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## **AGENDA**

Council meeting to be held  
at Darebin Civic Centre,  
350 High Street Preston  
on Monday, 4 April 2016  
at 7.00 pm.

Public question time will  
commence shortly after 7.00 pm





# **ACKNOWLEDGEMENT OF DAREBIN'S ABORIGINAL AND TORRES STRAIT ISLANDER COMMUNITY**

**(Council adopted this Acknowledgment on 1 July 2013 in order  
to confirm the commitment of Council to the process of  
Reconciliation)**

Darebin City Council acknowledges the Wurundjeri people and the Kulin Nations as the traditional landowners and the historical and contemporary custodians of the land on which the City of Darebin and surrounding municipalities are located.

Council recognises, and pays tribute to, the diversity of Darebin's Aboriginal and Torres Strait Islander community, valuing the unique and important role Aboriginal and Torres Strait Islander community members play in progressing reconciliation, respect and the building of mutual understanding across the City, amongst its people, and in the achievement of shared aspirations. Council recognises and pays tribute to, and celebrates, Darebin's long standing Aboriginal and Torres Strait Islander culture and heritage.







**Italian**

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

**Greek**

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

**Chinese**

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

**Arabic**

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

**Macedonian**

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

**Vietnamese**

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

**Bosnian**

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

**Croatian**

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

**Portuguese**

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

**Serbian**

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

**Somali**

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



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# Agenda

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## 1. MEMBERSHIP

Cr. Vince Fontana (Mayor) (Chairperson)

Cr. Gaetano Greco

Cr. Tim Laurence

Cr. Bo Li

Cr. Trent McCarthy

Cr. Steven Tsitas

Cr. Angela Villella

Cr. Oliver Walsh (Deputy Mayor)

Cr. Julie Williams

## 2. APOLOGIES

## 3. DISCLOSURES OF CONFLICTS OF INTEREST

## 4. CONFIRMATION OF THE MINUTES OF COUNCIL MEETINGS

<b>Recommendation</b>
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**That** the Minutes of the Ordinary Meeting of Council held on 21 March 2016 be confirmed as a correct record of business transacted.

## 5. PUBLIC QUESTION TIME

**PLEASE NOTE:** Questions from the public must be submitted prior to the commencement of Council meetings.

- Questions can be submitted online up to 4.00 pm on the day of the meeting:
  - At [darebin.vic.gov.au/publicquestiontime](http://darebin.vic.gov.au/publicquestiontime); or
  - By email to [PQT@darebin.vic.gov.au](mailto:PQT@darebin.vic.gov.au)
- Question can also be submitted in person:
  - At the counter of the Preston Customer Service, 274 Gower Street, Preston until 5.00 pm on the day of the meeting
  - At the Council Chamber from 6.45 pm to 7.00 pm on the day of the meeting

Council officers are available to assist residents in the preparation of questions between 3.00 pm and 5.00 pm on the day of the Council meeting. For assistance please call (03) 8470 8888 and you will be directed to the appropriate department.

No questions will be accepted after 7.00 pm on the night of the Council meeting.

Questions that relate to items that are listed on the Agenda cannot be responded to.

The Mayor will read the question and provide a response. If a question cannot be answered at the meeting, a written response will be prepared and forwarded to the person raising the question.

Residents do not need to attend the meeting for a question to be answered.

A period of up to 30 minutes will be set aside to enable the Chairperson to read out the questions submitted by the public in accordance with the above guidelines and to provide responses.

## 6. CONSIDERATION OF REPORTS

### 6.1 FUNDING FOR NEIGHBOURHOOD HOUSES AND COMMUNITY ORGANISATIONS

**Author:** Manger Children, Families and Community

**Reviewed By:** Director Community Development

#### Report Background

The report outlines the current funding provided to Neighbourhood Houses, as well as that provided to the Darebin Volunteer Information and Resource Centre and Darebin Community Legal Centre and Darebin Ethnic Communities Council (DECC), and the financial considerations for a CPI increase commencing 2016/2017. The report also outlines a request from the Alphington Community Centre to increase their funding to parity with the other Houses to respond to their existing and emerging service gaps.

