

4.3 Timelines

4.4 EOI/Application Process

- Advertising of the EOI Process
- Applications submitted to Council via the following online link: www.surveymonkey.com/r/DarebinSportsStadiumEOI
- Applications will be reviewed and assessed by a panel without preference or bias.
- Successful applicants will be notified and enter a memorandum of understanding. Contracts for tenancy will be confirmed by the Manager, Recreation and Libraries.
- Unsuccessful applicants will be notified but may be offered alternative times/access.
- This process will be run annually new user groups are able to submit for court space during this time if space becomes available or alternately are able to hire through the casual booking system, please contact the leisure team at Darebin for more details.

For more information about the EOI for Darebin Indoor Sports Stadiums please contact James Carbone, Recreation Planning and Participation Coordinator, at james.carbone@darebin.vic.gov.au.



4. Expression of Interest (EOI) Process

4.5 Assessment Criteria

Category	Assessment Criteria	Details	Possible Score	Weight
One	Local club association within the municipality	Priority will be given to Darebin associations and clubs. Total Percentage of Darebin based residents.	5	10%
Two	Registered club or association	Incorporated and registered with Sport Peak Body.	10	10%
Three	Participation Outcomes	Maximises the multi-use of the facility and caters for a broad range of facility users, including female participants, Aboriginal and Torres Strait Islander peoples, CALD and multicultural groups, as a well as people of all ages.		
	Score: Very effective = 3 Moderately effective = 2 Limited effectiveness = 1 No capacity to achieve = 0	1. The booking will increase participation rates in sport and/or recreation. 2. The booking will cater for both genders with a strong focus on female participation. 3. The booking will cater for all age's groups or an age group not currently using the facility. 4. The booking enhances access and inclusion for people with a disability.	3 3 3 3	40%
Four	Need and Community Benefit	Improves the prosperity of the club/user group and delivers greater opportunities for the community to participate in wellbeing activities.		
	Score: Very effective = 3 Moderately effective = 2 Limited effectiveness = 1 No capacity to achieve = 0	1. Improves the self-sufficiency and viability of club/user group. 2. Provides access to healthy sport and recreation environments promoting community wellbeing. 3. Enables access to new activities at the facility which creates greater diversity and choice of activities for the community.	3 3 3	40%

5. Service Agreement

All successful EOI applications will enter into a Service Agreement for 12 months access rights. The Service Agreement will outline the Terms and Conditions.



Appendix 1: EOI Application Form

Online applications must be submitted through the following link on the Darebin City Council website: www.surveymonkey.com/r/DarebinSportsStadiumEOI

A copy of the Online Application form is provided, here and on the following pages, for reference.



EOI - Darebin Multi Sports Stadium & Darebin Community Sports Stadium

The City of Darebin Multi Sports Stadium and Darebin Community Sports Stadium are seeking Expressions of Interest (EOI) from clubs and associations for the allocation of indoor court bookings across the two stadiums.

The EOI process is being conducted to ensure a fair and transparent process for all potential user groups to register their interest in the indoor courts while the Darebin Multi Sports Stadium is under construction. The Council's vision for the Darebin Multi Sport Stadium will not be a home base for any one club or group. However, the court space will be allocated to a variety of different user groups across a range of sport and recreation activities, to encourage shared community use of this exciting new facility.

Please complete: Click through each page and answer each question, then hit done when your completed on the last page.

Organisation Information

1. Address

Contact Person and Position

Name of Organisation

Address

City/Town

State/Province

Email Address

Phone Number

2. What sport do you undertake?

3. Is your club currently associated with a State Sporting Association?

No

Yes (please specify)

Demonstration of Inclusion

4. Please provide a list of your programs, competitions and activities that demonstrate inclusion across some (or all) of the following age groups?
For example: age based competitions, junior/adult/older adults social competitions, masters leagues/competitions

5-18	<input type="text"/>
18-35	<input type="text"/>
35-50	<input type="text"/>
50-65	<input type="text"/>
65+	<input type="text"/>

5. Please provide a list of your programs, competitions and activities that demonstrate inclusion and diversity across the following population groups?
For example: junior competitions and development programs, mixed social competitions, disability sport programs and competitions, partnerships with migrant support agencies for targeted recreation programs.

Kids/Juniors	<input type="text"/>
Older Adults	<input type="text"/>
Special Needs/Disability Groups	<input type="text"/>
Genders	<input type="text"/>
Cultural Groups	<input type="text"/>
Other	<input type="text"/>

Programming Details

6. Please detail the league/s your organisation participates in.

7. Please provide details on the following aspects of your membership

Total number of teams	<input type="text"/>
Total number of current members	<input type="text"/>
Total Female teams	<input type="text"/>
Total Female Members	<input type="text"/>
Total Male teams	<input type="text"/>
Total Male Members	<input type="text"/>

8. What percentage of participants live within the Darebin LGA area

9. Please list the stadiums you are currently using

10. Are there stadiums you would like to use? Council is dedicated to ensuring there is equitable use across both stadium sites, please provide preference of location. If you are 15km or more away from your preferred location please provide evidence as to why this is your preferred location.

11. Would your organisation like to hire ONLY OUTDOOR COURTS at either the Darebin Multi Sport Stadium (netball and tennis line marking) or the Darebin Community Sport Stadium (netball line marking only)?

Yes

No

12. Which Courts at Darebin Multi Sports Stadium would you like to hire and when?

	8am-9am	9am-10am	10am-11am	11am-12pm	12pm-1pm	1pm-2pm	2pm-3pm	3pm-4pm	4pm-5pm	5pm-6pm	6pm-7pm	7pm-8pm	8pm-9pm	9pm-10pm
Monday Court 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monday Court 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monday Court 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Sunday Court 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13. Which Courts at Darebin Community Sports Stadium would you like to hire and when?

	8am-9am	9am-10am	10am-11am	11am-12pm	12pm-1pm	1pm-2pm	2pm-3pm	3pm-4pm	4pm-5pm	5pm-6pm	6pm-7pm	7pm-8pm	8pm-9pm	9pm-10pm
Monday Court 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monday Court 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Saturday Court 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Sunday Court 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Sunday Court 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sunday Court 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* 14. Would you also like to hire the outdoor courts at the following centres?

We do not wish to hire outdoor courts at either centre

We would like to hire outdoor courts at Darebin Multi Sport Stadium (netball and tennis line marking) or the Darebin Community Sport Stadium (netball line marking only)?

15. Would you like to hire outdoor courts at Darebin Multi Sport Stadium (Netball and Tennis Use only)

Yes

No

16. Which outdoor courts at Darebin Multi Sports Stadium would you like to hire and when?

	8am-9am	9am-10am	10am-11am	11am-12pm	12pm-1pm	1pm-2pm	2pm-3pm	3pm-4pm	4pm-5pm	5pm-6pm	6pm-7pm	7pm-8pm	8pm-9pm	9pm-10pm
Monday Court 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monday Court 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monday Court 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monday Court 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tuesday Court 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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17. Would you like to hire outdoor courts at Darebin Community Sport Stadium (Netball Use only)

Yes

No

18. Which outdoor courts at Darebin Community Sports Stadium would you like to hire and when?

	8am-9am	9am-10am	10am-11am	11am-12pm	12pm-1pm	1pm-2pm	2pm-3pm	3pm-4pm	4pm-5pm	5pm-6pm	6pm-7pm	7pm-8pm	8pm-9pm	9pm-10pm
Monday Court 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Initiatives

19. Provide details on how you will encourage sustainable transport modes, including public transport, walking and car share opportunities

20. Please detail any environmentally sustainable initiatives your club has implemented

21. Any other hire information you would like to tell us about?

22. Please upload any additional information you would like us to know about (including business and strategic plans).

No file chosen

Insurances

23. Please provide a copy of your Public Liability Insurance

No file chosen

24. Please provide a copy of your certificate of currency

No file chosen

25. Please provide copies of the annual financial reports

No file chosen

Thank you for completing the form



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If you are deaf, or have a hearing or speech impairment, contact us through the National Relay Service.

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Ελληνικά	नेपाली	اردو
हिंदी	ਪੰਜਾਬੀ	Tiếng Việt

Prepared by Otium Planning Group Pty Ltd
www.otiumplanning.com.au



7.8 PROMOTING WOMEN AND GIRLS IN SPORT PARTNERSHIP AGREEMENT - YEAR TWO REPORT

Author: Manager Recreation and Libraries

Reviewed By: General Manager Community

EXECUTIVE SUMMARY

This report details the outcomes and achievements in the Year Two Report on the Promoting Women and Girls in Sport Partnership Agreement between Darebin City Council and the Darebin Women's Sports Club (the Darebin Falcons).

Change Our Story: a shared framework for the primary prevention of violence against women in Australia, identifies sport as a priority setting for challenging and changing gender inequality. This report identifies gender inequality as the core of the problem of violence against women. The Promoting Women and Girls in Sport Partnership between Darebin City Council and the Darebin Falcons is designed to promote the participation of women and girls in all areas of the club's activities (on and off the field) to normalise women's participation in all areas of sport in all Darebin sports clubs and therefore challenge gender stereotypes and support gender equality.

This report documents how performance targets have been met across the five key outcome areas of: advocacy, participation, social justice/inclusion, participation in Council programs, and working towards financial sustainability.

In 2020, the Darebin Falcons marked 30 years of delivering women's sport. They have been leaders for women and girls, providing a safe and supportive environment that promotes connection above competition for all ages and backgrounds. As well as high participation numbers (750 women and girls pre-COVID), they continue to deliver sport in innovative and transformative initiatives to tackle gender inequity, breaking down barriers to participation for women and girls in sport. They also advocate for change and work constructively with sporting associations and other clubs to influence the sector.

Key achievements over the life of the partnership agreement include:

- Growth in player numbers from 550 to over 750 including:
 - Expansion in Mini Roos program to 85 girls
 - 2 new junior soccer teams to 23 teams
 - 1 new women's soccer team
 - 1 new masters AFL team
 - Increasing cricket juniors from 1 to 2 teams
 - Return of the senior women's cricket team after a 5-year hiatus
- Increased participation options such as:
 - Four soccer mums' programs run for 50 women
 - 11 girls in coaching roles for the 4-9 age group
 - 2 Go Girl clinics delivered resulting in 12 qualified coaches and 12 qualified referees
 - 3 coaching webinars delivered

- Go Fives junior soccer program engaged 296 girls in 43 teams.
- Advocacy actions undertaken in the following areas
 - Football Victoria Women and Girls Competition Review
 - How changes to the U13s format impacts girls
 - NFNL forums and policy development
 - AFLW competition structure
- Social inclusion programs and participation in:
 - Cricket Pride Cup
 - VFLW Pride round
 - NAIDOC round
- Participation in council programs
 - Sports club breakfast participation
 - Sustainability Workshop participation
 - Promotion of prevention of violence against women campaigns and participation opportunities to club membership
 - Darebin Women in Sport Network participation.

More detail on these outcomes are detailed in the report and in **Attachments A and B**.

This report also proposes an extension option of the partnership agreement for a further two years for 2021 and 2022.

Recommendation

That Council

- (1) Notes the outcomes and achievements of the Year Two Promoting Women and Girls in Sport Partnership Agreement Report.
 - (2) Acknowledges the Darebin Women's Sports Club (the Darebin Falcons) for their contribution to gender equality and sport in Darebin.
 - (3) Approves the extension of the Promoting Women and Girls in Sport Partnership Agreement funding for a further two calendar years for 2021 and 2022 for \$80,000 and \$60,000 respectively.
 - (4) Includes in the partnership agreement a requirement for reporting on the community benefits achieved in the areas of:
 - a. Advocacy for girls' and women's sport and leadership
 - b. Programs to encourage girls' and women's participation in sport and leadership
 - c. Programs to encourage social inclusion and social justice
 - d. Participation in Council programs.
 - (5) Authorises the Chief Executive to finalise and execute the partnership agreement.
-

BACKGROUND / KEY INFORMATION

As per the October 2018 Council Resolution (Minute No. 18-278), a two-year Promoting Women and Girls in Sport Partnership Agreement (the partnership) was entered into between Darebin City Council and the Darebin Falcons with Council contributing \$80,000 funding each calendar year, concluding in December 2020. The resolution also noted the option of renewal, with contributions for years three and four of the agreement being \$80,000 and \$60,000 respectively.

Darebin Falcons have submitted their Year Two Report (2020) on the partnership outcomes. Targets and expectations have been met. Refer **Appendix A** for the full report.

Previous Council Resolution

At its meeting held on 15 October 2018, Council resolved:

That Council

1) *Agree in principle to a two-year partnership agreement with the Darebin Falcons, with possible extension for a further two years.*

2) *Include in the partnership agreement requirements that Darebin Falcons will provide specified benefits to the Darebin community, including:*

a) Advocacy for girls' and women's sport and leadership

b) Programs to encourage girls' and women's participation in sport and leadership

c) Programs to encourage social inclusion and social justice

d) Participation in Council programs, for instance through providing guest speakers or coaches for activities.

3) *Include in the partnership agreement a requirement for Darebin Falcons to provide an annual report against performance targets, with financial report and an updated strategic plan.*

4) *Include in the partnership agreement an annual payment by Council of \$80,000 for the two years of the initial term, and that in the event the agreement is extended, that the annual payment will be \$80,000 and \$60,000 for the third year and fourth year respectively.*

5) *Requests that a Councillor briefing be held on the community benefits and performance targets, prior to the partnership agreement being executed.*

6) *Authorises the Chief Executive to finalise and execute the partnership agreement.*

Minute No: 18-278

At its meeting held on 24 February 2020, Council resolved:

That Council:

1) *Notes the first annual report on the Promoting Women and Girls in Sport Partnership Agreement between the Darebin Women's Sports Club (also known as the Darebin Falcons) and Darebin City Council.*

2) *Receives a report detailing the objectives, programs and outcomes it expects from the club that will achieve an increase in the participation of CALD and socio-economically disadvantaged women and girls, especially from marginalised groups, as part of the 2020, year two partnership agreement.*

Minute No: 18-278

COMMUNICATIONS AND ENGAGEMENT

Consultation

The Darebin Falcons have submitted their Year 2 Partnership Report (**Appendix A**). Quarterly meetings have been held with Council officers to provide updates and feedback on progress, opportunities and challenges.

Communications

Implementation progress updates are included in the Council Plan Action Plan Quarterly Progress Reports.

ANALYSIS

Alignment to Council Plan / Council policy

Goal 2 - Opportunities to live well

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

Environmental Sustainability Considerations

The Darebin Falcons attended Council's Sport Development Workshop on Single Use Plastics in 2019. Following this workshop, the Club has an action plan in place to eliminate single use plastics from their events and catering.

Equity, Inclusion and Wellbeing Considerations

The Darebin Falcons are the only standalone women's only team currently participating in the VFLW competition. Continued investment in supporting this unique club will provide participation pathways for local women and girls to play sport and create avenues for women to be involved in off-field operational roles such as board positions, coaching and football operations.

Activities delivered in 2019 and 2020 fostered participation in all areas of sport by all ages, with low barriers to get involved in a supportive environment that focuses on connection above competition. The club also intends to expand its programs with an All Abilities Auskick program now planned for 2021. In 2020, the Club developed a partnership with the Fitzroy Stars Football and Netball Club to support Aboriginal and Torres Strait women and girl's participation and pathways as well as developing connections with culturally diverse schools in the region. COVID-19 restrictions saw the cancellation of the 2020 winter sport programs, so both these programs will be further developed in 2021.

Violence against women is serious and prevalent and driven by gender inequality. The *Change the Story* framework, developed by Our Watch, identifies sport as a key environment for prevention activity so gender equality can be promoted and normalised. The activities undertaken by the Darebin Falcons over the past two years contribute directly to this and in doing so, assists make Darebin a safer and more equitable place for everyone. More information is included in the Year Two Report (**Appendix A**).

Cultural Considerations

The Darebin Falcons engaged the LGBTIQ+ community in the annual pride round match (not played in 2020 due to COVID-19), as well as using their social media to promote key messages and events to the community.

The club's partnership with the Fitzroy Stars Football and Netball Club continue to support Aboriginal and Torres Strait women and girl's participation by providing opportunities for Stars players to participate in the Falcons Academy, which provides quality, inclusive training and development with potential pathways to VFLW participation.

In 2020, the Darebin Falcons have connected with culturally diverse schools in the area, to promote club programs and deliver clinics to increase their cultural diversity. This included the invitation to local schools to participate in the Falcons Academy Clinic late in 2020. This will be further developed in 2021 to include clinics delivered in schools by Falcons ambassadors and the delivery of cultural diversity education sessions for its player base.

Economic Development Considerations

The agreement identifies the need for financial sustainability for the Darebin Falcons. In the first year of the partnership, two sponsorship agreements with local businesses (Activ8me and BodKombucha) were established and confirmed for 2021.

In 2020, the club's focus shifted towards local business. The club created an online 'We love local business campaign' and promoted local business offers and a marketplace directory through their online shop to help members, their families and friends support local business in Darebin.

Business and strategic planning, and the development of revenue streams and sponsorship will be key for the Darebin Falcons' long-term success. A focus area in the next 2 calendar years will be to ensure the Falcons' operations and VFLW team are sustainable moving into 2023.

Financial and Resource Implications

The October 2018 Council resolution established a two-year agreement with the option for renewal as follows:

Year	1 18/19	2 19/20	3 20/21	4 21/22
Amount	\$80,000	\$80,000	\$80,000	\$60,000

The proposed 2-year extension of the partnership requires a Council resolution to proceed.

Legal and Risk Implications

There is an option to extend the partnership for a further two years.

If the partnership is not renewed, the Darebin Falcons will need to reduce operations to a non-competitive level for the 2021 VFLW competition season. It would then be highly unlikely they would be in a financial position to renew their license for the competition for the 2022 VFLW season and beyond.

This partnership agreement requires quarterly meetings between the Darebin Falcons and Council Officers and annual reporting on the partnership's five key outcome areas: advocacy,

participation, social justice/inclusion, participation in Council programs, and working towards financial sustainability.

Operational Impacts

The current agreement has enabled Council to have a greater impact on the participation of women and girls in sport in line with Council's Goal 2.2. Council officers have the capacity to service an extension to the current agreement.

DISCUSSION

Council entered into this funding agreement with the Darebin Falcons to:

- Enable and support the club's inclusion and participation in the premier state AFL Women's competition, the Victorian Women's Football League (VFLW).
- Support the development of a strategic plan that seeks to find a sustainable funding model for the Darebin Falcons to engage at the elite VFLW level of competition beyond the life of this agreement.
- Extend the Falcon's impact in supporting the participation of women and girls in all aspects of sport (not limited to playing but including coaching, social justice and inclusion, fundraising, strategic planning, advocacy, governance and administration) in Darebin.

The Year Two Report details how the Darebin Falcons have continued to be active in delivering community programs and services across Australian rules football, soccer and cricket that usually enables (pre-COVID) around 750 women and girls to be physically active and more socially connected.

In 2020, COVID-19 restrictions meant winter soccer and Australian rules football programs/competitions were cancelled as well as hampering the winter social participation calendar which includes initiatives such as soccer mums, footy mums, Falcons Academy clinics and more.

Despite these limitations, key achievements in 2020 include:

- Go Fives junior soccer program engaged 296 girls in 43 teams.
- Cricket program growth, with junior girl's cricket doubling to four teams for 2020-2021, and the club's senior women's cricket team returning after a five-year hiatus.
- The Annual Community Open Day hosted 120 girls trying soccer and footy with their families. The club had 26 soccer teams registered before the season was cancelled due to COVID-19.
- The 'Strong Girls Work in Progress' program was launched. This collection of online videos and resources encourages girls and women to be their best selves and includes footy and soccer skills tips, an online fitness series and webinars featuring VFLW/AFLW stars.
- Off-field workforce development achievements with a soccer officials program developing 13 new referees and board member, Natalie Kitzelman, participating in the 2020 Darebin's Women and Leadership Program.
- Falcons Academy school holidays programs were offered to the community and coached by AFLW stars and Falcons alumni Aasta O'Connor and Jess Dal Pos.
- Establishing a partnership with Fitzroy Stars Football and Netball Club for 2021 to work together to support Aboriginal and Torres Strait Islander women and girls football participation and pathways to increase diversity and inclusion.

- Developed connections with Darebin schools with high cultural diversity such as Islamic schools, with invitations to the Club's Falcons Academy clinic.
- Created the *Falcons Family* Facebook community group to keep players connected and engaged and launched their *Soccer Skills of the Week* series.
- Advocacy with sport leagues and bodies as well as Council's Women in Sport Network driving gender equity in the sports industry.

The Darebin Falcons have continued to make significant progress in their first two years of the partnership agreement in the focus areas of: advocacy, participation, social justice/inclusion, involvement in Council programs and events.

The club is seeking to continue this with an extension of this agreement into years three (2021) and four (2022). With this extension, the club can continue to field a team in the VFLW competition for at least the next two seasons, improve financial sustainability, and further develop women and girl's participation on- and off-field in sport and the community.

In 2021 and 2022, in addition to the programs and activities delivered by the club, with the support of a Council partnership, the club is planning a stronger focus on:

- Re-establishing their VFLW operations after the 2020 season was cancelled and adapting to a new COVID-normal for 2021.
- Strengthening connections with the Aboriginal community to increase the pathways and participation of Aboriginal women and girls through a partnership with the Fitzroy Stars Football Netball Club.
- Enhancing cultural diversity with educational programs and connecting the Falcons Academy program player ambassadors into Islamic schools and local schools with high cultural diversity and linking them into club programs such as Falcons Academy.
- Seeking professional support and advice to develop a new business plan and enhanced revenue streams to ensure the VFLW team is fully sustainable by the end of the renewed partnership agreement (2022).
- Social sport programs that focus on beginner or lapsed participation of adult women for AFL, soccer and cricket such as Soccer Mums and Social Sixes Cricket.
- Leveraging the 'Strong Girls Work in Progress' program to drive leadership and capacity building opportunities, helping women and girls take on non-playing roles in sport such as coaching and umpire development.

OPTIONS FOR CONSIDERATION

Option 1 - Extend the partnership agreement for two years. This is the recommended option.

Option 2 - Do not extend the partnership agreement

Option 3 - Extend the partnership agreement for less than two years

Option 4 - Extend the partnership agreement for more than two years

This report recommends the Council extend the partnership agreement for a further two years, in line with the intention of the original agreement to support the Darebin Falcons sustainability and in light of the community outcomes and benefits achieved to date.

IMPLEMENTATION STRATEGY

Details

If Council renews this agreement for a further two years, Council officers will work with the Darebin Falcons to:

- Update and sign the agreement for a further two years. Council officers would aim to retain existing terms, key focus areas and deliverables.
- Develop annual goals and targets for the club to report on each year and support key focus areas.
- Continue to meet at least quarterly to discuss and review the progress against key focus areas.
- Monitor deliverables through reporting and payments based on agreement timelines.

Communication

If the partnership is extended, Council officers will extend the agreement and set focus areas and objectives for the extension period. Council officers would work with the club on servicing the agreement, including quarterly meetings to review the progress of the agreement, offering support from Council for each of the focus areas, following up deliverables and milestones and reporting to Council annually.

Timeline

Work to renew and extend the partnership agreement can commence immediately and be in place within one month.

RELATED DOCUMENTS

Attachments

- Promoting Women and Girls in Sport - Year 2 Report (2020) (**Appendix A**)
- Darebin Falcons - Year in Pictures Report (2020) (**Appendix B**)

DISCLOSURE OF INTEREST

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

Promoting Women and Girls In Sport

Darebin Women’s Sports Club Inc. known as Darebin Falcons
2018-2020 Funding Partnership with Darebin Council – Year 2 Report



REPORT DATE	PREPARED BY	COUNCIL STAFF LIAISONS
December 2020	DWSC Board	Felicity Leahy, Adam Feiner

PARTNERSHIP INITIATIVES SUMMARY

2020 has not been the year any of us expected with most major activities abandoned due to Covid-19. For the Darebin Women’s Sports Club, this meant the cancelling of our winter soccer and Australian Rules football programs, as well as our winter social participation calendar which includes initiatives such as soccer mums, footy mums, September Falcons Academy and more.

Pre-COVID, we were fortunately able to run the *Become a Better Athlete* program and a highly successful junior soccer *Strength and Conditioning* program, with final sessions completed in the June lockdown reprieve. Both aimed at building girls confidence and knowledge to activate their power, something socially ingrained in boys from infancy, but often needing to be physically taught to girls. Also fortuitously, we squeezed in the early July Falcons Academy clinics, coached by AFLW stars Aasta O’Connor and Jess Dal Pos. Further disappointment for us, however, was in the lack of capacity to celebrate our 30th anniversary of empowering girls and women through sport, which we will now celebrate in 2021 (all staying well!). Of course we are far from alone in these disappointments, as this has been the nature of the year.

Instead we can speak with pride about what has been achieved. Fortunately, the success of the Victorian Government’s aggressive suppression strategies meant that sport was able to resume in increasing numbers from early November. Football Victoria, with the support of the Darebin Council Sport Development and Leisure Services team, was quick to create opportunities and the Falcons were able to host a ‘Go Fives’ program over 5 weeks from November 10. Go Fives saw 296 girls participate in 43 teams including new players, Falcons and external teams. Importantly, Go Fives provided an opportunity for Falcons to advance our Young Referees program. The Young Referees program facilitates Falcon junior soccer players to referee the younger teams, supported by training, mentoring and a small match payment. Fourteen new referees received training and officiated at Go Fives. As well, cricket is once again flourishing at the Falcons. After commencing in 2018, junior cricket has doubled from 2 to 4 teams for 2020-2021, and senior cricket has recommenced after a 5-year interval.

The return to training and play in both soccer Go Fives and cricket has been met with huge delight by participants and families with girls and women welcoming the social and physical activity and the comradery, after the long winter lockdown. Unfortunately, the NFNL has been slow to sanction return to training (linked to player insurance) hence no activity was possible through November (though both a junior ‘come and try’ session and NFNL senior preseason training recommenced in early December). The VFLW program also recommenced training from November 24, with their season now, excitedly, realigned to run alongside the AFLW with a late February start date.

The extended lockdown was, however, far from a shutdown at the Falcons. Supported by our partnership with Sport and Recreation Victoria, the Darebin Women’s Sports Club created and launched *Strong Girls Work in Progress* (WIP), a collection of resources encouraging girls and women to strive to be our best selves. Through the creative genius of Darcy Vescio, better known as Falcon and AFLW football star, Strong Girls WIP produced first, the *Falcon Football Fundamentals* video series, where strong, athletic women role models stepped through core footy techniques to encourage girls and women to be active and advance their footy skills. This was followed by the *Health and Fitness* series, where again, strong women roles models provided tips to incorporate physical and mental health routines in daily life.

The initial impetus for *Strong Girls WIP* was to support girls and women to stay active and care for their physical and mental health through home isolation, but the initiative will be ongoing at the Falcons, providing a platform to demonstrate and advance our mission to empower girls and women off field, as well as on. Also to this end, in the early days of the first lockdown, an in-Club private Facebook community, *Falcons Family* was formed to keep members connected and engaged and soccer launched their Skills of the Week series, later incorporated in Strong Girls WIP. This series involved players creating their own skill and technique instructional videos (that were in fact, the inspiration for the *Falcons Football Fundamentals*). Zoom quiz nights were convened for the Club by the VFLW program and we also used the lockdown time to provide some professional development for coaches in key areas and ran an Inclusive Coaching session for Club coaches to better welcome athletes with disabilities and additional needs, facilitated by a Falcons senior footy player.

When face-to-face activities were unable to be held, we worked on advancing our multicultural and Aboriginal engagement through initiatives such as the '*Strong Girls WIP - Health and Fitness Insight*' session hosted by Darcy Vescio and Indigenous player Maddy Prespakis for the Aboriginal organisation, Djirra. We also engaged in positive discussions with the Fitzroy Stars and have begun to set out a concrete partnership. This will include Falcons offering skills clinics to the Stars inaugural women's team, pathways for participation in our VFLW or junior programs, and access to Sir Douglas Nichols oval for our VFLW 2021-22 pre-season training. Strong foundations were laid through internal Club processes, support and resources provided by Council Social Inclusion officer, Lauren Foote and some key community contacts. A Falcons welcome poster in the ten most common languages in Darebin plus Woi-wurrung has been made and will be prominently displayed across both pavilions at A.H. Capp and Robinson Reserve. From these foundations, we are ready to expand our multicultural and Aboriginal inclusion offerings over 2021.

Off field, under the watch of outgoing President Sarah Brady, the Falcons have continued to strengthen and streamline our back of house administration, in particular budget and accounting processes and our VFLW operational management. Going forward, the Board has expanded our membership for 2021 with the recruitment of additional members expressly interested and skilled in areas such as governance, marketing and stakeholder engagement, including new President Jane Ryan.

A key growth area is our increasingly popular and financially successful feminist tee-shirts and online merchandise range. Combined with the up-skilling and contributions of current Board members, Natalie Kitzelman, a participant in the 2020 Darebin Women and Leadership program, and Mereki Nieman, local Start-Up entrepreneur, the DWSC believe we are poised to take our profile and reach to the next level in the coming years. This combines our core mission to lead girls and women's inclusion and participation in sport – represented in the public eye through our ongoing presence as the sole independent, women's club in the prestigious VFLW competition and our alignment with Darebin Council's own mission and values – with our strengthened marketing acumen and reach to increasingly engage sponsors and champions of women's causes. 2021 will be a breakout year for the Falcons, on and off the field!

YEAR 2 REPORT (2020)

FOCUS AREA	INITIATIVES	SUCSESSES & CHALLENGES
<p>Advocacy for girls' and women's sport and leadership</p>	<ul style="list-style-type: none"> Maintain a constant physical and virtual presence to inspire girls and women, to be active and have belief in their innate power and strength Use our voice as leaders in sport for girls and women to advocate for even more marginalized cohorts such as the LGBTIQ+ and Aboriginal communities Advocate to the leagues (NFNL, AFL, NFNL), whose administration continues to be male dominant and centric, on behalf of girls and women 	<ul style="list-style-type: none"> While dampened by COVID, at every opportunity Falcon teams, tournaments or come and try opportunities took to the Darebin fields at Capp, Robinson, Mott or LaTrobe University, as everyday advocates of the joy, activity, purpose and power provided through sport and physical activity to girls and women of all ages, stages, shapes and sizes. Creating affirming attitudes, skills and practices that enable life long participation for girls and women in sport and physical activity is our foremost goal. As the biggest sports club in Darebin, and where our core business is to provide sporting opportunities for perennially under represented girls and women, continuing to do what we do best is our greatest source of advocacy for girls' and women's sport and leadership. Add our voice through social posts to causes such as NAIDOC, IDAHOBIT, Trans-awareness week, and follow this up at every opportunity with concrete action and education within the Club Advocated to FV about girls capabilities to play with the same match conditions and rules as the boys teams when the new U13 age level was introduced. Participated in consultation process with Football Victoria on refund policy in relation to fees for girls and women. Response and advocacy to NFNL about their antiquated gender inclusion policy and failure to endorse the recently released and applauded AFL policy that supports trans-inclusion in community sport. Noting that the Falcons decision to allow trans-woman, Hannah Mouncey, to play in our 2018 VFLW side, was part of the process of raising awareness of the need for contemporary policy which the AFL have duly responded to.
<p>Promote and encourage girls' and women's participation in sport</p>	<ul style="list-style-type: none"> Become a Better athlete Community/Come and Try Day Junior soccer preseason strength and conditioning New soccer teams (U13) registered Soccer mums Footy Mums Falcons Academy Go Fives program Junior and Senior Cricket growth Social Sixes Community engagement through Falcons Family and regular communication around Covid restrictions 	<p>Become a better athlete – 20 Girls registered for 5 training and education sessions (for fee), plus pre and post testing at Advanced Athletes Performance gym, coached by Nikki Elias (Zenith Strength and Performance), and held from December 2019 to February 2020. Training/Education session components were:</p> <ul style="list-style-type: none"> Learning the basics of running and movement/Set your intentions Endurance for team sport athletes/Eat like an athlete: Nutrition/Hydration Jumping and Landing/How to improve recovery to enhance performance Speed and Strength Training/Injury Prevention Change of direction/Think like an athlete <p>Aim was to introduce girls to elite training as well as health and fitness principles to activate their power through skills and confidence.</p> <p>Come and Try Day - Annual Club community day with jumping castle, bbq, face painting and stalls to welcome new players and provide a fun event for the local community. 120 girls came to try soccer and footy.</p> <p>Junior soccer strength and conditioning - A 6-week program run in Feb/March. 40 girls took part. The final 2 weeks were cancelled due to restrictions. The program was reinstated in July. 3 sessions took place with 42 girls taking part before restrictions again caused the program to be shutdown</p> <p>Pre March COVID restrictions, registrations for two new U13 soccer teams were confirmed (an additional 26 players) taking the total number of Soccer teams at DWSC to 29 – we are told the largest all girl soccer program in the State.</p> <p>Soccer mums commenced in 2020 with a 6-week program in February (25 participants) but was abandoned in the March following COVID restrictions. With adult contact sport now allowed, programs will resume in early 2021.</p> <p>Social media promotion commenced for inaugural Footy Mums to coincide with the March <i>This Girl Can</i> week, to be followed by term two weekly sessions. Did not commence due to COVID restrictions.</p>

		<p>55 girls 5-17 year olds participated in the July school holidays Falcons Academy clinics, fortunately held in the window pre the July lockdown. Coached by Falcons/AFLW stars, Jess Dal Pos & Aasta O'Connor, the sessions were photographed by Darcy Vescio to provide inspirational footage as part of the launch of our <i>Strong Girls WIP</i> initiative. (See social links at end)</p> <p>Falcons coordinated and ran the soccer Go Fives program over 5 weeks from Nov 10 - Dec 11. 297 girls from U8 to U16, participated in this social program with 43 teams including new individual players, Falcons & external teams.</p> <p>Junior and Senior cricket was promoted and expansion teams filled: Junior cricket doubled from 2 to 4 teams (total 30 players – over 100% increase on 2019); Senior cricket recommenced after a 5 year interval (13 players). All teams commence play in the first week Dec.</p> <p>Social Sixes – coordinated with Cricket Victoria and Lauren Foote at Darebin Council to provide ground space (alongside our junior girls) and promote 'Social Sixes' cricket fitness program for women through Darebin Falcons networks, particularly to junior player mums and also to our seniors winter sport participants. We are very pleased to have developed this partnership around social cricket this year with Cricket Victoria and look forward to helping promote this program and seeing it grow.</p> <p>Club engagement and communication continued over the restrictions and isolation through regular updates via the Club internal communication channels (including Team App, private FB or Messenger groups, and email). As well, a private Facebook group, <i>Falcons Family</i> was formed in March to maintain engagement and positivity through the pandemic.</p> <p>This feedback from a parent typified the impact:</p> <p>"I hope you appreciate the enormous boost to mental health and well-being you provide to our girls. The training/ academy and plans toward games gives them structure and something to aim for in the future – however uncertain. Hope is powerful and therapeutic and essential to our sense of control in the very nebulous environment. So if games are in doubt – even training – please don't underestimate the importance of planning for the future and finding other ways of engaging with the girls. It's deeply, deeply appreciated and essential to our resilience".</p>
<p>Encourage and develop girls' and women's participation in leadership and off field roles in sport</p>	<ul style="list-style-type: none"> • Strong, athletic women role models • Strong Girls Work in Progress • Activate girl power, Injury Prevention training • Recognition awards for Falcons administrators • Board member participation in Darebin Women and Leadership Program • Junior Referee's program • Progressing women and girls leadership • Progressing elite level coaching 	<p>Our VFLW team, and its AFLW playing alumni, provide real life, accessible, local role models of strong, athletic women to inspire girls and women of all ages to activate their power, have self-belief, to participate in sport, and importantly, that elite pathways are open to Darebin women.</p> <p>Over 2020 this was expressed mainly on line through the <i>Strong Girls WIP Falcon Footy Fundamentals</i> and <i>Health and Fitness</i> series, as well as our routine Club social posts. VFLW participation in the Club Community Day, and other speaking events requested through Council (see below) provided opportunity to express this, despite the lack of capacity to get out among our junior teams and to other community events, due to COVID. We have developed a strategy, to be reinforced through VFLW players Club contracts, to encourage and support this leadership over 2021, and equally to promote leadership across the wider membership.</p> <p>Falcons are committed to supporting girls and women to better understand and protect their bodies through sporting activities. The previously mentioned Become a Better Athlete and junior soccer Strength and Conditioning programs were part of this. Taking this to another level, in early 2020, DWSC partnered with La Trobe University via Falcons VFLW/AFLW player Dr Brooke Patterson to run Injury prevention clinics drawing on Brooke's PhD and the program for women to be piloted by the La Trobe University physiotherapy department. Approximately 20 coaches participated from across our soccer and footy programs, but again, hands on follow up sessions were cancelled due to COVID.</p> <p>The junior referee pilot program was implemented as part of Soccer Go Fives (13 referees, Ages 13-17 years plus 1 senior player 22 years.). Between them they are refereeing 105 games over 5 weeks. Referees received training & mentoring from ex-Falcons player, now qualified referee, Staci Timms. Following a very successful pilot so far, Implementation of the full junior referee program will begin at the start of the winter season, 2021.</p> <p>Vice President, Jasmine Hirst was the Victorian Female Community Administrator of the year and the Victorian nominee to the Football Federation Australia's Rebel Female Football Week in March.</p> <p>Junior Soccer Sub-Committee stalwart, Maria Caruso, was the proud recipient of one of 5 Football Victoria 'National Volunteer Week' awards.</p>

		<p>DWSC Board member, Natalie Kitzelman attended capability workshops, virtual connection sessions, expert leadership panels and individual coaching as part of the 2020 Darebin Women and Leadership Program and will promote the knowledge, skills and confidence learnt to the girls and women of the wider Falcons membership over 2021. As said by Meg Lanning in a recent cricket coaches training course, her first leadership experience was when she stepped up to captain the Australian cricket team. This is not the Falcon way, with girls and women encouraged as on field leaders, administrators and coaches as befits a club run by women, for women.</p> <p>To this end, the 2020-21 VFLW team proudly includes all female, all Falcons past players as line coaches for the coming season. These are Julia Chiera (past Club president, current VFLW Assistant coach), Kate Tyndall (past VFLW captain) as well as Roi Boutsikakis (also Masters player) and Susan Cadman. Head coach Mitch Skelly is a strong supporter of women's football, while Developmental Coach, Mat Poultney is a Falcons junior parent.</p>
<p>Develop social inclusion and social justice within the club and local community</p>	<ul style="list-style-type: none"> • Strong Girls WIP Insight sessions – Djirra • Fitzroy Stars partnership • Inclusive coaching session • Multicultural inclusion group • We love local business – opportunity to give back to local community 	<p>In progress. COVID impacted but positive developments include:</p> <ul style="list-style-type: none"> • Convened <i>Strong Girls Work in Progress Health and Fitness Insight session</i> (zoom) for the Aboriginal organisation, Djirra with Carlton AFLW players Darcy Vescio (AFL cultural diversity ambassador) and Maddy Prespakis (Aboriginal player) (8 participants). • Partnership with Fitzroy Stars negotiated (not final): To include: VFLW program to provide preseason online program plus skills & injury prevention clinics to Stars inaugural women's team; warm pathway to VFLW squad; partner in VFLW Indigenous Women's Celebration round; encourage pathways for junior girls to Falcons junior program (Stars teams to U12 only); Falcons access to Stars ground preseason from 2022. • As preparation for All Abilities Auskick, Inclusive Coaching zoom session convened to provide practical coaching strategies for athletes with disabilities and additional needs; Club resources developed (7 participants; materials circulated to all Club coaches) • Invitations extended to Fitzroy Stars/Spark Health; Islamic Museum; Asylum Seekers Resource Centre to participate in Falcons Academy • Meetings taken place with Darebin Council Participation and Inclusion Officer Lauren Foote and proposed strategy under development. Resources and contacts provided. • 27 local business promoted through the Falcons online Shop 'We local business' to support through COVID
<p>Managing a VFLW team and improving financial sustainability</p>	<ul style="list-style-type: none"> • AFLW draft success for the Falcons and wide presence across the AFLW competition as players, Captains and coaches, keeping the name of Darebin high profile on the national stage, and celebrated as a bastion of support for the women's game. • Recruitment of VFLW Coach and Operations Manager • Retained sponsors over 2020, with stated intent to continue to 2021 • Strengthening and expansion of Falcons feminist tee-shirts, on-line Shop and merchandise range. • Consolidated Club administrative performance and off-field administration of VFLW, including AFL relationship • 2021 Board recruitment • Established firm foundations for future growth and sustainability 	<p>The Darebin Falcons was once again successful in the AFLW National draft with long time Darebin resident, Georgia Hammond, selected by North Melbourne for the 2021 season. Falcons continue to have more than a full team's worth of playing alumni (more than 20) across the AFLW competition; last season our women captained 4 Clubs; and proudly have at least five past players in AFLW coaching roles. Often through broadcast commentary, VFLW or AFLW award presentations and highlights, the Darebin Falcons continue to be lauded and celebrated. Next year, as the 40th anniversary of the now defunct VWFL, Darebin remains the sole, live, representative of the premier level of this ground breaking women's organization, without which the AFLW is highly unlikely to have been ceded.</p> <p>The role of the City of Darebin in supporting women's football over time and still can never be underrepresented. It is a point of enormous pride to us, and of respect from the wider and high echelons within the women's Australian Rules community, that Darebin continues to fly the flag for all the unheralded women and the lost opportunities of previous generations.</p> <p>Highly competitive interview processes for VFLW Head Coach and Operations Manager positions with applicants affirming the status of Darebin Falcons within the women's football community and our integrity in remaining as the sole independent and women's only Club competing in the VFLW. Excellent appointments were made in Mitch Skelly and Larissa Payne on basis of their professional skills and aligned values to Falcons.</p> <p>Despite the absence of on field play, Darebin Falcons retained all sponsors over 2020 with verbal commitments to continue over 2021.</p> <p>Since 2018 Darebin Falcons have marketed a feminist tee-shirt range with the <i>GIRL (Goal, kick, Run, tackle)</i> and <i>Mark of a Strong Woman</i> tees designed by Darcy Vescio. We are creating merchandise that is appealing to women and girls all around the country, with sales of feminist tees and/or Falcons own merch in 6 States or Territories in 2020, so spreading our message beyond geographical boundaries. Supported by the knowledge and skills of Board member, Mereki Nieman, a local Darebin Start-Up entrepreneur, we will further expand this highly successful range and online merchandise presence in coming years.</p>

		<p>This is part of strengthened marketing and financial returns of our online Shop and merchandise range. Additionally, over COVID, this included promotions of Darebin businesses through our <i>We love local business</i> initiative. Feedback from the President of the Northcote Business Association about our <i>We love local business</i> Mother's Day Campaign was: "This is so lovely, I cannot express how very grateful we are for your support at this time! ... thank you, I hope we will all be in the position to return the favour soon."</p> <p>Under the leadership of outgoing President Sarah Brady, the Club has consolidated our administrative performance, contracting Nagle Accounting and adopting Xero to support financial administration and accountability. As well, the off field administration of the VFLW program has been streamlined and a positive and collegial relationship with the AFL developed (a role Sarah will continue to support in 2021).</p> <p>Recruitment for the 2021 Board has specifically targeted women with high range skills to strengthen our capacity to reach and engage stakeholders with potential to progress long term financial sustainability. This shift in focus comes on the back of three years of enormous growth which has seen the Club's annual budget increase by 40%. By end March 2021, we will develop a Marketing and Campaigns Strategy Plan to expand our reach through membership, sponsorship, donations and grants.</p> <p>In these ways, we believe we have established firm foundations for future growth and VFLW sustainability over the next years.</p>
<p>Participation in Council programs and events, for instance through providing guest speakers or coaches for activities</p>	<ul style="list-style-type: none"> Fulfilled all requests, again limited opportunities due to COVID 	<ul style="list-style-type: none"> Steph Simpson (2019 VFLW captain) participated in This Girl Can webinar in November Julia Chiera (past Club president, current VFLW Assistant Coach) participated in the online Gender in sport series Falcons Australian Rules and Soccer players participated in photo shots for This Girl Can in Darebin with Lauren Foote Julie Boffa was a member of the Darebin Council's Women in Sport Network and attended meetings in 2020

NOTES / PHOTOS / LINKS / REFERENCES

Any further notes, photos, links or references related to the report...

Inspiring girls to participate in sport through Falcons Academy (Photo credits Darcy Vescio)

- <https://www.facebook.com/darebinfalcons/>
- <https://www.instagram.com/p/CCFTIk7B0BS/>
- https://www.instagram.com/p/CCc_Jzrjxvm/?igshid=1dwqmfw8wkjlp

Sports Recreation Victoria promotion of Falcons Academy

- https://sport.vic.gov.au/news/articles/falcons-helping-local-girls-soar/_recache

Recognition awards for Falcons administrators, Jasmine Hirst and Maria Caruso

- <https://www.ffa.com.au/news/member-federation-spotlight-football-victoria-community-nominees-rebel-female-football-awards>
- <https://www.footballvictoria.com.au/news/national-volunteer-week-maria-caruso>

Please also see separate attachment: *Darebin Falcons 2020 in pictures*



DAREBIN FALCONS 2020



FALCONS FIRE FUNDRAISER



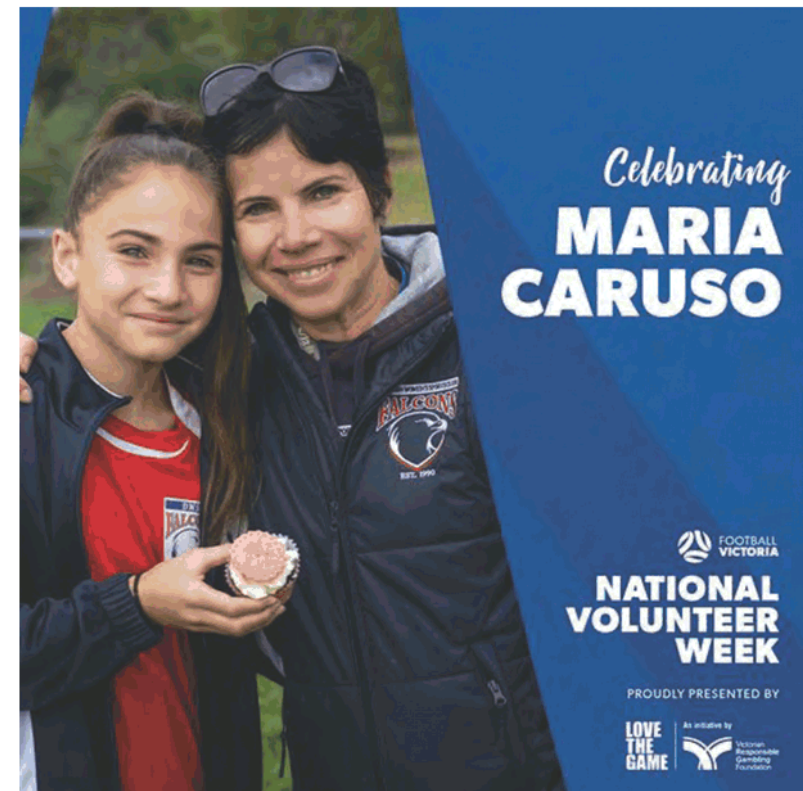
COMMUNITY DAY











ONLINE ENGAGEMENT




INCLUSIVE COACHING



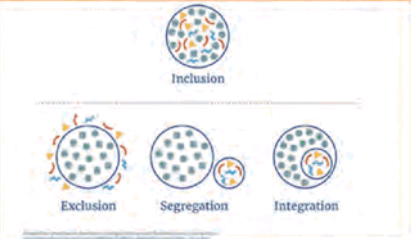

Kellie Scott - Paediatric Occupational Therapist
Sara Mohamed - PE Specialist from Broadmeadows Special Developmental School/Falcon footballer

Join Kellie and Sara via Zoom to discuss practical coaching strategies for athletes who have disabilities and additional needs. This session will involve background information on sensory needs for athletes of all ages and abilities, and give you some ways to make your football program inclusive for all who wish to play.




AusKick and Soccer for All

Strategies for planning and delivering an AusKick/AllPlay program to cater for all abilities




Allyplaym.org.au

SARA MOHAMED & KELLIE SCOTT



Sharing stories, finding solutions



KWP presents Personal stories of footy, staying fit and healthy through ISO

With Darcy Vescio and Maddy Prespakis

Join us for a unique opportunity to hear two stars of the AFLW, Carlton players Darcy Vescio and Madison Prespakis (Dja Dja Wurrung woman) tell their stories and share their journeys through the AFLW.

Darcy was drafted to Carlton as a marquee player in the inaugural AFLW draft in 2016, kicked 4 goals in the first ever AFLW game, and is a current AFL Multi-Cultural Ambassador. Maddy is one of the young guns of the competition, winning the 2019 AFL Women's rising star in her first season, and the 2020 AFLW Best and Fairest in only her second season, becoming the first Aboriginal woman to take out this prestigious award.

Workshop details
When: Monday 24th August
Time: 1.00pm - 2.00pm
Registration is a must. We'll share the zoom ID on the day.

KWP workshops are free and open to all Aboriginal women
 Please register by contacting our Koori Women's Place team on 9244 3333 or kwp@djirra.org.au

1800 105 303 www.djirra.org.au @DjirraVIC Djirra



FALCONS ACADEMY

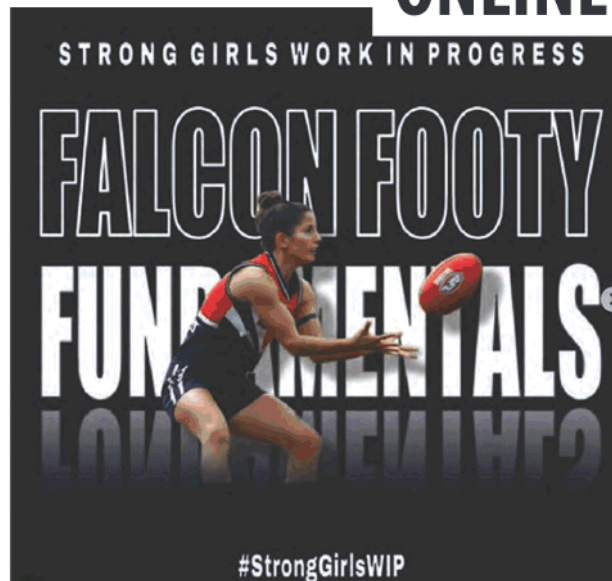








ONLINE RESOURCES DEVELOPMENT





FALCONS

SOCCER SKILL OF THE WEEK

THE ROULETTE

Brought to you by _____

#StrongGirlsWIP

A young girl in a red soccer jersey is shown in action on a grassy field, about to kick a soccer ball. The background shows a sunset over trees and a goalpost.



FALCON FOOTY FUNDAMENTALS

SKILLS COMPETITION GIVEAWAY!

HOW TO ENTER

- 1 Follow @darebinfoals on Instagram.
- 2 Send us a video of your best footy skill - via direct message on our Facebook or Instagram page.

WIN 1 OF 3 T-SHIRTS DESIGNED BY DARCY VESCIO

Two girls are shown in action, one holding a yellow ball. Below them are two girls wearing custom t-shirts. One t-shirt says "I'M THE BEST AT WHAT I DO". Another says "I'M THE BEST AT WHAT I DO". A third t-shirt says "I'M THE BEST AT WHAT I DO".