#### Previous Council Resolution

At its meeting held on 1 February 2016, Council resolved:

*'That Council:*

*....*

- (4) *Receives a further report in time for the 2016/2017 budget process regarding the funding arrangement for neighbourhood houses and the potential to look at a CPI based increase per annum.'*

#### Previous Briefings

Briefings on the funding provided to Neighbourhood Houses and other Community organisations were provided in 2015 for the 2015/2016 budget process.

#### Council Plan Goal/Endorsed Strategy

Goal 2: Healthy and Connected Community

#### Summary

Neighbourhood Houses, Darebin Volunteer Information and Resource Centre (DIVRS), the Darebin Community Legal Centre and DECC are currently funded on annual service agreements to deliver a range of services to Darebin's most disadvantaged residents. No increase to the annual funding has been applied since July 2014. The application of a 2.5% increase as part of the 2016/2017 budget would require an additional \$9,973.

Further to this, to respond to the existing and projected service needs for their catchment area, Alphington Community Centre (ACC) is seeking an increase in their annual funding to parity with the other Houses, commencing 2016/2017. Further resources would be required if ACC was to also receive a funding increase effective 2016/2017.

**Recommendation**

**That** Council:

- (1) Apply a 2.5% funding increase for the Darebin Neighbourhood House Network, Darebin Volunteer Information and Resource Centre, Darebin Community Legal Centre and Darebin Ethnic Communities Council for the 2016/2017 year, with subsequent increases to be based on CPI.
- (2) Increase Alphington Community Centre's funding from 50% to 75% of the per annum amount allocated to other Houses from 2016/2017.

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**Introduction**

Neighbourhood Houses receive funding from a variety of sources for coordination and program delivery. Coordination funding for Neighbourhood Houses in Darebin is primarily through the State Government's Department of Health and Human Services Neighbourhood House Coordination Program (NHCP). This funding varies, with Houses receiving between 10 and 40 hours per week. All houses are required to run programs for twice the amount of hours they are funded.

Since July 2014, Council funding has been provided to Neighbourhood Houses on a financial year basis (1 July to 30 June) through one annual lump sum payment. All organisations are required to report to Council on an annual basis illustrating how their organisation supported the strategic goals outlined in the Council Plan. Subsequent funding agreements are not negotiated without the receipt of this annual report.

The funding provided by Council is a contribution to overall administration and program delivery. In addition to annual operational funding, Neighbourhood Houses operate out of Council facilities under a lease agreement at a cost of \$52 per house per annum. Effective 1 July 2016, the water and sewage costs for all seven Houses will also be funded by Council, approximately \$6,000 per annum.

Council also provides \$104,545 (GST excluded) annual funding to the Darebin Volunteer and Resource Service (DIVRS) for overall administration and program delivery. In addition, Council provides approximately \$44,000 per annum for the rental of their premises on High Street Preston, making the total amount provided to DIVRS approximately \$148,545.

Annual funding is also provided to the Darebin Community Legal Centre (DCLC) to deliver weekly legal outreach in East Reservoir and at the Northland Youth Centre. In 2014/2015 this outreach program supported over 110 clients and provided over 50 residents with information and referrals.

Darebin Ethnic Communities Council (DECC) is provided with \$25,000 on an annual basis to deliver a range of agreed activities as outlined in the service agreement and action plan.

**Issues and Discussion**

Changes in State funding has impacted the capacity of Neighbourhood Houses to deliver programs for the Darebin community. An annual CPI increase in Council funding has been identified by the Network as a key strategy to retain and grow service provision to meet community need. Similarly, DIVRS and the DCLC continue to respond to a growing community demand with their funding.

In 2014/2015 the organisations received a CPI increase of 2.5%. In 2015/2016 no CPI was applied. The table below outlines the amount currently allocated in the 2016/2017 budget, and the total budget required if a 2.5% CPI was applied.