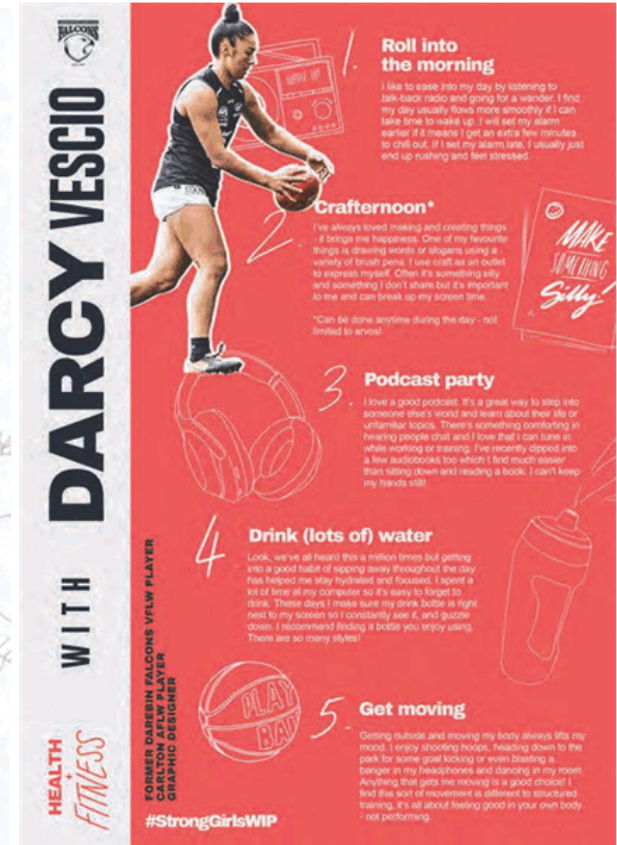
INSIDE OUTSIDE

A young girl in a red soccer jersey is shown in action, dribbling a soccer ball on a grassy field. The background shows a wooden fence and a building.



THE CRUYFF TURN

A young girl in a red soccer jersey is shown in action, performing a Cruyff turn with a soccer ball on a grassy field. The background shows a wooden fence and a trampoline.





GO FIVES GO FIVES SOCCER







VFLW & SENIOR WOMEN'S AFL





Wominjeka
 كِب الہا 'ahlaan bik
 欢迎 Huānyíng
 καλως ΗΡΘΑΤΕ kalos IRTHATE
 स्वागत हे svaagat he
 Benvenuta



WELCOME

Добредојде Dobredoјde
 स्वागतम् Svāgatam
Soo dhawow
 Bienvenida
 دی دم آ شوخ
 Chào mừng

MULTI CULTURAL INCLUSION



SOCCER MUMS







SENIOR CRICKET RETURNS!



8-BALL CELEBRATE 20 SEASONS!

**The Darebin Women's Sports Club is proud to be creating a better world
by empowering women and girls through sport.**



7.9 NORTHERN BULLANTS PARTNERSHIP**Author:** Team Leader Leisure Services**Reviewed By:** General Manager Community

EXECUTIVE SUMMARY

This report details the proposed terms for a partnership between Council and VFL club, the Northern Bullants Football Club (the Bullants). The Northern Blues, formerly aligned to the Carlton Football Club, are now called the Northern Bullants Football Club.

The Bullants are seeking to enter into a three-year partnership agreement (until 2024) with Council to support their sustainability as an independent VFL Club located at the Preston City Oval and partner on social and environmental initiatives.

The financial impact of the proposal is approximately \$29,000 through a reduction in pavilion occupancy fees, which impacts Council's income.

The partnership will leverage access and equity benefits with a focus on the following areas: gender equity, sports development pathways, economic and employment pathways and Council partnership.

Recommendation

That Council

- (1) Enter into a three-year partnership agreement (until 2024) with the Northern Bullants to support their sustainability as an independent VFL Club located at the Preston City Oval and partner on social and environmental initiatives.
 - (2) Include in the partnership agreement the following:
 - a. No occupancy fees for access to the Preston City Oval will be charged to the Northern Bullants for the first 2 years of the agreement
 - b. The Northern Bullants will work to deliver benefits in the following four outcome areas;
 - i. Gender Equity
 - ii. Sports Development Pathways
 - iii. Economic and Employment Pathways and
 - iv. Council partnership
 - c. The Northern Bullants will be required to provide an annual action plan detailing how they will meet these outcome areas, an annual performance report against the outcome areas, an annual financial report and strategic plan.
 - (3) Authorises the Chief Executive Officer to finalise and execute this partnership agreement.
-

BACKGROUND / KEY INFORMATION

The Northern Bullants began in 1882 as the Preston Football Club. Since 1882, the club has undergone name changes, mergers, alignment with the Victorian Football Association, the Victoria Football League and, more recently, the Australian Football League and Carlton Football Club.

Key milestones include:

- Five Victorian Junior Football Association (VJFA) premierships, including three consecutive flags between 1900 and 1902
- Six Victorian Football Association (VFA) premierships as the Preston Bullants.
- In 2002, an affiliation was formed with Carlton Football Club (AFL) to develop younger players and provide mentoring opportunities for senior players
- Northern Bullants rebranded as Northern Blues from 2012–2019, aligned with Carlton Football Club (AFL)

Due to COVID-19, the Carlton Football Club relinquished their alignment with the Northern Blues (now the Northern Bullants). The Bullants have always retained a presence at the Preston City Oval (PCO), which they now seek to make their permanent home.

In October 2020, the Bullants applied to the AFL for a VFL Licence to field an independent team in the competition. The AFL granted the VFL Licence with the condition it has Council's support and a home ground.

Due to the significant costs associated with the requirements and standards for playing at this elite level, the Bullants have developed a Strategic and Operational Plan. Significant progress has already been made in securing sponsorship and memberships.

This report details a proposal for Council to partner with the Bullants and leverage social and economic outcomes in line with policies and action plans such as the Aboriginal and Torres Strait Islander Action Plan, Towards Equality Framework, Gender Equity and Preventing Violence Against Women Action Plan, Climate Emergency Plan, Electronic Gaming Machine Policy and Leisure Strategy and associated action plans.

Previous Council Resolution

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

COMMUNICATIONS AND ENGAGEMENT

Consultation

There has been no direct community consultation on this matter. However, the social and economic partnership areas identified for action align with Council policies developed through community consultation and engagement.

A stakeholder workshop will be held shortly. The purpose of the workshop is to identify priorities for the next 12 months and collaboration opportunities between the Bullants, Council and key community organisations.

Communications

There have been no direct community communications on this matter. If Council enters into a partnership agreement with the Bullants, a communications plan focusing on the social and economic opportunities and outcomes of the partnership will be developed.

ANALYSIS

Alignment to Council Plan / Council policy

Goal 2 - Opportunities to live well

Goal 5 - Involving our diverse community

Council's Leisure Strategy 2010-2020 articulates its role to encourage and facilitate a range of physical activity and social experiences that improve health and wellbeing within the local community. Sports development targets participation at four different levels of sport activity:

- Foundation: the development of entry level sports and movement programs (e.g. Auskick, Get Active)
- Participation: the opportunity to participate in any activity for reasons of enjoyment, fitness, social contact, etc.
- Performance: the opportunity for those already participating in an activity to improve their performance
- Excellence: the opportunity for those with the ability and desire to achieve excellence (i.e. State, National and/or elite sports).

Environmental Sustainability Considerations

All sports pavilion occupancy and licence agreements require the occupant to develop a no single use plastics policy as a standard clause. This standard requirement will be included should the agreement proceed.

Equity, Inclusion and Wellbeing Considerations

As outlined in the Bullants' Strategic and Operational Plan, the Bullants are seeking to work with Council on social issues such as participation and diversity including: Aboriginal and Torres Strait Islander peoples, gender equity, cultural diversity, social and economic diversity, age, education and junior pathways. Their goal is to incorporate this work into all club operations and extend this work as they 'give back' to the Preston community.

Council's 2014 Sporting Fees and Charges Occupancy Agreement Policy uses a performance subsidy mechanism to provide a discount to sporting clubs that can demonstrate contributions in the areas of: social inclusion, participation, governance and community/Council relations.

Up until 2020, the Bullants were excluded from performance subsidies due to their connection with the Carlton Football Club (AFL) and their electronic gaming machines (EGMs). As a standalone VFL club, the Bullants now receive no financial support from EGMs and have outlined their support of Council's EGM Policy. The Bullants would, therefore, be eligible for the performance subsidy in the future.

Economic Development Considerations

The Bullants already have an established relationship with the Northern Football Netball League (NFNL). This ongoing working relationship will continue as the Bullants support the NFNL by hosting the finals each year at Preston City Oval. The finals are major events which provide economic stimulus through a combination of jobs and volunteer work opportunities, visitation to Preston as well as bringing the community together.

The Bullants have secured *Match Works* Employment Services as a major sponsor and will work closely with them, using their resources to work with clients as mentors and coaches and offering volunteer places and, where possible, work opportunities.

The Bullants have engaged a local catering company to manage club functions at Preston City Oval. This arrangement would support social connections and provide employment opportunities.

Financial and Resource Implications

The Bullants have not requested financial support through direct funding. Instead, they have requested a 2-year waiver of the occupancy fees (i.e. rent) for the Preston City Oval pavilion, grounds and function room.

The calculation of the occupancy fees for sporting facilities is set by the Sporting Fees, Charges and Occupancy Agreement (SFCOA) Policy (2014), which includes an annual CPI increase in the Fees and Charges Schedule.

The financial implication for Council over two financial years to waive fees using the current formula for the use of the pavilion, grounds and function room is detailed in the table below:

Year	0.15% insurable value pavilion + sports ground fee + function room fee
2020/2021	\$1,284 (pavilion) + \$6,508 (sports ground fee) + \$6,429 (function room fee) TOTAL: \$14,221
2021/2022	\$1,315 (pavilion) + \$6,670 (sports ground fee) + \$6,585 (function room fee) TOTAL: \$14,570
Total	\$28,791

It is anticipated the Bullants would be in a sustainable financial position by the FY 23-24 and pay the associated license fees set by Council from this time onwards.

With increased use of the sports ground and pavilion, there will be a corresponding increase in maintenance costs, which have not yet been calculated.

Legal and Risk Implications

If the partnership agreement is entered into, key risks include:

- The Bullants' fundraising and sponsorship targets may not be met
- The management model of the function centre may not bring in the anticipated revenue to support the club
- Perceptions of fairness and/or unfairness from other sporting and community clubs in the municipality

Risk mitigation strategies include:

- Documentation of the Partnership Agreement and Action Plan outlining mutual expectations and reporting requirements

- Officer support and oversight of the agreement through quarterly meetings and engagement in club capacity-building activities
- Annual reporting on the four identified outcome areas, governance and financial performance to Council
- An interim seasonal agreement is currently in place, and a three-year occupancy licence agreement lease would be entered into upon determination of the partnership parameters
- Eligibility to apply for sports grants offered by Council, State and Federal Governments.

If the partnership agreement is not entered into, risks include:

- The Bullants would cease operations as a VFL club
- Reputational risk to Council for not supporting a local club that operated since 1882.

Operational Impacts

The Parks and Open Space Department is currently reviewing sports grounds and maintenance to ensure alignment with the level of sport played at each facility. An audit has been conducted on Preston City Oval to ascertain the ground usage capacity. Further information is being sought from the AFL regarding VFL sports ground standards.

The Bullants have provided a proposed training schedule for the 2021 winter season. This will inform the maintenance schedule, resourcing and budget requirements required to maintain Preston City Oval at VFL level

DISCUSSION

The Bullants have called Preston City Oval home since 1882 with a strong connection and local identity. The Bullants would like to remain at Preston City Oval to reconnect with the community and focus club operations in the following key areas:

Area	Action Plan Deliverables
Gender equity	<ul style="list-style-type: none"> • Development of a gender equity action plan in year one • Fielding of a women's team by year two of operations (i.e. the 2022 winter season)
Sports development pathways	<ul style="list-style-type: none"> • Talent identification: partnership with neighbouring clubs • Work with Northern Knights talent program (for girls and boys) • Develop football programs and provide coaching scholarships for identified talent • Work with local school to provide football clinics and holiday programs
Economic and employment pathways	<ul style="list-style-type: none"> • Establish a mentoring program with Match Works Employment Services • Identify and train mentors from the Bullants to provide support to mentees. Mentees will be young job seekers identified by Match Works Employment Services • Work with appointed caterer, Greenville Catering Company, and other partners (e.g. Brotherhood of St.

Area	Action Plan Deliverables
	Laurence, Neighbourhood Houses) to deliver work and training opportunities for job seekers <ul style="list-style-type: none"> • In partnership with Council's Economic Development Team, identify opportunities
Council partnership	<ul style="list-style-type: none"> • Participation in Council events by providing guest speakers or coaches for activities • Support the Darebin Get Active program with 'AFL Active' included in the winter 2021 program • Participate and provide speakers for Council's sports development workshops delivered to all Darebin sports clubs • Joint planning with Council (including Equity & Wellbeing, Recreation & Leisure and Economic Development team members) and community stakeholders (The Bridge, Moon Rabbit, Match Works) to identify partnership opportunities.

It is recommended Council enter into a three-year partnership agreement with the Bullants to document expected deliverables in the areas identified in the table above. The partnership agreement can form an addendum to the license agreement. Action plan deliverables would be reported and reviewed annually.

OPTIONS FOR CONSIDERATION

- i) Council endorses the three-year partnership agreement (until 2024) and waive the Northern Bullants FC occupancy/tenancy fee at Preston City Oval for two (2) years.
- ii) Council not support the agreement and the Bullants would cease to operate.

IMPLEMENTATION STRATEGY

Details

If Council determines to support a three-year partnership agreement and waive the occupancy fees for two years, a licence agreement for three years will be executed.

Communication

A detailed communication plan will be prepared, pending Council's decision.

Timeline

The agreement would commence as soon as the agreement is finalised and ratified by each party and would apply for the 2021 winter sports season.

Attachments

Nil

DISCLOSURE OF INTEREST

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

7.10 ROAD SAFETY - FAIRFIELD PRIMARY SCHOOL**Author:** Coordinator Transport Engineering**Reviewed By:** General Manager City Sustainability and Strategy

EXECUTIVE SUMMARY

This report puts forward road safety options, and the effect they would have at all times of the day, on Wingrove Street between the two campuses of Fairfield Primary School. The main concern from the school community is that young students are using the existing raised zebra crossing without supervision and that there may be a collision.

There have been no recorded injury collisions at this location in the previous 5 years.

Some changes and maintenance work to the line-marking to the raised zebra crossing were completed before the start of the school year to improve the visibility of the crossing. Further changes to enhance safety near the school have been discussed with Fairfield Primary School, internal stakeholders and the affected local residents.

Officers have investigated and considered several options including consolidating the two existing crossing points into one new crossing, relocating school crossing supervisors, and design of higher order crossing treatments.

This report makes a recommendation based on safety need compared to other areas of Darebin near schools, outputs from the Australasian Pedestrian Crossing Selection Tool and functionality.

The recommended solution is relocation of the crossing supervisor from the children's crossing at 189 Wingrove Street to the raised zebra crossing near Fairfield Road and decommissioning of the children's crossing. A number of other safety improvements nearby are also recommended to ensure the whole area works together well.

Recommendation

That Council endorse option 2 as defined in this report, including:

- (1) relocation of the crossing supervisor from the children's crossing at 189 Wingrove Street to the raised zebra crossing near Fairfield Road
 - (2) decommission the children's crossing outside 189 Wingrove Street by removing the signs and lines that provide the controlled operation
 - (3) the trial one-way operation of Fairfield Road between Langridge Street and Wingrove Street in a north to south direction with bolt-down kerbs near Wingrove Street
 - (4) create a No Stopping parking area on Wingrove Street between Arthur Street and Fairfield Road that operates 8am – 4pm school days, and
 - (5) make sign improvements to further improve safety at the raised zebra crossing on Wingrove Street near Fairfield Road.
-

BACKGROUND / KEY INFORMATION

A new education campus was constructed for Fairfield Primary School at 201-203 Wingrove Street Fairfield and became operational in the 2021 school year.

Following a site meeting in November 2020 with Fairfield Primary School where traffic speeds were observed to be generally low in the area due to the roundabout and other raised road safety treatments it was identified that the primary concern for people on the existing raised zebra crossing is from drivers turning left from Fairfield Road.

Based on the information about the left turning vehicles being of most concern, the following actions were taken:

- Refresh of and improvements to the road line-marking to increase the visibility of the existing raised zebra crossing of Wingrove Street near the intersection of Fairfield Road. This work was completed before the start of the new school year.
- Consultation was completed in February 2021 on further changes for the area to support safe access to and from Fairfield Primary School, which included changes to parking near the school and the one-way operation of Fairfield Road between Langridge Street and Wingrove Street.

The feedback to the safety and access changes consultation was that:

- 6 out of 7 respondents either strongly agree or agree with the proposal to introduce a one-way along Fairfield Road.
- A reoccurring theme from the feedback is that more of Fairfield Road should be converted to one way to support safety and access.
- There was also concern received in the feedback that Fairfield Primary School should provide parking on their own site.
- The feedback summary to the consultation is detailed in **Appendix A** of this report.

A petition signed by 378 people was tabled at Council on 22 February 2021, requesting Council to immediately place a crossing supervisor at the existing raised zebra crossing on Wingrove Street outside the new Fairfield Primary School campus.

Pedestrian and vehicle data was collected on Wednesday 10 March 2021 for the consideration of whether a raised zebra crossing is a suitable crossing treatment type. Using this data in the Australasian Pedestrian Crossing Selection Tool on the Austroads design guide website has confirmed that the raised zebra crossing in its current form is the most appropriate crossing. The inputs and results are shown in **Appendix B**.

Previous Council Resolution

At its meeting held on Monday 22 February 2021, Council resolved:

That Council

Notes:

- (1) *That Fairfield Primary School, the parents and the community members have expressed their concerns about the two pedestrian crossings on Wingrove Street Fairfield and particularly the unsupervised crossing on the corner of Wingrove Street and Fairfield Road.*

- (2) *That Fairfield Primary School has expressed serious reservations about Council's current response and approach to the unsupervised pedestrian crossing.*

Resolves:

- (1) *To urgently receive a Council Report in March 2021 exploring the option of consolidating the two current crossings into one supervised and safe crossing about 45 meters west from the current supervised crossing on Wingrove Street, ensuring that students can directly cross to the new campus in a safe manner. The report should include:*
- a) A possible timeline to facilitate the consolidated transition to one supervised and safe crossing;*
 - b) Detailed plans to urgently improve the safety and signage at the corner of Wingrove Street and Fairfield Road including, but not limited to: warning signs (on streets including side streets and roundabout), approach rumble strips and flashing warning lights.*

COMMUNICATIONS AND ENGAGEMENT

Consultation

Council Officers have been working directly with Fairfield Primary School. Through phone calls, emails and on-site meetings agreement was reached to improve the visibility of the crossing through some line-marking changes and active transport decals on the footpath, as well as engaging the local community about further changes including:

- Converting the parking on the northern side of Wingrove Street between Arthur Street and Fairfield Road to have a Kiss and Go area before and after school times as well as time restricted parking to 2P during the day.
- Converting the section of Fairfield Road between Langridge Street and Wingrove Street to one-way traffic from north to south and introduce a bolt down kerb solution near Wingrove Street. This will support traffic flow in the street as well as the efficient drop-off of students if needed on the school side of Fairfield Road.
- Introduce Kiss and Go area for four cars on Fairfield Road, next to the school and near Wingrove Street. This would provide parking spaces next to the footpath where parents or carers can drop off or pick-up students at the kerb (currently there have been students getting in and out of cars in the middle of the road).

Council's internal Operations team that coordinate the refuse collections have been consulted and are comfortable with the above proposed changes to convert Fairfield Road to operate one-way.

The consultation period for community feedback has closed and 6 out of the 7 responses either strongly agree or agree with the proposal to introduce a one-way along Fairfield Road. There was also appetite in the community to close roads and extend the one-way trial to Gordon Street. The consultation summary is provided as **Appendix A** to this report. The written comments were left off the attached summary as the information would have been identifiable.

To make changes to the existing raised zebra crossing on Wingrove Street, approval will be required from Department of Transport (DoT). This is due to the installation, modification or removal of zebra crossing signs not being delegated from DoT to Council as the road manager.

Communications

Council Officers have been working closely with Fairfield Primary School, who continue to support their school community and are willing to communicate with various stakeholders as required.

ANALYSIS

Alignment to Council Plan / Council policy

Goal 3 - A liveable city

Safe transport options for people walking and riding in built up areas is essential to support an active and healthy community that is not burdened with vehicle congestion. Having the option and freedom to walk and ride safely to school is a foundation to a liveable city.

Environmental Sustainability Considerations

Providing safe access for people walking, wheeling and riding to, from and between the Fairfield Primary School campuses is essential in maintaining a high portion of active transport choices.

Equity, Inclusion and Wellbeing Considerations

It is a requirement that all transport infrastructure is designed to be accessible by people of all abilities.

There are elements of the various design solutions for the crossing situation of Wingrove Street near Fairfield Road that are to be specifically mentioned here. For example, Option 1 of do nothing will have continued concern from the school community and may result in more parents / carers choosing to drive to the school.

Additional driving trips is known to have a negative impact on traffic congestion, personal wellbeing and additional greenhouse gas emissions.

Cultural Considerations

Road design and a safety investigation of this scale does not allow for scope involving cultural considerations.

Economic Development Considerations

There is no clear economic development relationship for this road safety investigation report. However, due to the ease of access for people walking to the Fairfield Activity Centre from Fairfield Primary School, there may be some added benefits for the traders in Fairfield Activity Centre if a higher number of families continued to walk to Fairfield Primary School.

Financial and Resource Implications

Options 1 – 3 inclusive can be delivered with existing resources.

Option 4 for an additional crossing supervisor would have an annual cost of around \$16,500.

Legal and Risk Implications

Options 1 – 5 have varying degrees of road safety risk mitigation. There have not been any recorded collisions at the raised zebra crossing of Wingrove Street in the last 5 years. However, other areas of Darebin, including near schools, are recording injury collisions involving pedestrians, children or people riding bikes.

The allocation of resources here may not have any overall road safety benefit for the Darebin Community.

Operational Impacts

The five options that are presented have varying operational and cost impacts.

There are minor parking enforcement and maintenance changes associated with introducing additional Kiss and Go parking spaces.

There are minor, internally agreed, refuse collection changes to the one-way operation of Fairfield Road. An exemption would need to be provided to allow refuse vehicles to drive the opposite way down Fairfield Road because the truck collection arm is on the passenger side of the vehicle only. This is an acceptable compromise with collections taking place early in the morning to avoid other traffic.

If electronic assets in the form of flashing yellow lights or pedestrian operated signals were chosen to be pursued, then there would be ongoing maintenance costs.

If Option 4 were to be chosen then there would be an ongoing cost associated with providing a crossing supervisor.

DISCUSSION

Recommended crossing safety solutions

Officers recommend relocating the crossing supervisor from the children's crossing outside property 189 Wingrove Street to the raised zebra crossing near Fairfield Road, and decommissioning the other crossing.

The main reason for this is that the crossing supervisor would be allocated to the crossing location where there is the most need and the crossing location would also meet the needs of the community at all times of the days.

The other safety measures to support this relocation would include:

- Decommission the children's crossing outside 189 Wingrove Street by removing all signs and lines associated with a controlled crossing. The physical features would remain as an uncontrolled raised crossing with kerb buildouts and refuge.
- Convert Fairfield Road to operate as one-way between Langridge Street and Wingrove Street as a 12-month trial with bolt-down kerbs near Wingrove Street to formalise the one-way exit.
- Do not install Kiss and Go on Wingrove Street, instead install No Stopping between 8am and 4pm on school days.
- Do not install Kiss and Go parking on Fairfield Rd next to the school.
- Refresh of the warning and advanced warning signs along Wingrove Street, Arthur Street and Fairfield Road to suit the modified arrangement.

Having the zebra crossing in this location is especially important for teachers who are required to safely supervise students to cross Wingrove Street during the day with a priority crossing to complete this essential operational task.

Other safety changes near Fairfield Primary School

Consultation has recently been completed on further safety improvements for the area to support access to and from Fairfield Primary School. Evaluation of the feedback has been completed for inclusion and consideration in this report.

A reoccurring theme from the feedback is that more of Fairfield Road should be converted to one way to support safety and access. There was also concern received in the feedback that Fairfield Primary School should provide parking on their own site.

To service such a large school, careful consideration has been given to whether Kiss and Go parking meets the intended safety and strategic travel outcomes for Darebin. Although they will allow parents or carers to drop students next to the school there will be impacts on other locations on Fairfield Road and Wingrove Street.

Wingrove Street Kiss and Go area between Arthur Street and Fairfield Road

- These spaces would result in a high turn-over of vehicles with car doors being opened many times on the road side. This is a safety risk as Wingrove Street is part of the Hurstbridge Line Shimmy Route Streets for People Corridor and many people riding bikes use this road at before and after school times.
- The activity of people getting in and out of cars immediately before the raised zebra crossing may draw the attention of drivers from the upcoming crossing point.
- Vehicles exiting the roundabout after coming from Arthur Street may be going too fast to stop at the crossing if someone started to cross from the northern side. The safe stopping distance was checked and a vehicle travelling 35km/h would require a stopping distance of 32.4m, which is similar to what is available with cars parked at the nearest space to the crossing on Wingrove Street.

Considering the above and the concerns outlined in the petition mentioned above, it is recommended to have No Stopping between 8am and 4pm on school days on Wingrove Street between Arthur Street and Fairfield Road.

Fairfield Road Kiss and Go, 4 spaces, next to Fairfield Primary School near Wingrove Street

- The Kiss and Go facility will encourage additional parents and carers to drop students using Fairfield Road between Langridge Street and Wingrove Street. This will then potentially increase the number of vehicles turning left over the raised zebra crossing on Wingrove Street, which is the main safety concern of Fairfield Primary School.
- The Kiss and Go spaces would remove the opportunity to create a contra-flow bike lane on Fairfield Road between Wingrove Street raised zebra crossing and the school gate on Fairfield Road near the bike shed on the school grounds. This can be explored further with the school, stakeholders and nearby residents in the future as resources allow.

Considering the intent of Darebin's Safe Travel Strategy of supporting people to access schools using active modes of transport (walking, wheeling and riding), it is recommended to leave the current car parking arrangements and explore other options for the space used by on-street parking along Fairfield Road with the community.

It is recommended to progress with the one-way operation of Fairfield Road between Langridge Street and Wingrove Street including the bolt down kerbs at the Wingrove Street end as a 12-

month trial. This will allow an effective evaluation period and the option at the end to enhance the set-up to support the surrounding community.

Council's refuse vehicles would be exempt from this one-way operation as bin collection would still be needed from the left side of the vehicle from Fairfield Road.

Following on from the above, a possible access enhancement for the Fairfield Primary School community could be as suggested in the recent community engagement feedback on the one-way operation of Fairfield Road, which also reflects an initiative Council delivered next to St Anthony's Primary School in 2018, is to close all access during the morning and afternoon pick-up and drop-off times. This approach will have a more dramatic effect on vehicle movements and also on safety as well as opportunities for active transport along Fairfield Road. This treatment would also result in no vehicle turning left from Fairfield Road onto the existing raised zebra crossing on Wingrove Street during the busy before and after school times.

The signs along Wingrove Street and on Arthur Street and Fairfield Road are proposed to be updated to provide advanced warning of the zebra crossing by replacing or relocating some other signs to improve the clarity of the upcoming road layout.

Detailed assessments considered:

Collison Data

Collison data from the State Government Road Crash Investigation System confirms that there have not been any collisions where people have been injured at this location in the last 5 years. This information was extracted on Tuesday 23 February and is accurate to June 2020.

Pedestrian and Vehicle Volume

Pedestrian and vehicle volume data collected on Wednesday 10 March has been checked to confirm whether a higher order crossing is justified. The survey confirmed that there were 110 pedestrians using the crossing and 243 vehicles that went past.

Based on the ranges detailed in the *VicRoads Traffic Engineering Manual Volume 1 Part 2.6 - Guide to Traffic Management Part 6 - Intersections, Interchanges, and Crossings*:

- the number of pedestrians (20 or more) and vehicles (50 or more) are met for a children's crossing
- the number of pedestrians (20 or more) and vehicles (200 or more) are met for a pedestrian (zebra) crossing
- the number of vehicles (500 or more) or injury collision criteria (two or more pedestrian collisions in the last 3 years) is not met to justify the use of pedestrian operated signals. The pedestrian volume criteria of 100 or more is achieved.

It is demonstrated above that the higher order crossing between the children's crossing and the pedestrian crossing (zebra) is the latter. According to the *VicRoads Traffic Engineering Manual Volume 2, Part 2.10 – AS1742.10 – Pedestrian Control and Protection*, for a pedestrian crossing to warrant flashing lights, pedestrian numbers must be greater than 60 people in the busiest hour and traffic volume must be greater than 500. Traffic data collected on 10 March for Wingrove Street in the busiest hour there were only 243 passenger vehicles.

Most Appropriate Crossing Type

For relative comparison, a raised children's crossing, that operates before and after school when a crossing supervisor is present only, was converted in 2018 to a raised zebra crossing on Newmarket Street Northcote that links the two campuses of Westgarth Primary School.

A raised zebra crossing provides priority for people walking at all times of the day including between classes when students need to travel between campuses.

There is a need for teachers to safely support students to travel between campuses during the day, which can be achieved using the raised zebra crossing where they will have priority over vehicles. There is also a need for a priority crossing of Wingrove Street for people needing to cross in the direction of the rail-line underpass at all times of day.

To confirm which crossing treatment is most appropriate the operational characteristics of the crossing and road layout were entered into the Australasian Pedestrian Crossing Selection Tool, which confirmed that the existing raised zebra crossing is most appropriate. The full data entry and output is included with this report as **Appendix B**.

Crossing Supervisor at the Raised Zebra Crossing

The Australian Standard AS 1742 Manual of uniform traffic control devices Part 10: Pedestrian control and protection states that 'A pedestrian crossing (zebra) may be supervised during the time when it is used by significant numbers of school children'.

A safety assessment has been undertaken and the City Safety & Compliance Team, who manage the school crossing supervisors, have confirmed that if a school crossing supervisor was available, one could safely be placed at the raised zebra crossing if the one-way changes and bolt down kerbing were applied to Fairfield Road.

A further condition is that the other supervised crossing has all of the signs and posts that make it a children's crossing removed so there is no confusion that the supervisor has been relocated to a more appropriate location and that there is no expectation for an additional supervisor to be positioned at 189 Wingrove Street.

Design References

Australian Standards

Australian Standards AS 1742.10:2009 - Manual of uniform traffic control devices – Part 10: Pedestrian control and protection is a nationally agreed standards document outlining the use of traffic control devices on the road network and has been adopted by all jurisdictions, including the Department of Transport, formerly VicRoads.

VicRoads Traffic Engineering Manual

VicRoads Traffic Engineering Manual Volume 2, Part 2.10 – AS1742.10 – Pedestrian Control and Protection

VicRoads Traffic Engineering Manual Volume 1 Part 2.6 - Guide to Traffic Management Part 6 - Intersections, Interchanges, and Crossings

These manuals provide ranges of pedestrian and vehicle volumes for where different crossing types are appropriate.

Austrroads Design Guide

Guide to Road Design Part 3: Geometric Design. This guide was specifically referenced to calculate the safe stopping distance as described below.

OPTIONS FOR CONSIDERATION

The safety of the Darebin Community is key to the legal framework of Darebin Council as the coordinating road authority under the *Road Management Act 2004*. The requirement is to provide safe and accessible roads across the network for all road user types.

A decision on infrastructure changes here will impact the resources made available for addressing locations of known safety risk with records of collisions or gaps in the network. To note, there are five primary schools that had two or more collisions involving pedestrians, children or people riding bikes in the last five years on Darebin's roads. Fairfield Primary School is not on this list of 5 schools.

The following options are for consideration by Council:

Option 1 – Do Nothing.

This option will not change community concerns about the safety of the crossing of Wingrove Street. This may continue to be a barrier for parents and carers to using active travel to school and imbed healthy and sustainable practice into their future.

Option 2 – Relocate the crossing supervisor from the children's crossing outside property 189 Wingrove Street to the raised zebra crossing near Fairfield Road, and decommission the other crossing (**Recommended**)

The main reason for this is that the crossing supervisor would be allocated to the crossing location where there is the most need and the crossing location would also meet the needs of the community at all times of the days.

The other safety measures to support this relocation would include:

- Decommission the children's crossing outside 189 Wingrove Street by removing all signs and lines associated with a controlled crossing. The physical features would remain as an uncontrolled raised crossing with kerb buildouts and refuge.
- Convert Fairfield Road to operate as one-way between Langridge Street and Wingrove Street as a 12-month trial with bolt-down kerbs near Wingrove Street to formalise the one-way exit.
- Do not install Kiss and Go on Wingrove Street, instead install No Stopping between 8am and 4pm on school days.
- Do not install Kiss and Go parking on Fairfield Rd next to the school.
- Refresh of the warning and advanced warning signs along Wingrove Street, Arthur Street and Fairfield Road to suit the modified arrangement.

Having the zebra crossing in this location is especially important for teachers who are required to safely supervise students to cross Wingrove Street during the day with a priority crossing to complete this essential operational task.

Option 3 – combine the crossings into one located between the two current crossings:

- removal of zebra crossing line-marking, signage, tactile ground surface indicators and function, which would create a speed hump

- creation of new children's crossing at road level approximately 15m east of the existing zebra crossing location
- removal of the children's crossing outside 189 Wingrove Street, which would create an unsupervised uncontrolled raised crossing with kerb buildouts and refuge
- Reallocation of the school crossing supervisor from the crossing at 189 Wingrove Street to the new children's crossing
- Convert Fairfield Road to operate as one-way between Langridge Street and Wingrove Street as a 12-month trial with bolt-down kerbs near Wingrove Street to formalise the one-way exit.
- Do not install Kiss and Go on Wingrove Street, instead install No Stopping between 8am and 4pm on school days.
- Do not install Kiss and Go parking on Fairfield Rd next to the school.
- Refresh of the warning and advanced warning signs along Wingrove Street, Arthur Street and Fairfield Road to suit the modified arrangement.

This option will benefit some parents, carers and students before and after school times as they will have support to cross the road.

Having investigated this in detail, officers advice is that there is a significant safety risk with this set-up as pedestrians may try to cross the road, and assume priority, at the previously controlled crossing locations near Fairfield Road and property 189 Wingrove Street.

In this option, there is a risk that due to the abandoned raised zebra crossing being on the desire-line for pedestrians to travel to the rail underpass that people may walk unpredictably onto the road to access their preferred line of travel. Pedestrian fencing is not seen as an appropriate design solution in this situation due to the obstructed visibility of short pedestrians such a primary school aged child.

This option also removes any priority of pedestrians including students to cross Wingrove Street, which may be an operational safety issue for teachers and students of Fairfield Primary School.

Option 4 – Provide an additional supervisor:

This would result in 2 supervised crossings on the same road within 60m of each other. This is not regarded as necessary to meet the needs for the community in this street for a safe, supervised crossing point. This option is feasible.

If Council decided to implement this option, it would pay for the full cost of an additional school crossing supervisor for the remainder of the financial year and apply for state government school crossing supervisor subsidy from July 2022-21. It is not certain if this site would be approved for funding and therefore the annual cost of this option would be between \$9,000 and \$16,500 (adjusted annually for inflation).

IMPLEMENTATION STRATEGY

Details

Following a decision by Council, a notification letter will be distributed to notify the affected properties of upcoming changes in their neighbourhood.

Coordination with the City Safety & Compliance team and Fairfield Primary School will be completed to ensure the changes on the road can be communicated with crossing supervisors and teachers affected.

A work order will be created detailing the work required to the road including any removal or installation of signs and line-marking.

The change will be made on the road with any questions directed to the Transport Engineering team.

Communication

Following a decision by Council, a notification letter will be distributed to inform the affected properties of upcoming changes in their neighbourhood.

Timeline

Following the decision at Council, a letter will be sent within 2 weeks and the changes made by the end of April 2021 or sooner, if the recommended option is supported

A similar timeline will be possible with option 3.

Possibly a longer timeline will be required for option 4 as a recruitment process for a crossing supervisor will be needed.

The team will implement Council's decision as soon as is feasible, and have been doing preparatory work to enable quick implementation whatever Council's decision.

Officers have specifically considered if there is an urgent safety issue that needs resolution more urgently, and advise that this is not necessary. The current assessment of the raised zebra crossing is that, in combination with other road safety devices currently in place, is that it is an appropriate safety measure for use by the school community and its doing its job of making the street safer. Collision records have confirmed that there have not been any injury collisions at the crossing of Wingrove Street near Fairfield Road in the last 5 years.

RELATED DOCUMENTS

- Darebin Safe Travel Strategy
- Austroads Design Guides
- Australian Standards – Manual for uniform control devices
- VicRoads Traffic Engineering Manuals

Attachments

- Fairfield Community Parking and Access Survey Feedback Summary (**Appendix A**)
- Australasian Pedestrian Crossing Selection Tool - Wingrove Street at Fairfield Primary School - 10 March 2021 (**Appendix B**)

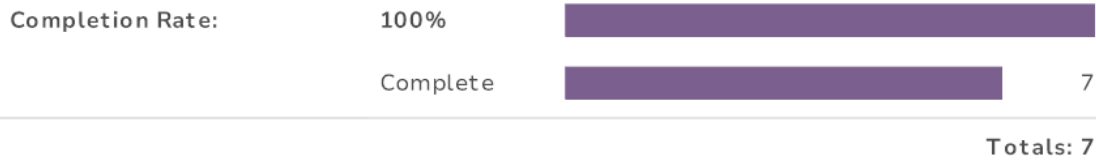
DISCLOSURE OF INTEREST

Section 130 of the *Local Government Act 2020* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any general or material interest in a matter to which the advice relates.

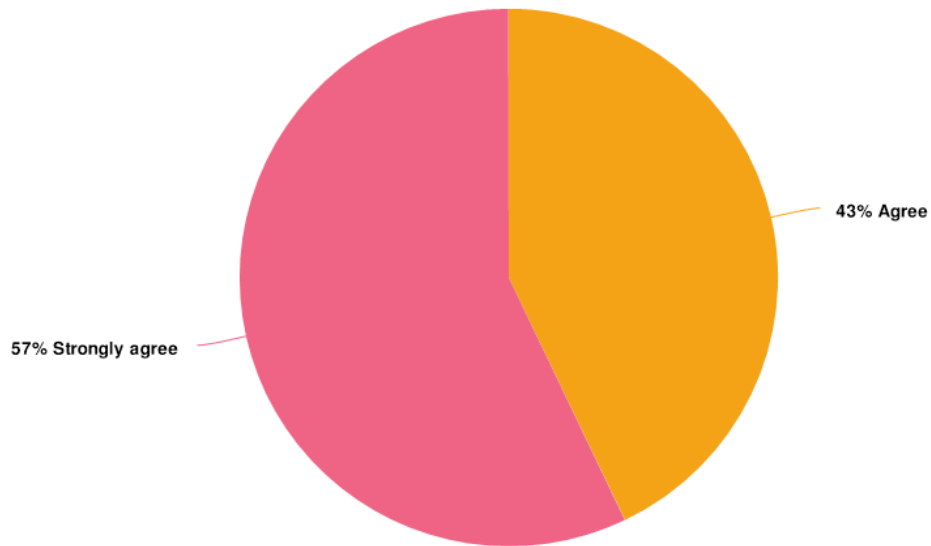
The Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.



Report for Fairfield Road, Fairfield Community Parking and Access

Response Counts

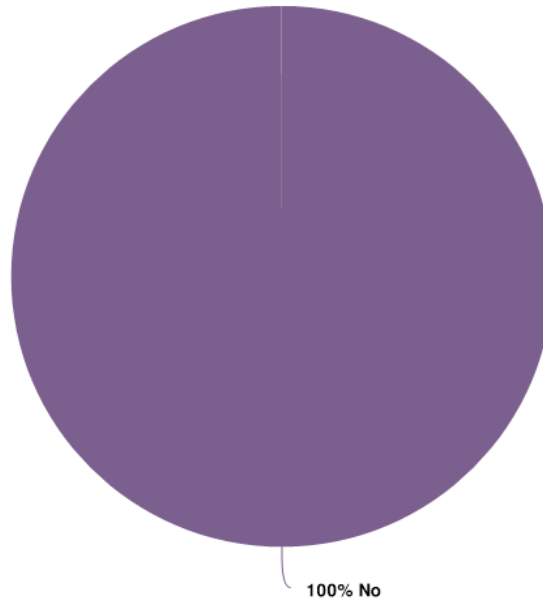


1. Please rate your level of agreement with the proposed changes on the northern side of Wingrove Street, between Arthur Street Fairfield Road on a scale from 'Strongly disagree' to 'Strongly agree'.



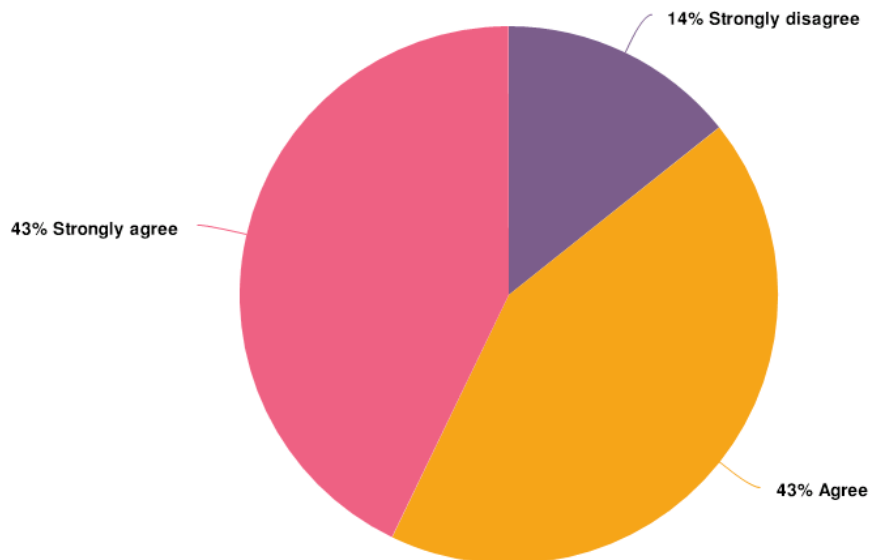
Value		Percent	Responses
Agree		42.9%	3
Strongly agree		57.1%	4
			Totals: 7

2. Do you have any access requirements that would be affected by the proposed parking changes on the northern side of Wingrove Street, between Arthur Street Fairfield Road?



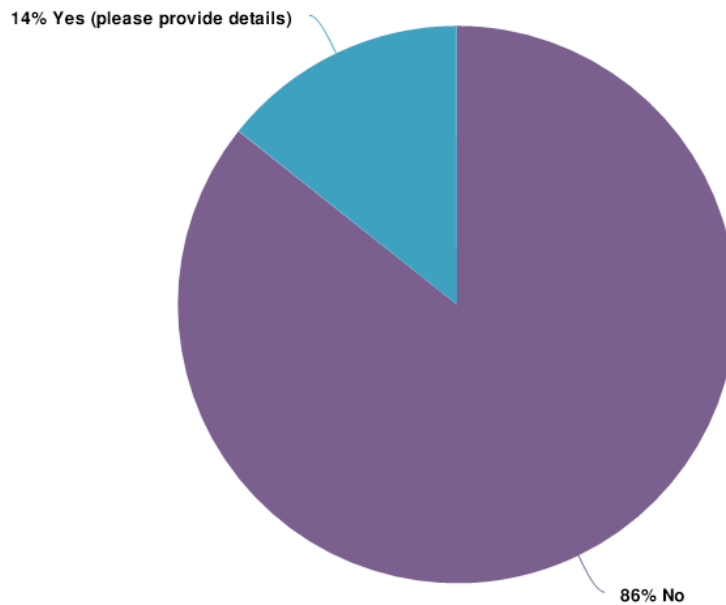
Value	Percent	Responses
No	100.0%	7
		Totals: 7

3. Please rate your level of agreement with the proposed changes on the eastern side of Fairfield Road, between Langridge Street and Wingrove Street on a scale from 'Strongly disagree' to 'Strongly agree'.



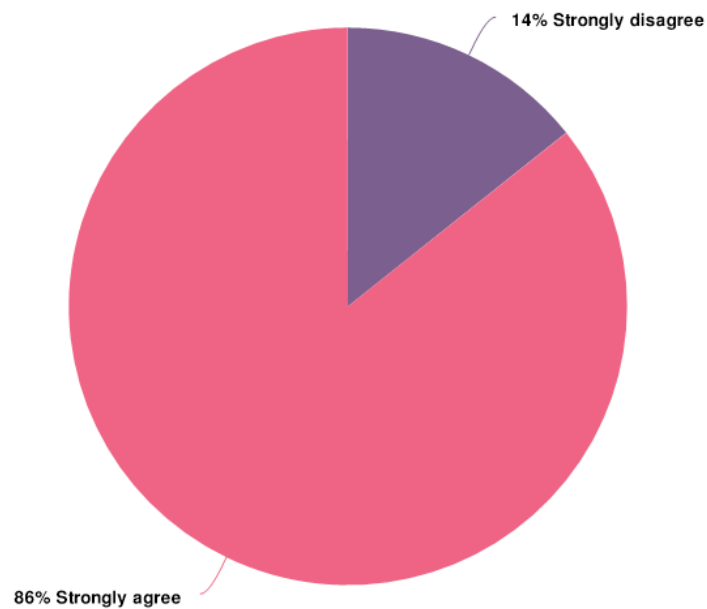
Value		Percent	Responses
Strongly disagree		14.3%	1
Agree		42.9%	3
Strongly agree		42.9%	3
			Totals: 7

4. Do you have any access requirements that would be affected by the proposed parking changes on the eastern side of Fairfield Road, between Langridge Street and Wingrove Street?



Value		Percent	Responses
No		85.7%	6
Yes (please provide details)		14.3%	1
			Totals: 7

5. Please rate your level of agreement with the proposed one-way trial of Fairfield Road (southbound), between Langridge Street and Wingrove Street on a scale from 'Strongly disagree' to 'Strongly agree'.



Value	Percent	Responses
Strongly disagree	14.3%	1
Strongly agree	85.7%	6
		Totals: 7

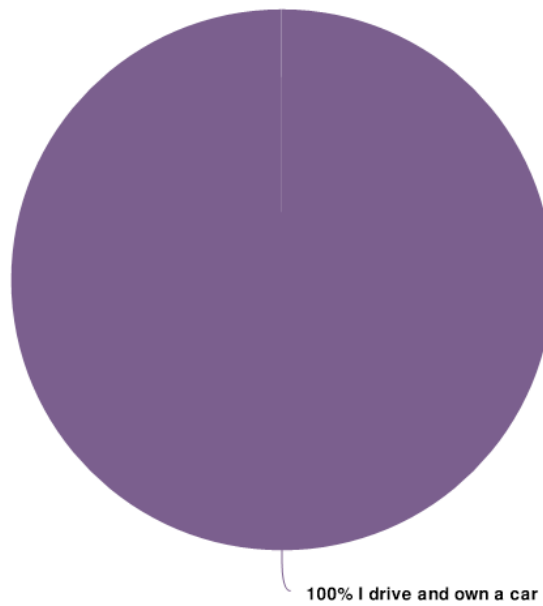
6. Do you have any other feedback you would like Council to consider about these proposed parking changes?



7. Copy of Please provide your address so we may analyse the issues or challenges

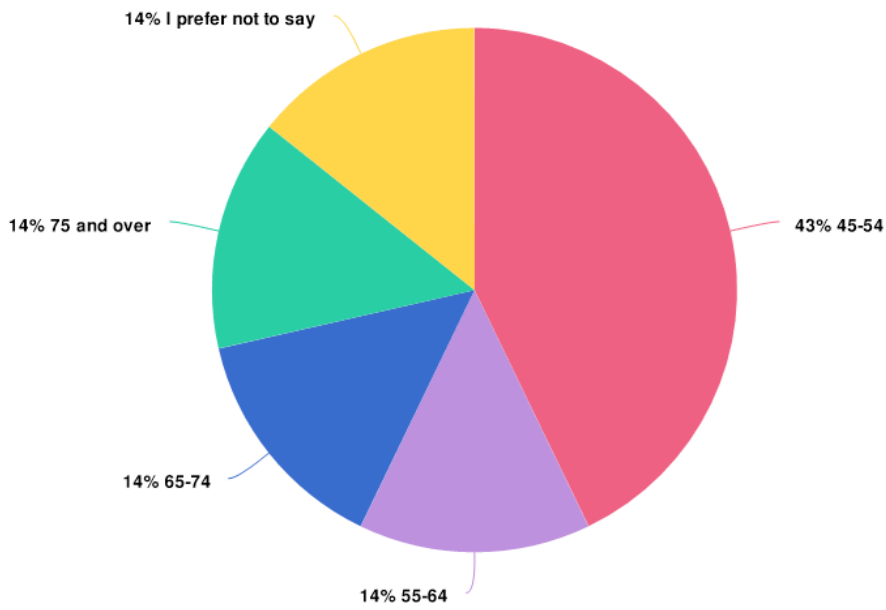
No data: No responses found for this question.

8. Please select the answer that applies to you:



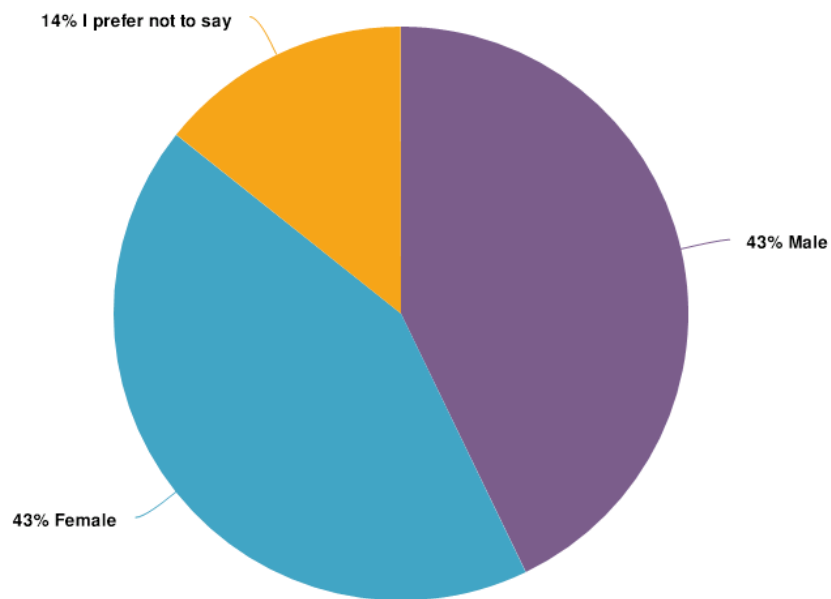
Value		Percent	Responses
I drive and own a car		100.0%	6
			Totals: 6

9. What is your age group?



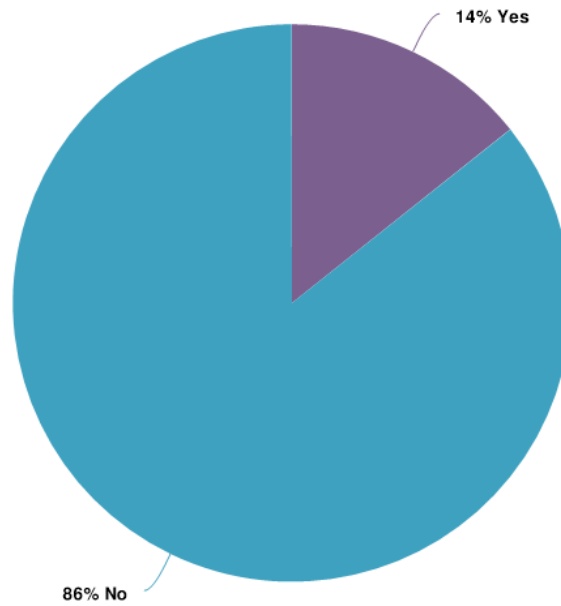
Value	Percent	Responses
45-54	42.9%	3
55-64	14.3%	1
65-74	14.3%	1
75 and over	14.3%	1
I prefer not to say	14.3%	1
		Totals: 7

10. What is your gender?



Value	Percent	Responses
Male	42.9%	3
Female	42.9%	3
I prefer not to say	14.3%	1
		Totals: 7

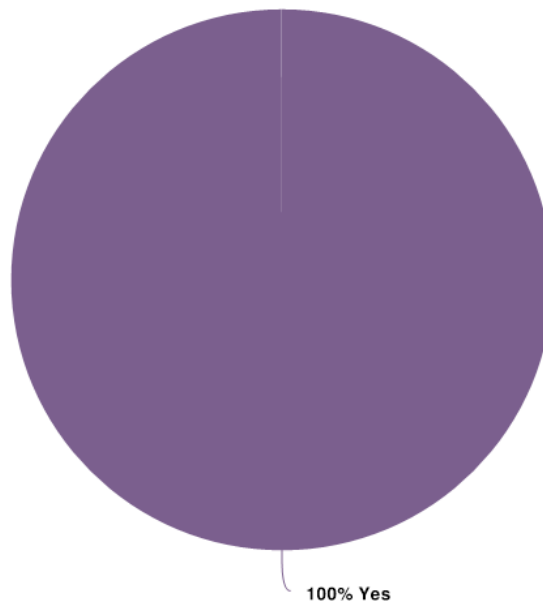
11. Do you identify as having a disability?