Agencies (GST Not Inc.)	Current budget	2.5% CPI per annum			
		2016/2017	2017/18	2018/19	2019/20
DIVRS	104,545	107,158	109,837	112,583	115,398
Darebin Community Legal Centre	13,636	13,976	14,326	14,684	15,051
DECC	25,000	25,625	26,265	26,922	27,595
	<b>\$143,181</b>	<b>146,760</b>	<b>150,429</b>	<b>154,190</b>	<b>158,045</b>
<b>Neighbourhood Houses (No GST applied)</b>					
Jika Jika	37,342	38,275	39,232	40,213	41,218
Span	37,342	38,275	39,232	40,213	41,218
PRACE	37,342	38,275	39,232	40,213	41,218
Preston	37,342	38,275	39,232	40,213	41,218
Thornbury	37,342	38,275	39,232	40,213	41,218
Alphington	17,713	18,155	18,609	19,074	19,551
Reservoir	51,500	52,787	54,107	55,459	56,846
	<b>255,923</b>	<b>262,317</b>	<b>268,879</b>	<b>275,601</b>	<b>282,491</b>
<b>Total</b>	<b>\$399,104</b>	<b>\$409,077</b>	<b>\$419,308</b>	<b>\$429,791</b>	<b>\$440,536</b>

The table below outlines the total additional resources required each year if a 2.5% CPI is applied annually. An additional \$102,296 will be required over the next four years.

	2016/2017	2017/2018	2018/2019	2019/2020
<b>Additional resources required</b>	\$9,973	\$20,204	\$30,687	\$41,432

### Alphington Community Centre

Located on the Darebin/Yarra border, Alphington Community Centre (ACC) provides services to residents in both municipalities. As highlighted above, ACC currently receives 50% of the amount of funding from Council on an annual basis. The rationale regarding this structure was that the House was also funded by Yarra City Council, receiving approximately \$40,000 pa, however as outlined in **Appendix A** (Alphington Community Centre budget request for parity of funding) over 75% of ACC's catchment area are Darebin residents.

As outlined in **Appendix A**, over the past 5 years ACC has seen a marked increase in the need for programs, in particular youth programs, activities for residents with a disability and activities for seniors. Further to this, as the predominant household structure in ACC's catchment is singles or couples without children, the centre has seen an increase in requests for formal and informal social programs where people can build connections and feel included.



In addition to the existing need, population forecasting for the ACC attachment is expected to grow significantly over the coming 20 years, increasing by an estimated 5,000 to 5,500 people. The current funding of ACC does not provide the capacity to respond to the existing and future needs.

To adequately respond and further the centres' ability to deliver Council's strategic goals, ACC is seeking parity funding to other neighbourhood houses. As noted previously an estimated 75% of ACC's catchment area is Darebin.

### Options for Consideration

#### Option One

Increase ACC's funding from 50% to 75% of the per annum allocation provided to other Houses in the DNHN.

Provide a 2.5% CPI increase per annum to all organisations, commencing 2016/2017.

#### Option Two

Retain funding at the current level with no CPI increase or increase to ACC funding.

#### Option Three

Provide a CPI increase or an increase to ACC funding.

### Financial and Resource Implications

The table below outlines the amount currently allocated for these organisations in the 2016/2017 budget, and the total budget required if a 2.5% CPI was applied. In total this would require an additional \$9,973.

<b>Agencies (GST Not Inc.)</b>	<b>2016/2017</b>	<b>2.5% CPI</b>
DIVRS	104,545	107,158
Darebin Community Legal Centre	13,636	13,976
DECC	25,000	25,625
	<b>\$143,181</b>	<b>146,760</b>
<b>Neighbourhood Houses (No GST applied)</b>		
Jika Jika	37,342	38,275
Span	37,342	38,275
PRACE	37,342	38,275
Preston	37,342	38,275
Thornbury	37,342	38,275
Alphington	17,713	18,155
Reservoir	51,500	52,787
	<b>255,923</b>	<b>262,317</b>
<b>Total</b>	<b>\$399,104</b>	<b>\$409,077</b>

Further resources would be required if funding to ACC is also increased to \$28,006 effective in the 2016/2017 budget.

### **Risk Management**

To ensure the proper and transparent use of funds, all organisations are required to provide an evaluation and acquittal report at the end of each financial year. All reports for the 2014/2015 year have been received.

### **Policy Implications**

#### **Economic Development**

Neighbourhood Houses strongly support Goal 1: Vibrant City and Innovative Economy, offering a range of accredited training, volunteering and learning opportunities to help improve the employment outcomes for residents and training opportunities to support small business and enterprises.

#### **Environmental Sustainability**

The Neighbourhood House Network and DIVRS support a number of priorities under Council Plan Goal 3. Sustainable and resilient neighbourhoods through a number of community education programs which promote awareness, behaviour change leadership and develop pride around environmental issues.

#### **Human Rights, Equity and Inclusion**

The Darebin Neighbourhood House Network, DIVRS, DECC and DCLC all deliver services that aim to support Darebin's most disadvantaged residents as outlined in the Equity and Inclusion Policy. All agencies strongly support the 2013-2017 Council Plan Goal 2: *Healthy and Connected Communities* and *2013-2017 Health and Wellbeing Plan*.

#### **Other**

There are no other factors which impact on this report.

#### **Future Actions**

- Implementation and review of the 2015/2016 Service Agreements
- Implementation of the 2015/2016 DNHN Action Plan.

#### **Consultation and Advocacy**

- Coordinator Community Wellbeing
- Coordinator Equity and Diversity
- Darebin Neighbourhood House Network

**Related Documents**

- Alphington Community Centre budget request for parity of funding (**Appendix A**)
- Council Minutes - 4 May 2015 and 1 February 2016

**Disclosure of Interest**

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

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



# ALPHINGTON COMMUNITY CENTRE BUDGET REQUEST FOR PARITY OF FUNDING FOR THE DAREBIN NEIGHBOURHOOD HOUSES 09/03/2016

Prepared by Becca Smith, Manager Alphington Community Centre  
and Alison Glynn, Secretary Alphington Community Centre Committee of Governance

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# Alphington Community Centre budget request for parity of funding for the Darebin Neighbourhood Houses

## 1. EXECUTIVE SUMMARY

Alphington Community Centre (ACC) is a Neighbourhood House located in the heart of Alphington. ACC's 35 year history has embedded this flexible community resource within the community it serves, with programs delivered on 4 sites across Alphington and Fairfield. Although ACC spans two municipalities, the majority of participants in ACC activities, support, events and services are Darebin residents.

ACC has had a successful and positive relationship during this time with Darebin Council and we thank and acknowledge their support through funding. Darebin city Council currently funds the seven Darebin Neighbourhood Houses to deliver Community programs and activities within its municipality. Alphington Community Centre receives 50% of the average Darebin Neighbourhood House funding even though it delivers the same amount of Darebin programs as other houses, commits the same amount of time to planning and development and participates equally in the Darebin Neighbourhood House network.

Furthermore, the past 5 years ACC has seen a marked increase in need for the programs it offers to Darebin residents. ACC has specifically responded to a growing need for increased inclusive programs for older people, people living with a disability and people living with a mental illness. Increasing DCC financial support for ACC would allow an expansion of these programs for Darebin residents.

The continued devaluing of ACC through a lesser funding arrangement threatens the viability of current programs and stunts the growth of new ones, addressing specific needs that are emerging.

**This submission is therefore to request funding parity with the other Darebin Neighbourhood Houses.**

## 2. BUSINESS NEED AND CURRENT SITUATION

The ACC vision is 'to strengthen the local community and reduce social isolation through building connections across the local community.' ACC delivers a diverse service mix to ensure that at risk groups living in Alphington and Fairfield are able to participate fully in ACC community programs.

We have strong partnerships and work collaboratively with Alphington Primary School, the Yarra lea Children's Centre, Alfred Nuttel Kindergarten, Fairfield Primary School, the Alphington Scouts, Darebin Parklands Association, the Alphington Bowls Club and Darebin U3A. ACC works with our partners to ensure that our programs respond to identified service gaps and complement our partner's work.

ACC also participates fully in the Darebin Neighbourhood House Network, ensuring that the activities delivered by the house are aligned with Darebin Council plans and relevant to the Darebin community.

✓ ACC participates as an equal member in the MOU partnership between the City of Darebin and the Darebin Neighbourhood House Network

✓ ACC delivers programs, services and activities to the Darebin community on par in hours and content as the other Darebin Neighbourhood Houses.