Value	Percent	Responses
Yes	14.3%	1
No	85.7%	6

Totals: 7

12. Do you have a disability permit?



Value	Percent	Responses
Yes	100.0%	1
Totals: 1		



Australasian Pedestrian Crossing Facility Selection Tool [2.2.0]

HELP
PRINT

Browse...
Load a CSV File
OR fill in the form below

Project details

Project name:

Project location:

Option/assessment number:

Date of assessment:

Site information

Jurisdiction:

Midblock or intersection?:

Existing facility:

Crash information

Use crash model or crash history?:

Years of crash history:

Number of pedestrian injury crashes:

Wombat crossings

The tool can be used to assess Wombat crossings. A Wombat crossing is functionally similar to a "Zebra with platform" or "Zebra with platform and kerb extensions" (if the crossing includes kerb extensions). To assess a Wombat crossing please select the appropriate crossing type in the Feasible facilities table and continue with the assessment as normal.

Australian Transport Assessment and Planning (ATAP) procedures

It is recommended that practitioners follow the three tiered 'Options generation and assessment' process outlined at <https://www.atap.gov.au/framework/options-generation-assessment/3-options-assessment>, of which the Cost Benefit Assessment is only one consideration.

Physical/environmental/Operational variables

Number of traffic directions:

Centre treatment:

Parking/shoulder:

Pedestrian visibility:

Posted speed limit:

Approach speed (85th percentile):

Traffic volume (AADT):

Peak sensitive pedestrian volume:

Peak non-sensitive pedestrian volume:

Estimated daily pedestrian volume:

Average vehicle occupancy:

Direction 1

Flow:

Flow type:

Peak vehicle volume:

Traffic lanes:

Crossing distance:

Direction 2

Flow:

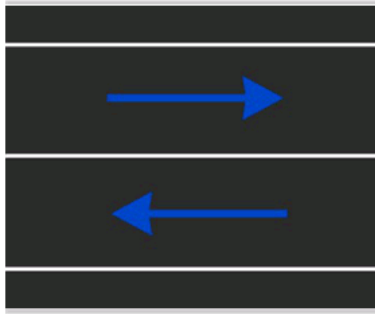
Flow type:

Peak vehicle volume:

Traffic lanes:

Crossing distance:

Layout diagram



Site characteristics

Exposed crossing distance: 5 + 5 = 10 metres

Est. pedestrian crossing time (exposed): 9.4 seconds

Total peak hourly vehicle flow: 110 + 133 = 243 veh/hr

Model parameters Show/Hide

Walk speed of average sensitive pedestrians: <input type="text" value="1"/> m/s	Economic assessment parameters	Economic update factors
Walk speed of average non-sensitive pedestrians: <input type="text" value="1.2"/> m/s	Evaluation days per annum: <input type="text" value="250"/>	Base date: <input type="text" value="2010-06"/> Update factor current date: <input type="text" value="2010-06"/>
Average cost of pedestrian crashes: <input type="text" value="\$ 233298"/>	Project lifetime: <input type="text" value="30"/> years	Travel time costs/savings: <input type="text" value="2010-06"/> <input type="text" value="1"/>
Pedestrian value of delay: <input type="text" value="\$ 14.99 /hr"/>	Discount rate: <input type="text" value="7"/> %	Vehicle operating costs/savings: <input type="text" value="2010-06"/> <input type="text" value="1"/>
Vehicle value of delay: <input type="text" value="\$ 31.34 /hr"/>		Crash costs/savings: <input type="text" value="2010-06"/> <input type="text" value="1"/>
Pedestrian conversion factor: <input type="text" value="0.6"/>		
Vehicle conversion factor: <input type="text" value="0.4"/>		

Expected crash reduction factors [?](#)

Platform	Kerb extensions	Median refuge	Kerb extensions with median refuge	Zebra only ?	Zebra with platform	Zebra with kerb extensions	Zebra with platform and kerb extensions	Zebra with median refuge	Zebra with kerb extensions and median refuge	Signals	Sign kerb exte
47 %	35 %	56 %	56 %	0 %	63 %	35 %	63 %	56 %	56 %	45 %	

Calculate feasibility

[View the facility feasibility process \(PDF\) here](#)

Automatically calculate when inputs are updated? [?](#)

Feasible facilities

	Suitable for site?	Built parameters	Construction cost	Annual maintenance cost	Show in final output? Select all/none/feasible
No facility	N/a	No parameters	\$ 0	\$ 0	<input checked="" type="checkbox"/>
Platform	<input checked="" type="checkbox"/> Yes	Vehicle negotiation speed: 15 km/h ?	\$ 80000	\$ 0	<input checked="" type="checkbox"/>
Kerb extensions	<input checked="" type="checkbox"/> Yes	Total crossing distance: 6 metres ?	\$	\$ 0	<input type="checkbox"/>
Median refuge	<input checked="" type="checkbox"/> Yes	Direction 1 crossing distance: 4 metres ? Median refuge width: 2 metres ? Direction 2 crossing distance: 4 metres ?	\$	\$ 0	<input type="checkbox"/>
Kerb extensions with median refuge	<input checked="" type="checkbox"/> Yes	Direction 1 crossing distance: 3 metres ? Median refuge width: 2 metres ? Direction 2 crossing distance: 3 metres ?	\$	\$ 0	<input type="checkbox"/>
Zebra only	<input checked="" type="checkbox"/> Yes	No parameters	\$ 5000	\$ 0	<input checked="" type="checkbox"/>
Zebra with platform ? *	<input checked="" type="checkbox"/> Yes	Applies vehicle negotiation speed from Platform above	\$ 0	\$ 0	<input checked="" type="checkbox"/>
Zebra with kerb extensions	<input checked="" type="checkbox"/> Yes	Applies total crossing distance from Kerb extensions above	\$ 50000	\$ 0	<input checked="" type="checkbox"/>
Zebra with platform and kerb extensions ?	<input checked="" type="checkbox"/> Yes	Applies vehicle negotiation speed from Platform and total crossing distance from Kerb extensions above	\$ 100000	\$ 0	<input checked="" type="checkbox"/>
Zebra with median refuge	<input checked="" type="checkbox"/> Yes	Applies distances and refuge width from Median refuge above	\$ 30000	\$ 0	<input checked="" type="checkbox"/>
Zebra with kerb extensions and median refuge	<input checked="" type="checkbox"/> Yes	Applies distances and refuge width from Kerb extensions with median refuge above	\$ 80000	\$ 0	<input checked="" type="checkbox"/>
Signals	? Only as part of total CBD Traffic Management plan Road is two-lane two-way and max. cf approach/posted speed < 45km/h	Signals activated by pedestrian call button? Yes ? Delay before green pedestrian phase: 0 seconds ? Pedestrian walk + clearance time: 12 seconds ? Pedestrian platoon size: ?	\$ 250000	\$ 0	<input checked="" type="checkbox"/>

			5 peds			
Signals with kerb extensions	<p>Only as part of total CBD Traffic Management plan Signals may not be suitable</p>	<p>Applies parameters from: Signals above, plus:</p> <p>Total crossing distance: 8 metres</p>	\$ 300000	\$ 0	<input checked="" type="checkbox"/>	
Grade separation	<p>Maybe Max. of approach/posted speed < 75km/h</p>	No parameters	\$	\$ 0	<input type="checkbox"/>	

Calculate assessment

Facility assessment

	Suitable for site?	Pedestrian delay	Vehicle delay	Predicted crash rate	CSD	ASD	SISD
Zebra with platform	Yes	1 sec	3 sec	0.00 /year	83 m	22 m	47 m
No facility	N/a	6 sec	0 sec	0.00 /year	83 m	22 m	47 m
Platform	Yes	6 sec	2 sec	0.00 /year	83 m	22 m	47 m
Zebra only	Yes	1 sec	1 sec	0.00 /year	83 m	22 m	47 m
Zebra with kerb extensions	Yes	1 sec	1 sec	0.00 /year	50 m	22 m	47 m
Zebra with platform and kerb extensions	Yes	1 sec	3 sec	0.00 /year	50 m	22 m	47 m
Zebra with median refuge	Yes	1 sec	1 sec	0.00 /year	33 m	22 m	47 m
Zebra with kerb extensions and median refuge	Yes	1 sec	1 sec	0.00 /year	25 m	22 m	47 m
Signals	Only as part of total CBD Traffic Management plan	2 sec	1 sec	0.00 /year	83 m	22 m	47 m
Signals with kerb extensions	Only as part of total CBD Traffic Management plan	2 sec	1 sec	0.00 /year	67 m	22 m	47 m

	Perceived delay	Perceived safety	Pedestrian LOS	Pedestrian delay cost	Pedestrian delay saving	Vehicle delay cost	Vehicle delay saving	Crash cost	Safety saving	Total benefits	BCR
Zebra with platform	A	C	C	\$ 2,000		\$ 161,000		\$ 0			
No facility	B	E	D	\$ 16,000	-\$ 13,000	\$ 0	\$ 161,000	\$ 0	\$ 0	\$ 148,000	Zero construction cost
Platform	B	D	D	\$ 16,000	-\$ 13,000	\$ 131,000	\$ 30,000	\$ 0	\$ 0	\$ 17,000	0.2
Zebra only	A	C	C	\$ 2,000	\$ 0	\$ 30,000	\$ 131,000	\$ 0	\$ 0	\$ 131,000	26.2
Zebra with kerb extensions	A	C	C	\$ 2,000	\$ 0	\$ 30,000	\$ 131,000	\$ 0	\$ 0	\$ 131,000	2.6
Zebra with platform and kerb extensions	A	B	B	\$ 2,000	\$ 0	\$ 161,000	\$ 0	\$ 0	\$ 0	\$ 0	0.0
Zebra with median refuge	A	B	B	\$ 2,000	\$ 0	\$ 30,000	\$ 131,000	\$ 0	\$ 0	\$ 131,000	4.4
Zebra with kerb extensions and median refuge	A	B	B	\$ 2,000	\$ 0	\$ 30,000	\$ 131,000	\$ 0	\$ 0	\$ 131,000	1.6
Signals	B	B	B	\$ 5,000	-\$ 3,000	\$ 23,000	\$ 138,000	\$ 0	\$ 0	\$ 135,000	0.5
Signals with kerb extensions	B	B	B	\$ 5,000	-\$ 3,000	\$ 23,000	\$ 138,000	\$ 0	\$ 0	\$ 135,000	0.5

Notes

There is already a zebra with platform at this location

File saved

Fairfield Primary Safety_1_04-03-2021.csv has been saved to your default download directory.

Reset all Fields

Fairfield Primary Safety_1_10-03-2021

.csv

Export CSV File

Back to top

Disclaimer

The Australasian Pedestrian Crossing Facility Selection Web Tool ("the tool") is freely provided by [Austroads](#) and is intended to help practitioners select an appropriate pedestrian crossing facility for a particular location. The tool is based on literature, and analytical and behavioural research coupled with a number of mathematical models. Its development is detailed in the Austroads report [Development of the Australasian Pedestrian Facility Selection Tool](#).

As with all mathematical models care must be taken to understand input limitations and background assumptions when interpreting the outputs. The tool does not replace professional engineering or planning advice and Austroads does not accept any responsibility regarding the tool. While we have endeavoured to ensure the information output by the tool is appropriate, we make no representations or warranties of any kind about the completeness, accuracy, reliability, suitability or availability with respect to the outputs. Any reliance you place on such information is strictly at your own risk and it is your responsibility to check all information output by the tool.

The tool should not be used to inform decision making in isolation when considering the form and location of pedestrian crossing facilities. Engineering judgement is required to consider the economic and other outputs produced by the tool alongside safety, mobility, social and environmental factors that are considered appropriate by the practitioner.

Version: [2.2.0](#)

7.11 SOUTH CRESCENT POP UP BIKE LANES - TRIAL EVALUATION AND UPDATE

Author: Manager Climate Emergency & Sustainable Transport

Reviewed By: General Manager City Sustainability and Strategy

EXECUTIVE SUMMARY

Council has trialled a bike popup lane on South Crescent to support increasing cycling during the COVID 19 pandemic and recovery. Data found that this popup bike lane increased the number of people riding bikes by 22%. Community concerns were raised on car flow, and it is recommended that the popup lane be removed.

Investigations into a planned Cramer Street bike popup has shown infrastructure constraints that limit temporary solutions, and it is recommended not to proceed further.

Preliminary investigations into the High Street (Northcote/Thornbury) bike popup lane has shown that this treatment is viable, and it is recommended that the popup be progressed.

Recommendation

That Council:

- (1) Remove the South Crescent popup bike lane and the street layout returned to previous conditions, with the exception of retaining the current trial 'no standing section' on the south side between Plant Street and Simpson Street for a 12 month trial
 - (2) Note that the 'no standing section' trial on the south side of South Crescent, between Plant Street and Simpson Street, will be monitored closely
 - (3) Receive a report at the conclusion of the 12 month 'no standing section' trial on the south side of South Crescent, between Plant Street and Simpson Street
 - (4) Not proceed with the Cramer Street bike pop-up lane, as investigation has not found a viable option
 - (5) Progress work towards popup bike lanes on appropriate sections of High Street (Northcote/Thornbury) and receive a report on options before installation.
-

BACKGROUND / KEY INFORMATION

On 29 June 2020 Council decided to trial popup bicycle lanes in South Crescent, Northcote, and Cramer Street, Preston, as part of a package of measures to assist local businesses and transport needs during the COVID-19 pandemic. Measures included:

1. Investigate and install popup bike lanes on South Crescent, Northcote (between Plant Street and Simpson Street)
 2. Investigate and install popup bike lanes on Cramer Street, Preston (between Jessie Street and St Georges Road)
 3. Investigate the feasibility of popup bike lanes on sections of High Street in Thornbury and Northcote
 4. Investigate other options on Council-managed roads.
-

This was in response to significant COVID-19 transport impacts including reduced overall trips, and a significant increase in walking and cycling. As recovery continues the number of trips has returned close to pre-pandemic levels but with lower public transport use, higher car use and higher walking and cycling levels.

South Crescent, Northcote

South Crescent was selected for the trial to help prepare for CBD office workers to begin returning to the office in 2021. The trial started in December 2020 and was planned to run until April 2021. Analysis indicates that the current significant increase in people riding to work will continue as people avoid crowded public transport. Providing safe cycling infrastructure can help mitigate an increase in car use and local congestion.

A trial popup lane was installed on a 600-metre section on the south side of South Crescent between Plant Street and Simpson Street, replacing approximately 82 parking spaces, with a planned duration of December to April.

The protected lane consisted of temporary rubber kerbs with plastic bollards bolted to the road surface and spaced three metres apart.ⁱ Additional line marking, and signage was also installed.

Council received over 800 pieces of feedback during the trial period. Data found that this popup bike lane increased the number of people riding bikes by 22%. This increase was most significant with younger people, with an increase of 69%. Cyclists identifying as 'cautious' were also more likely to say that the lane had improved their safety. However, community comments raised concerns regarding car traffic flow, safety of cyclists heading east and amenity – especially from people driving cars (82%). The lane installation did not have a statistically significant impact on car parking availability.

Overall, the project has yielded a significant amount of valuable information and data obtained during the trial period that will be used in future transport projects. It has also demonstrated the suitability of a similar design and engagement process for transport interventions and responded to community need.

Cramer Street, Preston

Officers completed a concept design and assessment for installing popup bicycle lanes along Cramer Street in Preston to test concepts developed as part of the Streets for People project (Preston Activity Link).

Officers have concluded that a pop-up bike lane is not suitable for Cramer Street. There are several challenging aspects to street layout that need a permanent cycling solution, as opposed to temporary infrastructure.

High Street, Thornbury and Northcote

The resolution of Council of 29 June 2020 authorised the investigation of popup bicycle lanes along sections of High Street in Thornbury and Northcote.

A preliminary investigation has found that a popup bike lane is suitable for High Street. Detailed investigation and comprehensive community engagement with residents, businesses and other stakeholders is needed to progress.

Previous Council Resolution

At its meeting held on 29 Jun 2020, Council resolved:

That Council:

1. *Advocates for the following temporary protected bicycle lanes along key cycling corridors to be implemented by the Victorian State Government to provide safe alternatives for people who are no longer able to take public transport:*
 - a. *Heidelberg Road between Ivanhoe and Clifton Hill*
 - b. *Westgarth Street between South Crescent and Rucker Street*
 - c. *Station Street between Darebin Road and Railway Place*
 - d. *St Georges Road between Merri Parade and Fitzroy North.*
2. *Writes to the Minister for Roads and Minister for Transport Infrastructure to advocate for the Victorian Government to urgently implement items listed in Appendix D.*
3. *Writes to the Minister for Public Transport to strongly advocate for the Victorian Government to urgently implement items listed in Appendix E.*
4. *Endorses a program to facilitate requests from local schools to implement temporary changes to traffic and parking near schools to help children, parents and staff to socially distance on the following basis:*
 - a. *That the school principal supports the changes*
 - b. *These would apply during school start and finish times*
 - c. *Reasonable efforts must be made to contact occupiers of all properties directly abutting affected areas*
 - d. *It must meet safety and access requirements as assessed by an appropriately qualified Council officer before implementation.*
 - e. *Any approvals required are secured (for example from the Department of Transport)*
5. *Endorses a program to support local businesses and community visiting shopping areas to safely socially distance, in accordance with Victorian Government guidelines where necessary, by:*
 - a. *Visiting businesses and offering them a 'fast track' assessment in regard to footpath trading including as to whether their trading area can be extended into other areas of the footpath.*
 - b. *Inviting business to raise requests with Council to repurpose car parking bays or otherwise use road space for trading or open space, with a view to initially trialling this in up to five locations, and allocates \$15,000 for this purpose*
6. *Allocates \$130,000 for planning and implementation of short-term temporary bicycle projects on Darebin-managed roads, including those outlined in Appendix A for the 2020-21 financial year:*
 - a. *South Crescent (in sections between Victoria Road and Westgarth Street)*
 - b. *Cramer St between St Georges Road and Gilbert Road; and*
 - c. *To investigate the same in further locations, including High Street between Westgarth Street and Darebin Road and Normanby Avenue to Dundas Street.'*

Consultation

Council conducted an extensive community engagement and consultation process to understand whether the South Crescent bike popup is suitable long-term infrastructure. This included two surveys, site visits and letters to over 700 properties. Council has received over 800 responses.

Communications

Additional communications and engagement will be undertaken to support Council's decision on South Crescent, and for progressing High Street (Northcote/Thornbury).

ANALYSIS

Alignment to Council Plan / Council policy

Goal 1 - A sustainable city

The Darebin Transport Strategy and Cycling Strategy both support Council's aims to dramatically increase the number of people walking and cycling, and advocate for better public transport.

The 2017 – 2021 Council Plan's target is to increase this number by 12 percent by 2021. Since the onset of COVID-19, many people are new to riding and require supporting programs and infrastructure to feel safe and confident travelling around Darebin.

Goal 4 - A strong economy

Improving access to local centres provide significant benefits for the local economy. Making it easier for people to travel means that people are more likely to visit more often and stay longer. In the context of the pandemic, many local businesses are struggling. Council has jurisdiction over many of the streets in and around our activity centres and can harness the opportunity of these spaces to support local economies.

Environmental Sustainability Considerations

Transport is the third largest and fastest-growing source of greenhouse gas emissions in Darebin. Any increase in the number of cars on our streets will result in increased emissions and reduced amenity and safety for people who are not in cars, thereby discouraging active and public transport use.

COVID-19 has had significant impacts on Darebin's travel behaviours. Public transport patronage has declined while demand for walking and cycling has increased significantly. We don't yet know if use of private cars will increase as people avoid public transport to travel due to COVID-19 perceptions of safety. Emissions, as well as air and noise pollution, would also then increase. Providing safe and viable alternatives for people to choose sustainable transport options wherever possible can help to mitigate or prevent this outcome.

Climate Emergency

Providing increased cycling options for residents helps reduce car trips and emissions.

Cycling may not be appropriate during extreme heat days.

Equity, Inclusion and Wellbeing Considerations

Vulnerable communities are less likely to own or use a car and more likely to be impacted by COVID-19. Disadvantaged groups are more reliant on public transport to access services, employment and education, which many people may no longer feel comfortable or safe using. Making walking and cycling as a viable alternative to private car and public transport use reduces real or perceived risk exposure and improves access to essential services, jobs, recreation and social interactions.

Ensuring fair and equitable access to community engagement materials and opportunities for feedback was maintained throughout the project. All consultation and engagement materials included information on how to obtain information in 12 languages other than English. Greek-

speaking and Chinese-speaking Council officers were also available at on-site survey and data collection sessions.

Cultural Considerations

In-person arts and culture events may resume over the next few months as restrictions are eased by the Victorian Government. This would result in increased travel to and from events both within and outside Darebin.

Economic Development Considerations

Many local businesses have been significantly impacted by the COVID-19 pandemic. While Council has already introduced measures to support them, further consideration will need to be made as the situation changes and develops. Supporting local businesses to maximise opportunities at this time – such as improving access – could bring benefits to business owners, staff and customers.

Financial and Resource Implications

As per the Council resolution of 29 June 2020, the total budget allocation for these projects was \$130,000. Actual installation and evaluation costs for South Crescent came below the initial estimate of \$70,000 and significant savings were achieved. The total cost of the project has been approximately \$45,000. Following the expenditure on investigating High Street popup bicycle lanes, approximately \$60,000 remains.

Legal and Risk Implications

The *Road Management Act 2004* and *Local Government Act 1989* outline Council's powers and responsibilities to manage its road network.

Council has the authority to make changes to its roads. However, some of these require approval from the Department of Transport. These include permanent road closures and installation of major traffic control devices.

Some concerns were raised by members of the community about the safety of the proposed trial. This was particularly in regard to sufficient room for vehicles to pass each other and the safety of people riding eastbound. Alterations were made during the trial to help mitigate these issues, such as 'Changed Traffic Conditions' signage and improved line-marking. All changes and the project at large were reviewed by Council's Transport Engineering Team to ensure compliance with the relevant standards.

Operational Impacts

The recommended actions will have little impact on Council operations due to their temporary nature. There will be some maintenance requirements to ensure the projects continue to operate safely. Some additional maintenance would be required should any of the infrastructure be installed for a longer period or made permanent.

DISCUSSION

The overall objectives of the popup bike lanes project have been to:

1. Support the community by providing more safe and accessible active transport options as a result of changes to travel needs and behaviours from COVID-19

2. Assess the suitability of a tactical urbanism approach to community consultation and engagement
3. Support Council's strategic goals of enhancing and prioritising sustainable transport options to reduce disadvantage and reduce emissions
4. Collect data and information to inform future trials.

Recommended next steps

A detailed options analysis has been prepared to inform Officers recommendations to Council and is included at **Appendix A**.

In summary, officers recommend that Council:

Remove South Crescent popup bike lanes and return the street layout to previous conditions, with the exception of retaining the current trial 'no standing section' on the south side between Plant St and Simpson St.

The principal reasons for this recommendation are:

- Data has shown that while safety for people riding bikes heading west along South Crescent was significantly improved, there were mixed results for riders travelling east. This was primarily due to vehicle behaviour as a result of the perceived narrowing of lanes.
- Other issues raised through community feedback were the ability for motor vehicles to pass safely and the visual impacts of bollards.
- Positive impacts reported included lower vehicle speeds and elimination of the risk of 'dooring' for westbound riders.
- The confirmed installation of popup bike lanes on Heidelberg Road by the Department of Transport was not known at the time of planning for the 29 June 2020 Council resolution. This new route has provided a more direct and well-known route for riders in the south of Darebin to access the CBD and inner-city areas and has reduced the function of South Crescent as a major commuter route.

As a result, officers recommend with proceeding with this option and returning the street layout to its previous configuration (with the exception of retaining the existing trial no standing section on the south side of South Crescent between Plant St and Simpson St for 12 months). The no standing trial will be closely monitored, and if transport or parking patterns change, a report will be brought to Council before the 12 month trial concludes.

Proceed the High Street popup bike lane project through the next stages

The high-level study commissioned by Council has examined options for popup bike lanes along sections of High Street and connecting streets in Thornbury and Northcote. It has found several options to be feasible with minimal impact on vehicle traffic and car parking.

Not proceed with the Cramer Street popup bike lane

Officers do not consider that a viable option exists to proceed with temporary popup infrastructure along Cramer Street, Preston, due to site constraints that have occurred since the 29 June 2020 Council resolution.

OPTIONS FOR CONSIDERATION

Option 1 (recommended) – That Council:

- Remove the South Crescent popup bike lane and the street layout returned to previous conditions, with the exception of retaining the current trial 'no standing section' on the south side between Plant Street and Simpson Street for a 12 month trial period
- Note that the 'no standing section' trial on the south side of South Crescent, between Plant Street and Simpson Street, will be monitored closely
- Receive a report at the conclusion of the 12 month 'no standing section' trial on the south side of South Crescent, between Plant Street and Simpson Street
- Not proceed with the Cramer Street bike pop-up lane, as investigation has not found a viable option
- Progress work towards popup bike lanes on appropriate sections of High Street (Northcote/Thornbury) and receive a report on options before installation.

Option 2 – That Council keeps the South Crescent bike pop-up.

Option 3 – That Council does not progress any further bike pop-ups.

IMPLEMENTATION STRATEGY

Details

Council will order the removal of the South Crescent popup bike lane and will store the infrastructure for future use. Further design and community engagement will occur to progress the High Street (Northcote/Thornbury) popup bike lane.

Communication

Residents and cyclists will be thanked for participating in the South Crescent bike popup lane consultation, and the results of the popup trial shared. Communication and engagement will proceed to support progressing the High Street (Northcote/Thornbury) bike popup.

Timeline

An order to remove the South Crescent bike popup lane will be placed immediately following Council's resolution.

RELATED DOCUMENTS

- Darebin Transport Strategy 2007 – 2027 (as amended)
- Darebin Cycling Strategy 2008 – 2018
- Streets for People Feasibility Study

Attachments

- Popup Bike Lanes Options Analysis (**Appendix A**)

DISCLOSURE OF INTEREST

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

Popup Bike Lanes Options Analysis

Introduction

A trial popup lane was installed on a 600- metre section on the south side of South Crescent between Plant Street and Simpson Street, replacing approximately 82 parking spaces. As these parking spaces were used primarily by train passengers using Westgarth and Dennis Railway Stations, the usage of these spaces fell to below 5% occupancy during COVID-19.

Data collected during and before the COVID-19 pandemic has confirmed the status of South Crescent as an important bicycle link. Counts conducted during lockdown in mid-2020 found that the proportion of bicycles travelling along South Crescent was approximately 40-45% of all vehicle traffic. This was consistent with trends and data identified in pre-pandemic counts conducted in 2018 and previous years.

The use of bollards to create a protected bicycle lane was intended to upgrade safety along the existing Hurstbridge Line Shimmy route. Physical or vertical separation from traffic is the most effective treatment to make people riding bikes feel safer and reduce crashes. As a result, this is the preferred treatment in many circumstances in both Darebin and VicRoads engineering guidelines.

The project was initially delayed due to the introduction of COVID-19 lockdown restrictions in July 2020 and the subsequent limitations of the Caretaker Period before the 2020 Council elections. As a result, the lane was installed in December 2020 instead. The Department of Transport also successfully installed popup bicycle lanes along Heidelberg Road at the same time as part of their program to install 100 kilometres of similar lanes across inner Melbourne. This followed strong advocacy from Darebin as part of Council's resolution of 29 June 2020.

Figure 1 – South Crescent popup bike lane at Mason Street, Northcote



1) South Crescent

As part of the engagement approach to this trial project, many suggestions and options were proposed by community members to Council for next steps. Officers have assessed these options and surveyed community members for their preference. Four were shortlisted and assessed as practical opportunities.

- **Option A:** Popup lane remains as is (subject to ongoing review and monitoring)
- **Option B:** Popup lane removed and street layout returned to pre-December 2020 conditions
- **Option C:** Popup lane remains and South Crescent made one-way for vehicles (eastbound) between Plant Street and Mason Street
- **Option D:** Popup lane removed and trial mid-block closure to vehicles installed on South Crescent between Yeomans Street and Plant Street

Officers reviewed all available information following the completion of the surveys and the collection of other feedback and data. As a result, a fifth option, 'Option E', was created:

- **Option E:** Popup lane removed and street layout returned to pre-December 2020 conditions, except for retaining the current trial no standing section on the south side of South Crescent between Plant St and Simpson St (on a trial basis for 12 months, subject to ongoing review and monitoring)

This additional option was created to respond to issues raised during community consultation and data collected.

Table 1 – Options for South Crescent popup bike lane

	Actions	Financial costs (estimate)
Option A	Popup lane remains	\$0
Option B	Popup lane removed and street layout returned	\$10,000
Option C	Popup lane remains and South Crescent made one way for vehicles (eastbound) between Plant Street and Mason Street	\$20,000
Option D	Popup lane removed and trial road closure installed between Yeomans Street and Plant Street	\$40,000
Option E	Popup lane removed and street layout returned, except for retaining the current trial no standing section on the south side of South Crescent between Plant St and Simpson St	\$12,000

All options would involve further communication with local communities. It is important to note that the width of South Crescent does not allow two vehicles to pass unless car parking on both sides of the street is removed. This is not recommended by officers.

Option A – Retain bike lane

This option would retain the existing protected popup bike lanes as currently installed. This would be pending ongoing review and monitoring of impacts and minor changes could continue to be made as required.

No further financial commitment from Council is required to proceed with this option.

Option B – Remove bike lane and reuse materials elsewhere

This option would remove the popup bike lanes and return the street layout of South Crescent to conditions prior to the trial, except for retaining the current trial no parking on the south side of South Crescent. The rubber kerbs and bollards would be removed. These would be reused in other locations outlined in sections below.

Community feedback raised several issues with the popup lane, as outlined previously in this report. Further funds would need to be expended in order to remove the bollards and return line marking and signage to previous conditions. Officers estimate this cost to be \$10,000 which can be funded from the existing budget.

The materials used for South Crescent would then be reused to be installed in other locations to upgrade existing bicycle lanes. Officers would investigate potential locations for installation at a future date. No additional funds would be required for these works.

Officers would investigate these and other possible options in detail for community engagement and implementation.

Option C – Retain bike lanes and trial one-way travel for vehicles

This option would retain the popup bike lanes as currently installed and trial change vehicle flow in the general traffic lane to travel one way only (eastbound) between Plant Street and Simpson Street for an additional three months. This includes monitoring and data collection to assess traffic volumes and parking impacts on surrounding streets.

Officers do not recommend this option as a popup solution as part of this trial due to the requirements for further community engagement. This solution also does not address many of the concerns raised by many local residents along this section of South Crescent.

Option D – Remove bike lanes and trial mid-block closure

This option would remove the popup bike lanes and return the street layout of South Crescent with a trial mid-block closure to motor vehicles between Yeomans Street and Plant Street for an additional six months.

Officers do not recommend this option as a popup solution as part of this trial due to the low community support for this intervention.

Other options considered

Other options were suggested by community members in feedback received by Council. Officers have assessed all proposals and determined that some are not viable to proceed at this stage.

Table 4 – Other options for South Crescent considered and assessed as unfeasible

Community suggestion	Rationale for not proceeding
Upgrade existing informal path on south side of South Crescent	The existing dirt track is located on land owned and controlled by the State Government. Any changes to this path would likely be a medium to long-term project and require significant funds from Council or external sources. Additionally, constructing a formal path on this land would likely require the removal of trees and other vegetation which is valued by local communities.
Install bidirectional protected bicycle lanes	Insufficient width exists to install a bidirectional bicycle lane without the removal of car parking on the north side of South Crescent. Additionally, transitions to and from the bicycle lane would be complex and require further detailed design due to existing traffic calming devices.
Move bicycle route to Westgarth Street	South Crescent provides connectivity to other routes and locations not serviced by Westgarth Street. Additionally, Westgarth Street has a high speed limit (60km/h), is a designated heavy vehicle route and has higher traffic volumes than South Crescent which makes it unsuitable for low-stress cycling at present.
Ban bicycles from using South Crescent	People riding bicycles and permitted to use Darebin's street network like other road users. South Crescent has been a designated bicycle route for many years and continues to grow in popularity due to its important connectivity.

2) Cramer Street, Preston

Officers do not consider that a viable option exists to proceed with temporary popup infrastructure along Cramer Street, Preston, due to site constraints that have occurred since the 29 June 2020 Council resolution:

- New poles installed adjacent to street as part of new development site
- Use of the Melbourne Polytechnic grounds as a works site by the Level Crossing Removal Project with access from Cramer Street

To overcome these issues, significant infrastructure investment would be required. This would involve asphalt surfaces, tree removal and other solutions that are not deemed suitable for a popup, temporary project.

As a result, the recommendation is to not proceed with a temporary popup bicycle lane in this location. Council's street improvement infrastructure and program will continue to be rolled out as previously endorsed by Council.

3) High Street, Thornbury and Northcote

As per the 29 June 2020 Council resolution, officers are completing a feasibility report on popup bike lanes on sections of High Street. The strategic aim of these lanes would be to:

- Improve access to local businesses and encourage customers to visit the area
- Provide a safe alternative route for commuters returning to work who may not wish to use public transport in a COVID-19 environment
- Improve access to local schools and services
- Achieve the strategic intent of the Darebin Transport Strategy and Darebin Bicycle Strategy

High Street is a strategic transport corridor with many complex interactions and competing needs. The feasibility report has found that lanes could be installed along some sections of High Street and connecting routes to improve safety and access to local businesses and services.

More detailed investigation and designs would need to be undertaken before any implementation is considered. Community communication and engagement would also need to be completed.

Option A – Progress the High Street popup bike lane project through the next stages

The high-level study commissioned by Council has examined options for popup bike lanes along sections of High Street and connecting streets in Thornbury and Northcote. It has found several options to be feasible with minimal impact on vehicle traffic and car parking.

A small section of High Street between Darebin Road and Normanby Avenue is under the care and management of the State Government through the Department of Transport. Any changes to the streetscape in this location would require their consent.

A more detailed investigation would be undertaken of specific interventions and designs as well as development of a community engagement strategy and plan. A further Council report would be presented before any further work proceeds.

Option B – Do not proceed

Council can resolve not to proceed to proceed with any further work on the High Street popup bike lane trial at this stage. High Street is still identified as an important bicycle route in the Darebin Transport Strategy and other key policy documents.

7.12 DECLARATION OF A SPECIAL CHARGE: SOLAR SAVER RESIDENTIAL (BATCH 6)**Author:** Commercial Solar Officer**Reviewed By:** General Manager City Sustainability and Strategy

PURPOSE

To consider the declaration of a Special Charge scheme in relation to the Solar Saver program (rates scheme).

EXECUTIVE SUMMARY

The Solar Saver program is a key action of the Council Plan and Council's *Climate Emergency Plan*.

The report considers the declaration of a Special Charge Scheme. This is for Residential Special Charge Batch 6, including **60** installations, adding **260.37 kW** of solar capacity to Darebin.

The value of the proposed Special Charge scheme is **\$343,843.95 excl. GST**. This price is calculated pre-rebate, but post STC claim and excl. GST. (The gross amount, pre-rebate, pre-STC and incl. GST is \$604,303.91).

Note that during the past meeting on the 27 January 2021, the proposed Special Charge scheme total was \$349,682.23 excl. GST. The current Special Charge has reduced its total value by \$5,838.28. This change is because of one withdrawal and two quote reductions.

Council will pay upfront for installation and supply of the solar power systems as listed in **Appendix A**. Council will be repaid these costs, also as detailed in Appendix B. Around 30-40% of this cost is returned to Council at the point that works are invoiced for the STCs generated by the solar systems. The balance is repaid by beneficiaries of the Special Charge Scheme over 10 years.

All participants are eligible for state government rebates and this should reduce the upfront cost to Council and the amount of the Special Charge that would be raised. Officers estimate that the total amount raised will be \$242,963.71 excl. GST, a reduction of \$100,880.24 excl. GST once rebates are confirmed.

No interest is charged on Special Charge repayments. Annual repayments are more than offset by participants' savings on their energy bills, and therefore the program provides financial and environmental benefits to participants.

This report recommends that Council declare a Special Charge Scheme under section 163 of the Local Government Act 1989 for the purposes of defraying expenses relating to the provision of solar energy systems on non-residential properties participating in the Solar Saver scheme. No objections were received in response to the public notification process.

Recommendation**That Council:**

- (1) Having complied with the requirements of sections 163A, 163B and 223 of the *Local Government Act 1989* ("Act"), and otherwise according to law, declares a Special Charge ("Special Charge") under section 163 of the Act as follows:
- a) A Special Charge is declared for the period commencing on the day on which Council issues a notice levying payment of the special rate and concluding on the tenth anniversary of that day.
 - b) The Special Charge is declared for the purpose of defraying any expense incurred by Council in relation to the provision of solar energy systems on properties participating in the Solar Saver scheme, which:
 - i. Council considers is or will be a special benefit to those persons required to pay the Special Charge (and who are described in succeeding parts of this resolution); and
 - ii. Arises out of Council's functions of advocating and promoting proposals which are in the best interests of the community and ensuring the peace, order and good government of Council's municipal district.
 - c) The total:
 - i. Cost of performing the function described in paragraph 1(b) of this resolution is \$343,843.95; and
 - ii. Amount for the Special Charge to be levied is \$343,843.95, or such other amount as is lawfully levied as a consequence of this resolution
 - d) The Special Charge is declared in relation to all rateable land described in the table included as confidential **Appendix B** to this report, in the amount specified in the table as applying to each piece of rateable land.
 - e) The following list is specified as the criteria that form the basis of the Special Charge so declared:
 - Ownership of any land described in paragraph 1(d) of this resolution.
 - f) The following is specified as the manner in which the Special Charge so declared will be assessed and levied:
 - i. A Special Charge calculated by reference to the size of the solar energy system being installed and the particular costs of installation at each property participating in the Solar Saver scheme, in respect of which an Agreement has been executed, totalling \$343,843.95 for the residential batch, being the total cost of the scheme to Council
 - ii. To be levied each year for a period of 10 years.
 - g) Having regard to the preceding paragraphs of this resolution and subject to section 166(1) of the Act, let it be recorded that the owners of the land described in paragraph 1(d) of this resolution will pay the Special Charge in the amount set out in paragraph 1(f) of this resolution in the following manner:
 - i. Payment annually by a lump sum on or before one month following the issue by Council of a notice levying payment under section 163(4) of the Act; or
 - ii. Payment annually by four instalments to be paid by the dates which are fixed by Council in a notice levying payment under section 163(4) of the Act.

- (2) Considers that there will be a special benefit to those required to pay the Special Charge *because* there will be a benefit to them that is over and above, or greater than, the benefit that is available to those who are not subject to the proposed Special Charge, as a result of the expenditure proposed by the Special Charge, in that the properties will have the benefit of a solar energy system being installed.
- (3) For the *purposes* of having determined the total amount of the Special Charge to be levied:
- a) Considers and formally records that only those rateable properties included in the Solar Saver scheme as proposed will derive a special benefit from the imposition of the Special Charge, and there are no community benefits to be paid by Council; and
 - b) Formally determines for the purposes of section 163(2)(a), (2A) and (2B) of the Act that the estimated proportion of the total benefits of the Special Charge to which the performance of the function or the exercise of the power relates (including all special benefits and community benefits) that will accrue as special benefits to those who are liable to pay the Special Charge is 100%.
- (4) Directs that notice be given to all owners and occupiers of properties included in the Scheme in writing of the decision of Council to declare and levy the Special Charge, and the reasons for the decision. For the purposes of this paragraph, the reasons for the decision of Council to declare the Special Charge are that:
- a) There is no objection to the Scheme and it is otherwise considered that there is a broad level of support for the Special Charge from all property owners and occupiers.
 - b) Council considers that it is acting in accordance with the functions and powers conferred on it under the *Local Government Act 1989*, having regard to its role, purposes and objectives under the Act, particularly in relation to its functions of advocating and promoting proposals which are in the best interests of the community and ensuring the peace, order and good government of Council's municipal district.
 - c) All those who are liable or required to pay the Special Charge and the properties respectively owned or occupied by them will receive a special benefit of a solar energy system being installed at the property.

Where a participant wishes to withdraw from the Scheme, agrees to such withdrawal where the participant has given written notice of their desire to withdraw from the Scheme before Council has incurred any expenditure in relation to the participant's solar system.

BACKGROUND / KEY INFORMATION

In the Council Plan 2017-2021 and the Climate Emergency Plan, Council decided to actively engage the community to double the amount of solar PV in Darebin from 18,000 kW to 36,000 kW.

Key aspects of the program include:

- Council undertakes procurement of good value solar systems and installation with 10-year warranties.
- Solar Saver participants register interest, receive quotes and the property owners have signed an owner agreement.
- Council declares a Special Charge and pays the upfront cost of the solar system and installation for participants.

- Solar Saver participants pay the Special Charge over a 10-year period to reimburse Council's upfront payment – which is more than offset by their energy bill savings.
- As detailed below Council has resolved that interest is not charged to participants and that the program will be funded through Council's existing budget.

This is the sixth Special Charge to be declared for the Solar Saver program in the 2020-2021 financial year.

Previous Council Resolution

At the **13 August 2018** meeting it was resolved that Council:

- (1) *Offers the Darebin Solar Saver Program to all residential properties, with no interest charged as part of the special charge scheme for the contract period.*
- (2) *Authorises inclusion in the Darebin Solar Saver Program of non-residential properties up to 30kW in size, with no interest charged as part of the special charge scheme for the contract period.*
- (3) *Awards the appointment of Solargain, Enviro Group and Energy Matters as supply panel membership of contract number CT201842 for the supply and installation of Solar PV Systems for the Darebin Solar Saver Program for Supply Panel 1 - residential and small, non-residential installations: 1.5-10kW systems. The contract terms are to commence on 20 August 2018 and conclude on 30 June 2021 with a contract sum of \$16,134,030 GST inclusive.*
- (4) *Awards the appointment of Solargain, Enviro Group and Energy Matters as supply panel membership of contract number CT201842 for the supply and installation of Solar PV Systems for the Darebin Solar Saver Program for Supply Panel 2 - non-residential installations: 10-30kW systems. The contract terms are to commence on 20 August 2018 and conclude on 30 June 2021 with a total contract sum of \$1,980,000 GST inclusive.*
- (5) *Approves the award of Stage 1 of implementation for Supply Panel 1 – residential and small non-residential Solar PV Systems to Solargain to deliver the supply and installation of solar PV systems between 1 January 2019 and 30 June 2019 with a total contract sum of \$2,406,030 GST inclusive.*
- (6) *Authorises the Chief Executive to finalise and execute the supply panel membership contracts on behalf of Darebin Council, and Stage 1 of implementation for Supply Panel 1 - Residential and Small, non-residential Solar PV systems.*

On **16 December 2019** Council appointed EnviroGroup as the provider for this round of the residential program:

- 9) [Council] *Awards Contract CT2019140A for the supply and installation of solar PV Systems for the Darebin Solar Saver Residential Program (Second Installation Period) with a contract sum of \$5,830,000 including GST to The Environment Shop Pty Ltd as the trustee for Environment Futures Trust, trading as Enviro Group for the period 1 January 2020 to 30 June 2021, with the possibility of extension to September 30 2021.*

At its meeting held on **27 January 2021**, Council resolved:

That Council:

- 1) Council hereby gives notice of its intention to declare a Special Charge in accordance with section 163 of the *Local Government Act 1989 (Act)* as follows:
 - (a) Council declares a Special Charge for the period commencing on the day on which Council issues a notice levying payment of the special rate and concluding on the tenth anniversary of that day.
 - (b) We declare this Special Charge for the purpose of defraying any expense incurred by Council in relation to the provision of solar energy systems on residential properties participating in the Solar Saver scheme, which:
 - i. Council considers is or will be a special benefit to those persons or organisations required to pay the Special Charge (and who are described in succeeding parts of this resolution); and
 - ii. Arises out of Council's functions of advocating and promoting proposals which are in the best interests of the community and ensuring the peace, order and good government of Council's municipal district.
 - (c) The total:
 - i. Cost of performing the function described in paragraph 1(b) of this resolution is \$349,682.23; and
 - ii. Amount for the Special Charge to be levied is \$349,682.23, or such other amount as is lawfully levied as a consequence of this resolution
 - (d) We declare the Special Charge in relation to all rateable land described in the table included as **Appendix B** to this report, in the amount specified in the table as applying to each piece of rateable land.
 - (e) Ownership of any land described in paragraph 1(d) of this resolution is the basis of the Special Charge.
 - (f) The Special Charge will be assessed and levied as follows:
 - i. Each Special Charge is calculated by reference to the size of the solar energy system being installed and the particular costs of installation at each property participating in the Solar Saver scheme, in respect of which an Owner Agreement has been executed, totalling \$349,682.23, being the total cost of the scheme to Council;
 - ii. The Special Charge will be levied each year for a period of 10 years.
 - (g) Having regard to the preceding paragraphs of this resolution and subject to section 166(1) of the Act, it is recorded that the owners of the land described in paragraph 1(d) of this resolution will, subject to a further resolution of Council, pay the Special Charge in the amount set out in paragraph 1(f) of this resolution in the following manner:
 - i. Payment annually by a lump sum on or before one month following the issue by Council of a notice levying payment under section 163(4) of the Act; or
 - ii. Payment annually by four instalments to be paid by the dates which are fixed by Council in a notice levying payment under section 163(4) of the Act.
- 2) Council considers that there will be a special benefit to the persons required to pay the Special Charge because there will be a benefit to those persons that is over and above, or greater than, the benefit that is available to persons who are not subject to the

proposed Special Charge, as a result of the expenditure proposed by the Special Charge, in that the properties will have the benefit of a solar energy system being installed.

- 3) For the purposes of having determined the total amount of the Special Charge to be levied:
 - (a) Council considers and formally records that only those rateable properties included in the Solar Saver scheme as proposed will derive a special benefit from the imposition of the Special Charge, and there are no community benefits to be paid by Council; and
 - (b) Formally determines for the purposes of section 163(2) (a), (2A) and (2B) of the Act that the estimated proportion of the total benefits of the Special Charge to which the performance of the function or the exercise of the power relates (including all special benefits and community benefits) that will accrue as special benefits to the persons who are liable to pay the Special Charge is 100%.
- 4) Council will give public notice in The Age newspaper of Council's intention to declare, at its ordinary meeting to be held on 22 March 2021, the Special Charge in the form set out above.
- 5) Council will send separate letters, enclosing a copy of: this resolution; Appendix B to this report; and the public notice referred to in Paragraph 4 of this resolution, to the owners of the properties included in the scheme, advising of Council's intention to levy the Special Charge, the amount for which the property owner will be liable, the basis of calculation of the Special Charge, and notification that submissions and/or objections in relation to the proposal will be considered by Council in accordance with sections 163A, 163B and 223 of the Act.
- 6) Council will convene a meeting of the Hearing of Submissions Committee, at a date and time to be fixed, to hear any persons or organisations who, in their written submissions made under section 223 of the Act, advise that they wish to appear in person, or to be represented by a person specified in the submission, at a meeting in support of their submission.
- 7) Council authorises the Manager Climate Emergency and Sustainable Transport to carry out any and all other administrative procedures necessary to enable Council to carry out its functions under sections 163A, 163(1A), (1B) and (1C), 163B and 223 of the Act.

COMMUNICATIONS AND ENGAGEMENT

Consultation

All participating households have received a site visit and quotations to participate in the program. Council gave public notice and notified the participating ratepayers as per the resolutions made on the 27 January 2021 above at 4 and 5.

Communications

Households on Council's waiting list were contacted directly. No broad promotional activity was engaged in given that there are still many households on the waiting list. In the future the program may be advertised on the Council website, through Darebin News, newsletters and through networks, as required to gain more participants.

COVID-19 safety measures are being communicated to households who are currently progressing through the quotation process.

ANALYSIS

Alignment to Council Plan / Council policy

Goal 1 - A sustainable city

Climate Emergency Plan

Environmental Sustainability Considerations - Climate Emergency

This project is a key action in the *Darebin Climate Emergency Plan 2017*. The current residential batch is expected to see the installation of 260.37kW across 60 installations and an estimated equivalent annual greenhouse gas saving of 385 tCO₂-e.

Equity, Inclusion and Wellbeing Considerations

This batch is made up exclusively of low-income households. All are expected to be eligible for the Solar Homes rebate from the Victorian Government.

Cultural Considerations

This program is designed to reach Darebin's diverse community. Households who need interpreters or other communication support are prioritised.

Economic Development Considerations

For individual households participating, the program is designed so that they will save more on their energy bills than they will be paying back to Council so that they are financially better off from the outset.

Financial and Resource Implications

Should the proposed Special Charge scheme proceed, Council will pay \$604,303.91 (including GST, pre-rebate and pre-STC claim), for the supply and installation of the solar PV systems on the residential properties listed in **Appendix A**.

Council will pay upfront costs for installation and supply of the solar power systems as listed in confidential **Appendix B**. Around 30% to 40% of this cost is returned to Council at the point that works are invoiced for the STCs generated by the solar systems. The balance is repaid by beneficiaries of the Special Charge Scheme over 10 years. All participants are also expected to be eligible for state government rebates and this is expected to reduce the upfront cost to Council and Special Charges to be raised. Officers estimate that the total upfront cost will be reduced by approximately \$100,880.24 after rebates are confirmed.

The rebates adjustments will be made after Council's decision and when rebates and confirmation from all participants is confirmed.

In accordance with their respective Owner Agreements property owners will pay for the cost of the solar energy system, listed in confidential **Appendix B** (and as adjusted above), by equal instalments apportioned over a 10-year period, commencing from January 2021.

Council is expected to receive **\$24,296.37** in Special Charge repayments annually for this scheme over the 10-year period. Some households may pay the total amount earlier.

Payments to Council by property owners for works via Special Charge schemes are GST exempt. Should a property be sold during the 10-year period in which the Special Charge scheme applies, the amount outstanding on the Special Charge scheme at the time of the property sale will be paid in full to Council.

The administrative, contract management, community engagement and communications and compliance costs associated with administration of the Solar Saver program is provided for within the 2020-2021 budget.

Legal and Risk Implications

A risk analysis has been undertaken for the program. Solar installations are electrical works and are required by law to be signed off by an authorised electrician through a certificate of electrical safety.

Random independent audits of the work will also be undertaken by Council to ensure installations comply with Council specifications. Occupational Health and Safety processes have been assessed and will be audited on site. Ten-year warranties are required on panels, inverters and installation.

A separate risk assessment has been completed in light of the recent COVID-19 outbreak, and adjustments have been made to work practices such that contact between the solar provider and households and businesses is avoided wherever possible and minimised where necessary, and in line with Victorian and Australian Government guidelines, as approved by the Darebin Council Incident Control Team for COVID-19. Council continues to monitor the outbreak and changing guidelines.

DISCUSSION

COVID-19 outbreak and impacts on the Solar Saver program

A separate risk assessment has been completed in light of the recent COVID-19 outbreak, and adjustments have been made to work practices (see risk section above).

Proposed Special Charge declaration

Under Section 163 of the *Local Government Act 1989 (Act)*, Council is empowered to declare a Special Charge for the purposes of defraying any expenses in relation to the performance of a function or the exercise of a power of Council, if Council considers that the performance of the function or the exercise of the power is, or will be, of special benefit to the persons or organisations required to pay the special rate or Special Charge.

In this case, the installation of solar energy systems on properties as part of the Solar Saver scheme arises out of Council's functions of advocating and promoting proposals which are in the best interests of the community and ensuring the peace, order and good government of Council's municipal district and promotes the social, economic and environmental viability and sustainability of the municipal district.

Each participating property has signed an Owner Agreement with Council to participate in the scheme, which includes the overall cost and repayments which would be paid by the property should the scheme be approved (see **Appendix A**).

In September 2004, the Minister for Local Government issued a guideline for the preparation of Special Charge schemes. The guideline specifically deals with the calculation of the maximum total amount that a council may levy as a Special Charge.

The guideline requires that Council identify the following:

- A. Purpose of the works
- B. Ensure coherence
- C. Calculate total cost
- D. Identify special beneficiaries
- E. Determine the properties to include
- F. Estimate total special benefits
- G. Estimate community benefits
- H. Calculate the benefit ratio
- I. Calculate the maximum total levy

A. Purpose of the Works

The purpose of the works is to supply and install solar energy systems on properties to reduce energy costs and encourage and increase the use of renewable energy in Darebin.

B. Ensure Coherence

The proposed works have a natural coherence with the proposed beneficiaries, as the properties proposed to be included in the scheme are receiving solar energy systems to the value of their participation.

C. Calculate the Total Cost

The proposed solar system installation includes the following items:

- Assessment and administration costs
- Supply and installation of solar energy systems

For the purposes of section 163(1) of the Act, the total cost of the works is calculated at **\$343,843.95** for the residential batch based on signed agreements.

The expenses in the estimate of works are consistent with the allowable expenses listed in section 163(6) of the Act.

D. Identify the Special Beneficiaries

Council is required to identify those properties that would receive a special benefit from the proposed works. A special benefit is received by a property if the proposed works or services will provide a benefit that is additional to or greater than the benefit to other properties.

The Ministerial Guideline notes that a special benefit is considered to exist if it could reasonably be expected to benefit the owners or occupiers of the property. It is not necessary for the benefit to be used by the particular owners or occupiers of a specified property at a particular time in order for a special benefit to be attributed to the property.

Property owners participating in the Solar Saver scheme are considered to receive special benefit from the proposed supply and installation of solar PV systems by means of:

- Reduced energy costs over the life of the solar PV system
- Ownership of the solar PV system after the special rate repayments are paid in full

- Increased property value

The proposed properties taking part in the scheme, the owners of which have signed an Owner Agreement with Council to participate in the scheme, are listed in **Appendix A** and **Appendix B**.

E. Determine Properties to Include

Once the properties that receive special benefit are identified, Council must decide which properties to include in the scheme. If a property will receive a special benefit but is not included in the scheme, the calculation of the benefit ratio will result in Council paying the share of costs related to the special benefits for that property.

It is accepted that only those properties at which the solar energy systems are installed will receive a special benefit from the scheme. Accordingly, it is proposed to include only those properties whose owners have signed Owner Agreements in the scheme. Council will not, then, be required to pay a share of costs related to special benefits for any property that is not included in the scheme.

F. Estimate Total Special Benefits

As per the Ministerial Guideline for Special Rates and Charges, total special benefits are defined according to the formula below:

$$\mathbf{TSB} = \mathbf{TSB}_{(in)} + \mathbf{TSB}_{(out)}$$

- **TSB** is the estimated total special benefit for all properties that have been identified to receive a special benefit
- **TSB_(in)** is the estimated total special benefit for those properties that are included in the scheme
- **TSB_(out)** is the estimated total special benefit for those properties with an identified special benefit that are not included in the scheme

For the purposes of the proposed scheme, total special benefits have been calculated as follows:

- **TSB_(in)** – The estimated total special benefit is based on the quoted cost of the solar PV system to be installed (which has been included in the Owner Agreement signed by the property owner). It is expected that the benefit in reduced energy costs will exceed this special benefit.
- **TSB_(out)** – This is not applicable as all participating properties are included.

G. Estimate Community Benefits

Whilst the reduction of energy use, greenhouse emissions and increase of renewable energy is considered a community benefit there are no direct quantifiable costs.

- **TCB** – Total Community Benefit is assessed to be 0 benefit units

H. Calculate the Benefit Ratio

The benefit ratio is calculated as:

$$\mathbf{R} = \frac{\mathbf{TSB}_{(in)}}{\mathbf{TSB}_{(in)} + \mathbf{TSB}_{(out)} + \mathbf{TCB}}$$

Where:

$$\mathbf{TSB}_{(in)} = \mathbf{\$343,843.95} \text{ for the residential batch;}$$

$$\begin{aligned} \text{TSB}_{(\text{out})} &= 0 \\ \text{TCB} &= 0 \\ \text{R} &= 1 \end{aligned}$$

I. Calculate the Maximum Total Levy

In order to calculate the maximum total levy **S**, the following formula is used:

$$\mathbf{S = R \times C}$$

Where **R** is the benefit ratio and **C** is the cost of all works

Therefore $\mathbf{S = 1 * \$343,843.95 = \$343,843.95}$

Note there is no community benefit amount payable by Council.

Apportionment of Costs

Once the maximum levy amount has been calculated, it is necessary to establish an appropriate way to distribute these costs to all affected landowners.

As the properties have all received individual quotations based on the solar system and work required, it is proposed to apportion the costs based on these quotes. It is noted that the participants have been notified and signed agreements on the basis of these costs for the purpose of declaring this scheme.

It is proposed to distribute the costs as shown in **Appendix B**.

Statutory Process

The Act requires Council to give public notice of its proposed declaration of the special charge and write to all people who will be liable to contribute. The proposed declaration of the special charge has been prepared in accordance with the Act. Public notice has been issued in accordance with the Act and no objections have been received.

OPTIONS FOR CONSIDERATION

This report recommends proceeding with declaration of the Special Charge Schemes. This is supported by all the property owners that are proposed to be levied.

Council could also decide not to proceed with declaration of the Special Charge Scheme or seek further information to make a decision.

IMPLEMENTATION STRATEGY

Details

The next step would be the installation phase of this batch of solar installations. The solar providers will manage the physical installations in communication with Council and the participants.

Independent auditors will be used to audit the safe work procedures of the installations as they occur real time, as well as the electrical safety of the work, post-installation.

Timeline

- Property owners will be contacted following Council's decision.
- Subject to declaration of the Special Charge scheme, installations will commence in the days following.

RELATED DOCUMENTS

- *Local Government Act 1989*
- Community Climate Change Action Plan
- The Macquarie Special Rates and Charges Manual 2012

Attachments

- Solar Saver - Batch 6 List of properties - 22 March 2021 (**Appendix A**)
- Solar Saver - Batch 6 Property Addresses and prices - 22 March 2021 (**Appendix B**)
Enclosed under separate cover Confidential - enclosed under separate cover

DISCLOSURE OF INTEREST

Section 130 of the *Local Government Act 2020* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any direct or indirect interest in a matter to which the advice relates.

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

COUNCIL MEETING

22 MARCH 2021

APPENDIX A**Table of properties intended to be subject to the Solar Saver special charge scheme**

Each listed property has been assessed as to the size of solar panel and installation costs and the owner has signed the Owner Agreement to have a solar energy system installed at their property.

FULL LIST OF ADDRESSES AND COSTS

Address
1 Main Street NORTHCOTE VIC 3070
1/16 Nichol Street PRESTON VIC 3072
1/317 Rossmoyne Street THORNBURY VIC 3071
1/46 Ashton Street RESERVOIR VIC 3073
1/52 Pine Street RESERVOIR VIC 3073
10 Greig Street RESERVOIR VIC 3073
10 Holmes Street NORTHCOTE VIC 3070
103 Normanby Avenue THORNBURY VIC 3071
11 Dumbarton Street RESERVOIR VIC 3073
127 Kellett Street NORTHCOTE VIC 3070
13 Normanby Avenue THORNBURY VIC 3071
133 Albert Street PRESTON VIC 3072
14A Mornane Street PRESTON VIC 3072
157 Ernest Jones Drive MACLEOD VIC 3085
160 Mansfield Street THORNBURY VIC 3071
18 Breckenridge Place MACLEOD VIC 3085
18 O'Connell Street KINGSBURY VIC 3083
18 Pender Street PRESTON VIC 3072
194 Raglan Street PRESTON VIC 3072
2/448-450 St Georges Road THORNBURY VIC 3071
2/52 Pine Street RESERVOIR VIC 3073
20 Highview Road PRESTON VIC 3072
21 Ruby Street PRESTON VIC 3072
227 Westgarth Street NORTHCOTE VIC 3070
265 Wood Street PRESTON VIC 3072
27 Miller Street THORNBURY VIC 3071
286 Rossmoyne Street THORNBURY VIC 3071
29 Gordon Grove PRESTON VIC 3072
3 Patterson Street PRESTON VIC 3072
3/153-155 Hickford Street RESERVOIR VIC 3073
3/21 Mason Street RESERVOIR VIC 3073

COUNCIL MEETING

22 MARCH 2021

3/24 Delaware Street RESERVOIR VIC 3073	
4 Barwon Avenue RESERVOIR VIC 3073	
4 Jessie Street PRESTON VIC 3072	
4/38 MacArtney Street RESERVOIR VIC 3073	
40 Woolhouse Street NORTHCOTE VIC 3070	
45 Wallace Street PRESTON VIC 3072	
47 Derby Street NORTHCOTE VIC 3070	
49 Pender Street PRESTON VIC 3072	
5 Strathmerton Street RESERVOIR VIC 3073	
50 Leinster Grove THORNBURY VIC 3071	
51 Newton Street RESERVOIR VIC 3073	
52 Simpson Street NORTHCOTE VIC 3070	
53 Lane Crescent RESERVOIR VIC 3073	
54 Miller Street PRESTON VIC 3072	
54 Pallant Avenue RESERVOIR VIC 3073	
56 Cramer Street PRESTON VIC 3072	
6 Hill Street THORNBURY VIC 3071	
6 Kia Ora Road RESERVOIR VIC 3073	
6/229 Gilbert Road PRESTON VIC 3072	
67 Westbourne Grove NORTHCOTE VIC 3070	
7 Boothby Street NORTHCOTE VIC 3070	
70 Pender Street PRESTON VIC 3072	
71 Rene Street PRESTON VIC 3072	
8 Jackson Street NORTHCOTE VIC 3070	
8 Maynard Street PRESTON VIC 3072	
84 O'Connor Street RESERVOIR VIC 3073	
86 Village Drive RESERVOIR VIC 3073	
9 Cascade Walk MACLEOD VIC 3085	
9 Rumney Lane BUNDOORA VIC 3083	
Total cost to households (post STC, ex GST) and pre Solar Victoria rebates applied	\$343,843.95

SUMMARY



COUNCIL MEETING

22 MARCH 2021

TOTAL kilowatts to be installed	260.37
Number of installations	60
TOTAL cost to households (exc GST, post STC, pre rebate)	\$343,843.95
Projected price of STCs to be claimed (inc GST)	\$115,107.30
Projected price of STCs to be claimed (ex GST)	\$104,643.00
Projected rebates from Solar Victoria (exc GST)	\$100,880.24
Projected GROSS total cost to Council (inc GST, pre- STCs and pre-rebates)	\$604,303.91
Projected final cost to council (exc GST, post STCs, post Solar Victoria rebates)	\$242,963.71

**7.13 INTENTION TO DECLARE A SPECIAL CHARGE SCHEME:
SOLAR SAVER RESIDENTIAL (BATCH 7)****Author:** Commercial Solar Officer**Reviewed By:** General Manager City Sustainability and Strategy

EXECUTIVE SUMMARY

To recommend that Council give notice of its intent to declare a Special Charge Scheme for the seventh batch of the residential Solar Saver program for the 2020-21 financial year.

EXECUTIVE SUMMARY

The Solar Saver program is a key action of Council's Climate Emergency Plan. The proposed Special Charge scheme relates to the 2020-21 program. The Declaration of this Special Charge is expected to be considered by Council on 26 April 2021, after the public advertising period has closed.

The **14** households included in this batch have received and accepted quotes for their properties. The installations for this batch would add a total of 57.75kW of solar capacity in Darebin. In line with Council's focus for the Solar Saver Special Charge program in 2020-21 all households are low-income households.

The proposed Special Charge scheme totals **\$74,622.23 (Special Charge Amount** - see also **Appendix A** and **Appendix B**) (The gross amount is \$132,777.38 before the STC claim and rebate, and incl GST).

Council will pay upfront for installation and supply of the solar power systems as listed in **Appendix C**. Council will be repaid these costs, also detailed in Appendix C. Around 30% to 40% of this cost is returned to Council when works are invoiced and the STC credits generated by the solar systems are applied. The balance is repaid by beneficiaries of the Special Charge Scheme over 10 years.

All participants are expected to be eligible for state government rebates and will reduce the upfront cost to Council and therefore the Special Charges to be raised. Officers estimate that the total upfront cost will be reduced by around \$23,545.48 (ex GST) after rebates are confirmed.

No interest is charged to ratepayers on Special Charge repayments. Annual repayments are more than offset by participants' savings on their energy bills, and therefore the program provides financial and environmental benefits to participants from the outset.

Recommendation

That Council:

- (1) Council hereby gives notice of its intention to declare a Special Charge in accordance with section 163 of the *Local Government Act 1989 (Act)* as follows:
 - (a) Council declares a Special Charge for the period commencing on the day on which Council issues a notice levying payment of the special rate and concluding on the tenth anniversary of that day.
 - (b) We declare this Special Charge for the purpose of defraying any expense incurred by Council in relation to the provision of solar energy systems on residential properties participating in the Solar Saver scheme, which:
 - i. Council considers is or will be a special benefit to those persons or organisations required to pay the Special Charge (and who are described in succeeding parts of this resolution); and
 - ii. Arises out of Council's functions of advocating and promoting proposals which are in the best interests of the community and ensuring the peace, order and good government of Council's municipal district.
 - (c) The total:
 - i. Cost of performing the function described in paragraph 1(b) of this resolution is \$74,622.23; and
 - ii. Amount for the Special Charge to be levied is \$74,622.23, or such other amount as is lawfully levied as a consequence of this resolution
 - (d) We declare the Special Charge in relation to all rateable land described in the table included as **Appendix B** to this report, in the amount specified in the table as applying to each piece of rateable land.
 - (e) Ownership of any land described in paragraph 1(d) of this resolution is the basis of the Special Charge.
 - (f) The Special Charge will be assessed and levied as follows:
 - i. Each Special Charge is calculated by reference to the size of the solar energy system being installed and the particular costs of installation at each property participating in the Solar Saver scheme, in respect of which an Owner Agreement has been executed, totalling \$74,622.23, being the total cost of the scheme to Council;
 - ii. The Special Charge will be levied each year for a period of 10 years.
 - (g) Having regard to the preceding paragraphs of this resolution and subject to section 166(1) of the Act, it is recorded that the owners of the land described in paragraph 1(d) of this resolution will, subject to a further resolution of Council, pay the Special Charge in the amount set out in paragraph 1(f) of this resolution in the following manner:
 - i. Payment annually by a lump sum on or before one month following the issue by Council of a notice levying payment under section 163(4) of the Act; or
 - ii. Payment annually by four instalments to be paid by the dates which are fixed by Council in a notice levying payment under section 163(4) of the Act.
- (2) Council considers that there will be a special benefit to the persons required to pay the Special Charge because there will be a benefit to those persons that is over and above,

or greater than, the benefit that is available to persons who are not subject to the proposed Special Charge, as a result of the expenditure proposed by the Special Charge, in that the properties will have the benefit of a solar energy system being installed.

- (3) For the purposes of having determined the total amount of the Special Charge to be levied:
 - (a) Council considers and formally records that only those rateable properties included in the Solar Saver scheme as proposed will derive a special benefit from the imposition of the Special Charge, and there are no community benefits to be paid by Council; and
 - (b) Formally determines for the purposes of section 163(2) (a), (2A) and (2B) of the Act that the estimated proportion of the total benefits of the Special Charge to which the performance of the function or the exercise of the power relates (including all special benefits and community benefits) that will accrue as special benefits to the persons who are liable to pay the Special Charge is 100%.
 - (4) Council will give public notice in The Age newspaper of Council's intention to declare, at its ordinary meeting to be held on 26 April 2021, the Special Charge in the form set out above.
 - (5) Council will send separate letters, enclosing a copy of: this resolution; Appendix B to this report; and the public notice referred to in Paragraph 4 of this resolution, to the owners of the properties included in the scheme, advising of Council's intention to levy the Special Charge, the amount for which the property owner will be liable, the basis of calculation of the Special Charge, and notification that submissions and/or objections in relation to the proposal will be considered by Council in accordance with sections 163A, 163B and 223 of the Act.
 - (6) Council will convene a meeting of the Hearing of Submissions Committee, at a date and time to be fixed, to hear any persons or organisations who, in their written submissions made under section 223 of the Act, advise that they wish to appear in person, or to be represented by a person specified in the submission, at a meeting in support of their submission.
 - (7) Council authorises the Manager Climate Emergency and Sustainable Transport to carry out any and all other administrative procedures necessary to enable Council to carry out its functions under sections 163A, 163(1A), (1B) and (1C), 163B and 223 of the Act.
-

BACKGROUND / KEY INFORMATION

In the Council Plan 2017-2021 and the Climate Emergency Plan, Council committed to working with the community to expand the amount of solar PV in Darebin from 18,000 kW to 36,000 kW.

Key aspects of the Solar Saver Rates Program include:

- The Solar Saver Rates program is currently offered to low income residential rate payers for solar systems up to 10kW.
- Council undertakes procurement of good value solar systems and installation with 10 year warranties.
- Solar saver rates program participants register interest, receive quotes and the property owner signs an Owner Agreement (see Appendix D)
- Council declares a Special Charge and pays the upfront cost of the solar system and installation for participants when the solar systems are installed.

- Solar Saver participants pay the Special Charge over a 10 year period to reimburse council's upfront payment – which is more than offset by their energy bill savings.
- As detailed below Council has resolved that interest is not charged to residential participants and that the program will be funded through Council's existing cash reserves.

Over 1,500 households have participated in previous Darebin Council Solar programs.

Progress of the Solar Saver Bulk Buy stream

The Solar Saver Bulk Buy program helps residents that are not low income, and businesses. To date in this financial year, 44 Bulk Buy systems have been installed, 25 are awaiting installation, and 200 more have been quoted, awaiting customer decisions. 80 have withdrawn. Promotion will continue until the contract expires end of June 2021.

Previous Council Resolution

At the **13 August 2018** meeting it was resolved that Council:

“Offers the Darebin Solar Saver Program to all residential properties, with no interest charged as part of the special charge scheme for the contract period.

Authorises inclusion in the Darebin Solar Saver Program of non-residential properties up to 30kW in size, with no interest charged as part of the special charge scheme for the contract period.

Awards the appointment of Solargain, Enviro Group and Energy Matters as supply panel membership of contract number CT201842 for the supply and installation of Solar PV Systems for the Darebin Solar Saver Program for Supply Panel 1 - residential and small, non-residential installations: 1.5-10kW systems. The contract terms are to commence on 20 August 2018 and conclude on 30 June 2021 with a contract sum of \$16,134,030 GST inclusive.

Awards the appointment of Solargain, Enviro Group and Energy Matters as supply panel membership of contract number CT201842 for the supply and installation of Solar PV Systems for the Darebin Solar Saver Program for Supply Panel 2 - non-residential installations: 10-30kW systems. The contract terms are to commence on 20 August 2018 and conclude on 30 June 2021 with a total contract sum of \$1,980,000 GST inclusive.

Approves the award of Stage 1 of implementation for Supply Panel 1 – residential and small non-residential Solar PV Systems to Solargain to deliver the supply and installation of solar PV systems between 1 January 2019 and 30 June 2019 with a total contract sum of \$2,406,030 GST inclusive.

Authorises the Chief Executive to finalise and execute the supply panel membership contracts on behalf of Darebin Council, and Stage 1 of implementation for Supply Panel 1 - Residential and Small, non-residential Solar PV systems.”

At the Council meeting on **16 December 2019** Council appointed EnviroGroup as the provider for this round of the residential program:

- 9) [Council] *Awards Contract CT2019140A for the supply and installation of solar PV Systems for the Darebin Solar Saver Residential Program (Second Installation Period) with a contract sum of \$5,830,000 including GST to The Environment Shop Pty Ltd as the trustee for Environment Futures Trust, trading as EnviroGroup for the period 1 January 2020 to 30 June 2021, with the possibility of extension to September 30 2021.*

COMMUNICATIONS AND ENGAGEMENT

Consultation

All participants have received a site assessment and quotation to participate in the program.

Communications

Households on Council's waiting list were contacted directly. No broad promotional activity was undertaken given that there were still many people on the waiting list. In the future the program may be advertised on the Council website, through Darebin News, newsletters and through networks, as required, to gain more participants.

COVID-19 safety measures are being communicated to households who are currently progressing through the installation process.

ANALYSIS

Alignment to Council Plan / Council policy

Goal 1 - A sustainable city

Climate Emergency Plan

Environmental Sustainability Considerations

Climate Emergency

This project is a key action in the *Darebin Climate Emergency Plan 2017*. The current Special Charge batch is expected to install 57.75kW across 14 installations, with an estimated equivalent annual greenhouse gas saving of 85 tCO₂-e.

Equity, Inclusion and Wellbeing Considerations

This batch is made up entirely of low-income households. All are expected to be eligible for the Solar Homes rebate from the Victorian Government.

Solar Saver program and the Energy Assistance Program (EAP) for low income households

Uniting and Darebin have recently worked in partnership to recruit low-income Darebin households to Uniting's Energy Assist program.

The Energy Assistance program helps Darebin residents to:

- Find a cheaper energy offer which could save Darebin residents hundreds of dollars
- Ensure Darebin residents are receiving any energy concessions they are entitled to, to help lower their energy bills
- Get help from their retailer if they are struggling to pay their energy bill or get help fixing a billing error
- Access a Utility Relief Grant or develop a payment plan with their retailer
- Get advice on how to improve the energy efficiency of our residents' home.

The Solar Saver program offered the Energy Assistance program to existing customers and people currently in the waitlist. Over 71 Darebin households have received support from the program since commencing our partnership with Uniting late last year.

Cultural Considerations

Households who need interpreters or other communication support are assisted to participate.

Economic Development Considerations

The program is designed so that participants will save more money on their energy bills than they will be paying back to Council, so that they are financially better off from the outset.

Financial and Resource Implications

Should the proposed Special Charge scheme proceed, Council would pay up to **\$132,777.38** (including GST and pre STC claim, pre rebate), for the supply and installation of the solar PV systems on the properties in **Appendix B**.

Council will pay upfront for installation and supply of the solar power systems as listed in Appendix C. Council will be repaid these costs, also as detailed in Appendix C. Around 30% to 40% of this cost is returned to Council when works are invoiced and the STC credits generated by the solar systems are applied. The balance is repaid by beneficiaries of the Special Charge Scheme over 10 years.

All participants are also expected to be eligible for state government rebates and this is expected to reduce the upfront cost to Council and Special Charges to be raised. Officers estimate that the total upfront cost will be reduced by approximately \$23,545.48 (ex GST) after rebates are confirmed.

The rebate adjustments will be made after council's decision and when rebates for all participants are confirmed.

In accordance with their respective Owner Agreements Property owners will pay for the cost of the solar energy system (less any approved Solar Homes rebates), listed in confidential **Appendix C** (and subject to adjustments as above), by equal instalments apportioned over a 10-year period, commencing from July 2021.

Council is expected to receive approximately **\$5,780.40** in Special Charge repayments annually for this scheme over the 10-year period (after rebates have been deducted). Some participants may pay the total amount in the first year. The Special Charge scheme is effectively an interest free loan to these participants.

Payments to Council by property owners for works via Special Charge schemes are GST exempt. Should a property be sold during the 10-year period in which the Special Charge scheme applies, the amount outstanding on the Special Charge scheme at the time of sale will be paid in full.

The administrative, contract management, customer service, community engagement and communications and compliance/audits costs associated with administration of the Solar Saver program is provided for within the 2020-2021 budget. The installation and supply of these solar systems is done under contract at the contract rates as adjusted for any applicable variations.

Legal and Risk Implications

A risk analysis has been undertaken for the program. Solar installations are electrical works and are required by law to be signed off by an authorised electrician through a certificate of electrical safety.

Random independent audits of the work will also be undertaken by Council to ensure installations comply with Council specifications. Occupational Health and Safety processes have been assessed and will be audited on site. Ten- year warranties are required on panels, inverters and installation.

A separate risk assessment has been completed in light of the recent COVID-19 outbreak, and adjustments have been made to work practices such that contact between the solar provider and households is avoided wherever possible and minimised where necessary, and in line with Victorian and Australian Government guidelines, as approved by the Darebin Council Incident Control Team for COVID-19. Council continues to monitor the outbreak and changing guidelines.

Operational Impacts

This project is provided for within current operational arrangements.

DISCUSSION

It is recommended that Council give notice of its intent to declare a Special Charge. The Declaration of this Special Charge will be considered by Council in March, after the public advertising period has closed.

Beneficiaries have indicated support

The 14 households included in this batch have received and accepted quotes for their properties. The installations for this batch would add a total of **57.75kW** of solar capacity in Darebin. In line with Council's planned focus in 2020-21, these are all residential and low-income households.

See **Appendix A** for further details of the Special Charge declaration.

COVID-19 outbreak and impacts on the Solar Saver program

A risk assessment has been completed in light of the recent COVID-19 outbreak, and adjustments have been made to work practices (see risk section above).

OPTIONS FOR CONSIDERATION

Officers recommend announcing Council's intention to declare this Special Charge.

Council does not have to progress the proposed Special Charge Scheme. It could choose to defer or abandon the proposal at this stage.

IMPLEMENTATION STRATEGY

The households included in this Special Charge batch are expected to have their solar systems installed before end of June 2021.

Communication

A communications plan has been prepared to guide the delivery of communications relating to the Solar Saver program. Additional external promotion of the Bulk Buy program has been done through community groups, newsletters and social media. Officers are working with different Council's team to continue the promotion.

Timeline

Subject to Council resolution:

- This Council report – intention to declare Special Charge scheme – 22 March 2021
- Copies of the proposed declaration to property owners – from 23 March 2021
- Copy of proposed declaration available for public inspection – from 23 March 2021
- Public notice of proposed declaration – 26 March 2021
- Receipt of written submissions – by 5pm 24 April 2021
- Hearing of submissions (if required) – TBA
- Council report – Declaration of Special Charge scheme – 26 April 2021
- Subject to declaration of the Special Charge scheme, installation of solar will occur from 27 April onwards over a period of around 2 months.

RELATED DOCUMENTS

- *Local Government Act 1989*
- Community Climate Change Action Plan
- The Macquarie Special Rates and Charges Manual 2012

Attachments

- Solar Saver - Batch 7 - Further details of the Special Charge Declaration (**Appendix A**)
- Solar Saver - Batch 7 List of properties - 22 March 2021 (**Appendix B**)
- Solar Saver - Batch 7 Property Addresses and prices - 22 March 2021 (**Appendix C**)
Confidential - enclosed under separate cover
- Solar Saver Owner Agreement (**Appendix D**)

DISCLOSURE OF INTEREST

Section 130 of the *Local Government Act 2020* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any general or material 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 A**DISCUSSION****Proposed Special Charge declaration**

Under Section 163 of the *Local Government Act 1989 (Act)*, Council is empowered to declare a Special Charge for the purposes of defraying any expenses in relation to the performance of a function or the exercise of a power of Council, if Council considers that the performance of the function or the exercise of the power is, or will be, of special benefit to the persons or organisations required to pay the special rate or Special Charge.

In this case, the installation of solar energy systems on properties as part of the Solar Saver scheme arises out of Council's functions of advocating and promoting proposals which are in the best interests of the community and ensuring the peace, order and good government of Council's municipal district and promotes the social, economic and environmental viability and sustainability of the municipal district. Each participating property has signed an Owner Agreement with Council to participate in the scheme, which includes the overall cost and repayments which would be paid by the property should the scheme be approved (see **Appendix A**).

In September 2004, the Minister for Local Government issued a guideline for the preparation of Special Charge schemes. The guideline specifically deals with the calculation of the maximum total amount that a council may levy as a Special Charge. The guideline requires that Council identify the following:

- A. Purpose of the works
- B. Ensure coherence
- C. Calculate total cost
- D. Identify special beneficiaries
- E. Determine the properties to include
- F. Estimate total special benefits
- G. Estimate community benefits
- H. Calculate the benefit ratio
- I. Calculate the maximum total levy

A. Purpose of the Works

The purpose of the works is to supply and install solar energy systems on properties to reduce energy costs and encourage and increase the use of renewable energy in Darebin.

B. Ensure Coherence

The proposed works have a natural coherence with the proposed beneficiaries, as the properties proposed to be included in the scheme are receiving solar energy systems to the value of their participation.

C. Calculate the Total Cost

The proposed solar system installation includes the following items:

- Assessment and administration costs
- Supply and installation of solar energy systems

For the purposes of section 163(1) of the Act, the total cost of the works is the **Special Charge Amount** as listed in the report, calculated based on signed quotations.

The expenses in the estimate of works are consistent with the allowable expenses listed in section 163(6) of the Act.

D. Identify the Special Beneficiaries

Council is required to identify those properties that would receive a special benefit from the proposed works. A special benefit is considered to be received by a property if the proposed works or services will provide a benefit that is additional to or greater than the benefit to other properties.

The Ministerial Guideline notes that a special benefit is considered to exist if it could reasonably be expected to benefit the owners or occupiers of the property. It is not necessary for the benefit to be actually used by the particular owners or occupiers of a specified property at a particular time in order for a special benefit to be attributed to the property.

Property owners participating in the Solar Saver scheme are considered to receive special benefit from the proposed supply and installation of solar PV systems by means of:

- Reduced energy costs over the life of the solar PV system
- Ownership of the solar PV system after the special rate repayments are paid in full
- Increased property value

The proposed properties taking part in the scheme, the owners of which have signed an Owner Agreement with Council to participate in the scheme, are listed in **Appendix B**.

E. Determine Properties to Include

Once the properties that receive special benefit are identified, Council must decide which properties to include in the scheme. If a property will receive a special benefit but is not included in the scheme, the calculation of the benefit ratio will result in Council paying the share of costs related to the special benefits for that property.

It is accepted that only those properties at which the solar energy systems are installed will receive a special benefit from the scheme. Accordingly, it is proposed to include only those residential properties whose owners have signed Owner Agreements in the scheme. Council will not, then, be required to pay a share of costs related to special benefits for any property that is not included in the scheme.

F. Estimate Total Special Benefits

As per the Ministerial Guideline for Special Rates and Charges, total special benefits are defined according to the formula below:

$$\text{TSB} = \text{TSB}_{(\text{in})} + \text{TSB}_{(\text{out})}$$

- **TSB** is the estimated total special benefit for all properties that have been identified to receive a special benefit

- **TSB_(in)** is the estimated total special benefit for those properties that are included in the scheme
- **TSB_(out)** is the estimated total special benefit for those properties with an identified special benefit that are not included in the scheme

For the purposes of the proposed scheme, total special benefits have been calculated as follows:

- **TSB_(in)** – The estimated total special benefit is based on the quoted cost of the solar PV system to be installed (which has been included in the Owner Agreement signed by the property owner). It is expected that the benefit in reduced energy costs will exceed this special benefit.
- **TSB_(out)** – This is not applicable as all participating properties are included.

G. Estimate Community Benefits

Whilst the reduction of energy use, greenhouse emissions and increase of renewable energy is considered a community benefit there are no direct quantifiable costs.

- **TCB** – Total Community Benefit is assessed to be 0 benefit units

H. Calculate the Benefit Ratio

The benefit ratio is calculated as:

$$R = \frac{TSB_{(in)}}{TSB_{(in)} + TSB_{(out)} + TCB}$$

Where:

- TSB_(in)** = Special Charge Amount;
- TSB_(out)** = 0
- TCB** = 0
- R** = 1

I. Calculate the Maximum Total Levy

In order to calculate the maximum total levy **S**, the following formula is used:

$$S = R \times C$$

Where **R** is the benefit ratio and **C** is the cost of all works

Therefore **S = 1 * Special Charge Amount = Special Charge Amount**

Note there is no community benefit amount payable by Council.

Apportionment of Costs

Once the maximum levy amount has been calculated, it is necessary to establish an appropriate way to distribute these costs to all affected landowners.

As the properties have all received individual quotations based on the solar system and work required, it is proposed to apportion the costs based on these quotes. It is noted that the participants have been notified and signed agreements on the basis of these costs for the purpose of declaring this scheme.

It is proposed to distribute the costs as shown in confidential **Appendix C**.

Statutory Process

The Act requires Council to give public notice of its proposed declaration of the Special Charge and write to all people who will be liable to contribute. The proposed declaration of the Special Charge has been prepared in accordance with the Act.

Owners (or occupiers who would pay the charge as a condition of their lease) may object to the proposal within 28 days. If objections are received from more than fifty per cent of persons or organisations liable, Council will be prevented from making the declaration and the scheme cannot proceed.

COUNCIL MEETING

22 MARCH 2021

APPENDIX B**Table of properties intended to be subject to the Solar Saver special charge scheme**

Each listed property has been assessed as to the size of solar panel and installation costs and the owner has signed the Owner Agreement to have a solar energy system installed at their property.

FULL LIST OF ADDRESSES AND COSTS

Address	
1 Edward Street	NORTHCOTE VIC 3070
1/97-99 Whitelaw Street	RESERVOIR VIC 3073
10 Hobson Street	THORNBURY VIC 3071
144 Bastings Street	NORTHCOTE VIC 3070
16 Oldis Avenue	NORTHCOTE VIC 3070
16 Thomson Street	NORTHCOTE VIC 3070
173 Mansfield Street	THORNBURY VIC 3071
28 Gellibrand Crescent	RESERVOIR VIC 3073
31 Oamaru Street	NORTHCOTE VIC 3070
32 Rossmoyne Street	THORNBURY VIC 3071
36 Kinsale Street	RESERVOIR VIC 3073
7 Etnam Street	PRESTON VIC 3072
78 Raleigh Street	THORNBURY VIC 3071
96 Harold Street	THORNBURY VIC 3071
Total cost to households (post STC, ex GST) and pre Solar Victoria rebates applied	\$74,622.23

SUMMARY

TOTAL kilowatts to be installed	57.75
Number of installations	14
TOTAL cost to households (exc GST, post STC, pre rebate)	\$74,662.23
Projected price of STCs to be claimed (inc GST)	\$24,792.90
Projected price of STCs to be claimed (ex GST)	\$22,539.00
Projected rebates from Solar Victoria (exc GST)	\$23,545.48
Projected GROSS total cost to Council (inc GST, pre- STCs and pre- rebates)	\$132,777.38
Projected final cost to council (exc GST, post STCs, post Solar Victoria rebates)	\$57,804.03

Darebin Solar Saver Program



Owner Agreement

«Deal_Name»

«Rateable_Address»

Key details

Commencement Date:	This agreement commences when Council receives and acknowledges a valid signed copy of this document from you.
Expiry date:	10 years after issuing of first Special Charge Notice OR when cost is paid out in full (whichever is the later date).
Cost of the Solar Energy System:	<p>«Quote_Amount»</p> <p>See also Schedule 2 (your quotation).</p> <p>Note: IF you apply for the Solar Homes rebate from the Victorian Government and your application is approved, the final cost to you will be:</p> <p>«Quote_customer_price_post_STC_ex_GST» (Please refer to information about Solar Homes rebate provided separately.)</p>
Amount payable by the Owner in each quarterly Special Charge notice:	<p>An amount equal to 1/40th of the total cost, being approximately:</p> <p>\$ «Quarterly_payment_quote_amount_40» per quarter (for forty quarterly payments – please note the first payment will be slightly higher) or</p> <p>«Quarterly_payments» per quarter if you are eligible for the Solar Victoria rebate.</p>
This includes:	The supply and installation of the solar system, and any repair or replacement covered by the warranty during the warranty period.
This does not include:	Any fee charged by your energy retailer or distributor (apart from meter consolidation if required) or unforeseeable associated electrical works such as rewiring;, general maintenance, service calls or repair or replacement outside the warranty, or any Council planning permit fees required, such as heritage application fee (if applicable).
Option to withdraw from agreement:	This agreement is entirely voluntary. The Owner can withdraw their agreement, without penalty, any time up to one week (5 business days) before their installation date (as scheduled by EnviroGroup). If the Owner chooses to withdraw less than one week (5 business days) before their scheduled installation, the Owner may be charged a cancellation fee.
For any queries please contact:	<p>Darebin City Council 03 8470 8888 www.darebin.vic.gov.au PO Box 91, Preston VIC 3072</p> <p>PO Box 91, Preston VIC 3072 solar@darebin.vic.gov.au</p>

BACKGROUND

This agreement records the agreed terms between Council and the Owner regarding the supply and installation of a solar energy system under the Program and repayment of the system.

It is agreed as follows:

1. Term of Agreement

This Agreement commences on the Commencement Date and, unless terminated in accordance with this Agreement, will continue until the expiry date on page 1, or the final payment has been received by Council.

2. Pre-Conditions

- a. The provision of a Solar Energy System to the Owner under this Agreement is conditional on the following taking place and remaining in place:
 - i. Council entering into and maintaining a contract with a company to supply and install the Solar Energy System to the Owner as part of the Program;
 - ii. Council declaring the Special Charge Scheme to recover the costs of the Program and this Scheme remaining valid;
 - iii. Council granting a permit to the Householder, if required for heritage reasons as set out in the Darebin Planning Scheme;
 - iv. The Owner paying for the above permit;
 - v. If the property is tenanted, the Owner securing the permission of the Tenant to enter the Owner's property for the purposes of installation (see also Clause 6 and Schedule 2 (your quotation));
 - vi. The Owner paying any other outstanding Rates or Charges owed to Council;
 - vii. The Owner not exercising the option to withdraw.
- b. If the pre-conditions in clause a) have not been satisfied by May 31 2021 this Agreement immediately ends and each Party is released from its obligations under this Agreement.

3. Payment for Solar Energy System

- a. The Cost of the Solar Energy System is the total amount set out under Key Details on page 1 and itemised in Schedule 2 (your quotation).

This amount purchases the supply and installation of the Solar Energy System and any required repair or replacement covered by the warranty during the warranty period. This amount does **not** cover any fee charged by your energy retailer or distributor (apart from meter consolidation if required) or unforeseeable associated electrical works such as rewiring; general maintenance, service calls or repair or replacement outside the warranty, or any Council planning permit fees required, such as heritage application fee (if applicable).

- b. The Cost of the Solar Energy System under clause a) may be adjusted by Council during the term of this Agreement if, for a reason beyond the control of Council or the Contractor, further costs are required to be incurred in supplying or installing the Solar Energy System.
- c. Council envisages that any adjustment to the Cost of the Solar Energy System under clause b) will only arise where the Owner agrees to the change and where:
 - i. there is a change to legislation applicable to, or regulation of, the installation of the Solar Energy System (eg changes to Renewable Energy Certificates); or
 - ii. the installation of the Solar Energy System originally quoted for changes as a result of building works undertaken at the Owner's property or a request to change the location or design of the Solar Energy System by the Owner (which could also alternatively be charged separately to the Special Charge as a once-off invoice).
- d. Any adjustment under clause b) that is more than 10% above the Cost of the Solar Energy System as on Page 1 will be made by way of a variation to the Scheme, in accordance with section 166 of the *Local Government Act 1989*. That is, where a variation would result in a change to the Owner's liability under the Scheme of 10% or more, the Owner will have an opportunity to make submissions to Council in respect of it and, if the Solar Energy System has not already been installed, withdraw from the Scheme.
- e. Payment for the Cost of the Solar Energy System will by default be apportioned in quarterly instalments over a 10-year period, commencing after the system has been installed (depending on rates timelines, this may be up to 6 months after installation). The amount payable by the Owner per quarter is set out in Key Details (page 1).
- f. Commencing after the installation of the solar system the Owner will receive a Special Charge notice each quarter setting out their liability under the Scheme for the property at which the Solar Energy System is installed, until their liability under the Scheme is discharged in full.

- g. The Owner may alternatively choose to pay the Cost of the Solar Energy System sooner by arrangement with Council's Rates Team.
- h. Unless otherwise agreed between the Parties, all payments are due at the date set out in each Special Charge notice. In the event that payment has not been made by the due date, Penalty Interest may be payable upon any outstanding amounts, in accordance with the *Local Government Act 1989* and this Agreement.
- i. Any delay or adjustment to the delivery date for the Solar Energy System within the installation period or adjustment to the Cost of the Solar Energy System under clause b) does not entitle the Owner to delay or withhold payment under this Agreement.

4. Council's Obligations

Council's obligations under this Agreement include the obligation to make all reasonable efforts to:

- a. Enter into contractual arrangements with a licensed electrical contractor, who has experience and expertise in the Solar Energy industry and who is of good repute, to supply and install the Solar Energy System;
- b. Ensure that any Contractor engaged under clause a) provides the supply and installation of a Solar Energy System to the Owner within a reasonable time of this Agreement being entered into.

5. The Owner's Obligations

- a. The Owner must pay to Council the Cost of the Solar Energy System in accordance with Section 3).
- b. The Owner must arrange for the Contractor and its agents to gain access to the Owner's property for the purposes of conducting site inspections, installing the Solar Energy System and to carry out any required repairs or replacements. If the property is let, this includes obtaining the permission of the Tenant in writing, using the form in Schedule 1 for this purpose.
- c. The Owner must ensure clear and safe access to those parts of their property in which works are being undertaken and is free from asbestos or other toxic substances, prior to the Contractor or its agents accessing the Owner's property. If the property is let, this includes arranging for a Tenant to make those parts of the property safe.
- d. If the Owner's property is let to a Tenant by an agreement or residency right that is subject to the Tenancy Act, the Owner must comply with the Tenancy Act in relation the installation or operation of the Solar Energy System at the Owner's property.

- e. If the property is let, the Owner will procure the Tenant's:
 - i. authorisation for the Contractor to submit an application to their electricity provider to connect a renewable energy system to the electricity provider's electrical distribution network; and
 - ii. agreement to take all reasonable action required by the Contractor, including signing any relevant documents, and paying any associated fees, in order for that connection to take place. The Tenant is responsible for any metering or other fees charged by their electricity provider and such charges do not form part of this Agreement.
- f. The Owner must not, and must ensure that any Tenant does not, intentionally damage, sell, trade or otherwise dispose of any part of the Solar Energy System during the term of this Agreement.
- g. The Owner must, and must ensure that any Tenant does, comply with any warranties, manufacturer's instructions and user manuals relating to the Solar Energy System and acknowledges that any failure to do so may void those warranties.
- h. Neither the Owner nor any Tenant has any entitlement to claim any Small Scale Technology Certificates (STCs) in relation to the Solar Energy System provided under this Agreement – these will already be factored into the cost and applied by Council.

6. Assignment of Warranties

- a. The Contractor has agreed that all warranties relevant to the Solar Energy Systems will be issued in respect of, and remain with, the relevant properties at which the Solar Energy Systems are installed.
- b. If the Owner or a Tenant has any concerns, queries or requests for a service call, repair or replacement of the Solar Energy System, the Owner or Tenant must contact the Contractor who supplied and installed the Solar Energy System. Contact details for the Contractor will be supplied to the Owner and Tenant prior to the installation of the Solar Energy System.
- c. Council takes no responsibility for any costs or charges incurred by the Owner or any Tenant in contacting the Contractor under this clause 6). Such costs and charges are a matter to be agreed by the Owner and any Tenant.

7. No Guarantee of Savings

- a. While typically a Solar Energy System will result in reduced electricity costs for the Owner and any Tenant, no guarantee is made by Council that the Owner or any Tenant will save money on their electricity bills as a result of the provision of the Solar Energy System under this Agreement.

- b. Neither Council, nor the Contractor, is responsible for any inaccuracies or losses caused to the Owner or any Tenant by changes to feed in tariffs, electricity prices or government schemes.

8. No Liability

- a. To the fullest extent permitted by law, the Council is not liable for the ongoing maintenance, repair or replacement of the Solar Energy System, including but not limited to:
 - i. the replacement of the goods or the supply of equivalent goods;
 - ii. the repair of such goods;
 - iii. the payment of the cost of replacing the goods or of acquiring equivalent goods; or
 - iv. the payment of the cost of having the goods repaired.
- b. The Owner agrees to the installation and use of the Solar Energy System under this Agreement at their own risk and releases Council from all claims resulting from any damage, loss, death or injury in connection with the installation and use of the Solar Energy System except to the extent that Council is negligent.
- c. The Owner must indemnify and hold harmless Council against all claims resulting from any damage, loss, death or injury in connection with the installation and use of the Solar Energy System except to the extent that the Council is negligent.
- d. Each indemnity in this Agreement is a continuing obligation, separate and independent from the other obligations of the parties and survives the termination of this Agreement.
- e. This Section (8) does not limit in any way the Owner's ability to make warranty claims directly to the Contractor.

9. Ownership of Solar Energy System

- a. Ownership of the Solar Energy System remains fully vested in Council during the term of the Agreement, unless the Solar Energy System is otherwise paid for in full in accordance with Section 3, at which time the ownership of the Solar Energy System vests in the Owner.
- b. Once all payments payable under this Agreement has been made by the Owner in accordance with Section 3, the full ownership of the Solar Energy System will pass from Council to the Owner.

10. Termination

Without limiting the generality of any other clause, Council may terminate this Agreement by notice in writing if the Owner:

- a. breaches any essential terms of this Agreement and such breach is not remedied within 60 days of written notice by Council;
- b. fails to obtain the permission of the Tenant (if the property is let) for the Contractor to enter the Owner's property to install the Solar Energy System; or
- c. otherwise fails to observe their obligations under the Tenancy Act, to the extent that those obligations are relevant to this Agreement.

11. No Fettering of Council's Powers

It is acknowledged and agreed that this Agreement does not fetter or restrict Council's powers or discretions in relation to any powers or obligations it has under any Act, regulation or local law that may apply to the Scheme or any other aspect of this Agreement.

12. Entire Agreement

This Agreement constitutes the entire agreement between the parties. Any prior quotations, arrangements, agreements, representations or undertakings related to this solar installation are superseded.

13. Joint and Several Liability

If the Owner consists of more than one person, this Agreement binds them jointly and each of them severally.

14. Severability

If any provision of this Agreement is held invalid, unenforceable or illegal for any reason, this Agreement will remain otherwise in full force apart from such provision which will be considered to be deleted.

15. Governing Law

This Agreement will be governed by and construed according to the law of Victoria.

16. Disputes

- a. Any grievances or concerns relating to the Solar Energy System must be conveyed to the Contractor, in accordance with clause 6) b).
- b. If any dispute arises between the Owner and Council regarding this Agreement, the Parties must at first instance endeavor to resolve it by discussion and agreement.
- c. If any dispute arises between the Owner and a Tenant regarding this Agreement, it is the responsibility of the Owner to resolve the dispute. Such a dispute will not affect the Owner's obligations under this Agreement and Council will have no involvement in such a dispute.

17. Definitions

Contractor means the licensed electrical contractor, whether being a person or entity, engaged by Council to supply and install Solar Energy Systems under the Program.

Owner means the person or persons named in the Agreement as being the owner of the property at which a Solar Energy System will be installed.

Party means either Council or the Owner as the context dictates.

Penalty Interest means interest at the rate of 10 per cent per annum, or such other rate as may be fixed by section 2 of the *Penalty Interest Rates Act* 1983 from time to time.

Program means the "Solar Saver Program" of Council.

Renewable Energy Certificate has the same meaning as in the *Renewable Energy (Electricity) Act* 2000 (Cth) and includes any other certificate, right or entitlement of a similar nature which arises under Victorian or Commonwealth legislation.


Solar Energy System means the system described at Schedule 2 (your quotation) and includes the solar panels and any associated infrastructure and materials provided by the Contractor for the proper functioning of the solar panels to produce electricity from solar power, but does not include any infrastructure or services provided by third parties (such as electricity distributors or electricity retailers).

Special Charge Scheme means the mechanism by which Council, under the *Local Government Act* 1989, recovers the costs of the Solar Energy Systems provided as part of the Program. This scheme allows Council to buy your solar system upfront and

you to pay back the cost over time. The way this works is that Council will charge you a small payment each quarter (a Special Charge). This is issued on a Special Charge Notice which is separate from but similar to your rates notice. You can repay Council over 10 years in this way. You can pay your system off sooner if you choose.

Tenancy Act means the *Residential Tenancies Act* 1997.

18. Signed as an agreement between:

	Owner 1: <hr/>
<p>DATE: 18 November 2020</p> <p>SIGNED for and on behalf of Darebin City Council ACN 75 815 980 522 by Michele Burton Coordinator Climate Emergency and Environment Programs Darebin City Council</p>	Owner 2 (if applicable): <hr/> <p>DATE:</p> <p>SIGNED by «Ratepayer_Name_from_script»</p>

Summary of Key details – see front page for full Key Details and Schedule 2 (your quotation) for a full breakdown of costs

Cost of the Solar Energy System	<p>«Quote_Amount»</p> <p>See breakdown provided at Schedule 2 (your quotation).</p> <p>Note: IF you apply for the Solar Homes rebate from the Victorian Government and your application is approved, the final cost to you will be:</p> <p>«Quote_customer_price_post_STC_ex_GST»</p>
Amount payable by the Owner in each quarterly rates notice	<p>An amount equal to 1/40th of the total cost, being approximately:</p> <p>\$ «Quarterly_payment_quote_amount_40» per quarter (for forty quarterly payments) or «Quarterly_payments» if you are eligible for the Solar Victoria rebate.</p>
This includes:	<p>The supply and installation of the solar system, and any repair or replacement covered by the warranty during the warranty period</p>
This does not include:	<p>Any fee charged by your energy retailer or distributor (apart from meter consolidation if required) or unforeseeable associated electrical works such as rewiring;, general maintenance, service calls or repair or replacement outside the warranty, or any Council planning permit fees required, such as heritage application fee (if applicable).</p>
Option to withdraw from agreement:	<p>This agreement is entirely voluntary. The Owner can withdraw their agreement, without penalty, any time up to one week (5 business days) before their installation date (as scheduled by EnviroGroup). If the Owner chooses to withdraw less than one week (5 business days) before their scheduled installation, the Owner may be charged a cancellation fee.</p>

NOTE: IF YOU ARE SCANNING THIS AGREEMENT TO RETURN TO COUNCIL PLEASE SCAN THE ENTIRE DOCUMENT INCLUDING SCHEDULE 2 (THE QUOTATION) AND SCHEDULE 1 IF APPLICABLE.

TICK THIS BOX IF YOU WOULD LIKE THIS SIGNED AGREEMENT POSTED BACK TO YOU.

Schedule 1

A. [NOTE: Schedule 1 is applicable ONLY if the property is tenanted. Owner-occupiers do not need to complete this form.]

Tenant's permission for Contractor to access Owner's property

I,.....
[Tenant's full name]

a tenant to whom the premises at

«Rateable_Address»

is let under a tenancy agreement as defined under the *Residential Tenancy Act 1997*, agree to allow the contractor (and its agents) responsible for installing a solar panel system at the rented premises to access the premises for the purposes of conducting site inspections, installing the solar energy system and to carry out any required repairs, maintenance or replacements.

The Tenant authorises the Contractor to submit an application to their electricity provider to connect a renewable energy system to the electricity provider's electrical distribution network and the Tenant must take all reasonable action required by the Contractor, including signing any relevant documents, and paying metering or other fees charged by their electricity provider in order for that connection to take place.