- ✓ ACC participates equally in the Darebin Neighbourhood House Network by attending meetings, sharing resources, collaborating on projects and actively participating in the network activities
- ✓ ACC aligns programs and activities to Darebin council plan, and has the same reporting requirements as the other Darebin Houses.

The past 5 years ACC has seen a marked increase in need for the programs it offers to Darebin residents. Community need has seen the development of a Men's Shed and increased social activities for local residents e.g. more community lunches and events.

- ✓ Men's Shed established
- ✓ Community counselling available at low cost to Darebin residents
- ✓ ASRC food and material aid collection established, collecting \$50,000 worth of items per year
- ✓ Volunteer program increased offering opportunities for Darebin residents to learn new skills
- ✓ Peer support programs available

Currently, the funding received from Darebin City Council does not reflect the significant impact ACC programs have on the Darebin Community. The continuing underfunding of ACC threatens the future viability of programs which will affect the most vulnerable people living in Alphington and Fairfield.

Requests for programs e.g. a Youth Group, more activities for residents in day programs, increased frequency of community lunches and more activities for seniors are not being met due to funding restraints.

Parity funding would enable the delivery of further programs and services that align to Council's plan.

## 2.2 OUR PROGRAMS

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ACC currently delivers approximately 70 hours of programs, services and activities across four venues. Close to five hundred people per week participate in our activities, programs and services or visit our centre. Our program delivery is on par to the hours and services the other houses provide.

Our programs respond to our local community needs and include –

- Health & wellbeing classes; exercise classes, health talks, low cost community counselling
- Access for All Abilities AAA Program
- A Men's Shed
- Self-help and discussion groups; Aboriginal Reconciliation Group, History Group, bookclub
- Children and families programs; playgroups, peer support group for children with a disability, art and craft
- Community activities; community lunch, community group info night, annual fete
- Seniors programs; Broadband for Seniors, knitting group, bookclub
- Food & Material Aid program for asylum seekers
- Volunteer Program
- School Work Experience Program
- Kinder excursion Program

The population groups that participate in our activities include –

- Aboriginal & Torres Straight Islanders
- CALD
- Children and Families
- Gender diverse
- Men
- People on low income
- People with a disability
- People with a mental illness
- Recently retired
- Residents from supported accommodation
- Same sex attracted
- Seniors
- Socially isolated

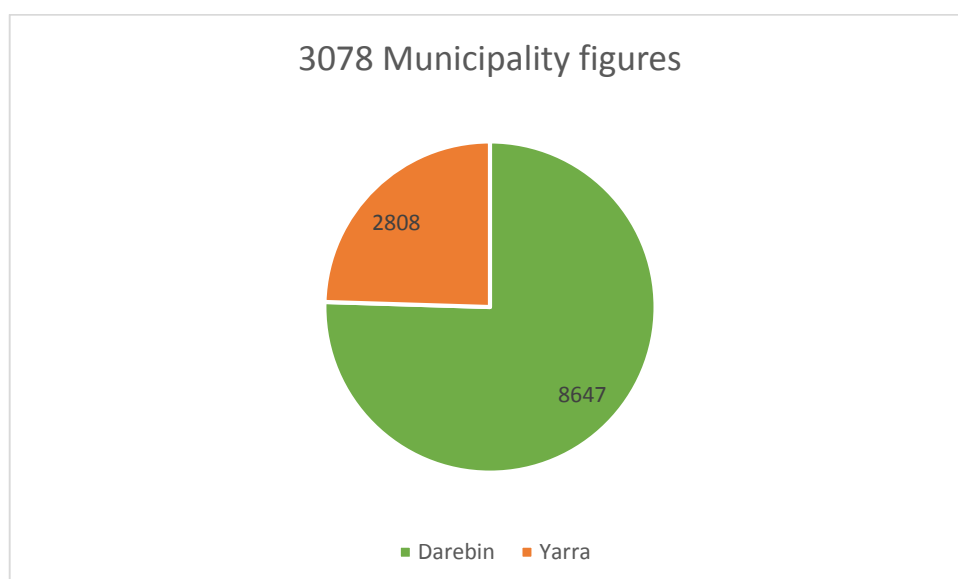
With parity of funding we would increase delivery of programs and activities to these population groups.