SIGNED by:

.....
Signature

Date:

.....
Full Name

7.14 SUBMISSION TO STATE GOVERNMENT 10 YEAR SOCIAL AND AFFORDABLE HOUSING STRATEGY DISCUSSION PAPER**Author:** Principal Strategic Planner**Reviewed By:** General Manager City Sustainability and Strategy

EXECUTIVE SUMMARY

The State Government has released a Discussion Paper to inform the development of a 10 Year Social and Affordable Housing Strategy. This report outlines the key issues raised by the Discussion Paper and presents a Submission for Council to consider.

The development of the Strategy is an important step toward ensuring all Darebin residents have access to a safe, secure and affordable home. In combination with the \$5.3 billion investment, the Strategy will likely increase the supply of social housing in Darebin at a scale not seen in decades.

These initiatives are commendable and significant however there is an undersupply of approximately 3,700 social housing dwellings in Darebin; this demand will not be fully met by these initiatives.

The Submission (**Appendix A**) responds to the questions posed by the Discussion Paper and highlights Council's key areas of concern. These include:

- improvement in the planning system for social and affordable housing delivery;
- engaging with the Federal Government on funding; and
- resourcing of this new role for local government.

Recommendation

That Council:

- (1) Endorses the Submission to the Discussion Paper in **Appendix A** and forward to Homes Victoria.
 - (2) Writes to the Minister for Planning to advocate for mandatory controls for affordable housing in the planning scheme.
 - (3) Writes to the Federal Minister for Housing and Homelessness to advocate for ongoing funding for social housing.
-

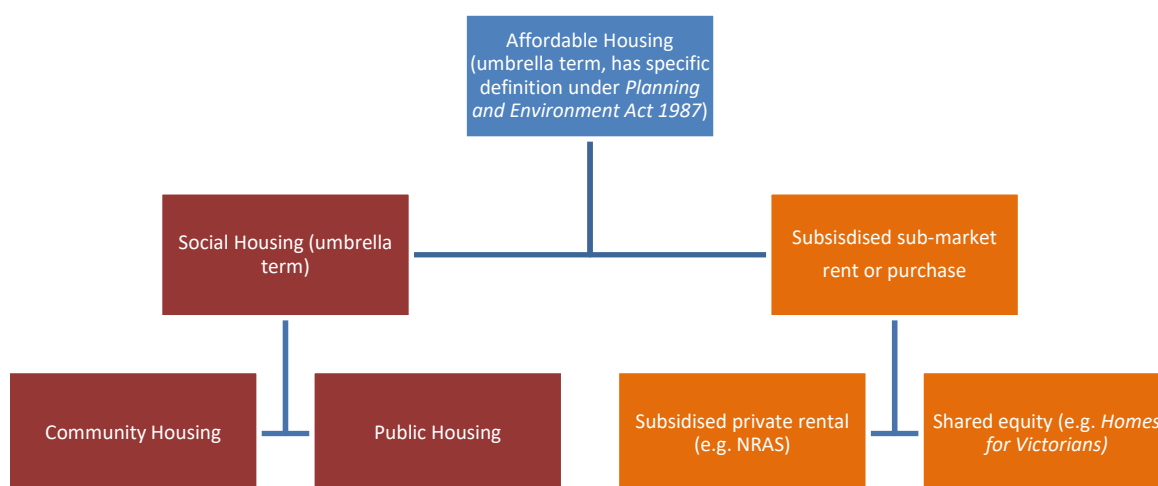
BACKGROUND / KEY INFORMATIONDefinitions of Social and Affordable Housing

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 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 and tenants are selected from the same waiting list as for public housing, the Victorian Housing Register.



Key differences between community and public housing

	Public Housing	Community Housing
Security of Tenure	Secure, eviction as last resort. Can be evicted subject to internal procedures. Decisions can be scrutinised through freedom of information requests.	Secure, eviction as last resort. Can be evicted subject to internal procedures – these vary depending on the provider. Cannot be scrutinised through freedom of information requests.
Eligibility	Income based. Priority is given to those who are homeless, escaping/escaped family violence, have a disability or health requirements.	As per public housing
Rent	25 per cent of income (residents are not eligible for Commonwealth Rent Assistance)	25 to 30 per cent of income (residents are eligible for Commonwealth Rent Assistance)
Ownership	State Government	Community housing associations or State Government
Management	State Government	Community housing associations or community housing providers
Sector	Public	Not for profit (within specific legislative framework for the purpose)

Big Housing Build

In late 2020, the Victorian Government announced an historic \$5.3 billion investment in social and affordable housing. The Big Housing Build will see 12,000 new social and affordable dwellings and increase Victoria's social housing stock by 10 per cent and is the largest investment of its kind in Victoria. As well as \$5.3 billion in funding (refer to **Appendix B** for a breakdown of funds), the program does the following:

- targets 10 per cent of all new dwellings to the Aboriginal and Torres Strait Islander community, and 2000 dwellings for those experiencing mental illness;
- establishes a new Government entity, Homes Victoria, which is responsible for administering the Big Housing Build and managing the public housing portfolio;
- changes the Victorian Planning Provisions to make the Minister for Planning the Responsible Authority for the majority of permit applications for social and affordable housing;
- will develop a "Local Government Compact" that will guide how the State and local governments work together; and
- will develop a 10 Year Social and Affordable Housing Strategy (the subject of this report).

While the State Government's investment is a major improvement with significant benefit, it will still not close the gap entirely between the need for affordable, social and public housing, and the supply.

10 Year Social and Affordable Housing Strategy Discussion Paper

The Discussion Paper has been prepared to gather community feedback to inform the development of the 10 Year Social and Affordable Housing Strategy – see **Appendix C**.

The Discussion Paper establishes a vision, principles, focus areas actions for social and affordable housing in Victoria over the next 10 years, and explains why affordable housing is important and the challenge in delivering it. The vision is "for all Victorians to have access to a safe, affordable and appropriate home", and establishes "what success looks like" for local government:

- local government having mechanisms to work in partnership with the Victorian Government, community housing providers and other actors to support the growth of social housing; and
- a future constructive partnership will deliver reform and improve the way in which social and affordable housing is planned and delivered.

The four principles that will underpin the Strategy are: people at the centre, shared action and accountability, maximising value and sustainability.

Submissions to the Discussion Paper opened on 9 February and will close on 9 April. The Strategy itself will be developed throughout 2021 and launched later in the year.

Previous Council Resolution

This matter is not the subject of a previous Council resolution. However, the majority of issues raised in the submission are previously established positions of Council.

COMMUNICATIONS AND ENGAGEMENT

Consultation

The draft Submission has not been through a community consultation process, nor there is sufficient time to undertake it. This is not considered necessary due to Council having previously established positions in relation to the majority the matters raised.

Relevant teams within Council were consulted to inform this submission including Environmentally Sustainable Developments Officer and Equity and Wellbeing.

Communications

A communications plan is not considered necessary for the submission. It will be sent directly to the State Government via the Engage Victoria web site.

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.

Environmental Sustainability Considerations

The Discussion Paper indicates that 'Sustainability' is a key principle upon which the Strategy will be developed. This includes the sustainability of the social and affordable housing system, as well as the environmental sustainability of social and affordable housing itself.

The Discussion Paper states that all new housing will be seven-star NatHERS. While this is positive, NatHERS relates solely to the assumed energy required for heating and cooling a dwelling. Because it is an assumed estimate, there is no guarantee that this is how the development will perform once constructed. The Submission therefore recommends that appropriate monitoring and enforcement of the seven-star NatHERS requirement, to ensure that developments are delivering the stated energy performance.

There are many other factors to consider beyond NatHERS, including bike parking, waste areas, shading, daylight access and reducing potable water use. The Submission highlights this and requests more stringent ESD measures.

Climate Emergency

Housing built today will be impacted by the climate emergency, as extreme weather events become more common. As noted above, some action is proposed in the Discussion Paper to mitigate this, however the Submission includes further requests that will ensure housing can better withstand the climate emergency and reduce energy consumption, including energy cost savings for low-income occupants over the life of the building.

Equity, Inclusion and Wellbeing Considerations

The Discussion Paper is focused on social and affordable housing, which supports those on very low, low and moderate incomes to gain secure housing. The increased supply of affordable housing in Darebin will result in improved equity, inclusion and wellbeing outcomes for residents.

As noted above, 10 per cent of the dwellings under the Big Housing Build will be allocated to the Aboriginal and Torres Strait Islander community. This is an important step toward acknowledging the poor housing outcomes faced by this community in particular. The Submission highlights that greater supply is needed in general, but particularly for this community. Furthermore, the Submission includes requests around ensuring that future engagement is inclusive of culturally and linguistically diverse communities, and that future housing is culturally appropriate.

Cultural Considerations

There are no specific cultural considerations related to this submission.

Economic Development Considerations

The development of social and affordable housing will positively contribute to economic development in Darebin.

Financial and Resource Implications

The preparation of the submission has been undertaken within existing resources. The implementation of the future Strategy could have financial and resourcing implications for Council. These would be explored further once the Strategy has been released, later in 2021.

Legal and Risk Implications

The submission does not present any legal or other risks to Council.

Operational Impacts

The preparation and lodgement of the submission will not have operational impacts on Council; however, it raises issues of how this new role expected of Councils will be funded and resourced by local government.

DISCUSSION

General analysis of the Discussion Paper and Strategy

The Big Housing Build is the largest investment in social and affordable housing in Victoria's history. It is a significant and welcome investment that will create positive impacts for the Darebin community. The release of the Discussion Paper is a positive step towards a more sustainable and functional housing system. These two announcements – the investment and the Strategy – are significant and will increase affordable housing supply in Darebin, at a scale not seen for decades.

While these actions are significant, the scale of demand for social housing is such that it will not be completely addressed by this program. There is a current undersupply of social housing of approximately 3,700 dwellings in Darebin (based on 2016 data), this represents about a third of the new dwellings proposed under the Big Housing Build (which spans all of Victoria). The social housing target mentioned in the Discussion Paper, being 4.2 per cent of housing

stock, is a significant increase but is not enough to meet demand. A more ambitious target should be established, which exceeds the national average.

The 10-year timeframe of the Strategy is supported. This means the Strategy will extend beyond the implementation of the Big Housing Build investment (which is four years) and the current term of the Victorian Government. This should result in a more sustainable housing system and certainty for the various organisations involved in that system.

Implications of the Discussion Paper and Strategy for Council

The Discussion Paper highlights that local government will play an important role in the delivery of social and affordable housing. This aligns with Council's previously established position that all tiers of government should contribute to affordable housing supply and supports Council's actions in this space over the past years.

Key issues raised in Council Submission

The Submission (**Appendix A**) outlines Council's proposed position in relation to the Discussion Paper. Critical issues raised in the Submission include:

- The Strategy needs to strengthen the role of the planning system in the delivery of social and affordable housing on private land. The current voluntary framework is not delivering the outcomes needed and is creating uncertainty for both permit applicants and Responsible Authorities. It is important that the Strategy, with its whole-of-system approach, strengthens and resolves the role of the planning system, ideally through introduction of an inclusionary zoning mechanism.
- The Strategy needs to identify ongoing, secure forms of funding at both a State and Federal Government level. The social and affordable housing system cannot operate effectively without reliable funding sources.
- As noted above, the resourcing of local government to deliver social and affordable housing needs consideration. Not many Councils have a dedicated affordable housing officer. An option would be to replicate the capacity building fund proposed for the community housing sector.
- The Strategy should focus on the growth of both community and public housing. The growth of the community housing sector should not come at the expense of the growth of public housing.
- The private sector (for-profit) should not play a role in the ongoing management of affordable housing. This role should be played by the community housing sector, which exists for this purpose and is heavily regulated and monitored. Funding the private sector to manage affordable housing is inconsistent with the purpose of the service. The private sector could play a role in capital delivery, provided there is adequate capital funding available and costs are not passed on to end users/residents.

OPTIONS FOR CONSIDERATION

Option 1: Endorse Submission and forward to Homes Victoria (recommended)

Council endorses the submission as drafted and authorise officers to forward the submission to Homes Victoria. Other actions would include writing to relevant Ministers and local members (at State and Federal levels) advising them of the key points raised in Council's submission and calling for change.

Option 2: Endorse Submission with changes and forward to Homes Victoria

Council could choose to make changes to the submission. Officers would update the submission before forwarding it to Homes Victoria.

Option 3: Do nothing (not recommended)

Council has the option not to endorse nor make a submission on the Discussion Paper. This is unlikely to have a detrimental impact on Council but would mean that Council's views are not reflected in the forthcoming Strategy.

This option is not recommended.

IMPLEMENTATION STRATEGY**Details**

Following consideration by Council, the submission will be forwarded to Homes Victoria by the due date of 9 April 2021.

Communication

Council's decision in relation to the submission will be communicated to Homes Victoria. Social media posts regarding the submission will also be made, prior to 9 April 2021.

RELATED DOCUMENTS

- Darebin Housing Strategy 2013

Attachments

- Council Submission 10 Year Social and Affordable Housing Strategy (**Appendix A**)
- Big Housing Build Summary (**Appendix B**)
- Discussion Paper on 10 Year Social and Affordable Housing Strategy (**Appendix C**)

DISCLOSURE OF INTEREST

Section 130 of the *Local Government Act 2020* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any general or material interest in a matter to which the advice relates.

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



CITY OF DAREBIN

Submission to

**DISCUSSION PAPER ON THE 10 YEAR SOCIAL AND
AFFORDABLE HOUSING STRATEGY**

APRIL 2021

Acknowledgment of Country

Darebin City Council acknowledges the Traditional Owners and custodians of the land on which Darebin is situated, the Wurundjeri Woi wurrung people.

We recognise their continuing connection to land, water and culture. We pay our respects to Elders past, present and emerging.

We acknowledge that sovereignty of these lands was never ceded.

Executive Summary

Darebin City Council (Council) welcomes the opportunity to provide comment on the Discussion Paper for the 10 Year Social and Affordable Housing Strategy ("the Strategy"), released by Homes Victoria on 9 February 2021.

Council commends the State Government on the release of this Discussion Paper, as well as the announcement in 2020 to dedicate \$5.3 billion in funding for social and affordable housing. Council welcomes this investment and acknowledges the significance, both in financial and symbolic terms, of this commitment.

In general, Council is supportive of the development of the 10 Year Social and Affordable Housing Strategy and acknowledges the importance of long-term planning for the affordable housing system. The establishment of the Strategy can provide certainty to the affordable housing sector and enable the growth that is needed.

Council shares the view that all levels of government have a role to play in the delivery of affordable housing. Council is actively using its assets for the delivery of affordable housing. Specifically, Council is leasing a council-owned site in Preston to Housing Choices Australia, who will build and manage affordable housing on the site for a period of 50 years. Through this project, Council has gained substantial insight into the delivery of affordable housing at a local government level, and the challenges and opportunities this presents. In particular, Council submits that support and resourcing of local government is required in order for it to play a meaningful role in affordable housing supply.

Council shares and supports the Vision outlined in the Discussion paper, for all Victorians to have access to a safe, affordable and appropriate home. Council submits that the Strategy should aim to meet the demand for social housing, rather than aiming for the national supply average (4.2 per cent).

This Submission outlines the critical issues to be addressed in the Strategy and provides responses to questions posed in the Discussion Paper. Council is particularly concerned with the role of the planning system in affordable housing supply and submits that mandatory controls must be introduced to require affordable housing contributions in private development.

Council welcomes partnership approaches to affordable housing delivery and shares many goals with the State in this area. Council is also actively exploring partnership with community housing providers in Darebin, specifically Aboriginal Housing Victoria. Again, local government needs to be appropriately resourced for affordable housing delivery in order for these partnerships to reach their potential.

Council also welcomes engagement in the development of the Strategy, through dedicated local government forums. We look forward to continuing to work with the State and community housing providers to increase the supply of affordable housing in Darebin.

Critical issues to be addressed in the Strategy

Delivering affordable housing through the planning system

Discussion

Council, and many others across local government and the housing sector, have long advocated for mandatory affordable housing controls in the planning system. As referenced in Council's submission to the Ministerial Advisory Committee for Planning Mechanisms for Affordable Housing ("the MAC"), the current voluntary system is not delivering outcomes. Reform is needed to enable contributions to be sought from private development.

Given the focus of the Strategy on the social and affordable housing system as a whole, the role of the planning system must be addressed.

Recommendation

Introduce mandatory controls that require contributions to affordable housing from private development.

The broader housing system

Discussion

The Discussion Paper acknowledges that a range of complementary affordable housing options are needed to respond to the different circumstances of people who need access to housing.

It is important that the Strategy acknowledges the broader housing context, and the challenges and flaws that exist across the housing continuum. The impacts on one part of the continuum flow on to the next: as fewer people access home ownership and remain in private rental, more people will be needing subsidised housing. Therefore, action is needed at all points of the housing continuum to enable the system to function effectively.

Council acknowledges that it is beyond the scope of the Strategy to address the entire housing system, and that many of the instruments required to make change sit at the Federal Government level. However, the social and affordable housing system is not independent of this broader system, and the impacts of declining housing affordability will impact upon the sustainability of this system. This must be acknowledged, and future action should be taken to consider the housing system in its entirety.

Recommendation

Work with Federal Government to establish a National Housing Strategy that addresses the housing system in its entirety.

Increasing supply of public housing

Discussion

The Discussion Paper indicates that the community housing sector will be the focus and driver of future growth. Council supports the growth of the community housing sector, but this should not be at the expense or instead of the public housing sector. Both sectors are important and have a role to play in facilitating supply.

The community housing sector can, for example, work with specific communities and tailor their approach to the needs and aspirations of that particular group. However, the Strategy should not focus solely, or even primarily, on the community housing sector. Research has shown that direct, capital investment in new public housing is the most efficient and cost effective way to increase affordable housing supply. This type of investment also enables the State Government to directly stimulate the economy and create employment, without the need for private or community sector involvement. This would align strongly with the Discussion Paper's principle of *maximising value*.

Recommendation

The Strategy should focus on the growth and sustainability of public housing, as well as a community housing.

The role of Federal Government*Discussion*

In order for the social and affordable housing system to function effectively, the Federal Government must be involved. The Federal Government should play a key role in funding, tax reform and national policy settings (such as a National Housing Strategy, mentioned above). The Federal Government has a particularly important role in the functioning of the broader housing system, through tax settings such as negative gearing.

Recommendation

Engage with the Federal Government in the development of the 10-year strategy and advocate for funding at a Federal Level.

Appropriate regulation and subsidy of private sector involvement*Discussion*

The Discussion Paper indicates that the private sector will play a role in the delivery of affordable housing. Council notes that both the community housing sector and State Government already perform this function and submits that the role of the private sector should be limited to capital delivery only.

Council does not support the ongoing management of social or affordable housing by the private sector. This duplicates the community housing system, which is heavily regulated and monitored, and without appropriate regulation, the private sector may deliver poor outcomes for residents.

Recommendation

The Strategy should clarify the role of the private sector in the social and affordable housing system. This role should be limited to capital delivery and exclude ongoing management of tenancies. There must be appropriate subsidies and funding for private sector capital delivery to ensure costs are not passed on to end users/residents.

The role of local government**Appropriate resourcing**

The delivery of affordable housing requires significant investment. Council has first-hand experience of this in relation to the lease of council-owned land 52-60 Townhall Avenue. This project required substantial officer time over multiple years, as well as funding commitments. Progressing this project has meant that Council's time and money spent on this, could not be spent on other core Council projects which are also important.

The delivery of affordable housing, while critical, is not a core responsibility of local government. Councils across Victoria are facing funding pressures in the context of rate capping, COVID-19, bushfire recovery and increasing labour and other costs. In this context, responsibilities and services that are not "core" will need to be appropriately resourced by external bodies.

Recommendation

The Strategy must take this into consideration and ensure there are appropriate funding sources, incentives, and programs to enable local government to play its role in affordable housing delivery.

Impacts of removal of role as Responsible Authority

Council notes that recent planning scheme amendments have removed councils from their role as Responsible Authority for the majority of social housing applications. The amendments have also removed third party appeal rights in some instances.

These changes risk further entrenching opposition to social and affordable housing developments, and in some instances may increase local opposition. Councils may have stronger local provisions than the State (e.g. ESD) and therefore oppose developments that do not meet these provisions. In the absence of an alternative form of engagement, the removal of third-party appeal rights risks further exacerbating community opposition to developments.

Recommendation

While we support the need to stimulate this sector in a timely manner post-pandemic, this must not be at the expense of local engagement, high standards of ESD and design quality.

Response to Discussion Paper Questions

This section provides a response to questions posed in the Discussion Paper. Only those questions where Council has expertise and can add value have been addressed.

Council notes that Australian Housing and Urban Research Institute (AHURI) and others have developed a wealth of resources addressing matters such as pathways through housing, tenant support, engagement with hard-to-reach communities, and the most cost-effective ways to increase affordable housing supply. These resources should be used in developing the Strategy.

We want your input on what actions we should take to ensure we seek, hear and respond to people who need and use social and affordable housing, so that people are at the centre of a future social and affordable housing system.

Discussion

Council supports putting people at the centre of the future social and affordable housing system. Social and affordable housing residents are likely to fall into the 'participation gap': this needs to be acknowledged and dedicated action taken to enable participation to take place.

The Homes Victoria survey mentioned in the Discussion Paper is great initiative that will enable resident wellbeing and satisfaction to be measure over time. This survey will also enable data to be collected to inform the Strategy.

Recommendations

Engage with groups in the places they visit and using culturally appropriate methods.

Specifically engage with children and young people to ensure their views are captured.

Ensure participants are reimbursed for the time and costs associated with participation.

What are the most important features of affordable housing? (e.g. price, location, security of tenure, access to transport or daily amenities, connection to support services etc.)

Discussion

Appropriate locations

Each of these features is important and impacts on the wellbeing of residents. Affordable housing must be located in proximity to public transport, services and commercial hubs. This reduces car dependence, providing both financial and environmental benefits.

Environmentally Sustainable Design

The Strategy must take the climate emergency into account and mitigate against the impacts of severe weather events in the future. This is particularly the case for affordable housing residents given their lower incomes, and subsequent need to reduce utility costs. In addition, research indicates that social housing residents spend more time in their homes than private residents. This is another reason to ensure dwellings have high energy efficiency and good internal amenity.

The Discussion Paper states that all new housing will be seven star NatHERS. While this is positive, NatHERS relates solely to the assumed energy required for heating and cooling a dwelling. Because it is an assumed estimate, there is no guarantee that this is how the development will perform once constructed. Council therefore recommends that appropriate monitoring and enforcement of the seven-star NatHERS requirement take place, to ensure that developments are delivering the assumed energy performance.

There are many other factors to consider beyond NatHERS, including bike parking, waste areas, shading, daylight access and reducing potable water use. The Strategy should acknowledge this and impose additional ESD measures, beyond NatHERS. Finally, the ESD requirements must be reflected in the planning scheme in order for them to be enforced.

Recommendations

Ensure affordable housing is well-located.

Ensure seven-star NatHERS rating is monitored and evaluated.

Ensure other ESD factors are considered in development, including bike parking, daylight access and water use.

Strengthen ESD requirements in the big build planning controls.

What actions will strengthen social and affordable housing communities?

Discussion

Council recognises that 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 community. This impacts on community cohesion and the wellbeing of all residents. This stigmatisation should be addressed through the Strategy, and action is needed in order to reduce it.

Homes Victoria also has a responsibility to promptly respond to issues raised by public housing residents or neighbouring residents. There must be both preventative and responsive measures taken to ensure residents are supported.

Recommendations

The Strategy should include a campaign that seeks to educate the broader community about affordable housing.

Homes Victoria must be responsive to issues that arise within public housing.

What actions will enable and deliver growth in social housing?

Discussion

Affordable housing requires subsidy. In order to enable growth, there must be substantial and reliable funding sources, for both capital delivery and ongoing management. A reliable funding source will enable all sectors to plan and deliver affordable housing with certainty.

This has been a successful approach for the delivery of Specialist Delivery Accommodation (SDA) under the National Disability Insurance Scheme (NDIS). Under this scheme, eligible participants are guaranteed housing support that is above market rental rates. This has encouraged the private sector

to deliver SDA, because there is the certainty of a guaranteed funding source.

The role of the private sector must be considered in accelerating the growth of social housing. As noted above, Council is not supportive of the private sector managing affordable housing, but it can deliver housing at the scale needed to respond to demand.

As noted above, a critical issue not addressed in the Discussion Paper is the role of the planning system. This system can play a significant role in the delivery of social housing. Council calls for mandatory contributions toward affordable housing from private developments.

Recommendations

Work with Federal Government to establish substantial, ongoing funding sources.

Introduce mandatory controls for affordable housing in the planning system.

Support the private sector in the capital delivery of affordable housing.

What do we need to do to ensure housing supply meets the needs of people with specific support and housing needs?

Discussion

It is important that housing can be adapted as an individual's needs change. The needs of residents as they age, have a family or encounter mobility issues must be considered during the design phase. New development should consider principles of universal design and the *Liveable Housing Guidelines*. Larger developments should provide a diversity of dwellings sizes, to enable residents to stay in place as their needs change.

Council acknowledges that different groups have different needs, and recommends that these groups are engaged with through the development of the Strategy.

Recommendations

Ensure new housing is accessible and adaptable.

Ensure larger developments provide diverse housing stock.

Engage with people with specific support and housing needs in the development of the Strategy.

What do we need to do to enable a well functioning affordable housing system that provides rental and home ownership opportunities for those that need them?

Discussion

As noted above, the affordable housing system cannot be viewed as separate from the broader housing system. There is a structural affordability problem in Australia, where housing prices have outpaced wage growth for many decades. As fewer people access home ownership, more pressure is placed on rental markets, and subsequently the affordable housing system. Therefore, action is needed at all levels of government and across all 'levers' impacting the housing system. These include tax settings such as negative gearing and capital gains, and incentives such as first home owner grants and concessions, which increase demand for housing but do not increase supply.

It is important to acknowledge the wealth that home ownership creates. This further exacerbates inequality between those who own their home and those who don't. Council supports affordable home ownership mechanisms such as shared equity schemes, particularly for groups that have lower rates of home ownership, including the Aboriginal and Torres Strait Islander community.

Again, the system will function effectively with substantial, ongoing investment.

Recommendations

Consider the broader housing system and advocate for change to current tax settings.

Advocate to Federal Government for increased funding for social and affordable housing.

Consider the role of the private sector in the delivery of affordable housing.

How do we strengthen our partnership approach to build a stronger and more effective social and affordable housing system?

Discussion

Council shares many goals with the State Government and is supportive of partnership approaches for affordable housing delivery. Council submits that there are opportunities for the State and Council to work together to introduce reform in high priority areas, such as mandatory controls in the planning system and higher standards of ESD for vulnerable populations.

The Social and Affordable Housing Compact could be used to strengthen partnerships between State and local governments. As noted above, this needs to account for what is common and particular across councils. Darebin Council is an advocate for affordable housing and is committed to exploring multiple avenues to increase supply. Council encourages the State to leverage partnerships with councils that are aligned with its objectives, and to ensure that these partnerships result in collaboration between both officers and elected representatives.

There is also opportunity partnerships between councils and community housing providers. Council is currently developing a partnership with Aboriginal Housing Victoria. This partnership explores ways of working together to achieve shared goals and provide better outcomes for the Aboriginal and Torres Strait Islander community in Darebin.

As has been mentioned above, Council requires sufficient funding and support in order to effectively partner with other organisations.

Recommendation

Collaborate with councils that are aligned with the objectives of Homes Victoria.

Collaborate with councils to introduce high-priority reform, such as mandatory controls for affordable housing and higher ESD standards for vulnerable communities.

Ensure the Social and Affordable Housing Compact allows for meaningful engagement with local government.

Ensure local government is effectively supported and resourced to deliver affordable housing (for example, replicate the community housing sector development fund in local government).

How can we engage with you as we develop new initiatives over the course of this strategy?

Discussion

Given the focus of the Discussion Paper on partnerships and local government, dedicated sessions should be held with the sector. Local governments are diverse, and the Strategy (and forthcoming Social and Affordable Housing Compact) should take into account what is common across councils, and what is particular. Regional gatherings of councils may assist with this.

There is an existing local government housing forum that Homes Victoria can attend to better engage with councils.

Recommendation

Host dedicated local government forums, regionally focused forums, and attend Inter-Council Forum for Affordable Housing.



Victoria's Big Housing Build

We're building thousands of new homes for Victorians in need.

And creating tens of thousands of new jobs to support Victoria's recovery.

NOVEMBER 2020

more homes for
more victorians

h_v homes
victoria



The Big Housing Build at a glance

Victoria's largest-ever investment in social and affordable housing.

Investing **\$5.3 billion** in more homes for more Victorians



2,900 new affordable and market homes for **first home buyers** and **renters**



More than **9,300 new** social housing dwellings

2,000 more Victorians with mental health issues will have a home



A **gender equity plan** to get more **women** into construction

All **new homes** will meet **7 star NatHERS efficiency** standards

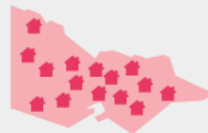


10% increase in social housing dwellings

25% of investment will be in **rural and regional Victoria**



12,000+ new homes across Victoria



10% of all net new social dwellings will support **Aboriginal housing needs**



10% of work on large projects to be done by **apprentices, cadets and trainees**



Homes Victoria established to make the Big Housing Build a reality

Every dollar invested in social housing is an investment in Victoria's people.

Building social housing will support families, create jobs and boost the economy.

Creating an average of **10,000 NEW JOBS** a year over the next four years.

And in addition to the Big Housing Build

An extra **\$498 million** for public and community housing **refurbishment, construction and maintenance**



600 new jobs in **maintenance and refurbishments**



Refurbishing 23,000 existing social housing properties



Four years of new home commencements



The Big Housing Build gets a fast start this financial year with more than 1,000 commencements ready to happen. Over the next 3 years, more than 11,000 more will commence across Victoria. **See note on page 14.**

Four years of job creation across Victoria



The Big Housing Build will kick-start careers in the building industry and help us get growing again. Over the next four years, new jobs will be created right across metropolitan and regional Victoria. **See note on page 14.**

That's why Australia's leading economists believe social housing is Australia's smartest investment.

Source: Economic Society of Australia, Survey of 49 eminent economists, October 2020



Building for strength

This year we've been reminded just how important home really is.

It's why we'll make sure more Victorians have the security and stability of a home, with our state's – and Australia's – biggest ever investment in public and community housing.

We will deliver a historic \$5.3 billion Big Housing Build to build more than 12,000 new homes throughout metro and regional Victoria.

It's a profound investment in a stronger, fairer Victoria.

And it's an investment that will change lives – giving thousands of Victorians a place to call home, and tens of thousands of Victorians a job.

This initiative will create an average of 10,000 new jobs each year for the next four years. Getting more Victorians into work – ensuring not just a job, but security and certainty for them, and the people they love.

This package will boost our state's social housing supply by 10 per cent in just four years – providing a stable foundation for thousands of Victorians to build their lives.

And it will reach every corner of Victoria – with 25 per cent of funding to be allocated to regional Victoria.

This unprecedented investment will supercharge Victoria's economic recovery, generating an estimated \$6.7 billion in economic activity and creating new opportunity – with 10 per cent of the work on major projects to be done by apprentices, cadets and trainees.

And because we want to front-up to the inequalities that have seen women lose more and earn less throughout this pandemic, we will have a gender equity plan to get more women into construction.

We'll also create hundreds of new jobs for Aboriginal Victorians, people with disability, social housing tenants and people from diverse backgrounds.

It goes to our core belief: Our ultimate success must be measured not just by the wealth of our economy – but also the wellbeing of our people.

Because if this pandemic has reminded us of anything, people matter.

The Hon Daniel Andrews MP
Premier of Victoria





Making housing work

The Big Housing Build is the social and affordable housing sector’s equivalent of the Snowy Mountains Scheme – a nation-building project changing Victoria one backyard at a time.

Here’s how the Big Housing Build – which will boost social housing stocks by 10 per cent – will work.

In 2020/21: we will start building 1,100 new homes – and create 2,000 new jobs.

In 2021/22: we will start building 5,000 new homes – and create 11,480 new jobs.

In 2022/23: we will start building 5,000 new homes – and create 18,800 new jobs.

In 2023/24: we will start building 1,200 new homes – and create 11,600 new jobs.

And those new homes and new jobs will be spread across metropolitan Melbourne and regional Victoria.

We want all Victorians to have a place to call home, that’s why Victorian Government has committed 25 per cent, or \$1.25 billion of this package to regional Victoria. The Big Housing Build includes a guaranteed minimum investment for 18 regional and rural Local Government Areas across the state, to boost our regional centres.

We’re also pushing through reforms to back this unprecedented project. We’ll plan for growth, with a ten year social and affordable housing strategy.

We will forge the new Social and Affordable Housing Compact with local councils – an agreement to work together to increase social and affordable housing stock.

We’re streamlining planning approvals for social and affordable housing, to deliver good design outcomes and get projects moving fast.

We’re supporting the public housing system with \$300 million in this package, and funding into the future.

And we’ve established Homes Victoria to manage the Big Housing Build.

Currently, more than 80,000 Victorian households rely on social housing – with thousands more on waiting lists.

I’ve met many of those people. They’re survivors of family violence, they’re people with disability, they’re people with a chronic or mental illness, they’re pensioners, they’re refugees. But – most of all – they’re Victorians who deserve a place to call home.

The Big Housing Build will transform the lives of thousands of families in need – and in the process it will strengthen our community and economy. Victoria has never seen anything like the Big Housing Build.

Hon Richard Wynne MP
Minister for Housing





What will the Big Housing Build look like?

We're delivering an unprecedented number of building projects across Victoria as the Big Housing Build rolls out. Here's an overview.

Fast start projects, commencing **NOW**

Building new homes on public land **\$532 million**

The Big Housing Build starts now, on Homes Victoria land, replacing obsolete properties and constructing new homes. Work has already begun, to help get our building industry moving again.

Projects already started, or ready to build and spot purchase of existing properties **\$948 million**

We'll be working with the private sector to bring forward large developments ready to start construction and purchase existing residential properties across Victoria.

500
new social housing properties



1,600
new social housing properties



540
new affordable and market homes



200
new affordable homes

Construction activity has begun on six sites, and more sites will be announced in the first quarter of 2021.

See the map on the page 10 for locations of the sites now underway.

We're issuing a Request for Proposals for across Victoria, with 21 local government areas across Victoria identified as a priority.

See the map on the page 11 for the full list of priority local government areas.



Strategic and partnership projects, starting **SOON**

Funding projects by the community housing sector
\$1.38 billion

The community housing sector will be a partner in the Big Housing Build. The Victorian Government’s Social Housing Growth Fund, jointly administered by the Treasurer and Minister for Housing, is launching a range of funding rounds – starting this year and continuing through 2021 – for housing projects led by community housing providers.

Up to **4,200**
 new homes



Partnerships with the private and community housing sectors
\$2.14 billion

Homes Victoria will explore opportunities to build on surplus government owned land sites. Using government land sites can maximise housing outcomes, through good value for money and access to strategic development sites. We will pursue opportunities to partner with industry, community housing providers, local government and institutional investors to identify new projects that deliver homes across Victoria.

Up to **5,200**
 new homes



12,000+
new homes to be built and
10,000
new jobs a year on
average over four years
starting **TODAY**



Big Housing Build projects will promote good design. Major projects (more than 100 units or 3 storeys) will undergo Office of the Victorian Government Architect design reviews.



All dwellings will have Nationwide House Energy Rating Scheme (NatHERS) average ratings of at least 7 stars and certified minimum 5 Star rating Green Star.

Dwellings will include a mix of 1, 2 and 3 bedrooms, responding to the changing needs of households in Victoria.

And in addition to the Big Housing Build

\$498 million

New construction, upgrades and maintenance to existing housing

We've committed a record amount of money to maintain, refurbish, repair and build new public housing across Victoria. Work has already begun, and when we're finished, more than 23,000 social housing dwellings will be significantly improved.

\$185 million

Replacing old public housing with new dwellings

The Public Housing Renewal Program is underway with the task of replacing seven major public estates with completely new, modern, attractive and energy efficient dwellings. It will generate \$1.29 billion in construction and economic activity.

The Big Housing Build will change lives

MORE HOMES FOR MORE VICTORIANS LIVING WITH MENTAL ILLNESS



One in every four priority applicants currently on the Victorian Housing Register are Victorians living with a mental illness. Stable housing is an essential element in both preventing, and recovering from mental health issues. The Big Housing Build will ensure Victorians living with a mental illness can secure a place to call home. The Big Housing Build will house more than 2,000 additional Victorians with mental illness. The provision of safe, secure and stable social housing will enable Victorians living with mental illness to access support and live a life they value, knowing they have a place to call home.

More homes for victim survivors of family violence

Nearly one in ten priority applicants on the Victorian Housing Register are victim survivors of family violence. The chance to move into a safe home and rebuild lives in a new environment is something the Big Housing Build will give many Victorian women and their children. The Big Housing Build is expected to deliver a safe home for as many as 1,000 victim survivors of family violence across Victoria.

More homes for Aboriginal Victorians

One in every ten people who are applicants for social housing on the Victorian Housing Register are Aboriginal Victorians.

This is why 10% of Victoria's social housing boost will be targeted to housing developments to meet the needs of Aboriginal Victorians.

This underscores the Victorian Government's commitment to advancing self-determination. The package will increase housing for Aboriginal Victorians through both Aboriginal Community Controlled Organisations and mainstream public and community housing providers.



A fast start for the Big Housing Build

We're ready to start building, and are now inviting proposals in priority local government areas to deliver more homes for more Victorians.

Fast start sites, underway now

Stage 1 of the Big Housing Build is starting on these sites across Melbourne.

- Markham Avenue, Ashburton
- Dunlop Avenue, Ascot Vale
- Bills Street, Hawthorn
- Tarakan Street, West Heidelberg
- Victoria Street, Flemington
- Elizabeth Street, North Richmond

Stage 2 sites will be announced in early 2021.



\$1.25 billion of the Big Housing Build will be in rural and regional Victoria.

That's **25%** of the entire Big Housing Build.





Bids being sought in priority local government areas

Across Victoria, many local government areas need more housing to cope with demand. Right now, we're ready to launch a Request for Proposals for in-progress or ready-to-build projects. Proposals are sought from across Victoria, with 21 priority local government areas identified.

- Ballarat
- Boroondara
- Brimbank
- Bendigo
- Cardinia
- Casey
- Darebin
- Greater Geelong
- Hume
- Macedon Ranges
- Maribyrnong
- Maroondah
- Melton
- Mitchell
- Moorabool
- Moreland
- Port Phillip
- Shepparton
- Whitehorse
- Whittlesea
- Wyndham



Our commitment to ensuring every Victorian has a place to call home

A joint vision for Victoria’s social housing system



A 10 year Strategy for social and affordable housing will be developed with the not-for-profit sector and industry.

Rolling 4 year supply and delivery plans will offer guidance to the market, and ensure a high quality pipeline of social and affordable housing developments.

A stronger and more capable social housing system



An independent review of Victoria’s social housing regulatory system will strengthen oversight of community and public housing. The review will consider how the system can better support resident and community outcomes, with a stronger focus on the voices of residents. We will work to reduce administrative burdens on providers and harmonise the regulation of public and community housing.

A Community Housing sector development fund will support the capacity of not-for-profit housing providers to help deliver on this historic package.

A sustainable and renewed public housing portfolio



Public housing rents are capped at 25% of household income. We will review rental policies to align rents to make sure public housing tenants are treated equally, while guaranteeing a cap of 25% of income on rent.

There is also new funding for the public housing system of \$300 million in this package – and funding into the future – making sure there is ongoing growth in public housing and that existing homes are well maintained.

Over time, redeveloping and renewing social housing will require some households to relocate when construction is underway. It also means more housing can be built to accommodate more Victorians currently on the waiting list. We will work with residents to match alternative housing to their needs.

A new partnership with local government



Homes Victoria will work with local governments to develop a ‘social and affordable housing compact’ – this will include an important role for local government in identifying priorities for social housing growth in their municipality. We will also consult with councils on mechanisms to bring social housing closer to the treatment of other public value infrastructure such as schools and hospitals, which are exempt from council rates. This reflects the public benefit that access to safe, secure and affordable housing brings to local communities.

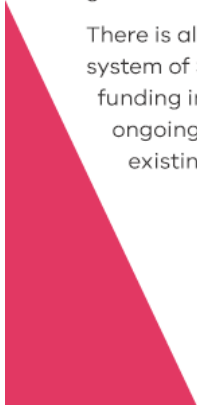
Fast-tracking planning for social and affordable housing



We will make the planning system better and streamlined – prioritising social and affordable housing developments to accelerate approvals.

To prioritise new housing the Victorian Government will assess and approve planning proposals funded by the Big Housing Build following consultation with councils.

This will expedite planning processes without compromising planning and built form outcomes on the site.



Introducing Homes Victoria

Homes Victoria has been created for four reasons.

First, to support Victorians who are finding it difficult to secure stable, affordable housing and help them live their best possible life.

Second, to manage the more than \$26 billion in housing assets that currently house more than 116,000 Victorians.

Third, to renew and substantially expand those assets by ensuring the Big Housing Build is delivered on budget and on time.

Fourth, to make sure we have a sustainable housing system that can deliver for generations to come.

The Big Housing Build is the largest social and affordable housing building program in Victoria's history.

Homes Victoria will work closely with industry, the not-for-profit sector and the community to maximise social and economic benefits.

Our priority is to fast-track new social and affordable housing right now – and plan for sustainable, long term growth in housing.

Our governance approach will ensure we deliver on the Government's objectives, and have the capability and commercial acumen to realise the benefits of this record investment on behalf of Victorians who experience housing insecurity and homelessness.

We will listen to the experiences of people who know what it's like to struggle to find a place to live. We will pursue evidence-driven reforms. And, above all, we will ensure more Victorians have a place to call home.



Glossary of terms

Affordable housing

Affordable housing is a broad term describing housing suitable for the needs of a range of very low to moderate income households and priced (whether purchases or rented) so these households can meet their other essential living costs. For further information, please refer to the definition in the *Planning and Environment Act 1987*.

Community housing

Community housing is housing owned or managed by community housing providers. Community housing providers are highly regulated, not-for profit organisations that specialise in housing the diverse range of tenants who require both public and affordable homes.

NatHERS

The Nationwide House Energy Rating Scheme (NatHERS) is a star rating system that rates the energy efficiency of a home out of ten, based on its design. Good design can reduce the amount of energy needed to keep a home comfortable, with no or little additional construction cost.

Public housing

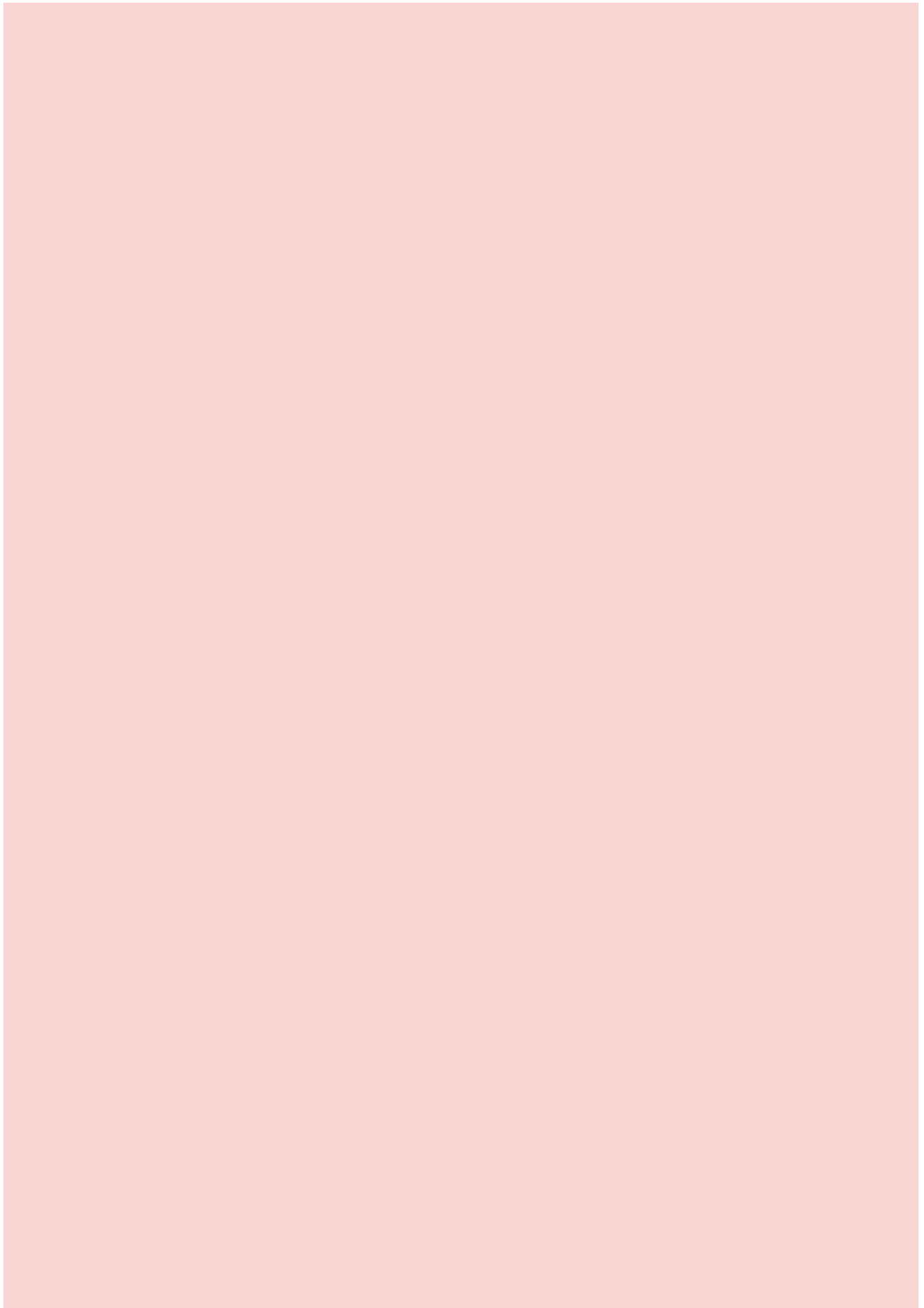
Public housing is housing owned and managed by Homes Victoria. The government provides public housing to eligible Victorians including people who are unemployed, on low incomes, live with a disability or a mental illness, or who are at risk of homelessness.

Social housing

Social housing is an umbrella term that includes both public housing and community housing. It generally indicates housing that involves some degree of subsidy.

A note about predicted building commencements and job creation

Forecasting construction market conditions and private demand for housing is more complicated in the current context of the COVID-19 pandemic. Projected construction commencements and jobs created by the Big Housing Build are estimates based on the current outlook, and will be regularly reviewed and updated at homes.vic.gov.au.



www.homes.vic.gov.au
enquiries@homes.vic.gov.au

To receive this publication in an accessible format,
email <enquiries@homes.vic.gov.au>

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Establishing a 10-Year Strategy for Social and Affordable Housing

A discussion paper prepared for
sector stakeholders and partners
by the Victorian Government

SECTOR CONSULTATION PAPER



Acknowledgement

The Victorian Government acknowledges Aboriginal and Torres Strait Islander people as the First Peoples and Traditional Owners and custodians of the land and waterways on which we live and work. We honour and pay our respects to Elders past, present and emerging.

We acknowledge all Aboriginal and Torres Strait Islander peoples and their ongoing strength and resilience despite the past and present impacts of colonisation and dispossession. We acknowledge the important role that Aboriginal and Torres Strait Islander young people play in their communities and across Victoria – not only as emerging leaders, but leaders in their own right.

Australia's Aboriginal and Torres Strait Islander peoples represent the world's oldest living culture. We celebrate and respect this continuing culture and strive to empower Aboriginal and Torres Strait Islander young people as they draw on the strength of their community to build a bright future.

Contents

Overview	3
Introduction	3
What is in this discussion paper?	4
Have your say	4
The importance of safe, secure and affordable housing	5
About the social and affordable housing system	5
Social housing as a safety net	7
The need for a broader range of affordable options	7
Our challenge	8
We've laid the foundations	10
What will the strategy do?	10
Vision	11
What does success look like in the future?	11
Principles	13
People at the centre	13
Shared action and accountability	13
Maximising value	13
Sustainability	13
Focus Areas and Actions	14
People at the centre	15
Focus Area 1: Pathways	16
Focus Area 2: Communities	19
Focus Area 3: Growth	21
Focus Area 4: Partnerships	23
Next steps	25

Overview

The Victorian Government wants to engage with the community to develop a 10-Year Social and Affordable Housing Strategy that creates meaningful change.

Introduction

Every Victorian deserves a safe and secure home. It's the foundation upon which strong individuals, healthy families and resilient communities are built, grow and prosper.

However, we know that housing affordability presents challenges for many Victorians. Some households are priced out of the market, face precarious housing and experience financial hardship. Some face homelessness due to a lack of safe, secure and affordable rental accommodation. Others are forced to make significant compromises on the size, location, type or quality of the housing they live in – to such an extent that their housing exacerbates their social and economic challenges.

Social housing is a central plank of Victoria's housing response. It provides a critical safety net for people with very low incomes, many of whom experience other challenges that mean they cannot access appropriate housing in the market.

There is also a growing need for dedicated affordable housing for low and moderate income working households so that they can access employment, education and services needed to support their own – and Victoria's – social and economic prosperity.

In recent years, these challenges have been exacerbated by Victoria's unprecedented growth and change in recent years. While population growth is unlikely to be as strong, the COVID-19 pandemic and its economic impacts will put further pressure on households and the demand for social and affordable housing in Victoria.

There is an urgent need to ensure enough homes are available, in the right locations, that are accessible to all Victorians. From this foundation, all Victorians need to be able to access the health, social and economic support they need to realise their full potential. A fundamental step change in policy and delivery is needed to embed the foundations for growth and sustainability of social and affordable housing in Victoria.

The \$5.3 billion Big Housing Build is a giant step forward in responding to this challenge. The largest investment in social and affordable housing Victoria has seen will deliver thousands of new homes over the coming years, supported by reforms that will set our housing system up for the future.

But the social and affordable housing challenge will require ongoing effort over many years, extending beyond the Big Housing Build.

That is why the Victorian Government is developing a new 10-Year Strategy for social and affordable housing in Victoria. We are committed to ensuring all Victorians have access to a safe, affordable and appropriate home.

The new strategy will establish the 10-year vision for social and affordable housing in Victoria and build on the success of the Big Housing Build and other investment to date by the Victorian Government. It will establish a view on what success looks like for people, enablers of the overall housing system, and importantly the actions we need to take to get there.

There are questions throughout this discussion paper to prompt your thinking, including:

PEOPLE AT THE CENTRE:

? We want your input on what actions we should take to ensure we seek, hear and respond to people who need and use social and affordable housing, so that people are at the centre of a future social and affordable housing system.

PATHWAYS:

? What actions will enable people to access social housing, sustain their tenancies, and move between different housing options as their needs change?

? What are the most important features of affordable housing? (e.g. price, location, security of tenure, access to transport or daily amenities, connection to support services etc.)

? What actions will support people to find and obtain an affordable home?

COMMUNITIES:

? What actions will strengthen social and affordable housing communities?

GROWTH:

? What actions will enable and deliver growth in social housing?

? What do we need to do to ensure housing supply meets the needs of people with specific support and housing needs?

? What do we need to do to enable a well-functioning affordable housing system that provides rental and home ownership opportunities for those that need them?

PARTNERSHIPS:

? How do we strengthen our partnership approach to build a stronger and more effective social and affordable housing system?

ENGAGEMENT:

? How can we engage with you as we develop new initiatives over the course of this strategy?

What is in this discussion paper?

This discussion paper has been developed to seek input on the 10-Year Strategy.

We know that a successful social and affordable housing system, which meets the needs of all Victorians, cannot be achieved alone. We need to hear from a wide range of people and build new partnerships to create meaningful change.

We are committed to seeking views from social housing residents to build on their lived experience of the system, the broader community, housing providers, developers, private and institutional investors, local government, community service providers and other interested members of the public to build a strategy that creates meaningful change.

This discussion paper includes an **OVERVIEW** of the importance of housing in people's lives and challenges with the current system, a **VISION STATEMENT** for the future, **PRINCIPLES** that underpin the strategy and **FOUR FOCUS AREAS** for our future work.

We want to hear from you about what you think is most important to build a social and affordable housing system that enables all Victorians to access safe, secure and appropriate housing.

HAVE YOUR SAY

Between 9 February and 9 April 2021, you can provide a written submission on the Engage Victoria website. Your feedback will inform the future of social and affordable housing in Victoria.

The importance of safe, secure and affordable housing

Housing is a critical enabler of individual, social and economic outcomes for Victorians.

For individuals and families, safe, stable and affordable housing is a foundation for being able to live the life that they want.

Access to housing improves life outcomes by increasing social inclusion, improving educational outcomes, enabling better access to jobs and services, and improving physical and mental health. Housing gives people the stability they need to access opportunities, to participate in the economy and to build their social and economic prosperity.

A stable home also improves health outcomes for people who are homeless or at risk of homelessness and delivers longer term economic benefits.

Housing that is well-designed, of good quality and is well-located, close to jobs and mixed communities, can also accelerate urban productivity and reduce concentrations of disadvantage.

About the social and affordable housing system

The social and affordable housing system is the collective response by government, the community housing sector and industry to provide housing options for people who are unable to access the private housing market – either to rent or to buy.

It is comprised of both public housing, community housing and affordable housing (on the next page).

The social and affordable housing system, which is the focus of the 10-Year Strategy, sits alongside specialist responses for people at risk of or experiencing homelessness as well as the private housing market, from which most Victorians' needs are met.



What is the housing continuum?

The housing continuum describes the range of housing options available in the community. It recognises that there is no one-size-fits-all solution when it comes to housing. There are a range of factors that impact the ability of an individual or household to access housing and there must be a range of options available in the market to respond to different types of need. Where there are gaps in the market, government, the community sector and private industry can play a role in addressing these gaps, such as through social or affordable housing (as defined below).

‘Social housing’ is a term that describes rental housing provided either by government or the community housing sector and supported with a subsidy of some kind. Rents in social housing are typically set as a percentage of income. Social housing is an umbrella term that encompasses both *public housing* and *community housing*.

Public housing

Public housing is housing owned and managed by government. The government provides public housing to eligible Victorians including people who are unemployed, on low incomes, live with a disability or a mental illness, or who are at risk of homelessness. There are currently around 65,000 public housing properties in Victoria.

Community housing

Community housing is housing owned or managed by community housing providers. Community housing providers are highly regulated, not-for profit organisations that specialise in housing the diverse range of tenants that require both social and affordable housing. There are currently around 17,000 long-term community housing properties in Victoria, including 2,000 Aboriginal community housing properties.

Affordable housing

Affordable housing is a broad term describing housing suitable for the needs of a range of low to moderate income households and priced (whether purchased or rented) so these households can meet their other essential living costs.

Figure 1: The Housing Continuum



Social housing as a safety net

Social housing – comprising both public and community housing – is Victoria’s core response for people who cannot access or sustain housing in the wider market.

By providing secure, stable and affordable rental housing, the social housing system ensures that Victorians have a safety net when times are tough and a foundation to improve their circumstances.

Social housing acts as a pathway for our most vulnerable people, including those who are homeless or at risk of homelessness, to gain shelter. It provides long term accommodation for those who need it. It also offers an important step to transition into the private rental market or, in some instances, home ownership.

While social housing provides important stability, it alone does not guarantee good outcomes for people and their families. We know that housing must be accompanied by a range of other measures such as access to education, jobs and healthcare to move people beyond crisis to independence. To achieve this, a coordinated effort across service systems, service delivery partners and government is needed.

The need for a broader range of affordable options

While social housing is the core response within this discussion paper, a range of complementary affordable housing options are needed to respond to the different circumstances of people who need some form of lower cost housing.

There is a chronic shortage of affordable private rental properties across the state, and there are very few dedicated affordable rental homes available that can provide an alternative to, or pathway out of, social housing for those that need it.

Affordable housing can mean rental and ownership options for low to moderate income households who would ordinarily be unable to enter the private housing market without assistance. It can support low to moderate income households, including key and essential workers, who are unable to access or sustain housing in the private market.

Secure affordable housing can also offer additional choice for those seeking to transition out of social housing to build independence and participate in the private rental market and home ownership.



Our challenge

Many Victorians experience housing affordability challenges. This is most acute for those on lower incomes who are finding it increasingly difficult to find housing that they can afford. In September 2020, just 14 per cent of new lettings in Victoria were affordable to lower income households. While some prices in the rental market have softened, the impact of rising unemployment is likely to exacerbate affordability pressures in the immediate future.

HOUSING SUPPLY HAS NOT KEPT PACE WITH DEMAND. The biggest challenge in the face of these pressures is that our social housing supply has not kept pace with demand. Victoria has the lowest proportion of social housing in Australia, at 3.0 per cent of all dwellings compared to the national average of 4.2 per cent. Boosting supply so that it moves toward the national average is one of our most important challenges to address through this strategy.

LEADING TO LONG WAITING LISTS FOR HOUSING. The lack of supply and low affordability in the wider market has led to long waiting lists for social housing. There are over 48,000 households currently registered for social housing through the Victorian Housing Register, of whom 25,800 require urgent assistance. At the same time, there were only 4,780 new social housing allocations made in 2018–19.

A CHANGING PROFILE OF NEED. At the same time the composition of our social housing stock no longer reflects the needs of Victorians. The profile of Victorians seeking and living in public and social housing has changed over the last 40 years:



A significant and increasing proportion of households are smaller and include singles or couples with no children.



More elderly, single, economically and socially disadvantaged people are tenants of social housing.

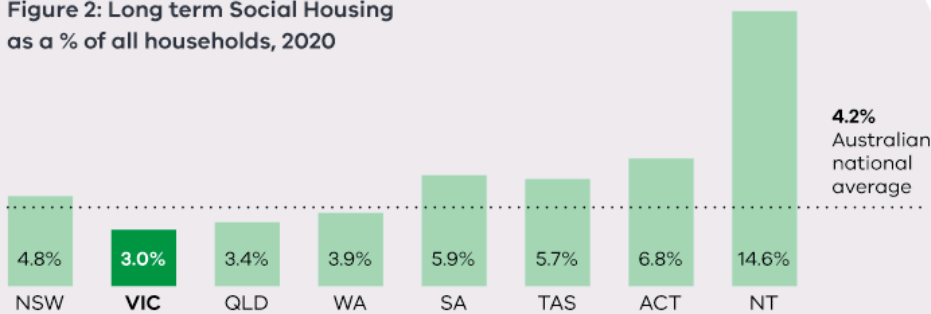


A higher number of residents live with complex issues such as disability, mental health or drug and alcohol issues, or have escaped family violence.



Approximately 50 per cent of public housing allocations are people who are homeless or at risk of homelessness.

Figure 2: Long term Social Housing as a % of all households, 2020



The economic impact of coronavirus (COVID-19)

The coronavirus (COVID-19) pandemic represents the biggest economic shock the world and Victoria have experienced since the Great Depression.

The impact on employment has been severe and is expected to be long-lasting. In the September quarter, Victoria's unemployment rate could rise to 9 per cent with job losses peaking at around 200,000. Falls in employment and income levels will place a greater number of Victorian households under financial stress and place those households at risk of losing their housing, particularly amongst those in the private rental market. This is likely to increase demand on the social and affordable housing system.

A NASCENT AFFORDABLE HOUSING MARKET.

There is also very little dedicated affordable housing in Victoria. The only supply of any scale is from homes delivered through the National Rental Affordability Scheme, which at its peak included almost 6,000 homes. However, many of these homes will disappear as the scheme concludes by 2025–26.

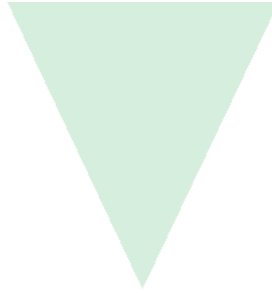
The shortage of social and affordable housing makes it difficult for people to access the housing options or pathways they need. It is also a major challenge for our homelessness system, which supports more than 100,000 people per year. While it is very effective at supporting those who are at risk of homelessness, it cannot always assist people who are already homeless due to the lack of social and affordable housing.

Affordability pressures also affect home ownership rates and the experience of those in the private rental market. Saving for a deposit and paying for a home loan is a challenge for many Victorians. Increasing numbers of Victorians – particularly young and lower income Victorians who are first home buyers – are being locked out of home ownership. New mortgages to first home

buyers have declined from an average of 20 per cent over the last decade to a rate of 14.7 per cent. For those that can access the housing market, many people can only achieve this in areas with reduced access to employment, public transport and services.

The impact of fewer young people entering home ownership is resulting in inter-generational inequity. It is also leading to greater demand within the private rental market. Key and essential workers may not be able to afford to rent or buy a home close to their place of work.

In recent years, Victoria has been through a period of unprecedented growth and change. Our population passed 6.6 million in June 2019 and is forecast to grow to 11.2 million by 2056, and this has put pressure on housing affordability. While the impact of population growth is dampening, coronavirus is contributing to more households under pressure.



We've laid the foundations

The \$5.3 billion Big Housing Build marks a huge step forward for investment and reform of social and affordable housing, which provides a key platform to build from.

It is on top of a suite of housing and homelessness investment since the release of *Homes for Victorians* in 2017, to ensure Victorians have a safe and secure roof over their heads.

Key initiatives include:

- Almost \$500 million to maintain and upgrade community and public housing across Victoria through the Building Works package.
- \$150 million From Homelessness to a Home package will extend current emergency accommodation, provide tailored and flexible client support, and help them access stable, long term housing.
- \$112 million for energy efficiency upgrades to 35,000 social housing properties.
- Nearly \$25 million in emergency housing, private rental assistance and COVID-19 isolation and recovery facilities.
- \$120 million in Rent Relief Grants to support private renters experiencing financial hardship during COVID-19.
- \$1 billion Social Housing Growth Fund to create up to 2,200 new dwellings and leases over five years.
- \$1.1 billion of low interest loans and loan guarantees for the Building Financial Capacity of Housing Agencies initiative.
- \$209 million Building New Homes to Fight Homelessness (1,000 homes) initiative.
- \$185 million Public Housing Renewal Program.
- \$152 million family violence housing package.
- The community housing sector has delivered 1,033 additional social and affordable homes across 95 projects in Victoria since 2010.

What will the strategy do?

There is an urgent need to ensure enough homes are available, in the right locations, and accessible to all Victorians. This includes growing social housing, as well as facilitating affordable options that bridge the gap between social housing and the private market.

The types of housing and assistance we provide need to meet the growing and increasingly diverse needs of our population. A wider range of housing options will also reduce pressure on social housing, enabling it to be provided to those who need it most, in the most effective way.

We need to combine the collective strengths of community housing and not for profit sectors, private industry and government at all levels to address this need.

This strategy sets a 10-year vision for social and affordable housing in Victoria, which sits outside the wider housing market and is specifically targeted towards people who need it. The vision aims to deliver a generational change for people that will establish a sustainable and high performing social and affordable housing system. In turn, this will also reduce pressure on the homelessness system so that it can respond more effectively to those in need.

This strategy provides a framework to guide action by those that are a part of the social and affordable housing system over the next 10 years. It complements current and emerging efforts to support Victorians in need, including homelessness responses, victim survivors of family violence, people with disabilities or mental illness, and Aboriginal Victorians.

VISION

Our vision is for all Victorians to have access to a safe, affordable and appropriate home.

Every Victorian deserves a safe and secure home. It's the foundation upon which strong individuals, healthy families and resilient communities are built, grow and prosper.

We want all Victorians to live in safe, secure and affordable housing that is well-located and within vibrant, diverse, resilient and inclusive communities. We want people to live in houses that are built for the future; well-designed and environmentally sustainable. We want social and affordable housing communities to be connected to transport, employment, education and other essential services. We want people and families to be empowered to make decisions that affect their communities. We also want people to be able to understand what housing options are available, be able to make choices about their housing, and access support when they need it.

To deliver this vision, we need a social and affordable housing system that is person-centric, robust, resilient and innovative, with transparent oversight and regulation. We need housing and support options that are culturally-responsive and designed to respond to different needs.

Everyone involved in social and affordable housing will need to work together to achieve our vision. Each partner and stakeholder will play a role in achieving the vision, including all levels of government, the community housing sector, industry and the community, and most importantly the people who need and use the system.

This vision is aspirational, will be achieved over time and in a staged approach as capacity of the system grows and as the system matures.

What does success look like in the future?

This strategy will deliver a generational reform to the provision of social and affordable housing in Victoria. The successful achievement of the vision will require significant support and growth in capacity from all organisations that contribute to the supply of housing.

What success looks like will also be different for each actor in the system.

FOR PEOPLE IN NEED OF AND LIVING IN SOCIAL AND AFFORDABLE HOUSING, it will mean access to a home that is safe, secure and affordable. When people or households need housing assistance, they will be able to recognise what options are available to them locally and the costs associated with those options, know how to





access them and are provided support to do so, both as they enter and exit the system.

Those living in social and affordable housing will live in homes that are built for the future, and are well-located and within thriving, diverse and inclusive communities. Tenants will have a stronger voice in driving what the system looks like into the future.

Low-and-moderate-income workers will be able to access housing that they can afford, is appropriate, and enables them to access work, transport and key services.

THE COMMUNITY will recognise the importance of social and affordable housing as part of their neighbourhoods and embrace housing diversity as an integral part of a vibrant and productive community.

SOCIAL HOUSING PROVIDERS, across government and the community housing sector, will work together to respond to the needs of clients and to deliver the growth in housing that's required.

The future system will be multi-provider, with a strong public housing system working alongside a larger community housing sector, which will be the focus and driver of future growth.

The multi-provider system will be enabled through policy and regulatory certainty. All actors will be accountable for delivery, including their responsiveness to the needs of tenants and the wider community.

PRIVATE SECTOR PARTNERS will increasingly play a role to develop social and affordable housing. Success will mean they work collaboratively and in partnership with community housing providers and government to deliver high quality housing that meets the needs of residents. They will be confident investing in the sector and will be supported to do so through clear government priorities and objectives.

LOCAL GOVERNMENTS will have mechanisms to work in partnership with the Victorian Government, community housing providers and other actors to support the growth of social and affordable housing. This relationship will recognise the many roles local governments have in planning, engagement with their communities and delivery of local services. A future constructive partnership will deliver reform and improve the way in which social and affordable housing is planned and delivered.

BROADER HEALTH AND COMMUNITY SERVICES will be involved in providing the other supports that social and affordable housing tenants need. Social housing providers and these providers will work together to ensure people have the supports they need to maintain their tenancies, to improve their health and wellbeing, and to participate in Victoria's social and economic life.

Principles

This strategy is underpinned by the following four principles:

People at the centre

Social and affordable housing must be designed and delivered in a way that is responsive to the needs of different people, including those who face challenges in addition to affordability, such as disability, family violence or mental illness, as well as the broader community. This starts with how we plan and design housing responses; it is reflected in how we support people to navigate their housing options; and it will be enhanced by embedding the voice of our clients in all that we do. We will understand the needs of the different people who need and use housing to ensure we respond appropriately.

Shared action and accountability

To achieve the vision, government, service providers, private businesses and the community must work together. We will work creatively and combine our strengths to get the best outcomes and value. An important part of delivering on this principle will be to develop capability and capacity in all of the organisations who play a role in planning and delivering social and affordable housing – across government, within the community housing sector, and with other housing stakeholders. There must also be clear roles and responsibilities for all actors and shared accountability in delivering on the vision.

Maximising value

Initiatives under this strategy must be delivered in a way that is informed by data and evidence and delivers the best outcomes and value for Victorians. We will be open to trying new and innovative approaches and are committed to evaluating and learning from what we have done in the past. We will also ensure there is strong and transparent governance around investment to ensure value-for-money outcomes and streamlined delivery of projects.

Sustainability

For social and affordable housing to grow at the pace we need, our housing providers – both government and community housing sector – need to be on a sustainable footing to deliver growth. This means we need to ensure government and the community housing sector have the capacity and capability to scale up for growth. It also means we need vehicles that support continued investment, and that we utilise efficient and scalable delivery models to deliver growth. Sustainability also means that homes are climate adapted, water and energy efficient, incorporating best practice design to ensure they are built for the future.

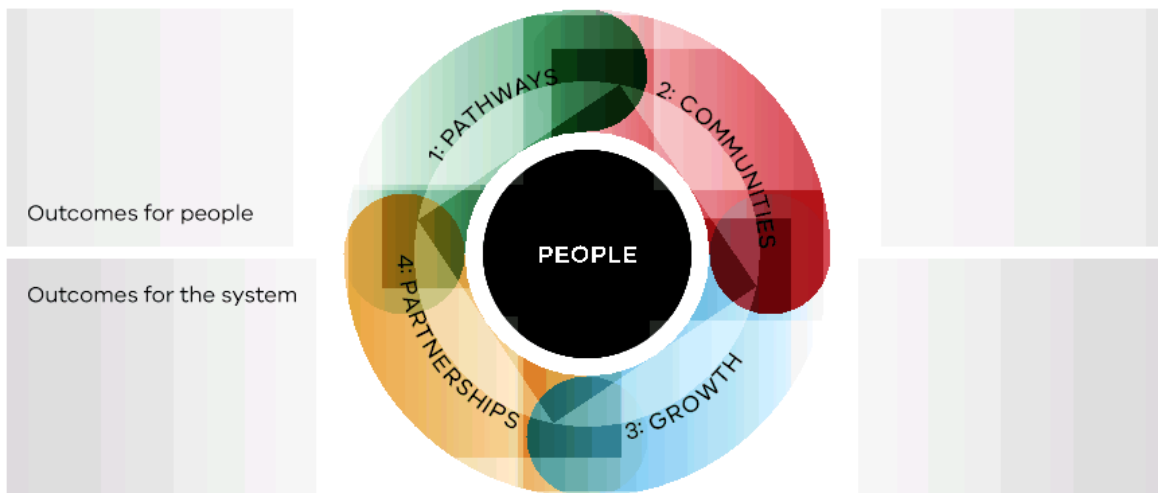
Focus Areas and Actions

This strategy seeks to achieve a step-change in the social and affordable housing landscape. We want this to occur in a planned and collaborative way that plays to the strengths of all parties. The future will be based on shared goals and co-investment, and with the target of effectively responding to the needs of our clients and people, and building thriving and prosperous communities.

Action will be undertaken across four focus areas:

- **PATHWAYS:** Providing information and support to people to access the housing they need, sustain their tenancy and to move to sustainable housing.
- **COMMUNITIES:** Enabling tenants to live in housing that is built for the future, with access to social and economic opportunities and within diverse, inclusive and vibrant communities.
- **GROWTH:** Growing the supply of social and affordable housing to meet need.
- **PARTNERSHIPS:** Partnering across all levels of government, the community housing sector, industry and the community to deliver the vision.

Our pathways and communities focus areas are centred around outcomes for people while our growth and partnerships focus areas are key enablers of a more robust, effective and resilient social and housing system.





People at the centre

This strategy places people at the centre to ensure that our collective efforts will lead to improvements in the lives and experiences of the people who need and live in social and affordable housing.

The strategy affirms our ongoing commitment to seeking, hearing and responding to the voice of people who use social and affordable housing, people who are waiting to access the system, as well as the voices from local communities.

This strategy seeks to embed how we understand and measure what will change for people over the course of the next ten years.

? We want your input on what actions we should take to ensure we seek, hear and respond to people who need and use social and affordable housing, so that people are at the centre of a future social and affordable housing system.

Engagement, involvement and participation of residents is our core business.

In Victoria, large scale surveys of public housing residents have not been common practice. Going forward we are committed to asking our residents about what they think about their housing and our services, feelings of safety and security, connection to community and community diversity and participation through regular surveys of all residents across the state. The Homes Victoria survey is the largest single jurisdictional survey of public housing residents in the country.

The information collected in the survey will help Homes Victoria have a better understanding of people's views, experiences and needs. We will use the survey findings to plan better services in the future and engage with you on what issues matter the most to you and the community.

Focus Area 1: Pathways

A successful housing system enables people to access the housing and support they need, at the time they need it. This includes being able to sustain their current home or move between different housing when they face new challenges or as their circumstances improve.

Our current social and affordable housing system makes it difficult for people to access these housing pathways. There are over 48,000 households currently registered for social housing, many of whom have been waiting for years. There is a chronic shortage of affordable private rental properties across the state, and there are very few dedicated affordable rental homes available that can provide an alternative to, or pathway out of, social housing for those that need it.

The impact is evident in our homelessness system, which supports more than 100,000 people per year. It is very effective at providing an early intervention response for those at risk of homelessness, with more than 90 per cent of people in this situation able to maintain housing during 2019–20. However, the lack of social and affordable housing supply is a much greater challenge for those who are already homeless: only 30 per cent of people in this situation were able to access housing during 2019–20.

Similarly, there are very few affordable opportunities for those unable to access home ownership. The lack of long-term housing options has meant that at times there has been too much emphasis placed on providing short-term, crisis accommodation rather than investment in long-term housing options.

There is also a need for differentiated, tailored responses for people requiring specialist support and housing, including people with mental health issues, experiencing family violence, living with a disability, leaving out of home care or leaving corrections.

We know that for people to move to sustainable housing, they need: adequate and available information and supports; appropriate, secure and affordable housing options in the right locations; and streamlined services that are easy for clients to navigate. While many of the building blocks already exist in Victoria, more needs to be done.

We want people to know how to access housing options or assistance that meet their needs. These may include social housing, affordable rental housing, private rental housing, or home ownership.

Once in a home, we want people to be able to sustain their living arrangements and build upon the foundations of secure housing to lead a life they value.

A key part is ensuring the right support is available at the right time to help people access the housing option that best meets their needs and circumstances.



WHAT DO OUTCOMES LOOK LIKE IN 10 YEARS TIME FOR PEOPLE WHO NEED SOCIAL AND AFFORDABLE HOUSING

- People recognise the housing options available to them and are empowered to make informed decisions and choices.
- People have access to housing that meets their needs for the duration they need it.
- People are provided with tailored support to sustain their tenancy and when they need additional assistance.
- People can access tenancy support early if they have difficulty, enabling them to maintain their home.
- People have the ability and support to participate in education and employment.
- People with complex needs can access holistic packages of housing and support.
- Specialised housing and accommodation responses are available for those whose needs can't be met through mainstream housing such as a social housing or private rental.

Actions already underway that contribute to these outcomes include:

- Homes delivered through the Big Housing Build will assist around 2,000 people living with mental illness, almost 1,000 survivors of family violence, and ten per cent of new social housing properties will be for Aboriginal Victorian households.
- Major projects under the Big Housing Build will create jobs for public housing tenants.
- The existing Tenancy Plus program provides support to help public and community housing tenants sustain their tenancy.

Example Case Study: Housing supports play an important role in sustaining tenancies

Five years into a tenancy, rent arrears began to escalate for Lisa. A Housing Services Officer gets in contact with Lisa and makes a referral to a local tenancy support service.

Working together, Lisa and Annabel from the local support service identify that Lisa is experiencing challenges in keeping up with rent payments due to frequent changes to her casual employment, financial difficulties due to short term loans and that she was fearful of contacting Centrelink due to previous experiences.

Annabel is able to assist the Lisa with financial counselling, arrange and support contact with Centrelink staff and then negotiate manageable debt repayment agreements with the local housing office.

As a result, Lisa is able to remain in long term housing and sustained engagement with the local housing office.

WE WANT YOUR INPUT INTO ACTIONS THAT WILL ENABLE PEOPLE TO ACCESS SOCIAL AND AFFORDABLE HOUSING, SUSTAIN THEIR TENANCIES, AND MOVE BETWEEN DIFFERENT HOUSING OPTIONS AS THEIR NEEDS CHANGE. THIS INCLUDES HOW WE CAN:

- Make information for social and affordable housing more easily accessible and available to people who need it, in a format that works for them.
- Better support people awaiting housing on the Victorian Housing Register, including improvements to the way applications are registered and managed as well as the options provided to people awaiting housing.
- Reduce barriers to accessing and maintaining social and affordable housing, including matching people to housing and helping people to navigate available housing options and existing housing support programs.
- Better connect housing, health and other human services so that people with multiple or complex needs can access and sustain housing.
- Understand what the most important features of new affordable housing is (e.g. price, location, tenure, access to transport or daily amenities, connection to support services etc.).
- Assist people with specific housing and support needs that cannot be met through mainstream social housing or the private market, such as those in contact with justice, mental health or out of home care settings, or people who need disability accessible accommodation.

Question for public consultation:

- ❓ What actions will enable people to access social housing, sustain their tenancies, and move between different housing options as their needs change?
- ❓ What are the most important features of affordable housing? (e.g. price, location, security of tenure, access to transport or daily amenities, connection to support services etc.)
- ❓ What actions will support people to find and obtain an affordable home?



Focus Area 2: Communities

Victoria prides itself on being a diverse state that includes and embraces people from different cultures, incomes and walks of life. This diversity exists between and within our communities, but we need to work hard to preserve it as our state grows. Increasing house prices make it harder for some low- and moderate-income households to live in places they have called home for many years.

While all communities grow and change over time, we want to ensure that all Victorians can continue to be part of their community, to build on the networks and connections they have built, and to access the jobs and services that they need. Social and affordable housing can play a key role in preserving this diversity in existing communities and embedding it in new ones.

We also want to create social and affordable housing communities that are built for the future, with well-maintained, well-designed and environmentally sustainable housing that can be adapted to the needs of different people and households. Well designed and energy efficient housing will reduce utility costs to tenants, which is especially important for low income Victorians.

To do so, we will work across all levels of government and with our community sector partners to build communities and precincts that are connected to services, transport and work. We will seek to join up both new housing projects and renewed housing with services to build social infrastructure and diverse yet cohesive communities.

WHAT DO OUTCOMES FOR SOCIAL AND AFFORDABLE HOUSING COMMUNITIES LOOK LIKE IN 10 YEARS TIME

- People live in housing that is affordable.
- People live in safe, quality housing that meets their needs.
- People live in houses that are environmentally sustainable and built for Victoria's climate future.
- People can access transport, employment and other essential services.
- People are connected to culture and community.
- People live in vibrant, diverse, inclusive and resilient communities.
- People embrace social housing as part of their community.

Actions already underway that contribute to these outcomes include:

- Revitalising existing social housing through maintenance and upgrades to improve the experience of residents, through initiatives such as the \$500 million *Building Works Package* and the \$112 *Social Housing Energy Efficiency Upgrades* program.
- Leading the nation in well-designed and environmentally sustainable housing by ensuring all new housing meets 7 stars NaTHERS.
- Increasing Victoria's investment in an affordable housing portfolio to address market failures in some areas by providing long term secure rental properties that working Victorians can afford. This includes nearly 3,000 affordable rental homes as part of the Big Housing Build and \$500 million towards the Victorian Homebuyer Fund, which will provide Victorians with a pathway to home ownership.
- The \$2.7 billion Building Works package for shovel-ready projects to create jobs and benefit communities across the state. More than half of the projects are in rural and regional

Victoria and investment includes projects in two of Melbourne's Priority Precincts, as well as expanding the suburban revitalisation program and ensuring communities have the training and sporting facilities they need to stay healthy, active and connected.

- \$7.5 million for the Pathway to Recovery model at North Melbourne and Flemington that focuses on a new way of working and shared accountability, where residents have input into the decisions that impact their homes, neighbourhoods and their services.

WE WANT YOUR INPUT ON ACTIONS THAT CAN STRENGTHEN SOCIAL AND AFFORDABLE HOUSING COMMUNITIES TO HELP:

- Create the foundations for strong and resilient social housing communities.
- Address stigma and strengthen connections between social housing residents and the wider community.
- Deliver new social and affordable housing that has access to jobs, public transport and services.
- Embed significant social and affordable housing into Melbourne's Priority Precincts, providing access to economic and social opportunities.
- Better connect health, education, training and community services with social and affordable housing providers and residents.
- Design social housing for the future, including buildings that are environmentally sustainable and can be adapted to the needs of different people and households.

Question for public consultation:



What actions will strengthen social and affordable housing communities?



Focus Area 3: Growth

Housing affordability issues are present in capital cities and main economic centres across Australia. In Victoria, these are more pronounced due to prolonged housing price growth, particularly in areas that are close to critical social infrastructure and employment.

As the proportion of social housing has declined relative to other housing, people who are in precarious housing circumstances become increasingly marginalised in the broader housing market. With the lowest proportion of social housing of any Australian state, Victoria has work to do to ensure that new and renewed social and affordable housing options are made available to those who need it. Over 4,000 homes per year – more than 60,000 in total – are needed for Victoria social housing to reach the national average of 4.2 per cent of social housing to total dwellings.

The \$5.3 billion Big Housing Build and establishment of Homes Victoria provide a huge boost to these efforts, which will increase Victoria's social housing stock by more than 8,000 homes or ten per cent over the coming years. But ongoing effort will be required to sustain this effort and reach towards the national average.

Growth presents an opportunity to provide the right properties in the right locations for the people who need them. As we do, we need to ensure we have different options available to meet the circumstances of different people, safeguards in place to protect people entering housing and we need to establish ways to sustain growth over time.

WHAT DOES A LARGER SOCIAL AND AFFORDABLE HOUSING SYSTEM LOOK LIKE IN 10 YEARS TIME?

- The number of social and affordable housing properties in Victoria is reaching towards the national average.
- New homes are built in the right locations and are sufficiently diverse to meet need.
- An ongoing and predictable funding stream for growth delivers more housing efficiently and effectively.
- The structure and operation of the social housing system is financially sustainable.
- There is robust and transparent oversight and regulation of the housing system to enable growth and ensure quality outcomes for residents and communities.
- Multiple levers are used to achieve growth, including maximising access to land and finance.
- The planning system enables and facilitates the provision of social and affordable housing.
- A range of partnership and development models bring together the government, community and private sectors to deliver growth and quality outcomes for residents.

We have committed to a range of actions and investment that set us on a path towards this vision, including:

- Over 12,000 new homes as part of the \$5.3 billion Big Housing Build to grow the supply of social and affordable housing in Victoria to stimulate the economy and deliver much needed housing.
- Planning amendments to enable fast tracked planning of social housing in the Big Housing Build.
- Establishing an independent review into Victoria's regulatory system to improve resident and community outcomes, enable growth and reduce regulatory burden on the delivery of social and affordable housing.
- Commissioning a Ministerial Advisory Committee to investigate possible models and options to facilitate the supply of affordable housing through the Victorian Planning System.
- HomesVic Shared Equity Initiative for first home buyers to purchase a home and qualify for a home loan with a deposit of 5 per cent or more.

WE WANT YOUR INPUT ON ACTIONS THAT WILL ENABLE AND DELIVER GROWTH IN SOCIAL AND AFFORDABLE HOUSING, INCLUDING HOW WE CAN:

- Facilitate larger scale investment in social and affordable housing.
- Ensure housing supply meets the needs of people with specific support and housing needs.
- Enable a well-functioning affordable housing system that provides rental and home ownership opportunities for those that need them.
- Help people to enter the housing market, including ways in which we can support people to own their own home.
- Develop a better understanding across all levels of government of what land is available for new social and affordable housing development.
- Move funding from individual projects to new commissioning models that support capability development and reduce overheads.
- Create policy and funding settings in the social housing system that support sustained growth towards the national average of social housing dwellings.
- Promote housing as a career pathway to attract and retain workers within the sector.

Questions for public consultation:

- What actions will enable and deliver growth in social housing?
- What do we need to do to ensure housing supply meets the needs of people with specific support and housing needs?
- What do we need to do to enable a well-functioning affordable housing system that provides rental and home ownership opportunities for those that need them?



Focus Area 4: Partnerships

Everyone involved in social and affordable housing will need to work together to achieve the vision. Each partner and stakeholder will play a role, including all levels of government, Homes Victoria, the community housing sector, service providers, industry and the wider community.

The future is one where community housing providers will play a central role in delivering growth, improving diversity and choice to the social housing system. The public housing system will remain a central part of the system, maintaining its current stock levels and benefiting from increased investment in renewal, upgrades and maintenance.

Partnerships with local government will be especially important in the period ahead, guided by a *Social and Affordable Housing Compact* between Homes Victoria and local governments. The compact and these partnerships will recognise the importance of public housing,

community housing and local government working together to deliver housing growth.

Partnering with the Victorian Aboriginal community will be a key part of this strategy to ensure that their housing needs are met. Housing responses for Aboriginal people will be developed through a lens of self-determination, giving the Aboriginal community greater influence and control over their design and delivery. Our efforts will be informed by *Mana-na woorn-tyeen maar-taarkoort: Every Aboriginal Person has a Home*, the Victorian Aboriginal Housing and Homelessness Framework, which was developed by and for the Aboriginal community.

This strategy's model into the future will be one of a trusted partnership where we work closely to design solutions and evaluate outcomes.

Case Study: Aboriginal Rapid Housing Response

A \$35 million building package will refurbish and improve up to 2,000 homes for Aboriginal Victorians. The package was developed collaboratively by Aboriginal Housing Victoria (AHV) and other Aboriginal Community Controlled organisations (ACCOs), consistent with the principles of self-determination. It will be delivered by a consortium of 18 ACCOs, led by Aboriginal Housing Victoria.

The investment will strengthen the Aboriginal Housing Sector's capacity to manage and develop its housing stock and provide some 2,000 Aboriginal Victorians with modern housing that supports their social, cultural, health and economic prosperity.

The package will also support the long-term sustainability of the Aboriginal housing sector and generate jobs and skills for Aboriginal people and businesses throughout the state.

WHAT DO OUR PARTNERSHIPS LOOK LIKE IN 10 YEARS TIME?

- Government, community housing providers and the private sector work collaboratively to deliver growth and quality housing services that meet the needs of Victorian people.
- Improved housing projects and services, including place-based responses, are achieved by state and local government, the community housing and private sectors each deploying their unique strengths and capabilities.
- Government and community housing providers have a relationship that is based on trusted partnership.
- Public housing, community housing and local government work together to deliver ongoing growth in social and affordable housing.
- Self-determination principles and practices underpin the approach to delivering housing and services for Aboriginal Victorians.
- The performance of government, our partners and funded providers includes measures that focus on outcomes for people.
- The experience of people accessing and using the housing system informs ongoing efforts to improve services and help to identify systemic issues.

Action already underway that strengthen our partnership approaches to deliver better housing outcomes for Victorians, include:

- Establishing Homes Victoria as Victoria's new housing agency that will effectively manage public housing, renew and expand social housing, and support a sustainable housing system over the long term.
- Partnering with the community housing sector, private sector and other stakeholders to deliver more homes and better outcomes for residents and their communities through the Big Housing Build and other initiatives.
- Strengthening the relationship between social housing and with local government as essential partners in building strong and inclusive communities, including through a *Social and Affordable Housing Compact*.
- Placing self-determination at the heart of the way the housing system operates for Aboriginal Victorians, with ten per cent of all new growth in social housing delivered through the Big Housing Build being for Aboriginal Victorians, a significant proportion of which will be delivered by Aboriginal Community Controlled Organisations.
- Implementing a community housing sector development fund to support the capacity of not-for-profit housing providers.

Next steps

WE WANT YOUR INPUT ON HOW TO STRENGTHEN OUR PARTNERSHIP APPROACH TO BUILD A STRONGER AND MORE EFFECTIVE SOCIAL AND AFFORDABLE HOUSING SYSTEM, INCLUDING HOW WE CAN:

- Engage with tenants, housing applicants and communities as we develop new initiatives over the course of this strategy.
- Partner with the community housing and private sectors and local government to test and explore innovative approaches that will drive social and affordable housing growth.
- Clearly define the roles and responsibilities of all stakeholders to ensure there is shared accountability in delivering on the vision.
- Support community housing providers to deliver or manage new social housing growth through the Big Housing Build.
- Embed self-determination to empower Aboriginal communities to make decisions about their own future and deliver their own programs and services.
- Embed outcome measures with our partners and funded providers and adopt outcomes-based funding models for some services.
- Improve the way we capture and measure the experience of people who need or use the social and affordable system to drive continuous improvement and the identification of emerging systemic issues.

The material presented in this discussion paper is the starting point for our discussion. We want to hear from our residents and the broader community, community housing providers, local government, community service organisations, developers, private and institutional investors and other interested members of the public to build a strategy that creates meaningful change.

We will continue to develop the new strategy throughout the consultation process. Your contribution is important in shaping the future of social and affordable housing in Victoria.

Question for public consultation:

? How can we engage with you as we develop new initiatives over the course of this strategy?

Question for public consultation:

? How do we strengthen our partnership approach to build a stronger and more effective social and affordable housing system?



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7.15 COMMUNITY SKILLS FOR CLIMATE ACTION SERIES**Author:** Coodinator Climate Emergency and Environment Programs**Reviewed By:** General Manager City Sustainability and Strategy

EXECUTIVE SUMMARY

This report responds to a 22 February 2021 resolution of Council seeking a report on the current funding for the climate action program that considers whether the current training is consistent with Council's advocacy strategy.

This report outlines:

- The content, purpose, scope, budget and delivery mode for the *Community Skills for Climate Action Program*.
- Relevant actions and advocacy strategies in Council's adopted strategies and plans including the Council Plan.

Officers assessment is that the training is consistent with Council's current advocacy strategy and funded in the current 2020/21 budget.

Recommendation

That Council notes this report.

BACKGROUND / KEY INFORMATION

Council's Council Plan Action Plan 2020-2021 includes the following action:

- *"Deliver the mobilisation strategy endorsed on 2 December 2019, with input from Climate Emergency Darebin and other community leaders, to strengthen existing community leadership and build a broader movement across Darebin to support the update of Climate Emergency action and initiatives."*

Since the Action Plan was adopted, Council noted the Quarter 1 (7 December 2020) and Quarter 2 (22 February 2021) progress reports, which both provide an update on planning and delivering the community skills series with climate active groups across Darebin, Yarra and Moreland.

The *Community Skills for Climate program* was developed by Darebin, Yarra and Moreland Councils to deliver the mobilisation commitment in the 2020-21 Darebin Council Plan Action Plan², and in response to requests from community members and groups. Its focus is on supporting people to reach out more broadly in the community to help everyone get involved in climate action to help reduce emissions.

² Moreland and Yarra have similar strategies.

The program is one of many current council or state government programs to support community sustainability or climate leadership across Victoria, including:

- Regional Climate Leadership Program (DELWP) 2021
- Power to the People (Greater Bendigo) 2021
- Environmental Leaders (Port Phillip) 2019 - ongoing
- Sustainability Champions (Moonee Valley) (annual)
- EnviroChampions (Hume) (Annual)
- Climate mobilisers program (Surf Coast later this year)
- Climate Leadership program (Bass Coast later this year)
- Community Leaders in Sustainability course (Darebin and Banyule) (2013 – 2019).

The program opened for recruitment on 11 February and was originally scheduled to close on March 14. This has been extended until 19 April to enable this report to be considered by Council and subsequent promotion by Darebin to recommence if appropriate. There have been 32 applications as at 1 March 2021 (total of 75 places offered, 25 are reserved for Darebin). Under the revised schedule the first of the nine sessions will commence on 6 May 2021 and the program will finish on 16 September 2021.

At a broader level, the Darebin *Climate Emergency Plan* (the Plan) sets out Council's climate goals, and a series of strategies and actions. The Plan includes:

- an overarching goal to “...engage, empower and mobilise governments, communities and organisations to take action on and achieve these goals with certainty and at emergency speed.”
- specific strategies for partnering with our community:
 - “support community groups to engage with and take action on the Climate Emergency (p37)
 - provide a facilitating role between the many climate change groups and campaigns in Darebin, to help them to maximise their effectiveness” (p 97).

Previous Council Resolution

At its 22 February 2021 meeting, Council resolved:

‘That Council receive a report on the current funding for the climate action program pending to be received in March 2021 that considers whether the current training is in line with the intent and scope of the program and is consistent with Council’s advocacy strategy.’

At its 2 December 2019 meeting, Council resolved:

That Council:

1. *Notes the 2019-2020 climate emergency education and mobilisation programs that are underway.*
2. *Establishes Climate Emergency Australia as a network that stands independently of any one organisation and invites other organisations to join and support the network.*
3. *Promotes Climate Emergency Australia and Council’s advocacy priorities at the National Climate Emergency Summit to be held in Melbourne in February 2020, which Darebin City Council is sponsoring.*
4. *Works in partnership with the Northern Alliance for Greenhouse Action (NAGA) to build the network of local governments and to build local government capability to respond to the*

- Climate Emergency by delivering workshops and webinars and sharing knowledge about and examples of effective responses to the climate emergency.*
5. *Writes to local governments that have declared a climate emergency to seek their support in building common advocacy positions on the climate emergency.*
 6. *Notes the 2019-2020 climate emergency education and mobilisation programs that are underway.*
 7. *Establishes Climate Emergency Australia as a network that stands independently of any one organisation and invites other organisations to join and support the network.*
 8. *Promotes Climate Emergency Australia and Council's advocacy priorities at the National Climate Emergency Summit to be held in Melbourne in February 2020, which Darebin City Council is sponsoring.*
 9. *Works in partnership with the Northern Alliance for Greenhouse Action (NAGA) to build the network of local governments and to build local government capability to respond to the Climate Emergency by delivering workshops and webinars and sharing knowledge about and examples of effective responses to the climate emergency.*
 10. *Writes to local governments that have declared a climate emergency to seek their support in building common advocacy positions on the climate emergency.*
 11. *Calls upon the Victorian and Australian Governments to respond to the climate emergency to achieve zero emissions by 2030 through policy reform that:*
 - *Achieves 100% renewable energy by 2030 and then quickly doubles renewable energy supply - to meet all of Australia's energy needs and foster new jobs and new industry.*
 - *Reforms planning laws and building standards to mandate that all new construction and major renovations and extensions on existing buildings deliver net zero emissions outcomes by 1 January 2023 (or before) including the removal of all mandated requirements to connect to gas.*
 - *Requires all products and packaging sold in Australia to be made from fully recycled materials by default*
 - *Invests in the infrastructure to support the just transition to all electric cars, buses and trucks by 2025 and support local manufacturing of all types of road transport vehicles.*
 - *Requires all roads and footpaths to be made from fully recycled materials.*

At its 14 October 2019 meeting, Council resolved:

That Council:

- (1) *Notes that as the first government in the world to declare a climate emergency, Darebin continues to play a significant leadership role in Australia and around the world.*
- (2) *Notes that there are now over 1,000 government jurisdictions around the world and over 50 in Australia that have recognised the climate emergency, with more joining this movement each week.*
- (3) *Receives a report before the end of 2019 on Council's current and future role in establishing, resourcing and launching 'Climate Emergency Australia' as a national network of governments, organisations, groups and citizens to mobilise collective action, resource-sharing and advocacy.*
- (4) *Includes on its website, social media and other communication channels (eg. banners on town halls and other Council buildings) prominent ongoing recognition regarding the need for urgent action in response to the climate emergency, with the above report to also outline how Council will continue to maintain high exposure communication across its channels.*

COMMUNICATIONS AND ENGAGEMENT

Consultation

The program was developed following consultations with representatives from various Darebin community climate action groups.

A number of groups identified that they would benefit from support to build their capacity and skills, particularly in relation to reaching out to new audiences and supporting people who may not already be involved. They also highlighted the need for a network to help them connect and coordinate with other groups in Darebin and surrounds.

The program was co-created with Moreland and Yarra Councils to meet the needs of our northern communities.

Communications

There is a detailed communications plan for the program that focuses on reaching residents who may encounter barriers to traditional modes of engagement.

To reach a diverse cohort, promotion of the series has been planned primarily through community channels and networks. Personal contact with key workers and community leaders will be made where possible. Channels include Community health centres, Neighbourhood houses, Darebin Intercultural Centre, Darebin Ethnic Communities Council, North East Region Settlement Information Network, Senior citizens centres and schools.

The communications plan prioritises reaching Darebin Council's community advisory committees. Ensuring sufficient time for promotion has been an important consideration in reaching broad community effectively.

ANALYSIS

Alignment to Council Plan / Council policy

1. Council Plan

Goal 1 - A sustainable city

1.1 2020-21 Action: Deliver the mobilisation strategy endorsed by Council on 2 December 2019, with input from Climate Emergency Darebin and other community leaders, to strengthen existing community leadership and build a broader movement across Darebin to support the uptake of Climate Emergency Action and initiatives.

Environmental Sustainability Considerations

This program is designed to support community members to take action in their communities to reduce emissions.

Equity, Inclusion and Wellbeing Considerations

The program is specifically designed to reach out to community members who may not be part of existing networks or climate groups but are more likely to be vulnerable to climate change impacts. The nine-session program is planned as a mix of face-to-face and online sessions (subject to COVID-19 restrictions) to support accessibility. The program is free for participants to ensure there are no financial barriers to participation.

Cultural Considerations

There are resources available to support the engagement of interpreters where requested. The program facilitators are experienced in working with First Nations peoples and groups, and the program prioritises Aboriginal and Torres Strait Islander perspectives and supports participants to examine how they might build effective alliances.

Economic Development Considerations

While it is not directly focused on this, the series has the potential to support new social enterprise or business ideas that support emissions reduction – for example initiatives to reduce food waste or purchase renewable energy.

Financial and Resource Implications

This program was funded in the 2020-21 budget and Darebin has committed to contributing \$4,500 for payment of the facilitators, plus potential venue hire for one session.

There is no program expenditure in 2021-22. Partnering with Moreland and Yarra to deliver the program has resulted in a significant reduction in the projected cost of the program.

The program does not involve grants or payments to participants.

Legal and Risk Implications

There are no significant legal issues or risks associated with running the program.

DISCUSSION

Current program phase

Darebin commenced promotion of the program prior to Council's resolution of 22 February 2021. Since Council's resolution, further promotion hasn't been done, but neither has the program been closed or put on hold – this is to enable Council to consider this report and then any decision of Council to be implemented. 32 applications had been received as of 1 March 2021 from Darebin residents.

Officers have also secured agreement from the other Councils to extend the application time to 19 April 2021 to enable Darebin sufficient time to resume promotion if needed.

Program content

Program content was developed to align with Darebin's community partnership goals and strategies set out in the *Climate Emergency Plan* and the *Towards Equality* framework. It has been developed in consultation with Darebin, Moreland and Yarra communities.

Nine sessions are planned, including content on the following:

- What is climate action and how do you want to get involved? (examples to be discussed include local community gardens, composting, reducing waste to landfill, supporting energy efficiency upgrades or community energy initiatives for community spaces, letter writing, conversations with people in your networks (colleagues, family members, faith communities etc), joining existing campaigns or starting local campaigns for example on protecting local biodiversity, supporting community-led bulk buys, etc).

- How to broaden your reach and recognise and build diverse knowledge and experiences into and projects and campaigns
- How to work with and amplify the voices of First Nations people
- Working as a group and avoiding burnout
- How to develop effective campaigns and project plans
- Governance structures for community organisations – what works best, and how to find advice and support
- How to develop stories and campaigns in a way that engages and inspires a broad range of people, and how to use social media effectively.

Alignment with Council's Climate Advocacy

Officers assessment is that this program is aligned with Council's current advocacy strategies. As set out in the *Background* section to this report, the *Community Skills for Climate Action Program*:

- forms part of delivering the 2020-21 Council Plan Action item to deliver the mobilisation strategy endorsed by Council on 2 December 2019.
- is an output specified in the report presented to council on 2 December 2019
- help deliver Council's overarching Climate Emergency Plan

The program's intent is to build skills and capacity so that the community is better able to support themselves in their climate-related work.

The program does not ask participants to progress specific advocacy asks of decision makers.

Recent media coverage

On 17 February 2021, the Herald Sun ran a story titled "A Climate of Waste: Councils fund protest training". The article stated "*Inner-city councils have been slammed for planning to run a course to train climate change protestors at a time when budgets are stretched*", and quoted spokespeople from Ratepayers Victoria and Yarra Residents Collective. Of particular concern for one spokesperson was that Council should engage in advocacy, and not activism.

The skills series will not train people in or encourage protesting, which is divisive. This skills series has been designed to support communities to take practical action. A key part of the program design is to run an inclusive program that supports and celebrates our diverse community, helping community leaders deliver a range of projects that is right for the communities that they represent.

The projects that community leaders ultimately pursue would be up to them and could include practical action, education work, initiation of social enterprises or businesses, or advocacy.

Community development approach

The idea of a skills and capacity building series emerged from consultations with Darebin community members in late 2019, who requested that council support them to build their capacity to lead projects and campaigns in the community to address climate change, as well as provide an opportunity to connect and collaborate with others.

A common aim of the groups was to broaden their reach to support people who are concerned about climate change but may not know where or how to get involved, or face barriers to doing so. Examples of barriers include language barriers, lack of information about how to take

action, lack of awareness of existing groups or resources, accessibility and/or concerns about cultural safety.

Joint planning took place between Darebin, Yarra and Moreland council officers across October – November 2020, and program facilitators were appointed by Yarra just before Christmas in 2020.

The national experience shows that empowered communities are highly effective change makers. See for example [Totally Renewable Yackandandah](#), [Clean Energy Nillumbik](#), [Hepburn Z-Net](#) (winners 2019 Premier's Sustainability Award), [See-Change](#), and [Zero Emissions Sydney North](#).

OPTIONS FOR CONSIDERATION

Option 1 - Recommended

That Council note the report, in which case the *Community Skills for Climate Action Program* would continue as planned, in partnership with Moreland and Yarra Councils.

No decision is needed for this Program to continue as it is already included in Council's Council Plan Action Plan and provided for in the budget. Officers have recommended that Council note this report.

Option 2 – Not Recommended

Council determines not proceed with the program and withdraw from the partnership

If Council decided to withdraw from the partnership, officers would cancel the program and notify residents that have applied to date. While Council has already committed to co-fund, officers advise that Council would be able to withdraw this funding without financial penalty in this case.