- ✓ Deliver more community lunches
- ✓ Increase our programs for people with a disability and/or chronic illness
- ✓ Increase our programs for seniors
- ✓ Increase our programs for people with mental illness
- ✓ Deliver outreach programs to residents in supported accommodation
- ✓ Increase partnerships with agencies servicing these population groups

### 2.3 OUR COMMUNITY

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The total 2015 estimated resident population of Alphington and Fairfield is 11,455, of whom 8,647 (75%) resided in the City of Darebin. This population has grown over 14% since 2006 when the total population was 10,022. Relative to other parts of Melbourne, this growth has been modest and reflected a stable inner to middle suburban area. Recent developments and emerging developments are seeing greater housing growth occur.



Between 2006 and 2011 an additional 79 dwellings were established within the Darebin sector of Alphington / Fairfield (increasing dwellings from 3,553 to 3,632). In the Yarra sector Council statistics (ID Consulting) suggest only three additional overall dwellings were established in this period. Assuming a total of 82 dwellings were established, equates to approximately 16.4 dwellings per year. Recent developments such as the Jika Jika Motel redevelopment on Heidelberg Road and significant developments along Heidelberg Road and Station Street suggest the growth in households will continue to occur. This is separate to population increase that will occur in the Alphington Paper Mill (APM) redevelopment.

While the APM redevelopment will generate significant community needs, a new community space will aid this service delivery. The ACC expects its core future demand will derive from the 75% current population base within the City of Darebin. We expect this will continue to grow through identified growth areas such as the southern end of Station Street.

Relative to greater metropolitan Melbourne, Fairfield / Alphington has a greater proportion of 25 – 34 year olds and 35 – 49 year olds, reflecting a regenerating and development population. Overall the population of older people is lower than the metropolitan average, but as the family cohorts evolve this should expect to change.

New developments (such those in Station Street) are likely to continue to attract young first and second homebuyers to the area, supplementing the middle population cohort, that starts as singles and couples, evolving into young families. This is a continued pattern of our area that has been seen to occur over the past 20 years of the life of the ACC.

Table 1 - Age Structure of Combined Fairfield / Alphington Area

Age Group	2011			2006			Change 2006 - 2011
	Number	%	Greater Melb %	Number	%	Greater Melb %	
0 - 4	645	6.1	6.5	623	6.2	6.3	22
5 - 11	819	7.8	8.4	833	8.3	8.8	-14
12 - 17	654	6.2	7.3	574	5.7	7.8	80
18 - 24	921	8.8	10.1	903	9.0	10.1	18
25 - 34	1857	17.7	15.4	1650	16.5	14.8	207
35 - 49	2602	24.8	22.0	2690	26.8	22.7	-88
50 - 59	1370	13.1	12.1	1209	12.1	12.2	161
60 - 69	742	7.1	9.0	659	6.6	8.1	83
70 - 84	692	6.6	7.4	716	7.1	7.6	-24
85 +	170	1.6	1.8	165	1.6	1.6	5
<b>Total</b>	<b>10,472<sup>1</sup></b>	<b>100.0</b>	<b>100.0</b>	<b>10,022</b>	<b>100.0</b>	<b>100.0</b>	<b>450</b>

<sup>1</sup> Note: 10,472 varies from the figure of 10,988 used as the base figure for 2011 in the forecast data as discussed below. ACC has based all its figures on ID consulting "Profile" and "Forecast" reports for Darebin and Yarra City Councils. The base figure of population for 2011 is derived from each of these reports. The ACC is unaware of why the two reports (Profile and Forecast) use different 2011 figures, but has adopted the figures as used in the reports.



Key variations between the metropolitan area and Alphington / Fairfield as identified from census material are:

- The 35-49 year age group where all three areas were higher with Alphington and Fairfield being much higher.
- Alphington and Yarra had much higher proportions of Australian born resident than the MSD, while Fairfield had much the same proportion as the MSD; and
- There was a total of 475 (4.5%) people in the catchment who required core activity need assistance. This is the same average as for metropolitan Melbourne, but mostly (and proportionally higher than the metropolitan average) for older age groups – 65-74 years and 75 to 84 years.