Attachments

- Climate Emergency Resolutions Summary Dec 2016 - Feb 2021-1 (**Appendix A**)

DISCLOSURE OF INTEREST

Section 130 of the *Local Government Act 2020* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any general or material 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 A							
CLIMATE EMERGENCY RESOLUTIONS DEC 2016- FEB 2021							
MEETING DATE	ITEM NUMBER	PAGE NUMBER	MINUTE NUMBER	TITLE	RESOLUTION	OUTCOME	KEY RECOMMENDATIONS
5-Dec-16	8.4	46	MINUTE NO. 16 NOTICE OF MOTION NO. 313	ENERGY AND ENVIRONMENT	That: (1) Council recognises that we are in a state of climate emergency that requires urgent action by all levels of government, including by local councils. (2) Council establishes an Energy and Environment Working Group to further develop Council proposals for a Darebin Energy Foundation and a Darebin Nature Trust, as proposed by four elected Councillors during the recent Council elections. The Working Group will comprise the Mayor and all Councillors who wish to participate and will be supported by relevant Council officers. The Working Group will meet on a regular basis over coming months to develop proposals for Council's consideration at a meeting in February 2017.	carried	
20-Mar-17	6.5	23	MINUTE NO. 17 090	CLIMATE CHANGE STRATEGY CONSULTATION AND REVIEW	That Council: (1) Adopt the proposed consultation process for the draft Climate Change Action Plan and require that officers, in consultation with Councillors, revise the draft Climate Change Action Plan to better emphasise and respond to the declared Climate Emergency before the draft is released for consultation. (2) Receive a further report following consultation.	CARRIED UNANIMOUSLY	

21-Aug-17	6.4	35	MINUTE NO. 17-293	CLIMATE EMERGENCY PLAN	<p>That Council:</p> <p>(1) Adopts the Darebin Climate Emergency Plan (the Plan) attached as Appendix B to this report subject to the following amendments:</p> <p>a) In section 7 on page 78 after the first sentence the following sentence is inserted: "Given the need for emergency speed action, the Plan will be updated when necessary within this period."; and</p> <p>b) Noting the electronic submission received from climate expert Philip Sutton that identifies a number of minor edits, officers are authorised to make minor edits to the final Plan.</p> <p>(2) Calls upon the State and Federal Governments to declare a climate emergency and for both governments to back this up with legislated programs to drive the emergency speed creation of a safe climate economy.</p> <p>(3) Signs up to the Global Covenant of Mayors for Climate and Energy.</p> <p>(4) Signs up to TAKE2 Victoria's collective climate change pledge</p>	CARRIED UNANIMOUSLY	
11-Jun-19	8.5	45	MINUTE NO. 19-093	CLIMATE DISASTER LEVY	<p>That Council endorses an open letter, organised by The Australia Institute, supporting the introduction of a Climate Disaster Levy to be imposed on fossil fuel exports from Australia and used to address the costs of climate change impacts.</p>	CARRIED UNANIMOUSLY	

19-Jun-19			MINUTE NO. 19-114		That Council: 1) Acknowledges the significant amount of feedback from residents regarding day-to-day mobility issues and our community’s strong desire to take meaningful local action to reduce transport emissions in response to the climate emergency. 2) Receives a report on options to pilot and support community-led mobilisation projects around local mobility issues, using funds that would have been allocated to the Draft Parking Strategy in the 2019–20 Council Budget.	CARRIED	
24-Jun-19	10.1	54	NoM No.: 428	LET’S MOBILISE AROUND MOBILITY	That Council: 1) Acknowledges the significant amount of feedback from residents regarding day-to-day mobility issues and our community’s strong desire to take meaningful local action to reduce transport emissions in response to the climate emergency. 2) Receives a report on options to pilot and support community-led mobilisation projects around local mobility issues, using funds that would have been allocated to the Draft Parking Strategy in the 2019–20 Council Budget.	CARRIED	

2-Sep-19	8.4	21	MINUTE NO. 19-173,	SUBMISSION TO INQUIRY INTO TACKLING CLIMATE	That Council endorses the submission to the Victorian Parliament Legislative Assembly’s Environment and Planning Committee, “Inquiry into tackling climate change in Victorian communities” as amended	CARRIED	<ul style="list-style-type: none"> • Remove the burden of action from communities and councils by committing to and taking climate emergency action at a state level – this means rapidly transforming our economy to zero emissions and beyond as quickly as possible. • Transition to a 100% renewable electricity system as quickly as possible. • Commit to ruling out any new fossil fuel developments.
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23-Sep-19	7.1	7	MINUTE NO. 191	CHANGE IN VICTORIAN COMMUNITIES	<p>That Council:</p> <ol style="list-style-type: none"> 1) Notes the significant participation of Darebin residents in the highly successful Melbourne Climate Strike on 20 September and congratulates the student organisers on this peaceful and inclusive protest. 2) Notes that many Darebin residents, including students, families and older residents, intend to also participate in the upcoming Extinction Rebellion Spring Rebellion (commencing 7 October) and IMARC protests (28-31 October) and that these events are explicitly planned to be non-violent and inclusive. 3) Supports the right of anyone who lives or works in Darebin to participate in these protests and other acts of non-violent civil disobedience and notes that the Victorian Charter of Human Rights and Responsibilities Act 2006 (Sections 16 and 16) expressly protects and promotes the rights to assembly and expression. 4) Does not endorse violence of any kind. 5) Writes to the Premier requesting that he also acknowledges the non-violent and inclusive nature of these planned protests and ensures that the Victoria Police response is at all times non-violent and consistent with the Victorian Charter of Human Rights and Responsibilities. 6) Engages with the organisers of both planned protests to identify how to best support Darebin residents' participation and ensure their safety. 	CARRIED UNANIMOUSLY	
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14-Oct-19	10.2	23	MINUTE NO. 19-217, NoM No.: 437	CLIMATE EMERGENCY AUSTRALIA	That Council: (1) Notes that as the first government in the world to declare a climate emergency, Darebin continues to play a significant leadership role in Australia and around the world. (2) Notes that there are now over 1,000 government jurisdictions around the world and over 50 in Australia that have recognised the climate emergency, with more joining this movement each week. (3) Receives a report before the end of 2019 on Council’s current and future role in establishing, resourcing and launching ‘Climate Emergency Australia’ as a national network of governments, organisations, groups and citizens to mobilise collective action, resource-sharing and advocacy. (4) Includes on its website, social media and other communication channels (eg. banners on town halls and other Council buildings) prominent ongoing recognition regarding the need for urgent action in response to the climate emergency, with the above report to also outline how Council will continue to maintain high exposure communication across its channels.	CARRIED UNANIMOUSLY	

2-Dec-19	8.9	25	MINUTE NO. 19-276	<p>Climate Emergency Programs and the Formation of Climate Emergency Australia Report</p>	<p>That Council:</p> <ol style="list-style-type: none"> 1. Notes the 2019-2020 climate emergency education and mobilisation programs that are underway. 2. Establishes Climate Emergency Australia as a network that stands independently of any one organisation and invites other organisations to join and support the network. 3. Promotes Climate Emergency Australia and Council’s advocacy priorities at the National Climate Emergency Summit to be held in Melbourne in February 2020, which Darebin City Council is sponsoring. 4. Works in partnership with the Northern Alliance for Greenhouse Action (NAGA) to build the network of local governments and to build local government capability to respond to the Climate Emergency by delivering workshops and webinars and sharing knowledge about and examples of effective responses to the climate emergency. 5. Writes to local governments that have declared a climate emergency to seek their support in building common advocacy positions on the climate emergency. 6. Calls upon the Victorian and Australian Governments to respond to the climate emergency to achieve zero emissions by 2030 through policy reform that: <ul style="list-style-type: none"> • Achieves 100% renewable energy by 2030 and then quickly doubles renewable energy supply - to meet all of Australia’s energy needs and foster new jobs and new industry. • Reforms planning laws and building standards to mandate that all new construction and major renovations and extensions on existing buildings deliver net zero emissions outcomes by 1 January 2023 (or before) including the removal of all mandated requirements to connect to gas. • Requires all products and packaging sold in Australia to be 	CARRIED UNANIMOUSLY	
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16-Dec-19	8.6	11	MINUTE NO. 19-289	CLIMATE EMERGENCY DAREBIN ADVISORY COMMITTEE TERMS OF REFERENCE	That Council: (1) Notes and thank Climate Emergency Darebin members for their contribution throughout 2018 and 2019 which has been a significant contribution to development of Council's Climate Emergency Plan, its Climate Emergency mobilisation program and its advocacy work. (2) Notes that Council resolved at its meeting of 2 December 2019 to establish Climate Emergency Australia as a network that stands independently of any one organisation and invite other organisations to join and support the network. ORDINARY COUNCIL MEETING MINUTES 16 DECEMBER 2019 Page 12 (3) Adopts the revised terms of reference for the Climate Emergency Darebin Advisory Committee, noting that these terms of reference will be reviewed by council in the next term.	CARRIED UNANIMOUSLY	

22-Feb-21	9.4	64	MINUTE NO. 21-037	ACTION ON CLIMATE RISKS	That Council; (1) Consistent with the Local Government Act 2020 (Vic) s9(2)(c), refers for consideration and incorporation in the Council Plan: a. an assessment of current and future climate risks facing the Darebin community; and b. actions that Council and other levels of government must take to provide maximum protection for people, property and the natural environment in response to assessed climate risks. (2) Writes to the Prime Minister, Leaders of the Opposition and the Premier to request his support and advocacy for a Federal Climate Disaster Levy, as proposed by The Australia Institute. (3) Forwards a copy of this motion and letter to all local Upper and Lower House MPs, Federal Member for Cooper and Victorian Senators, all Victorian Mayors, Municipal Association of Victoria, Victorian Local Governance Association and Climate Emergency Australia, and requests that they take similar action and advocacy.'	CARRIED UNANIMOUSLY	
22-Feb-21	10.3	71	MINUTE NO. 21-042	CLIMATE ACTION PROGRAM	That Council receive a report on the current funding for the climate action program pending to be received in March 2021 that considers whether the current training is in line with the intent and scope of the program and is consistent with Council's advocacy strategy. For: Cr's. Dimitriadis, Greco, Laurence, Messina, and Williams (5) Against: Cr's. Hannan, McCarthy, Newton and Rennie (4)	CARRIED	

7.16 COUNCIL ADVISORY COMMITTEE TERMS OF REFERENCE CLARIFICATION**Author:** Coordinator Council Business**Reviewed By:** General Manager, Governance and Engagement

EXECUTIVE SUMMARY

Council is currently consulting with its Advisory Committees regarding a standard Terms of Reference (ToR) to govern all of its existing Advisory Committees. This process is scheduled to continue during March and April with the intention of presenting a report to the May Council Meeting.

As part of this engagement process one of Councils existing Advisory Committees, has submitted an alternative form of Terms of Reference as part of their submission to the process. This alternative ToR had not been fully reviewed prior to it being the subject of the Council motion at the last Council Meeting.

Officers have subsequently reviewed the alternative form of Terms of Reference and confirmed that there are some components of it that are inconsistent with the Local Government Act 2020.

To rectify this anomaly this report is presented to inform Council of the matter and present an Officer Recommendation that seeks to revoke some components of the Council decision from the 22 February Council Meeting. This Officer Recommendation would will allow the status quo to remain and the consultation process with Advisory Committees to continue and the matter be presented to Council in May.

Recommendation

That Council:

- (1) Notes the engagement processes undertaken to date with Advisory Committees and receive a further report at the May Council Meeting on this matter.
 - (2) Notes that the community members of the Darebin Nature Trust (DNT) have already made a formal submission rejecting the Standard Terms of Reference (TOR) and recommended new Terms of Reference which were circulated to all Councillors via email following the DNT meeting on 16 February 2021.
 - (3) Revokes its decision at the 22 February Council Meeting to temporarily approve the new TOR that have been endorsed and recommended by DNT community members, until May 2021, to allow the DNT to continue its important work.
 - (4) Make a final determination on DNT's temporary TOR in the report that will come to Council in May 2021.
 - (5) Revoke its decision at the 22 February Council Meeting to circulate the DNT temporary TOR to other advisory committees for their reference in making formal submissions to Council.
 - (6) Receive as part of the May 2021 Council report submissions received by Advisory Committees.
-

BACKGROUND / KEY INFORMATION**Previous Council Resolution**

At its meeting held on Monday 22 February 2021, Council resolved:

That Council:

1. *Notes the engagement processes undertaken to date with Advisory Committees and receive a further report at the May Council Meeting on this matter.*
2. *Notes that the community members of the Darebin Nature Trust (DNT) have already made a formal submission rejecting the Standard Terms of Reference (TOR) and recommended new Terms of Reference which were circulated to all Councillors via email following the DNT meeting on 16 February 2021.*
3. *Temporarily approves the new TOR that have been endorsed and recommended by DNT community members, until May 2021, to allow the DNT to continue its important work.*
4. *Make a final determination on DNT's temporary TOR in the report that will come to Council in May 2021.*
5. *Circulates the DNT temporary TOR to other advisory committees for their reference in making formal submissions to Council.*
6. *The May 2021 Council report include submissions received by advisory committees.*

DISCUSSION

Council is currently consulting with its Advisory Committees regarding a standard Terms of Reference (ToR) to govern all of its existing Advisory Committees. This process is scheduled to continue during March and April with the intention of presenting a report to the May Council Meeting.

As part of this engagement process one of Councils existing Advisory Committees, the Darebin Nature Trust (DNT) submitted an alternative Terms of Reference which had been developed by its members. Officers had commenced their review of this alternative ToR and identified a number of governance concerns. However, the review of this document had not been completed before the last Council Meeting. It should be noted that this alternative ToR was to be considered along with all other feedback and addressed in the final report to Council in May.

Notwithstanding this, in response to a brief report to the last Council Meeting updating Council on the status of the ToR consultation, the DNT alternative ToR was the subject of motion which saw it being temporarily adopted by Council. This resolution is reproduced in the 'Previous Council Resolution Section' above.

Officers have subsequently reviewed the 'temporarily adopted' Terms of Reference lodged by the DNT and sought legal advice on those components which were subject to their preliminary governance concerns.

The primary area of concern is that the temporary adopted DNT Terms of Reference potentially reached beyond that of an 'Advisory Committee' toward that of a 'Delegated Committee' in accordance with the Local Government Act and our Governance Rules. Further, the external advice confirms that:

- there are some components of ToR that are inconsistent with the Local Government Act 2020,
- essentially matters that purport to give the Advisory Committee certain decision making and directive powers are in conflict with the Act
- the draft ToR are not typical for an advisory committee.

Notwithstanding these comments, it is relevant to note that the DNT Terms of Reference are not without merit and the work done by the DNT members is a significant contribution to our objective of getting to a form of ToR that meets both Council's and Advisory Committee members (both current and future) aspirations.

To rectify this anomaly this report is presented to inform Council of the matter and present an Officer Recommendation that seeks to revoke those components of the Council decision made at the 22 February Council Meeting that activate the use (via the temporary approval) and dissemination of these DNT ToR , specifically points 3 and 5 as shown below

3. *Temporarily approves the new TOR that have been endorsed and recommended by DNT community members, until May 2021, to allow the DNT to continue its important work.*
5. *Circulates the DNT temporary TOR to other advisory committees for their reference in making formal submissions to Council.*

This Officer Recommendation will maintain the status quo (ie with the DNT continuing to operate in the interim in accordance with its existing ToR) and facilitate the continuation of the consultation process with Advisory Committees leading to the matter be presented to Council in May as scheduled.

Attachments

Nil

DISCLOSURE OF INTEREST

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

7.17 COUNCILLOR GIFTS, BENEFITS AND HOSPITALITY POLICY 2021**Author:** Senior Council Business Officer**Reviewed By:** General Manager, Governance and Engagement

EXECUTIVE SUMMARY

Section 138 (proclaimed on 24 October 2020) of the *Local Government Act 2020* (the Act) requires that a Council must adopt a Councillor Gifts Policy within the period of 6 months after this section comes into operation i.e. by 24 April 2021. This report recommends that Council adopt the Councillor Gifts, Benefits and Hospitality Policy 2021 (**Attachment A**).

Recommendation

That Council:

- (1) Adopts the Councillor Gifts, Benefits and Hospitality Policy 2021 (**Attachment A**).
-

BACKGROUND / KEY INFORMATION

As per the provisions of Section 138 of the *Local Government Act 2020*, a Council must adopt a Councillor Gift Policy by **24 April 2021**. The Policy must make provision for the maintenance of a gift register and any matters in the regulations.

Council's existing Gifts and Hospitality Policy 2017 covers both Councillors and Council Staff.

Considering the new provisions, a separate Gifts, Benefits and Hospitality Policy for Councillors has been prepared and proposed for adoption. (**Attachment A**)

Council Staff will continue to be governed by the existing Gifts and Hospitality Policy 2017, which will also be updated this year in accordance with the provisions of *Local Government Act 2020*.

Previous Council Resolution

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

COMMUNICATIONS AND ENGAGEMENT**Consultation**

The Councillor Gifts, Benefits and Hospitality Policy applies to Councillors only. The draft Policy has been the subject of discussions with Councillors. External consultation is not required or recommended.

Communications

Once adopted, the Councillor Gifts, Benefits and Hospitality Policy 2021 will be publicly available on Councils website.

ANALYSIS**Alignment to Council Plan / Council policy**

Goal 6 - A well governed Council

Environmental Sustainability Considerations

Nil

Climate Emergency

Nil

Equity, Inclusion and Wellbeing Considerations

Nil

Cultural Considerations

Nil

Economic Development Considerations

Nil

Financial and Resource Implications

Nil

Legal and Risk Implications

Pursuant to Section 138 (effective from 24 October 2020) of the Act, Council must adopt a Councillor Gifts Policy within the period of 6 months after this section comes into operation i.e. by 24 April 2021.

Operational Impacts

Nil

DISCUSSION

Section 138 (proclaimed on 24 October 2020) of the *Local Government Act 2020* (the Act) requires that a Council must adopt a Councillor Gifts Policy within the period of 6 months after this section comes into operation i.e. by 24 April 2021. This report recommends that Council adopt the Councillor Gifts, Benefits and Hospitality Policy 2021.

The new Policy has been prepared in accordance with the legislative provisions under the *Local Government Act 2020*, related Regulations and with reference to the best practice guidelines and model policies.

In this context the draft policy has been developed with reference to the following best practice guidelines and model policies:

- DELWP – Model Policy for agencies and boards Gifts, Benefits and Hospitality
- IBAC Local Government Integrity Framework Review report (relevant clause 6.4 – Risk Area – Gifts, Benefits and Hospitality) <https://engage.vic.gov.au/local-government-act-2020/anonymous-gifts-and-gift-policy>
- Gifts Policies of some other Local Councils (available on Engage Victoria website/respective Council's website)

Major Additions

The draft Policy is in Council's new policy template with key refinements and additions that include:

- updated and clearer definitions
- definitions of Policy Principles, Strategic Links, Responsibilities
- specific reference to the prohibition of Councillors accepting anonymous gifts as per the Act
- enhanced scope to cover members of Advisory Committees
- provisions on the providing of gifts, benefits and hospitality
- broader requirements to require the reporting of offers in addition to situation where gifts, benefits and hospitality are accepted
- provisions relating to 'Training and Awareness' for Councillors
- clearer disclosure requirements and reporting processes
- updated form and register
- External and Internal options for reporting concerns.

OPTIONS FOR CONSIDERATION

Council must adopt a new Councillor Gifts Policy by 24 April 2021. There are two main options available;

Option 1- Adopt the Councillor Gifts, Benefits and Hospitality Policy 2021 (**Attachment A**)

This is the recommended option.

Option 2 - Adopt the Gifts, Benefits and Hospitality Policy 2021 (**Attachment A**) with amendments.

This option is not recommended.

IMPLEMENTATION STRATEGY

Once adopted, the Councillor Gifts, Benefits and Hospitality Policy 2021 will be publicly available on Council's website.

RELATED DOCUMENTS

- Nil

Attachments

- Councillor Gift, Benefits and Hospitality Policy 2021 (**Appendix A**)

DISCLOSURE OF INTEREST

Section 130 of the *Local Government Act 2020* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any general or material 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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COUNCILLOR GIFTS, BENEFITS AND HOSPITALITY POLICY 2021

_____ 2021

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This policy, which incorporates the statutory requirements prescribed by the *Local Government Act 2020*, was adopted by resolution of Darebin City Council on XXX.

Version	Date adopted by Council	Amendment
1.0	---- --- 2021	

Legislation/Regulation	Local Government Act 2020
Author	Senior Council Business Officer
Policy Owner	Coordinator, Council Business
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Table of Contents

1. PURPOSE	4
2. SCOPE	4
3. DEFINITIONS	4
4. POLICY STATEMENT	6
5. POLICY PRINCIPLES	6
6. RESPONSIBILITIES	7
7. ORGANISATIONAL VALUES	7
8. STRATEGIC LINKS	7
9. BREACH OF POLICY	7
10. THE GIFT TEST	8
11. GIFTS, BENEFITS AND HOSPITALITY	9
a. Gifts must never be sought	9
b. No sense of obligation	9
c. Anonymous Gifts and Gift Disclosure threshold	9
d. Conflict of Interest	9
e. Prohibited Gifts	9
f. Token Gifts	10
g. Non-token offers	10
h. Official Gifts	10
i. Significant Occasion Gifts	11
j. Gifts of Appreciation	11
k. Repeat Offers	11
l. Hospitality	11
m. Tickets and Events	12
n. Gifts, Benefits and Hospitality from actual or potential Suppliers / Contractors	12
o. Improper Behaviour/Attempts to Bribe	12
12. PROVIDING GIFTS, BENEFITS AND HOSPITALITY	13
13. PROCEDURAL GUIDELINES	13
a. Disclosure Requirement	13
b. Gifts, Benefits and Hospitality Register	14
14. TRAINING AND AWARENESS	14
15. REPORTING CONCERNS	14
16. GENERAL	15



<p>1. PURPOSE</p>	<p>This policy states the Darebin City Council's position on:</p> <ul style="list-style-type: none"> • responding to offers of gifts, benefits and hospitality; and • providing gifts, benefits and hospitality. <p>This policy is intended to support Councillors in the avoidance of conflicts of interest created through the receipt of gifts, benefits and hospitality and to deal with these matters in a manner that maintains high levels of integrity and public trust</p>
<p>2. SCOPE</p>	<ul style="list-style-type: none"> • This Policy applies to all Councillors. • This policy does not apply to offers of gifts or hospitality made to Councillors where the offer is not related to their role at Council. For example, an offer of a gift or hospitality made to a Councillor solely because of a family or personal association is not covered by this policy.
<p>3. DEFINITIONS</p>	<p>a. Act: means the <i>Local Government Act 2020</i>.</p> <p>b. Benefit: Benefits include preferential treatment, privileged access, favours or other advantages offered to Councillors (i.e. an invitation to sporting, cultural or social events, access to discounts or loyalty programs, personal services).</p> <p>c. Bribe: Bribe is an offer of money or other inducement made with the intention to corruptly influence a Councillor in the performance of their duties.</p> <p>d. Councillor: An elected representative of the Community.</p> <p>e. Conflict of interest: A conflict of interest is a conflict between a Councillor's public duty to act in the best interest of the Council and their private interests (financial or non-financial). The Act requires Councillors to declare General or Material Conflicts of Interest. Conflicts may be:</p> <ul style="list-style-type: none"> • Actual: it currently exists. • Potential: it may arise, given the circumstances. • Perceived: The public or a third party could reasonably form the view that a conflict exists, or could arise, that may improperly influence the person's performance of their duty to the Council, now or in the future. <p>f. Gift: A 'gift' will be as defined in the Act from time to time. On the date of adoption of this policy 'gift' is defined in section 3 of the <i>Local Government Act 2020</i> as 'any disposition of property otherwise than by will made by a person to another person without consideration in money or money's worth or with inadequate consideration, including —</p> <ul style="list-style-type: none"> (a) The provision of a service (other than volunteer labour); and (b) The payment of an amount in respect of a guarantee; and



	<p>(c) The making of a payment or contribution at a fundraising function;</p> <p>Gifts explanation to support definition - A gift is anything of monetary or other value that is offered by an external organisation or individual to a Councillor as a result of their role with the Council. It includes free or heavily discounted items or services, benefits or hospitality that exceeds common courtesy including but not limited to following:</p> <ul style="list-style-type: none"> • A bottle of wine or spirits • Tickets to sporting events • Gift Voucher • Corporate hospitality at a corporate facility • Discounted products for personal use • Use of a holiday home • Free or discounted travel • Free training excursions • Door prize or voucher if an individual has not personally paid to attend. <p>g. Gift disclosure threshold: is defined in the <i>Act</i> as \$500 or a higher amount or value prescribed by the regulations.</p> <p>h. Gift of appreciation: Refers to a gift that is presented to a Councillor to express thanks and a feeling of goodwill on behalf of the giver where there is no expectation of repayment. These gifts are generally a one-off occurrence.</p> <p>i. Gifts, Benefits and Hospitality Register: A comprehensive record, preferably digital, of all declarable Gifts, Benefits and Hospitality. This register is maintained by the Council Business Unit and is protected from unauthorised changes.</p> <p>j. Hospitality: is the friendly reception and treatment of guests, ranging from offers of light refreshment at a business meeting to an expensive restaurant meals and sponsored travel and accommodation.</p> <p>Hospitality is considered a gift unless the hospitality is reasonable and connected to a function and event at which the Councillor is attending in their official Council capacity.</p> <p>k. Monetary gift: is defined as cash, cheques, money orders, travellers' cheques, direct deposits, lottery tickets, scratchies or items which can be easily converted to cash.</p> <p>l. Official gift: A gift received by Councillors as representatives of the City or the Council. These gifts may be received from a Sister City, organisations or corporations that are bestowing a corporate gift (i.e. plaques, plates, vases, trophies, artwork) or souvenir to the City, or as a token of appreciation for a contribution to a conference or industry event.</p>
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	<p>m. Significant Occasion Gift: A gift, which may be given by Council to the Mayor or a Councillor as a gesture of goodwill for official or ceremonial purposes.</p> <p>n. Token Gift: Is of such a nature and value that it could not reasonably be regarded as capable of influencing any actions or decisions of the relevant person in relation to the matter. It cannot be worth more than \$5.</p> <p>o. Value: Value means the face value or estimated retail value.</p>
<p>4. POLICY STATEMENT</p>	<ul style="list-style-type: none"> • The Darebin City Council is committed to being open and transparent in its operations to minimise the risk of being placed in a compromising position that may have an adverse effect on its public endeavours and the promotion of trust within the community. • Darebin City Council recognises that Councillors will on occasion be offered gifts, benefits and hospitality however it should always be remembered that Councillors perform their roles to ensure the peace, order and good governance of the municipal district, and not to derive undue personal benefit. • Receipt of a gift from a person or organisation can result in a conflict of interest, or a perceived conflict of interest, in a matter. Councillors need to familiarise themselves with the conflict of interest provisions of the <i>Local Government Act 2020</i> (the Act). The organisation will provide support through initiatives such as this policy and training, but each Councillor must take personal responsibility for their own compliance. • The offer of a gift to a Councillor may also affect perceptions of bias. This Policy confirms that gifts that are declined should also be recorded in the <i>Gifts, Benefits and Hospitality Register</i>.
<p>5. POLICY PRINCIPLES</p>	<p>The City of Darebin is committed to and will uphold the following principles in applying this policy:</p> <ul style="list-style-type: none"> • Accountability: Councillors are accountable for appropriately responding to the offer and provision of gifts, benefits and hospitality. • Impartiality: Councillors have a duty to place public interest above their private interests when carrying out their official functions and will not accept any offer of a gift, benefit or hospitality that may jeopardise this trust or could be perceived to influence decision making or service delivery. Councillors must not accept offers from those whom are currently awarded or likely to apply for quotes, tenders and contracts. • Integrity: Council strives to earn and sustain public trust through responding to offers of gifts, benefits and hospitality in a manner



	<p>that is consistent with community expectations. Councillors will refuse any offer that may lead to an actual, perceived or potential conflict of interest. The acceptance of gifts, benefits and hospitality may be considered to influence, reflect bias or preferential treatment to the giver.</p> <ul style="list-style-type: none"> • Risk-based approach: Council, through its policies, processes and Audit and Risk Committee, will ensure gifts, benefits and hospitality risks are appropriately assessed and managed.
6. RESPONSIBILITIES	All Councillors are expected to read and understand this policy and effectively implement and both support and demonstrate a positive commitment to the policy.
7. ORGANISATIONAL VALUES	Council's organisational values enable and support the effective design and application of this policy by guiding Councillors in the course of their work.
8. STRATEGIC LINKS	<p>This Policy is developed in accordance with the provisions of the <i>Local Government Act 2020</i></p> <p>This Policy operates in conjunction with:</p> <ul style="list-style-type: none"> ➤ Council's <i>Councillor Code of Conduct 2021</i> (Section 13) where Councillors agree to adhere to the Councils Gifts, Benefits and Hospitality Policy and be at all times ethical, fair and honest in the conduct of official duties and report any incidences where a bribe and/or cash is offered immediately to the Chief Executive Officer or the relevant General Manager. ➤ <i>Safeguarding Children Code of Conduct 2020</i>, where Council representatives are prohibited from giving personal gifts to children and young people to whom Council provides programs and services. However, it is permissible to give promotional, corporate, or recognition of service (student placement) gifts, for example a Council logo pin, library bag or drink bottle, to children or young people visiting Council as part of a school group visit. In this case each child or young person in the group should receive the same items. ➤ <i>Public Transparency Policy 2020</i>. ➤ Audit and Risk Committee Charter ➤ Council's Fraud & Corruption Control Policy & Risk Management Framework ➤ Council's values of Integrity and Accountability, as well as our commitment to Transparency.
9. BREACH OF POLICY	Any breach of this policy will be treated seriously. Any concerns about non-compliance should be reported immediately to the owner of this policy.



10. THE GIFT TEST

The GIFT test (developed by the Victorian State Services Commission) is a good example of what to think about when deciding whether to accept or decline a gift, benefit or hospitality.

G	Giver	<p>Who is providing the gift, benefit or hospitality and what is their relationship to me?</p> <p>Does my role require me to select contractors, award grants, regulate industries or determine government policies?</p> <p>Could the person or organisation benefit from a decision I make?</p>
I	Influence	<p>Are they seeking to influence my decisions or actions?</p> <p>Has the gift, benefit or hospitality been offered to me publicly or privately?</p> <p>Is it a courtesy, a token of appreciation or highly valuable?</p> <p>Does its timing coincide with a decision I am about to make?</p>
F	Favour	<p>Are they seeking a favour in return for the gift, benefit or hospitality?</p> <p>Has the gift, benefit or hospitality been offered honestly? Has the person or organisation made several offers of the last 12 months?</p> <p>Would accepting it create an obligation to return a favour?</p>
T	Trust	<p>Would accepting the gift, benefit or hospitality diminish public trust?</p> <p>How would I feel if the gift, benefit or hospitality became public knowledge?</p> <p>What would my colleagues, family friends or associates think?</p>



11. GIFTS, BENEFITS AND HOSPITALITY

a. Gifts must never be sought

Councillors must not solicit, demand or request gifts or any personal benefit for themselves or another person by virtue of their position.

b. No sense of obligation

No gift may be accepted that could influence, or be perceived to influence, a Councillor in the performance of their public or professional duties.

c. Anonymous Gifts and Gift Disclosure threshold

- Councillors are prohibited from accepting gifts that equal or exceed the gift disclosure threshold unless they know the name and address of the person making the gift.
- If for any reason a Councillor finds themselves in possession of a gift when they don't know the name and address of the person who gave the gift, the Councillor can give the gift to the Council within 30 days to avoid committing an offence.

In accordance with Section 137 of the Local Government Act 2020 - Anonymous gift not to be accepted

1. *Subject to subsection (2), a Councillor must not accept, directly or indirectly, a gift for the benefit of the Councillor the amount or value of which is equal to or exceeds the gift disclosure threshold unless—*

(a) *the name and address of the person making the gift are known to the Councillor; or*

(b) *at the time when the gift is made—*

(i) *the Councillor is given the name and address of the person making the gift; and*

(ii) *the Councillor reasonably believes that the name and address so given are the true name and address of the person making the gift.*

Penalty: 60 penalty units.

(2) *If the name and address of the person making the gift are not known to the Councillor for whose benefit the gift is intended, the Councillor is not in breach of subsection (1) if the Councillor disposes of the gift to the Council within 30 days of the gift being received.*

(3) *In addition to the penalty specified in subsection (1), a Councillor who is found guilty of a breach of that subsection must pay to the Council the amount or value of the gift accepted in contravention of that subsection.*

d. Conflict of Interest

Councillors are prohibited from accepting a gift that creates a conflict of interest (real, potential or perceived).

e. Prohibited Gifts

In addition to other limitations imposed by this policy, monetary gifts (of any value) must never be accepted.



f. Token Gifts

Gifts of token value may be accepted by Councillors provided that the gift does not create a real or perceived sense of obligation that may lead to a perception of preferential service as a result of the gift. It may include promotional items such as pens and note pads, and the modest hospitality that would be considered a basic courtesy. A token offer cannot be worth more than \$5.

The following should be used as a guide for Councillors in determining whether to accept token gifts. Such gifts may be accepted only when the following have been considered:

- Such a gift is offered in an open or public forum and refusal would be obviously discourteous;
- Acceptance would not cause any potential perceived or actual compromise or conflict of interest;
- The gift does not have a significant monetary value (as a guide, less than \$5);
- The gift is not offered on a regular basis;
- There is no requirement to record token gifts in the Council Gifts, Benefits and Hospitality Register.

g. Non-token offers

Councillors can only accept non-token offers if they have a legitimate business benefit.

All non-token offers received must be reported with CEO review and recorded in the *Gifts, Benefits and Hospitality Register*.

All accepted non-token offers must be endorsed by the CEO, recorded in the *Gifts, Benefits and Hospitality Register* and be consistent with the following requirements:

- it does not raise an actual, potential or perceived conflict of interest or have the potential to bring the individual or Council into disrepute; and
- there is a legitimate business reason for acceptance. It is offered in the course of the Councillor's official duties, and has a benefit to Council or the municipality.

Where the acceptance of a gift would be likely to bring the Council into disrepute, the Councillor should decline the gift in the first instance, or return the gift if the opportunity to decline was not available. The Councillor should either return the gift or transfer ownership to Council to mitigate this risk.

h. Official Gifts

- Councillors may be involved in conferences, social, cultural, community or industry events where official gifts are at times presented or exchanged. Such gifts may be enduring, such as a work of art, or consumables and can range in value from token gifts to gifts of significant value.
- In circumstances where it would be impolite or inappropriate to decline the gift, it is reasonable for official representatives of the Council to accept official gift on behalf of the Council.
- The Chief Executive Officer will ensure that any such official gift is recorded in the Council's *Gifts, Benefits and Hospitality Register* as a gift to the Council.
- The gift will be considered the property of Council, and where suitable, the gift will be displayed in an appropriate and secure location for public viewing.
- Where an item is not suitable for public display or the gift is of a personal nature to the recipient, the Chief Executive Officer will use their discretion as to the appropriate disposal/utilisation of the official gift. A record will be made in the Council Gifts, Benefits and Hospitality Register of the determination of the Chief Executive Officer



i. Significant Occasion Gifts

- A Councillor may accept a significant occasion gift on behalf of Darebin City Council.
- A significant occasion gift to the Mayor must not exceed \$500. A significant occasion gift to a Councillor must not exceed \$250.
- All significant occasion gifts must be declared, and the details recorded in the Council Gifts, Benefits and Hospitality Register.

j. Gifts of Appreciation

Demonstrating appreciation for services received from the Council should not involve the presentation of a gift or benefit. Acceptable alternatives may include a letter of thanks or a thank you card as these are considered less likely to result in a situation that may compromise or be perceived to compromise either party.

- No Councillor is to accept a gift of appreciation that has significant monetary value (as a guide, more than \$50) or involves significant personal effort. Where such gifts are offered, the Councillor should politely refuse the offer explaining that it is against the Council's policy to accept such a gift.
- If such a gift is offered in an open or public forum and refusal would be obviously discourteous or acceptance would cause any potential perceived or actual compromise or conflict of interest, the gift may be accepted but should be referred to the Chief Executive Officer for a decision as to the appropriate treatment.
- All gifts of appreciation, whether accepted or declined, are to be recorded in the Council *Gifts, Benefits and Hospitality Register*.

k. Repeat Offers

Receiving multiple offers (token or non-token) from the same person or organisation can generate a stronger perception that the person or organisation could influence you. Multiple gifts from the same person/organisation are considered inappropriate and should not be accepted.

l. Hospitality

- Councillors, in an official capacity, will from time to time receive invitations of hospitality to attend various functions and events.
- Where hospitality is only modest in nature and provides an opportunity to network or undertake business of a common purpose, it may be appropriate to accept such invitations. Examples of such hospitality would include incidental refreshments at meetings, working lunches, community events, or similar, are not considered to be a gift and need not be recorded unless they occur at a frequency that may give rise to the perception of a conflict of interest under the Act.
- Offers of Hospitality should be politely declined and recorded in the Council *Gifts, Benefits and Hospitality Register* if acceptance of the hospitality is likely to create the impression that an attempt is being made to compromise the impartiality of the Councillor, or could be perceived as a conflict of interest.
- In some circumstances a Councillor may attend the event if the Council either fully reimburses the organisation for the full cost of the hospitality or if the Councillor personally pays for their own attendance.
- Where possible, any offer of hospitality made to Councillors should be declared and approved prior to the event.



- All offers of Hospitality must be declared regardless of them being accepted or declined and recorded in the *Gifts, Benefits and Hospitality Register*.

m. Tickets and Events

There is a general expectation that Councillors attend Darebin Council-funded or co-sponsored shows or art performances. As such, invitations to significant events (such as opening nights) are often purchased by Council or provided by the organiser and may be offered to Councillors.

All invitations to ticketed events will be plus one guest, non-transferrable and RSVPs must be sent by the date set or tickets will be returned to the Box Office for re-sale.

Tickets or invitations that are accepted to these events are to be recorded in the Council *Gifts, Benefits and Hospitality Register* by completing the relevant Form.

Where an event is hosted and run directly by Darebin City Council, the [Darebin Gifts and Hospitality Registration Form](#) will not be required to be completed.

n. Gifts, Benefits and Hospitality from actual or potential Suppliers / Contractors

- No gift, benefit, or hospitality from any actual or potential supplier or contractor to Council or any other parties that may benefit from Council decisions shall be accepted or solicited.
- All offers in this instance must be declared, regardless of their actual or assumed value and recorded in the Disclosure of Gifts Benefits & Hospitality Register.

o. Improper Behaviour/Attempts to Bribe

If a Councillor believes they have been offered a bribe it is important that they immediately act to minimise any potential for negative consequences by taking the following steps:

- (a) Terminate the interaction with the person.
- (b) Keep a clear record of the events by making notes about what you saw and heard, using terminology such as "I said...", "he said..." to ensure accuracy.
- (c) Report the matter to, the Chief Executive Officer with all details and as a matter of priority, confirm what action he/she has taken.
- (d) Prepare a formal report to include the:
 - (i) Date, time and place of the incident;
 - (ii) Circumstances of the offer (bribe);
 - (iii) What the offer (bribe) involved;
 - (iv) What you believe the offer (bribe) intended to achieve;
 - (v) Who offered the bribe;
 - (vi) The details of what you/they said, any other relevant information; and
 - (vii) Your signature and date.
- (e) Discuss with the Chief Executive Officer exactly how future interactions should be conducted with the person offering the bribe; and
- (f) Confirm that the Mayor has been informed.



- (g) Report the matter or any observed concerns in accordance with the *Public Interest Disclosure Act 2012*, if required.

12. PROVIDING GIFTS, BENEFITS AND HOSPITALITY

Gifts, benefits and hospitality may be provided when welcoming guests, to facilitate the development of community or business relationships, to further Council outcomes and to celebrate achievements. The CEO or their delegate will determine the appropriateness of any such gift, benefit or hospitality. When deciding whether to provide gifts, benefits or hospitality or the type of gift, benefit or hospitality to provide, the CEO must ensure:

- any gift, benefit or hospitality is provided for a business reason that furthers the conduct of official business or other legitimate organisational goals, or promotes and supports Council policy objectives and priorities;
- that any costs are proportionate to the benefits obtained for the Council, and would be considered reasonable in terms of community expectations; and
- it does not raise an actual, potential or perceived conflict of interest.

The provision of gifts to outgoing Councillors in recognition of their contribution will be at the discretion of the CEO and declared in the Gifts, Benefits and Hospitality Register.

13. PROCEDURAL GUIDELINES

a. Disclosure Requirement

- Councillors must declare all offers of gifts or benefits, and all hospitality (except reasonable hospitality) including those offers that have been declined, using *Gift, Benefits and Hospitality Declaration Form* (GBH Declaration Form).
- **Councillors**, upon receipt or refusal of a gift, benefit or hospitality must complete the GBH Form - Councillors (**Appendix A**), sign it, have it endorsed by the CEO and submit to Council Business Unit through email council.business@darebin.vic.gov.au **within 7 days** for inclusion in the Register.
- Councillors must disclose in their biannual Personal Interest Returns the details of any gift valued at \$500 or more (or the threshold fixed by the Secretary) including the gifts in the form of goods or services and multiple gifts that together equal or exceed \$500, received at any time since the lodgement of preceding initial or biannual personal interest returns, unless:
 - gift is from a family member;
 - gifts disclosed in an election campaign donation return
 - any reasonable hospitality at an event or function attended in an official capacity as a Councillor
- A Councillor who has a conflict of interest as a result of receiving a gift or gifts must disclose the conflict of interest in accordance with the procedures outlined in the Governance Rules.
- Nothing in this policy shall be construed to override the provisions of the Act. In the event of any apparent inconsistency, the provisions of the Act will prevail.



b. Gifts, Benefits and Hospitality Register

- Council Business Unit will maintain *Gifts, Benefits and Hospitality Register* (GBH Register).
- All Gifts, benefits and hospitality received/declined by Councillors, regardless of their value, must be recorded in the GBH Register.
- It is the responsibility of a Councillor to declare a gift/benefit/hospitality or an offer of same on the appropriate form and forward it to the Council Business Unit within 7 days of receipt/offer. The Gifts, Benefits and Hospitality Register will contain the following information:
 - Category (gift/benefit/hospitality)
 - Date the gift, benefit or hospitality was received or declined
 - Recipient of the gift, benefit or hospitality
 - Name of gift/benefit/hospitality provider
 - Description of the gift/benefit/hospitality
 - Estimated value of the gift/benefit/hospitality
 - Treatment of the gift/benefit/hospitality (accepted/declined/re-distributed/disposed)
- GBH Register for Councillors will be reported to EMT in July and January each year for the preceding six-month period.
- GBH Register for Councillors will be reported to the Audit and Risk Committee in July and January (or at the next meeting thereafter) each year for the preceding six-month period.
- GBH Register for Councillors will be updated quarterly and maintained for the duration of the current Council term on Council's website.

14. TRAINING AND AWARENESS

The Council will support Councillors to understand the meaning and potential impacts of gifts, benefits and hospitality, including their obligations to report such matters. All incoming Councillors will complete training on managing gifts, benefits and hospitality.

Thereafter, all elected Councillors will complete refresher training on managing gifts, benefits and hospitality biannually. The Council will maintain a record of training completed.

To promote awareness and compliance, the Council will regularly communicate its stance on gifts, benefits and hospitality to internal and external stakeholders.

15. REPORTING CONCERNS

Councillors who consider that a gift, benefits or hospitality received has not been declared in accordance with the provisions of this Policy or it is not being appropriately managed, can report the matter to:

Internal Reporting Options:

- Chief Integrity and Conduct Officer
- Public Interest Disclosure Coordinator
- CEO



External Reporting Options:

- Local Government Inspectorate, for detailed process and information go to <https://www.lgi.vic.gov.au/make-complaint-local-government-inspectorate>
- Independent broad-based anti-corruption Commission (IBAC), for detailed process and information go to <https://www.ibac.vic.gov.au/reporting-corruption/report>

16. GENERAL

Implementation of this policy and statutory obligations relating to gifts requires constant alertness regarding perceptions of probity. Probity concerns will be managed in an environment that encourages disclosure. Where any person is concerned regarding a lack of clarity in relation to the requirements of the policy or the *Local Government Act 2020*, they should disclose the matter.

Appendix A

**GIFTS, BENEFITS AND HOSPITALITY DECLARATION FORM
COUNCILLORS**

The *Councillor Code of Conduct 2021* provides information relating to the acceptance of gifts, benefits and hospitality and should be read in conjunction with Gifts, Benefits and Hospitality Policy 2021



All Gifts, Benefits & Hospitality (received or declined) regardless of their value, must be declared.

Please complete and sign the form, get endorsed by the CEO and submit to the Council Business Unit through email council.business@darebin.vic.gov.au within 7 days for inclusion in the Council's Gifts, Benefits and Hospitality Register.

1.	Councillor Name	
2.	Date of offer/receipt of Gift/Benefit/Hospitality	
3.	Name of the Individual/Group/Company providing Gift/benefit/hospitality	
4.	Category and brief description of gift/benefit/hospitality	
5.	Reason for gift/benefit/hospitality	
6.	Estimated value	\$
7.	Have you previously received any offer from this individual/group/company	No <input type="checkbox"/> Yes <input type="checkbox"/>
8.	Treatment of gift, benefit or hospitality (eg - Accepted, declined, donated to...)	

Councillor's Signature: _____

Date: _____

CEO's Signature: _____

Date: _____

**7.18 MOTIONS FOR ALGA NATIONAL GENERAL ASSEMBLY
2021 AND MAV STATE COUNCIL****Author:** Senior Council Business Officer**Reviewed By:** General Manager, Governance and Engagement**EXECUTIVE SUMMARY**

The Australian Local Government Association (ALGA) National General Assembly and Municipal Association of Victoria (MAV) State Council meetings are an opportunity to further Council's policy positions at a national and state level. Once submitted, the motions are taken to the relevant forums, and debated by the members. If adopted, they become the formal position of the ALGA and MAV respectively.

The identification of topics and issues to form the basis of motions was discussed at the Councillor Briefing Session held on the 15 March 2021. Council has identified a number of proposed motions for consideration at these meetings that align with the priority areas identified in Council's strategies and Council Plan. These include motions that cover the following areas –

Social and affordable housing,
cultural diversity,
Aged care services,
Electric vehicle infrastructure and procurement
Public transport and
Dumped rubbish

The purpose of this report is to provide an opportunity for Council to consider submitting motions on these topics to the Australian Local Government Association (ALGA) National General Assembly to be held in Canberra on 20-23 June 2021 and to the Municipal Association of Victoria (MAV) State Council to be held in Melbourne on 21 May 2021. Additionally the report seeks to confirm the Councillors who will attend the (ALGA) National General Assembly.

Recommendation**That Council:**

- a) Endorses the following motions for submission to the Australian Local Government Association (ALGA) National General Assembly to be held on 20-23 June 2021:
- (1) The National General Assembly calls on:
The Federal Government to take action to strengthen the delivery of social and affordable housing across Australia by:
 - Preparing a National Housing Strategy.
 - Introducing Inclusionary Zoning in Planning Schemes for Affordable Housing, as a tool that can be utilised by all Council's (where they so choose) to require affordable housing contributions as part of private development.
 - (2) ALGA establish an advisory structure or mechanism formed with people with expertise from culturally and linguistically diverse backgrounds to inform its work relating to cultural diversity and inclusion and have a say about decisions that affect them and guide Councils' broader work relating to multicultural communities.

- b) Endorses the following motions for submission to the Municipal Association of Victoria (MAV) State Council to be held on 21 May 2021:
- (1) MAV establish a working group to actively oversee and monitor the implementation of recommendations of the Royal Commission into Aged Care Quality and Safety and identify the optimal role and function for local government in the inclusion and support of older people (including the provision of aged care services) into the future
 - (2) That the Municipal Association of Victoria (MAV) establish a working group to establish commitment from the State Government to transform the state-wide approach to Electric vehicle Infrastructure, Public Transport and facilitation of local electric vehicle manufacturing opportunities.
 - (3) That the Municipal Association of Victoria (MAV) establish a working group to work with the State Government to explore the feasibility of a joint State-Local Government procurement of electric vehicles across a range of vehicle classes, to commit to the findings of the Victorian Parliamentary Inquiry into Electric Vehicles.
 - (4) That the Municipal Association of Victoria (MAV) establish an advisory structure or mechanism formed with people with lived experience from culturally and linguistically diverse backgrounds to inform its work relating to cultural diversity and inclusion.
 - (5) That the Municipal Association of Victoria (MAV) establish a working group to work with State Government and stakeholders to address the state-wide and increasing impact of dumped rubbish, including hard rubbish, including community safety concerns arising from this issue.
- c) Approves interstate travel for Cr _____, Cr _____ and Cr _____ to represent Council at the 2021 National General Assembly of Local Governments in Canberra from 20 to 23 June 2021, noting the travel, accommodation and registration expenses will be met from the Mayor and Councillor Support budget.
- d) Notes the Chief Executive Officer will also travel to Canberra to attend the 2021 National General Assembly of Local Government to be held from 20 to 23 June 2021 and the travel, accommodation and registration expenses will be met from the annual budget.
- e) Authorise the Mayor to seek and appoint an alternate Councillor/s in the event that any of the Councillors as appointed in c) above are unable to attend.
-

BACKGROUND / KEY INFORMATION

ALGA National General Assembly

The Australian Local Government Association (ALGA) is the national voice of Local Government, representing 537 councils across the country. It is a federation of state and territory local government associations.

Convened annually by ALGA, the National General Assembly (NGA) of Local Government is the peak annual event for Local Government, attracting in excess of 800 Mayors and Councillors each year. This year NGA will be held in Canberra from Sunday 20 June to Wednesday 23 June 2021. The ALGA is calling for motions for the 2021 National General Assembly (NGA) under this year's theme **'Working Together for Our Communities'**.

This event provides a unique opportunity for Local Government to engage directly with the Federal Government, to develop national policy and to influence the future direction of our councils and our communities.

To be eligible for inclusion in the National General Assembly Business Papers, and subsequent debate on the floor, motions must meet the following criteria:

- a) Be relevant to the work of Local Government nationally
- b) Not be focussed on a specific location or region – unless the project has national implications;
- c) Be consistent with the themes of the National General Assembly;
- d) Complement or build on the policy objectives of your state and territory local government association;
- e) Be submitted by a council which is a financial member of their state or territory local government association;
- f) Propose a clear action and outcome i.e. call on the Australian Government to do something; and
- g) Not be advanced on behalf of external third parties that may seek to use the NGA to apply pressure to Board members, or to gain national political exposure for positions that are not directly relevant to the work of, or in the national interests of, local government.

Motions must be submitted to the ALGA Secretariat by 26 March 2021

Attendance

Participating in the NGA is an opportunity for Councillors to inform themselves on current major policy issues and to contribute to national policy debate. The Chief Executive Officer from most Councils also attend the NGA.

In previous years, Council has approved attendance by up to three Councillors, with the travel, accommodation and registration costs met from the Mayor and Councillor support budget in accordance with the Council Support, Expenses and Resources Policy. It is recommended Council nominates Councillors to attend the NGA in June 2021, consistent with previous years.

MAV State Council

The State Council is a governing body made up of representatives from each member council. State Council meets twice a year, or more if needed. Members can submit business to be considered by State Council in accordance with the MAV Rules. Representatives vote on matters before State Council.

The next MAV State Council Meeting will be held from 9.30am to 3:00pm on Friday 21 May 2021 at the Melbourne Town Hall. Motions are to be submitted online.

Council has an opportunity to submit motions for consideration by the MAV State Council. Motions must be submitted to the MAV by 23 April 2021.

Proposed Motions

The proposed motions and supporting information (including National Significance and Summary of Key Arguments were required) for each of the two (2) motions for the ALGA National General Assembly and five (5) motions for the MAV State Council are provided as an attachment to this report.

Previous Council Resolution

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

COMMUNICATIONS AND ENGAGEMENT

There has been no external consultation in the preparation of this report. All Councillors have been provided the opportunity to consider preparation of motions for consideration by Council for submission to the National General Assembly and/or State Council. Councillors discussed the potential areas / topics at the Councillor Briefing held on the 15 March 2021. Subsequent to this Briefing Officers have drafted the motion outlined in this report.

ANALYSIS

Alignment to Council Plan / Council policy

Goal 6 - A well governed Council

Environmental Sustainability Considerations

Motions may address environmental sustainability considerations, depending on which motions are put forward by Council.

Climate Emergency

Motions may address Climate Emergency considerations, depending on which motions are put forward by Council.

Equity, Inclusion and Wellbeing Considerations

Motions may address equity, inclusion and wellbeing considerations, depending on which motions are put forward by Council.

Cultural Considerations

Motions may address cultural considerations, depending on which motions are put forward by Council

Economic Development Considerations

Motions may address economic development considerations, depending on which motions are put forward by Council

Financial and Resource Implications

Nil

Legal and Risk Implications

Nil

Operational Impacts

Nil

DISCUSSION

In previous years, Darebin has contributed a significant number of motions for consideration at ALGA National Assembly. Officers have previously advised Council that it is appropriate to carefully consider the effectiveness of this approach and likely impact, and the importance of wording of motions put forward (if any) being very carefully considered.

Submitting Motions to the ALGA National General Assembly enables Council to broaden its advocacy reach on key issues and platforms, however prudent strategic consideration of the issue(s) raised is paramount.

OPTIONS FOR CONSIDERATION

Council has the option of determining whether or not to submit a motion (or motions) to either the National General Assembly or State Council in 2021.

IMPLEMENTATION STRATEGY

Draft motions for the ALGA National General Assembly and MAV State Council will be presented to the 22 March Council meeting for consideration and endorsement and if adopted lodged within the required timeframes.

RELATED DOCUMENTS

Nil

Attachments

- ALGA and MAV motions 2021 (**Appendix A**)

DISCLOSURE OF INTEREST

Section 130 of the *Local Government Act 2020* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any general or material interest in a matter to which the advice relates.

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

Proposed Motions - Australian Local Government Association – National General Assembly 2021**Motion:****The National General Assembly calls on:**

The Federal Government to:

Take action to strengthen the delivery of social and affordable housing across Australia by:

- Preparing a National Housing Strategy.
- Introducing Inclusionary Zoning in Planning Schemes for Affordable Housing, as a tool that can be utilised by all Council's (where they so choose) to require affordable housing contributions as part of private development.

National Objective:

Why is this a national issue and why should this be debated at the NGA?

Australia has faced a structural housing affordability problem for the last 60 years, whereby the growth in the cost of housing has outstripped growth in wages. In addition, the last 20 years have seen a significant reduction in government investment in public housing. These factors, and others, have resulted in a housing system that is unaffordable for increasing numbers of Australians.

The lack of affordable, secure housing in Australia will have significant social and economic impacts, not only on the individuals affected, but upon our society. There is significant cultural, social and economic importance attached to home ownership, and the inability of increasing number of people to enter the property market will have significant consequences. For example, the Australian government relies on the fact that many retired Australians own their own home in calculating the aged pension. If future generations do not have secure housing, there will be significant impacts upon the ability of the government to support and house older Australians.

Capital cities, particularly Melbourne and Sydney, have been acutely impacted by the lack of investment in public and community housing by successive governments. There are now more than 80,000 Victorians, including 20,000 children, on the waiting list for subsidised housing. Again, this has severe implications for those individuals directly affected, but also for society more broadly. Those in affordable and secure housing have better health and education outcomes and are better able to contribute to and participate in civic life.

Given the significance of the impact of rising house prices on generations of Australia, a national policy debate and response is needed.

Summary of Key Arguments:

Background information and supporting arguments (Maximum 500 words)

Housing affordability has become a critical issue in contemporary Australian society. There has been a structural affordability problem in Australia for the past 60 years – between 1960 and 2006 house prices increased by 2.7% per annum on average, while incomes increased by only 1.9% per annum. Housing prices have increased far beyond incomes. At the same time, housing supply has failed to keep pace with demand. Concessions and tax exemptions have increased demand, and incentives for housing supply have been limited. Rapid

migration and population growth has increased demand for housing, particularly in large cities. There is a lack of institutional investment in Australia's rental housing market in part because of the lack of tax concessions and low investment returns. Superannuation funds in Australia have invested in the housing market in Europe and the US, but to a very limited extent in Australia.

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 earners. 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 Victoria¹. Many commentators, and Council, believe housing in Australia is at a crisis point. All levels of government must take action to address declining housing affordability and the severe undersupply of affordable housing.

The planning system has received significant attention for its role in housing affordability, specifically the planning mechanisms that can be used to contribute to affordable housing supply. While such mechanisms have been adopted in some local jurisdictions in Australia, they have not resulted in significant outputs, in part due to a lack of support at the level of state and national government.

There is a need for a coordinated, national response to housing affordability. The policy levers that impact housing affordability span federal, state and local government. A national response should include establishment of a national body that is responsible for forecasting demand and supply and the development of a national housing strategy; tax reform to demand side incentives that work to reduce housing demand; implementation of supply side tax incentives that work to increase supply; significant investment and/or incentives for affordable housing, and finally, implementation of planning mechanisms, such as inclusionary zoning, that ensure that affordable housing is delivered as part of private development.

¹ Parliament of Victoria Legal and Social Issues Committee 2018, Inquiry into the Public Housing Renewal Program, available at https://www.parliament.vic.gov.au/images/stories/committees/SCLSI/Public_Housing_Renewal_Program/LSIC_58-11_PHRP_Text_WEB.pdf

Motion: Advisory mechanism to inform ALGA work on issues relating to cultural diversity.

ALGA establish an advisory structure or mechanism formed with people with expertise from culturally and linguistically diverse backgrounds to inform its work relating to cultural diversity and inclusion and have a say about decisions that affect them and guide Councils' broader work relating to multicultural communities.

National Objective:

Why is this a national issue and why should this be debated at the NGA?

Australia can be described as a vibrant and multicultural nation, being home to the world's cultures and inhabitants who can identify with more than 270 ancestries. More than one-quarter of Australians are born overseas and almost half of all Australians have at least one parent born overseas. Collectively we speak more than 200 languages and languages other than English are spoken by more than one fifth of the population. The country considers the rich cultural diversity as its main strength which embodies its national identity.

ALGA is the national voice of local government, representing 537 councils across the country. In structure, ALGA is a federation of state and territory local government associations. As a peak body, the ALGA needs to demonstrate its commitment to recognise the importance of cultural diversity and inclusion and seek to advance and institutionalise that work through collaboration across councils, regional, rural and local communities and other government agencies. The ALGA needs to empowering people from culturally diverse backgrounds to give voice to multicultural Australia in creating more cohesive cities and regions where everyone can belong and participate in social, cultural economic and civic life - and adopts the position of "nothing about us without us".

The ALGA discussion paper identifies the importance of community resilience as key to the capacity of communities to respond to, withstand, and recover from adverse situations including natural disasters, persistent drought, pandemics, fluctuations in global trade, recession, and a rise in inequality. Ideally, we want all communities to not only survive but thrive. It is critical that people from culturally diverse backgrounds are central to informing this key platform and are included in the planning, delivery and evaluation of this work.

ALGA's role and responsibility as a representative body requires a commitment to giving voice to multicultural Australia by ensuring that ALGA policy, action and support are informed by people from a culturally and linguistically diverse background.

Summary of Key Arguments:

Background information and supporting arguments (Maximum 500 words)

Local councils are best placed to understand the complexity and diversity of their communities. As the peak body representing local government in Australia, ALGA is well positioned to lead and advocate on concerns relating to diversity and multiculturalism and enhance local government's capacity to create welcoming and inclusive communities.

Many of Australia's local government areas have large numbers of constituents from different cultural, ethnic and linguistic backgrounds. ALGA works closely with the Commonwealth and State/Territory Governments to advance cultural diversity and represents local government concerns relating to systemic racism, citizenship, migration, settlement and social cohesion/inclusion policies.

ALGA works closely with the Commonwealth and state governments in the re-settlement of people who are refugees and/ or seeking asylum so that appropriate support services, such as housing, education, health and trauma counselling are provided in a coordinated and strategic manner. Achieving positive settlement outcomes and integration into the community are important for the stability and prosperity of communities.

While in place at State levels, there is currently no advisory body to the ALGA on population, migration, inter-culturalism and diversity. This poses a risk to ensuring integrated planning and response to these national challenges.

The establishment of a National Advisory Body to the ALGA on multiculturalism and cultural diversity would further enhance ALGA's role mproving settlement outcomes and enhancing the stability and prosperity of communities across Australia.

Proposed Motion for MAV State Council

Motion: MAV establish a working group to actively oversee and monitor the implementation of recommendations of the Royal Commission into Aged Care Quality and Safety and identify the optimal role and function for local government in the inclusion and support of older people (including the provision of aged care services) into the future .

Motion: MAV establish a working group to establish commitment from the State Government to transform the state-wide approach to EV infrastructure, Public Transport and facilitation of local electric vehicle manufacturing opportunities.

Key objectives of the working group would include:

- Secure an amendment to the Victorian Planning Scheme to specify conditions under which new developments are required to install EV charging stations for cars and bikes and electrical infrastructure for future provision in new residential and commercial developments.
- Achieve support from State Government for the roll-out of on-street and fast-charging infrastructure in collaboration with local government and other key stakeholders.
- Gain commitment to transitioning all public transport buses to electric to improve public health and stimulate local manufacturing.
- Achieve support and facilitation to stimulate electric vehicle manufacturing activity across Victoria.
- Achieve support and facilitation for a just transition for Victoria's existing car industry to electric technologies and other clean tech opportunities

Motion: MAV establish a working group for the Collaborative Procurement for Electric Vehicles

That MAV establishes a working group to work with the State Government to explore the feasibility of a joint State-Local Government procurement of electric vehicles across a range of vehicle classes, to commit to the findings of the Victorian Parliamentary Inquiry into Electric Vehicles.

Motion: Advisory mechanism to inform MAV work on issues relating to cultural diversity.

MAV establish an advisory structure or mechanism formed with people with lived experience from culturally and linguistically diverse backgrounds to inform its work relating to cultural diversity and inclusion.

Motion: Establish a working group to address the state-wide issue of dumped rubbish and influence change.

MAV establish a working group to work with State Government and stakeholders to address the state-wide and increasing impact of dumped rubbish, including hard rubbish, including community safety concerns arising from this issue.

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

8.1 AQUATIC CENTRES COMPARISON REPORT

Author: Project Manager

Reviewed By: General Manager Operations and Capital

EXECUTIVE SUMMARY

The report provides information on the scope and cost of recently built and refurbished aquatic centres in Victoria. The report also highlights the key differences between these and the scope of the Northcote Aquatic and Recreation Centre (NARC) redevelopment.

Recommendation

That Council notes the report.

BACKGROUND / KEY INFORMATION

This report is in response to Notice of Motion No.2 from the Council Meeting held on 27 January 2021. The Notice of Motion requested:

***That** Darebin Council officers prepare a report for March 2021 on the scale and cost of recently built or refurbished aquatic centres in the Melbourne metro area and in regional Victoria including but not limited to Gurri Wanyarra Wellbeing Centre, Rosebud Aquatic Centre, Splash Aqua Park and Leisure Centre, Broadmeadows Aquatic and Leisure Centre, Oak Park Sports and Aquatic Centre, Aqualink Boxhill, and Ballarat Aquatic & Lifestyle Centre to assist council to ensure due diligence and value for ratepayers' funds in relation to leisure centre redevelopments in Darebin.*

COMMUNICATIONS AND ENGAGEMENT

Consultation

A detailed report on the Northcote and Recreation Centre (NARC) consultation and engagement methods and findings was considered by Council on the 20 July 2020. The results of the consultation and engagement period, including Councillor's feedback from the briefing held on the 6 July 2020 were incorporated as required into the design.

Communications

The NARC Your Say webpage has been updated with the community consultation and engagement findings report. This site and the communication and engagement plan will continue to be updated throughout the life of the project.

ANALYSIS

Alignment to Council Plan / Council policy

Goal 2 - Opportunities to live well

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

Council Plan Big Action Item – Renew the Northcote Aquatic and Recreation Centre to give new life to a facility that supports the health and wellbeing of our community.

Environmental Sustainability Considerations

The NARC redevelopment project is on track to deliver a 6 Star Green Star rated facility (the first of its type in Australia for an indoor aquatic centre). Continued engagement with the Green Building Council of Australia (GBCA) and working closely with principal contractor for the achievement of the 6 Star Green Star rating and linking it to incentives is more likely to achieve this significant sustainability outcome.

Council's ESD team have been and will be active members of the design team as we move into the tender documentation phase.

Climate Emergency

As part of the Green Star certification process, NARC aims to outperform most public pools related to both climate change mitigation and resilience. The ESD targets are specific to energy consumption, accessibility and sustainable transport outcomes, indoor environment quality, reliance on potable water and use of recycled materials and products. The selection criteria during tendering will provide strong incentives for a contractor to provide a state-of-the-art facility with significantly reduced environmental footprint.

Equity, Inclusion and Wellbeing Considerations

An Equity Impact Assessment has been completed for NARC with a focus on the design, construction and operational phases of the project.

Equity and inclusion considerations raised in specific Equity, Inclusion and Wellbeing Planning and Audit Tool meetings and the audit process have directly influenced facility design and the future operations and programming of the facility. Universal design principles are used throughout the facility.

The design includes quiet room to be used for prayer, a quiet area for children and breastfeeding parents seeking privacy. The warm water pool, being separated from the main pool hall in the plans, allows for gender specific programming. The designs of the change rooms include a range of facilities to cater for men, women, families, gender neutral members, changing places users. This provides choice and promotes inclusion to all patrons of the facility.

The request for tender and evaluation criteria will include equity, inclusion and wellbeing considerations in the accordance with Council's Social and Sustainable Procurement Policy.

Cultural Considerations

Council is continuing its engagement with Traditional Owners of the land, the Wurundjeri Woi Wurrung Council to influence the design. An Aboriginal artist will also be engaged for integrated artwork throughout the facility.

Economic Development Considerations

As per the Economic Impact Assessment report completed by Otium Planning Group, the project is estimated to generate 236.6 FTE (full time equivalent) jobs for the 24-month construction period. This is based on 162.6 construction jobs, 51.6 manufacturing jobs and 22.4 professional services jobs. Total new income created from construction is estimated at \$24.5 million and, with multiplier effect impacts, this increases to \$50.8 million.

Operating economic impact study suggests that 55.0 FTE jobs will be created in year 1 of the operation, increasing to 55.9 FTE by year 10.

Financial and Resource Implications

Council has made provision for the design and construction of NARC in its forward capital works program. The construction cost is less than the total project cost.

Legal and Risk Implications

There are no legal or risk implications relevant to this report.

Operational Impacts

There are no operational impacts relevant to this report

DISCUSSION

The scope and cost analysis identified a number of factors that influence the cost of constructing aquatic centres. Some of these factors are:

- **Site conditions and location**

Depending on the condition of the construction site, construction costs can vary. These include wetlands, existing services, soil conditions, contaminated soil, overhead lines, river or stream crossings, ground water, buried storage tanks, flora and fauna considerations and archaeological conditions. The location of the site will also affect the overall expense. Construction site access and quantity of trees can also impact the construction cost.

- **Duration of the build**

Construction period also influences the cost, with longer construction periods costing more.

- **Choice of materials**

Even though two similar looking facilities might provide a similar service to the community the material used for construction can impact on the cost of the project. For example, prefabricated pools save on capital cost (compared to concrete pools) but can be comparatively more expensive to maintain.

- **Authority approvals**

Even for similar projects the authority cost may differ based on the available infrastructure and project requirements. For example, substation upgrades, booster pumps or other utility upgrades.

- **Scope of works**

For a facility providing similar service, the scope of construction could differ significantly. For instance, whether a car park is in scope, whether it is at-grade, underground or above ground and whether the project include an upgrade to nearby street or signalisation.

The size of service spaces could be different. For example, gymnasium could range from 300 squares to over 900 square meters.

- **Environmental Sustainable Design (ESD)**

National Construction Code (NCC, previously known as Building Code of Australia) defines the minimum ESD requirements for all types of building. While all of the buildings meet the minimum requirements others would go beyond to achieve better environmental outcomes.

Noting the above factors that influence the cost of the construction, the following publicly available information highlights the costs and scope of recently completed aquatic centres in Victoria. Officers have done their best to accurately compare the information that is publicly available.

Gurri Wanyarra Wellbeing Centre, Bendigo	
Construction contract award	Mid-2016
Construction contract amount	\$32.4 million
Contract Value in today's dollars	\$36.5 million
Region	Regional
Site conditions	Greenfield site and new build
Service and key components:	
Aquatics	<ul style="list-style-type: none"> • Indoor 50m pool with 8 lanes with boom • Seating and landscape • Learn to swim pool • Warm water pool with spa, steam and sauna • Indoor leisure water • Amenities with group and family change
Fitness	<ul style="list-style-type: none"> • Wellness area X 3 rooms • Program room X 3 • 561 square meter Gymnasium
Other	<ul style="list-style-type: none"> • Multipurpose room including crèche • Administration spaces • Café with wet, dry and outdoor seating
References	<ul style="list-style-type: none"> • https://www.bendigoadvertiser.com.au/story/6628118/gurri-wanyarra-wellbeing-centre-energy-use-draining-funds/

	<ul style="list-style-type: none"> • https://www.ausleisure.com.au/news/bendigo-council-votes-to-name-new-indoor-pool-the-gurri-wanyarra-wellbeing/
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Rosebud Aquatic Centre (Yawa Aquatic Centre)	
Construction contract award	July- 2019
Construction contract amount	\$35.82 million
Contract Value in today's dollars	\$36.7 million
Region	Metro
Site conditions	Greenfield site and new build
Service and key components:	
Aquatics	<ul style="list-style-type: none"> • Indoor 50m pool with 8 lanes • Indoor seating • Learn to swim pool • Warm water pool with spa, steam and sauna • Indoor leisure water • Amenities with group and family change
Fitness	<ul style="list-style-type: none"> • Consulting rooms X 6 • Program room X 3 • Gymnasium
Other	<ul style="list-style-type: none"> • Multipurpose room • Administration spaces • Café with wet, dry and outdoor seating
References	<ul style="list-style-type: none"> • https://www.ausleisure.com.au/news/mornington-peninsula-shire-council-awards-construction-tender-for-rosebud-aquatic-centre/ • https://shape.mornpen.vic.gov.au/yawa-aquatic-centre

Splash Aqua Park and Leisure Centre	
Construction contract award	Late- 2015
Construction contract amount	\$35.5 million
Contract Value in today's dollars	\$40.3 million
Region	Metro
Site conditions	Greenfield site and new build

Service and key components:	
Aquatics	<ul style="list-style-type: none"> • Indoor 50m pool with 8 lanes with boom • Indoor seating for carnivals • Learn to swim pool • Warm water pool with spa, steam and sauna • Indoor leisure water • Amenities with group and family change • 2 water slides
Fitness	<ul style="list-style-type: none"> • Consulting rooms X 4 • Program room X 3 • Gymnasium • Wellness suites
Other	<ul style="list-style-type: none"> • Multipurpose room • Administration spaces • Café with wet and dry seating • Changing places
References	<ul style="list-style-type: none"> • https://www.heraldsun.com.au/leader/north-west/hundreds-sign-up-for-memberships-at-huge-new-craigieburn-swim-centre-opening-in-october/news-story/a49510a051abc637bca44b1bc914db69 • https://www.ausleisure.com.au/news/centre-manager-appointed-for-new-splash-aqua-park-and-leisure-centre/

Broadmeadows Aquatic and Leisure Centre	
Construction contract award	2012
Construction contract amount	\$13 million
Contract Value in today's dollars	\$15.38 million
Region	Metro
Site conditions	Redevelopment
Service and key components:	
Aquatics	<ul style="list-style-type: none"> • Indoor 50m pool with 8 lanes • Indoor seating • 25m pool • Spa, steam and sauna

	<ul style="list-style-type: none"> • Indoor leisure water • Amenities with group and family change
Fitness	<ul style="list-style-type: none"> • Program room X 2 • Gymnasium
Other	<ul style="list-style-type: none"> • Multipurpose room • Administration spaces • Café with wet and dry seating
References	<ul style="list-style-type: none"> • https://www.ausleisure.com.au/news/broadmeadows-leisure-centre-complete-and-ready-for-official-opening/ • https://www.ausleisure.com.au/news/work-recommences-on-redevelopment-at-broadmeadows-aquatic-and-leisure-centre/

Oak Park Aquatic Centre	
Construction contract award	May - 2017
Construction contract amount	\$27.3 million
Contract Value in today's dollars	\$30.1 million
Region	Metro
Site conditions	Demolish and Rebuild
Service and key components:	
Aquatics	<ul style="list-style-type: none"> • Outdoor 50m pool with 8 lanes with boom • Outdoor seating • Learn to swim pool • Outdoor leisure water • Amenities with group and family change • 2 water slides
Fitness	<ul style="list-style-type: none"> • Program room X 3 • Multipurpose room X 1 • Gymnasium
Other	<ul style="list-style-type: none"> • Administration spaces • Café with wet and dry seating • Changing places
References	<ul style="list-style-type: none"> • https://www.ausleisure.com.au/news/oak-park-sports-and-aquatic-centre-reopens-after-27.3-million-redevelopment/

	<ul style="list-style-type: none"> • https://www.moreland.vic.gov.au/about-us/news-and-publications/news/oak-park-updates/
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Aqualink, Boxhill	
Construction contract award	June - 2012
Construction contract amount	\$37 million
Contract Value in today's dollars	\$43.77 million
Region	Metro
Site conditions	Demolish and rebuild
Service and key components:	
Aquatics	<ul style="list-style-type: none"> • Outdoor 25m pool and indoor 25m pool • Outdoor seating • Learn to swim pool • Warm water pool with spa, steam and sauna • Indoor leisure water • Amenities with group and family change • Diving pool
Fitness	<ul style="list-style-type: none"> • Multipurpose room • Program room X 3 • Gymnasium
Other	<ul style="list-style-type: none"> • Multipurpose room including crèche • Administration spaces • Café with dry seating • Sports court X 2
References	<ul style="list-style-type: none"> • https://www.heraldsun.com.au/leader/east/aqualink-in-box-hill-unveiled-after-37-million-revamp/news-story/711244df670e8b185b0899a8c17c0e42 • https://www.heraldsun.com.au/leader/east/new-37m-aqualink-box-hill-on-schedule-to-be-finished-by-december/news-story/58fc5c4f2ea3de6f7ed9a553b9871559

Ballarat Aquatic and Lifestyle Centre	
Construction contract award	2013
Construction contract amount	\$17 million (additional \$4.5million in 2010)
Contract Value in today's dollars	\$20.11 million
Region	Regional
Site conditions	Upgrade

Service and key components:	
Aquatics	<ul style="list-style-type: none"> • Indoor 50m pool • Indoor 25m pool • Learn to swim pool • Warm water pool with spa, steam and sauna
Fitness	<ul style="list-style-type: none"> • Program rooms X 3 • Gymnasium • Gymnastics hall • Indoor rock wall
Other	<ul style="list-style-type: none"> • Administration spaces • Café • Crèche
References	<ul style="list-style-type: none"> • https://www.thecourier.com.au/story/1498800/budget-proposes-to-build-50m-indoor-pool-at-ballarat-aquatic-centre/ • https://www.ballarataquaticcentre.com/

St Albans Leisure Centre	
Construction contract award	Jun 2020
Construction contract amount	\$55.1 million
Contract Value in today's dollars	\$55.48 million
Region	Metro
Site conditions	Demolish and Rebuild
Service and key components:	
Aquatics	<ul style="list-style-type: none"> • Indoor 50m pool • Seating • Learn to swim pool • Warm water pool with spa, steam and sauna • Indoor leisure water • Amenities with group and family change • 2 water slides
Fitness	<ul style="list-style-type: none"> • Consulting rooms X 10 • Program room X 4 • Gymnasium
Other	<ul style="list-style-type: none"> • Multipurpose room • Administration spaces • Café with wet and dry seating • Changing places • Crèche • Learning Rooms X 6 • Community Room X 2 • Interview rooms
References	<ul style="list-style-type: none"> • https://www.brimbank.vic.gov.au/news-and-events/media-releases-2020/february-2020/final-plans-revealed-australian-first-hub • https://www.ausleisure.com.au/news/final-plans-revealed-for-brimbanks-health-and-wellbeing-hub/

East Keilor Leisure Centre	
Construction contract award	Sep 2019
Construction contract amount	\$43.13 million
Contract Value in today's dollars	\$43.87 million
Region	Metro
Site conditions	Demolish and Rebuild

Service and key components:	
Aquatics	<ul style="list-style-type: none"> • Outdoor 50m pool X 8 lane • Seating • 25m pool • Learn to swim pool • Warm water pool with spa, steam and sauna • Indoor leisure water • Amenities with group and family change
Fitness	<ul style="list-style-type: none"> • Consulting rooms X 1 • Program room X 4 • Gymnasium
Other	<ul style="list-style-type: none"> • Administration spaces • Café with wet and dry seating • Changing places • Crèche
References	<ul style="list-style-type: none"> • https://yoursay.mvcc.vic.gov.au/eklc

Notes:

- All of the above-mentioned aquatic centres are built/under construction to achieve more than the minimum requirements for Environmental Sustainable Design (ESD) as per Building Code of Australia (now known as National Construction Code) requirements.
- All centres are using gas as the primary source of pool heating.
- Compared to an outdoor heated pool, indoor pools save energy as the heat loss is controlled.
- Council's quantity surveyor has provided inflation information to compare the construction cost of aquatic centres in today's dollars, Feb 2021.
- All construction contract figures quoted above exclude construction contingency amounts.

Comparisons***Comparing Northcote Aquatic and Recreation Centre (NARC) to East Keilor Leisure Centre (EKLC)***

The \$43.13 million (\$43.87m in today's dollars) East Keilor Leisure Centre started construction in 2019 and has some elements of comparable scope to the proposed Northcote Aquatic and Recreation Centre.

The key additional elements in the service offering and components at NARC include:

- 2 additional lanes for the 50m outdoor pool;
- Outdoor seating and landscaped areas for carnivals;
- Outdoor leisure water and toddler style pool;
- Gender neutral amenities;
- Café garden;
- Café serving outdoor space;
- Concrete pool instead of pre-fabricated pools; and
- Higher level of environmental initiatives.

Some of the key differences between NARC and other projects ranging in cost between \$35m - \$55m include:

NARC	Gurri Wanyarra (\$36.5m) Today's \$	Rosebud Aquatic (\$36.7m) Today's \$	Splash (\$40.4m) Today's \$	Aqualink (\$43.7m) Today's \$	St Albans Leisure (\$55.4m)
Outdoor 50m 10 lane heated pool	<i>Indoor 50m 8 lanes with boom</i>	<i>Indoor 50m 8 lanes with boom</i>	<i>Indoor 50m</i>	<i>Outdoor 25m Indoor 25m</i>	<i>Indoor 10 lane 50m</i>
Outdoor leisure	x	x	x	x	x
25m indoor pool	x	x	x	✓	x
Gender neutral amenities	x	x	x	x	x
Outdoor gym	x	x	x	x	x
Café garden	x	x	x	x	x
Program room 4	<i>Unsure</i>	x	x	x	✓
Creche	✓	x	x	x	✓
Outdoor seating	✓	✓	x	✓	x
Changing places facility	✓	✓	<i>Unsure</i>	x	✓

OPTIONS FOR CONSIDERATION

Not relevant for this report

RELATED DOCUMENTS

Attachments

Nil

DISCLOSURE OF INTEREST

Section 130 of the *Local Government Act 2020* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any general or material 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. NOTICES OF MOTION

9.1 SUPPORT FOR TREATY ON THE PROHIBITION OF NUCLEAR WEAPONS

Councillor: Susanne NEWTON

NoM No.: 7

Take notice that at the Council Meeting to be held on 22 March 2021, it is my intention to move:

That Council:

- (1) *Notes that Darebin is the home of Nobel Peace Prize winners Dimity Hawkins and Dave Sweeney. The organisation they co-founded in 2006, the International Campaign to Abolish Nuclear Weapons (ICAN), won the Nobel Peace Prize in 2017 and we recognise their ongoing contribution to the campaign to abolish nuclear weapons.*
- (2) *Notes the contribution of Yankunytjatjara Elder Yami Lester, recognised in the mural on the side of the Preston Library, whose activism against nuclear testing was an inspiration and call to action for the ICAN co-founders.*
- (3) *Notes that any use of nuclear weapons, whether deliberate or accidental, would have catastrophic, far-reaching and long-lasting consequences for people and the environment.*
- (4) *Notes that Council firmly believes that our residents have the right to live in a world free from this threat.*
- (5) *Notes that the Treaty on the Prohibition of Nuclear Weapons entered into force and became permanent international law on 22 January 2021.*
- (6) *Notes that this Treaty is now the global benchmark for nuclear disarmament policy, and we call on the Australian government to sign and ratify it without delay.*
- (7) *Authorises the Mayor to write to all Federal Ministers and Shadow Ministers to state Council's position and request they ensure Australia signs and ratifies the Treaty on the Prohibition of Nuclear Weapons.*
- (8) *Authorises Council to submit a motion to the National General Assembly of Local Government (NGA) to advocate for Australia to sign and ratify the Treaty on the Prohibition of Nuclear Weapons.*

Notice Received: 27 February 2021

Notice Given to Councillors 27 February 2021

Date of Meeting: 22 March 2021

Attachments

Nil

9.2 RESIDENTIAL PARKING PERMIT POLICY**Councillor: Emily DIMITRIADIS****NoM No.: 8**

Take notice that at the Council Meeting to be held on 22 March 2021, it is my intention to move:

That Council:

- (1) *Recognise that in Darebin, the parking permit policy has caused concern and disadvantage to many residents in Darebin, particularly in Alphington and Fairfield.*
- (2) *Receives a Council Report at the 26 April 2021 Ordinary Council meeting outlining the costs, timeframes, processes and any associated issues with Council undertaking:*
 - a. *to remove single lot dwellings that exist on their own title but are built after December 2004, from being termed a 'new development' for the purposes of the Residential Parking Permit Policy and therefore enabling residents who live in such dwellings the same entitlements to parking permits as residents who live in dwellings built before December 2004,*
 - b. *to allow residents of all single lot dwellings on their own title to obtain an additional residential parking permit if they so choose to, at the same price as all other permanent parking permits they are entitled to,*
 - c. *to allow residents two transferable visitor car parking permits annually, at a reasonable price that are transferable between visitor vehicles when they attend a residential property.*

Notice Received: 7 March 2021**Notice Given to Councillors 7 March 2021****Date of Meeting: 22 March 2021****Attachments**

Nil

9.3 DAREBIN CREEK MANAGEMENT COMMITTEE MOU**Councillor: Emily DIMITRIADIS****NoM No.: 9**

Take notice that at the Council Meeting to be held on 22 March 2021, it is my intention to move:

That Council:

- (1) Notes the excellent work of the Merri Creek Management Committee (MCMC) and Darebin Creek Management Committee (DCMC).*
- (2) Notes the MCMC have a Memorandum of Understanding (MOU) and DCMC do not have a MOU.*
- (3) Receives a report at the 26 April 2021 Ordinary Council Meeting on establishing a MOU with and in consultation with the DCMC. The report should contain a draft of a possible MOU for consideration by Council.*
- (4) Furthermore, the above report should consider an appropriate remuneration arrangement with and in consultation with the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation Council to facilitate their future representation on the DCMC board.*

Notice Received: 7 March 2021**Notice Given to Councillors 7 March 2021****Date of Meeting: 22 March 2021****Attachments**

Nil

9.4 TRAFFIC CALMING MEASURES PRESTON PRIMARY SCHOOL**Councillor: Julie WILLIAMS****NoM No.: 10**

Take notice that at the Council Meeting to be held on 22 March 2021, it is my intention to move:

That Council:

- (1) *Immediately investigate whether urgent safety interventions are needed at both Preston Primary School sites*
- (2) *Receives a report at an Ordinary Council Meeting on a date that allows Council to consider this matter when considering priorities for its 2021-22 budget, and which includes:*
 - a. *the outcome of the urgent safety investigation and an update on any actions taken*
 - b. *costs and timing to investigate different calming traffic measures and explore how Council can improve the issue of parking and safety located at both Preston Primary school sites, and*
 - c. *costs and timing of further consultation with a view of improving transparency with residents, and Preston primary school, to be involved in the Community's future Vision for the area.*

Notice Received: 8 March 2021**Notice Given to Councillors 8 March 2021****Date of Meeting: 22 March 2021****Attachments**

Nil

9.6 **PROPOSAL FOR AN OFF-LEAD DOG ARK BEHIND HIGH STREET RESERVOIR****Councillor:** **Gaetano GRECO****NoM No.:** **12**

Take notice that at the Council Meeting to be held on 22 March 2021, it is my intention to move:

***That** Council receives a report in July on exploring the feasibility of creating an off-lead dog park on the vacant public land enclosed by High Street, Allenby Avenue and Gellibrand Crescent. In preparing the report nearby residents should be notified and appropriately consulted.*

Notice Received: **8 March 2021****Notice Given to Councillors** **8 March 2021****Date of Meeting:** **22 March 2021****Attachments**

Nil

9.7 BEAUTIFICATION AROUND RUTHVEN STATION**Councillor: Gaetano GRECO****NoM No.: 13**

Take notice that at the Council Meeting to be held on 22 March 2021, it is my intention to move:

That Council:

- (1) Notes the years of maintenance neglect and lack of appropriate trees and vegetation on both sides of the railway line from the new overpass at Reservoir Station to Mahoneys Road in Reservoir.*
- (2) Notes the unordered parking arrangement around Ruthven Station which makes the area look unappealing and dysfunctional.*
- (3) Request the Mayor and CEO write to Mr Campbell Rose AM, CEO at VicTrack calling for a meeting to discuss collaborative solutions to address the longstanding maintenance situation and lack of trees and vegetation for the railway strip.*
- (4) Receives a report on the outcome of the meeting and options on future commitments for improvements.*

Notice Received: 8 March 2021**Notice Given to Councillors 8 March 2021****Date of Meeting: 22 March 2021****Attachments**

Nil

9.8 PEDESTRIAN CROSSING AT KEON PARADE**Councillor: Gaetano GRECO****NoM No.: 14**

Take notice that at the Council Meeting to be held on 22 March 2021, it is my intention to move:

That Council:

- (1) Notes the calls and the petitions by Darebin residents to immediately improve the safety of people trying to cross Keon Park Parade near Keon Park Station.*
- (2) Request the Mayor and CEO write to Craig Lloyd, Whittlesea Council CEO and Ms Robyn Seymour the new CEO at VicRoads calling for a meeting to consider options to make pedestrian crossing on Keon Park Parade less perilous. A copy of the letter should also be sent to The Hon. Jacinta Allan, Minister for Transport, The Hon. Robin Scott, Member for Preston, and all local Upper House MPs seeking their assistance in ensuring VicRoads give this issue due priority.*
- (3) Note the petition with 413 hard copy signatures and a further 281 on-line signatories that is proposed to be submitted to The Hon. Jacinta Allan, Minister for Transport, The Hon. Robin Scott, Member for Preston, all local Upper House MPs and VicRoads and assists the petitioners with the lodgement of this petition.*
- (4) Receives a report on the outcome of the meeting and future options.*

Notice Received: 8 March 2021**Notice Given to Councillors 8 March 2021****Date of Meeting: 22 March 2021****Attachments**

Nil

10. URGENT BUSINESS

11. REPORTS OF STANDING COMMITTEES

Nil

12. SUMMARY OF MEETINGS

12.1 SUMMARY OF ADVISORY COMMITTEES, COUNCILLOR BRIEFING AND OTHER INFORMAL MEETINGS OF COUNCILLORS

In accordance with Councils Governance Rules adopted on the 20 July 2020

For any meeting of an Advisory Committee established by Council attended by at least one Councillor or a scheduled or planned meeting to discuss the business of *Council* or to brief Councillors, and which is attended by at least half of the Councillors and one member of Council staff; and which is not a *Council meeting*, *Delegated Committee* meeting or *Community Asset Committee* meeting the *Chief Executive Officer* must ensure that a summary of the meeting is:-

- a) Tabled at the next convenient Council meeting; and
- b) Recorded in the minutes of that Council meeting.

The summary of the meeting will include

- a) The time, date and location of the meeting.
- b) The councillors in attendance.
- c) The topics discussed.
- d) The positions of council officers in attendance
- e) The organisation that any attendees external to council are representing; and
- f) Any conflicts of interest declared, including the reason

A Summary of the following Advisory Committees, Councillor Briefings or other Informal Meetings of Councillors were kept since the last Council Meeting:

- Councillors briefing on Former Reservoir Police Station – 4 February 2021
- Community Vision Council Plan Health and Wellbeing workshop -15 February 2021
- Darebin Art & Heritage Advisory Panel - 16 February 2021
- Darebin Nature Trust Advisory Committee - 16 February 2021
- Darebin Community Awards Advisory Committee – 25 February 2021
- Councillor Workshop – 27 February 2021
- Councillor Briefing Session 1 – 1 March 2021
- Stakeholder Engagement Dinner – 1 March 2021
- Councillor Briefing Session 2 – 1 March 2021
- Councillor Briefing Session – 9 March 2021
- Councillor Briefing Session – 15 March 2021

Recommendation

That the summary of Advisory Committees, Councillor Briefings and other Informal Meetings of Councillors held on 4, 15, 16, 25 and 27 February 2021 and 1, 9, 15 March 2021 attached as **Appendix A** to this report, be noted and incorporated in the minutes of this meeting.

RELATED DOCUMENTS

- Nil

Attachments

- Summary of Advisory Committees and Councillor Briefings (**Appendix A**)



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

MEETING DETAILS:	Title:	Councillors Briefing on former Reservoir Police Station
	Date:	Thursday 4 February 2021
	Location:	MS Teams Briefing
PRESENT:	Councillors:	Emily Dimitriadis Tom Hannan Tim Laurence Trent McCarthy Lina Messina Susan Rennie Julie Williams
	Council Staff:	Sue Wilkinson, CEO Jodie Watson, General Manager Governance & Engagement Amanda Dunn, A/Manager Property and Business Improvement Aldo Malavisi, Property Project Officer Marcus Noonan, Property Business Improvement Project Officer
	Other:	NA
APOLOGIES:		Gaetano Greco Susanne Newton

The Meeting commenced at 5pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Briefing on the decision required following the end of the lease for 25 Edwardes Street.	No disclosures were made.

The Meeting concluded at 5.45pm

RECORD COMPLETED BY:	Officer Name:	Jodie Watson
	Officer Title:	General Manager Governance and Engagement



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

MEETING DETAILS:	Title:	Community Vision / Council Plan / Health Wellbeing Plan Workshop
	Date:	15 February 2021 9:30am to 6:48pm
	Location:	Microsoft Teams (online)
PRESENT:	Councillors:	Cr Dimitriadis Cr Greco Cr Hannan Cr Laurence Cr Messina Cr Newton Cr Rennie Cr Williams Cr McCarthy
	Council Staff:	Sue Wilkinson Jodie Watson Sam Hewett Rachel Ollivier Kerry McGrath Damian Hogan Anita Craven Anna Rasalingam Enna Giampiccolo Sarah Jade Chung Jess Fraser Samuel Muchoki Wendy Dinning Vanessa Petrie Stevie Meyer Shadi Hanna
	Other:	Glenn Capuano – ID Consulting Ryan James – ID Consulting

APOLOGIES:	Don Sharples – Altometer Business Intelligence Todd Beavis – i.e. community Nivek Thompson – Deliberately Engaging
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The briefings commenced at 9:30am

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Our Community – Demographic and Economic Profile information	No disclosures were made.
2	Community Vision – outcomes of first phase of community engagement	No disclosures were made.
3	Council Plan priorities discussion	No disclosures were made.

The briefing concluded at 6:48pm

RECORD COMPLETED BY:	Officer Name:	Anita Craven
	Officer Title:	Manager Governance and Corporate Strategy



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

MEETING DETAILS:	Title:	Darebin Art & Heritage Advisory Panel Meeting
	Date:	Tuesday 16 February 2021 6-8pm
	Location:	Zoom (online)
PRESENT:	Councillors:	Cr. Susanne Newton
	Council Staff:	Vicky Guglielmo, Manager of Creative Culture & Events Leah Crossman, Art & Collections Coordinator Boe Lin Bastian, Curator Sophie Kahl, Collections & Heritage officer Renee Cosgrave, Operations Team Leader, Bundoora Homestead Yusuke Akai, Café Supervisor, Bundoora Homestead
	Other:	Art & Heritage Advisory Panel community members: Lyndel Wischer (Chair of the Panel) JD Mittmann Sue Thornton Kirsten Matthews Giovanna D'Abaco Kade McDonald Diego Ramirez Jane O'Neill Madeleine McClelland Bridie Mackay Sophie Cassar Ramona Barry Sarah Werkmeister Sean Ryan
APOLOGIES:		Mayor Lina Messina

SUMMARY OF MEETINGS – PUBLIC RECORD (CONT)

The Meeting commenced at 3pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Welcome to new panel members and introductions	No disclosures were made.
2	Public Art in Darebin - Update on development of a guerrilla public art policy and public art commissioning process.	No disclosures were made.
3	Supporting First Nations Art & Audiences at Bundoora Homestead - research and consultations into how to make Bundoora Homestead (and Bundoora Park) a safe and accessible space for First Nations artists, curators and audiences.	No disclosures were made.
4	General Business Update - update on 2021 exhibition plans for Bundoora Homestead Art Centre	No disclosures were made.

The Meeting concluded at 8pm

RECORD COMPLETED BY:	Officer Name: Leah Crossman Officer Title: Art & Collections Coordinator
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SUMMARY OF ADVISORY COMMITTEES, COUNCILLOR BRIEFINGS AND OTHER INFORMAL MEETINGS OF COUNCILLORS

MEETING DETAILS:	Title:	Darebin Nature Trust Advisory Committee
	Date:	Tuesday 16 th February 2021
	Location:	Online via Microsoft Teams
PRESENT:	Councillors:	Cr. Gaetano Greco Cr. Tom Hannon Cr. Trent McCarthy (chair)
	Council Staff:	Andrea Canzano Lee McKenzie Vanessa Petrie Steve Tierney Michelle Van Gerrevink
	Other:	Seven members of the Darebin Nature Trust Advisory Committee
APOLOGIES:		Cr. Tim Laurence

The Meeting commenced at 6.30pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Confirmation of minutes & actions from previous meeting	No disclosures were made.

SUMMARY OF MEETINGS – PUBLIC RECORD (CONT)

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
2	Dumbarton Street Grassland update and community advocacy.	One disclosure from Cr. Hannon
3	Equity and Diversity in the Darebin Nature Trust	No disclosures were made.
4	Working Groups – update and proposed variation from DNT	No disclosures were made
5	Standard ToR – Motion from DNT	No disclosures were made
6	Gardens for Wildlife – program update	No disclosures were made
7	Council Plan - update	No disclosures were made
8	Open Space Levy Motion from DNT	No disclosures were made
9	Ruthven Park follow up action.	No disclosures were made

The Meeting concluded at 8.35pm

RECORD COMPLETED BY:	Officer Name:	Andrea Canzano
	Officer Title:	Senior Environment Officer (Biodiversity)



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

MEETING DETAILS:	Title:	Darebin Community Awards Advisory Committee
	Date:	Thursday 25 February 2021
	Location:	Council Chamber, Darebin Civic Centre
PRESENT:	Councillors:	Chair Mayor Cr. Lina Messina
	Council Staff:	Simon Clarke Bronwyn Ryan-Mercer
	Other:	Community Representatives present: Ms Emily Hughes Mr Kiran Gurung Ms Hanh Huynh-Pitts Dr Sam Ginsberg OAM Mr Abey George Ms Barbara Carseldine Mr Alan Brown Ms Erica Higgins (via MS Teams)
APOLOGIES:		Ms Miranda Sharp Ms Ellie-Jean Singh

The Meeting commenced at 6.40pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Introduction of Committee	No disclosures were made.

SUMMARY OF MEETINGS – PUBLIC RECORD (CONT)

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
2	Selection of Winners for 2020 Darebin Community Awards	No disclosures were made.

**Mayor left at 8.35pm.
The Assembly concluded at 8.30pm**

RECORD COMPLETED BY:	Officer Name: Bronwyn Ryan-Mercer
	Officer Title: Senior Producer – Creative Culture and Events



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

MEETING DETAILS:	Title:	Councillor Workshop
	Date:	27 February 2021 1:00pm to 6:30pm
	Location:	Council Chamber, Darebin Civic Centre
PRESENT:	Councillors:	Cr Dimitriadis Cr Greco Cr Hannan Cr Laurence Cr Messina Cr Newton Cr Rennie Cr Williams Cr McCarthy
	Council Staff:	Sue Wilkinson Jodie Watson Sam Hewett Rachel Ollivier Kerry McGrath Damian Hogan Wendy Dinning Anita Craven Kyle D'Souza Anna Rasalingam
	Other:	N/A
APOLOGIES:		

The briefings commenced at 1:00pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Council Plan / Municipal Health and Wellbeing Plan / Community Vision / Financial Plan / Budget / Revenue and Rating Strategy	No disclosures were made.

The briefing concluded at 6:30pm

RECORD COMPLETED BY:	Officer Name: Anita Craven Officer Title: Manager Governance and Corporate Strategy
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SUMMARY OF ADVISORY COMMITTEES, COUNCILLOR BRIEFINGS AND OTHER INFORMAL MEETINGS OF COUNCILLORS

MEETING DETAILS:	Title:	Councillor Briefing
	Date:	1 March 2021 1:30pm to 6:20pm
	Location:	Council Chamber, Darebin Civic Centre
PRESENT:	Councillors:	Cr Dimitriadis Cr Greco Cr Hannan Cr Laurence Cr Messina Cr Newton Cr Rennie Cr Williams Cr McCarthy
	Council Staff:	Sue Wilkinson Jodie Watson Sam Hewett Rachel Ollivier Kerry McGrath Damian Hogan Anita Craven Kyle D'Souza Anna Rasalingam Andrew George Felicity Leahy David Godden Shadi Hanna Quentin Mercier Stevie Meyer

APOLOGIES:	Other:	Munir Vahanvati Sophie Jordan N/A

The briefings commenced at 1:30pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Council Plan / Municipal Health and Wellbeing Plan / Community Vision / Financial Plan / Budget / Revenue and Rating Strategy	No disclosures were made.
2	IntoWork Governance	Anita Craven declared a conflict of interest as she is Darebin City Council representative on the IntoWork board. Anita left the room while this item was being discussed
3	MSS Planning for activation	No disclosures were made
4	Early years infrastructure planning	No disclosures were made
5	Preston Market	No disclosures were made
6	State Government 10 Year Social and Affordable Housing Strategy	No disclosures were made

The briefing concluded at 6:20pm

RECORD COMPLETED BY:	Officer Name:	Anita Craven
	Officer Title:	Manager Governance and Corporate Strategy



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

MEETING DETAILS:	Title:	Stakeholder Engagement Dinner
	Date:	1 March 2021 6:30pm to 8:00pm
	Location:	Shire Hall, Darebin Civic Centre
PRESENT:	Councillors:	Cr Dimitriadis Cr Greco Cr Hannan Cr Laurence Cr Messina Cr Newton Cr Rennie Cr Williams Cr McCarthy
	Council Staff:	Sue Wilkinson Jodie Watson Sam Hewett Rachel Ollivier Kerry McGrath Anita Craven
	Other:	Phillip Bain – Your Community Health Siobhan Newman – Your Community Health Liz Chondros – Your Community Health
APOLOGIES:		

The dinner commenced at 630pm

MATTERS CONSIDERED	DISCLOSURES AND COMMENTS
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MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Your Community Health work and shared priorities with Council	No disclosures were made

The briefing concluded at 8:00pm

RECORD COMPLETED BY:	Officer Name:	Anita Craven
	Officer Title:	Manager Governance and Corporate Strategy



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

MEETING DETAILS:	Title:	Councillor Briefing
	Date:	1 March 2021 8:00pm to 9:45pm
	Location:	Council Chamber, Darebin Civic Centre
PRESENT:	Councillors:	Cr Dimitriadis Cr Greco Cr Hannan Cr Laurence Cr Messina Cr Newton Cr Rennie Cr Williams Cr McCarthy
	Council Staff:	Sue Wilkinson Jodie Watson Sam Hewett Rachel Ollivier Kerry McGrath Damian Hogan Anita Craven Kyle D'Souza
	Other:	N/A
APOLOGIES:		

The briefings commenced at 8:00pm

MATTERS CONSIDERED	DISCLOSURES AND COMMENTS
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MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Council Plan / Municipal Health and Wellbeing Plan / Community Vision / Financial Plan / Budget / Revenue and Rating Strategy	No disclosures were made.

The briefing concluded at 9:45pm

RECORD COMPLETED BY:	Officer Name: Anita Craven Officer Title: Manager Governance and Corporate Strategy
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SUMMARY OF ADVISORY COMMITTEES, COUNCILLOR BRIEFINGS AND OTHER INFORMAL MEETINGS OF COUNCILLORS

MEETING DETAILS:	Title:	Councillor Briefing
	Date:	9 March 2021 12:30pm to 5:50pm
	Location:	Council Chamber, Darebin Civic Centre
PRESENT:	Councillors:	Cr Dimitriadis Cr Greco Cr Hannan Cr Laurence Cr Messina Cr Newton Cr Rennie Cr Williams Cr McCarthy
	Council Staff:	Sue Wilkinson Jodie Watson Sam Hewett Rachel Ollivier Kerry McGrath Damian Hogan Anita Craven Kyle D'Souza Anna Rasalingam Shadi Hanna Stevie Meyer Steve Tierney Felicity Leahy Andrew George Karen Leeder

APOLOGIES:	Other:	N/A
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The briefings commenced at 12:30pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Council Plan / Municipal Health and Wellbeing Plan / Community Vision / Financial Plan / Budget / Revenue and Rating Strategy	No disclosures were made.
2	Planning Scheme Amendment C170 – Development Contributions Plan	No disclosures were made.
3	Northcote Golf Course Consultation Briefing	No disclosures were made.
4	Promoting Women and Girls in Sport Partnership Agreement Outcomes and Achievements	No disclosures were made.
5	Planning Committee Agenda 9 March 2021	No disclosures were made.

The briefing concluded at 5:50pm

RECORD COMPLETED BY:	Officer Name:	Anita Craven
	Officer Title:	Manager Governance and Corporate Strategy



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

MEETING DETAILS:	Title:	Councillor Briefing
	Date:	15 March 2021 2:00pm to 6:11pm
	Location:	Council Chamber, Darebin Civic Centre
PRESENT:	Councillors:	Cr Dimitriadis Cr Greco Cr Hannan Cr Laurence Cr Messina Cr Newton Cr Rennie Cr Williams Cr McCarthy
	Council Staff:	Sue Wilkinson Jodie Watson Sam Hewett Rachel Ollivier Kerry McGrath Damian Hogan Anita Craven Anna Rasalingam Jess Fraser Wendy Dinning Vanessa Petrie Allan Middlemast Kevin de Leeuw Philip Mallis Ali Slamet

		Shadi Hanna Stevie Meyer Matthew Gould
APOLOGIES:	Other:	N/A

The briefings commenced at 2:00pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1	Financial Plan / Budget / Revenue and Rating Plan	No disclosures were made.
2	Council Plan / Municipal Public Health and Wellbeing Plan / Community Vision	No disclosures were made.
3	Reservoir Revitalisation Initiative	No disclosures were made.
4	Parking Permits	No disclosures were made.
5	Popup Bike Lanes Trial Evaluation and Update	No disclosures were made.
6	Improving the planning scheme – approach, long term needs and staging	No disclosures were made.
7	ALGA / MAV Motions	No disclosures were made.

The briefing concluded at 6:11pm

RECORD COMPLETED BY:	Officer Name:	Anita Craven
	Officer Title:	Manager Governance and Corporate Strategy

13. REPORTS BY MAYOR AND COUNCILLORS

Recommendation

That Council note the Reports by Mayor and Councillors.

14. CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL

In accordance with Section 66(2) of the *Local Government Act 2020*, Council may resolve to close the meeting to members of the public to consider the items, deemed to be confidential by the Chief Executive Officer in accordance with Section 3(1) of the Act

14.1 IntoWork Governance Review and Proposal for Change

CLOSURE OF MEETING

Recommendation

That in accordance with section 66(2) of the *Local Government Act 2020*, Council resolves to close the meeting to members of the public to consider Item 14.1 IntoWork Governnace Review and Proposal for Change which has been designated confidential by the Chief Executive Officer in accordance with Section 3(1) of the Act, as specified below:

- i. Council business information, being information that would rejudge the Council's position in commercial negotiations if prematurely released, as prescribed by section 3(1)(a) of the Act
- ii. Legal information, being information to which legally professional privilege or client legal privilege applies, as prescribed by section 3(1)(e) of the Act
- iii. Information prescribed by the regulations to be confidential information for the purposes of this definition, as prescribed by section 3(1)(k) of the Act
- iv. Information that was confidential information for the purposes of section 77 of the Local Government Act 1989, as prescribed by section 3(1)(l) of the Act.

RE-OPENING OF MEETING


Recommendation

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


15. CLOSE OF MEETING

**CITY OF
DAREBIN**

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