The population requiring core activity need assistance is defined as people who need assistance in their day to day lives with any or all of the following activities – self-care, body movements or communication – because of a disability, long-term health condition, or old age. Persons under the age of 40 (including infants) are only included if their stated reason for need for assistance was something other than ‘old or young age’ (id consulting).

## HOUSEHOLDS

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The predominant household structure in the catchment were singles or couples without children, with the respective Darebin and Yarra components of Alphington / Fairfield having higher proportions than the MSD. Each of the areas had lower proportions of one parent families than the MSD.

The main features for “Darebin” Alphington / Fairfield and “Yarra” Alphington Fairfield were:

- “Darebin” (36.3%) and “Yarra” (37.7%) had much smaller proportions of households with children, compared with the MSD (44.0%).
- The proportion of lone persons in for both parts of Alphington / Fairfield was higher with “Darebin” (29.9%) and “Yarra” (30.3%) both significantly higher than the metropolitan average (22.3%) in 2011. In “Darebin” the proportion of lone person households has gone down from 32.0% in 2006. In “Yarra” the proportion of lone person households has risen from 28.5% in 2006. Meanwhile the metropolitan average has remained stable at 22.5% in 2006. This is consistent with the transition from single to young families. Emerging developments, such as those at the former Jika Jika hotel and Station Street may shift the focus back to more single and couple households.

The proportion of lone person households is significant in context of recent studies into loneliness, such as that of the Grattan Institute of 2012. This identified that “People in one-person households are much more likely to experience loneliness.” (Pg 8 Social Cities: Jane-Frances Kelly. Grattan Institute 2012)

The report goes on to acknowledge the importance of places for formal and informal social gathering where planned and unplanned interaction between people can occur. It comments that preferably such places should be within walking distance of houses to promote walkable neighbourhoods and interaction. (Pg 23 – 26 Social Cities: Jane-Frances Kelly. Grattan Institute 2012).

## FUTURE GROWTH

Population forecasting undertaken on behalf of the City of Darebin and City of Yarra is detailed in Table 1 below. This indicates the catchment population of the ACC is expected to grow significantly over the coming 20 years.

Table 2 - Population Forecast: Alphington Fairfield

Area / year	Population Forecast (No. and Percentage increase since 2011, accumulating total)***							Total Change	Average annual % change
	2011**	2015*	2016	2021	2026	2031	2036		
Darebin Alphington	3,058	3,124	3289	3,349	3,380	3,407	3,443	+385	+0.48
Darebin Fairfield	5,444	5,523	5705	5,897	5,985	6,046	6,091	+647	+0.45
Yarra Fairfield - Alphington	2,486	2,808	2808	4,067	5,384	6,515	6,550	+4,064	+3.95
<b>TOTAL</b>	<b>10,988</b>	<b>11,455</b>	<b>11,802</b>	<b>13,313</b>	<b>14,749</b>	<b>15,968</b>	<b>16,084</b>	<b>+5096</b>	<b>+1.63</b>
		(+467 / 4.2%)	(+814 / 7.4%)	(2325 / 21%)	(3761/ 34%)	(4980 / 45%)	(5096 / 46%)		

\*\*\* All forecasts from ID Consulting (Yarra and Darebin Websites)

\*\* ABS Census – as reported by ID Consulting

\* Estimated Resident Population -ID consulting

The population projections must be viewed as conservative. The ID consulting forecast for the Yarra component of Alphington / Fairfield predicts an additional 1,200 households between 2011 and 2036. However the City of Yarra reports that the draft development for the APM site may accommodate up to 2,720 new dwellings housing a population of up to 4,800 residents. This is based on a housing mix of 1,058 one bedroom dwellings (39%) 1,334 two bedroom dwellings (49%) 251 three bedroom dwellings (9%) and 77 four bedroom dwellings (3%). This development alone will increase local population beyond that predicted by ID Consulting.

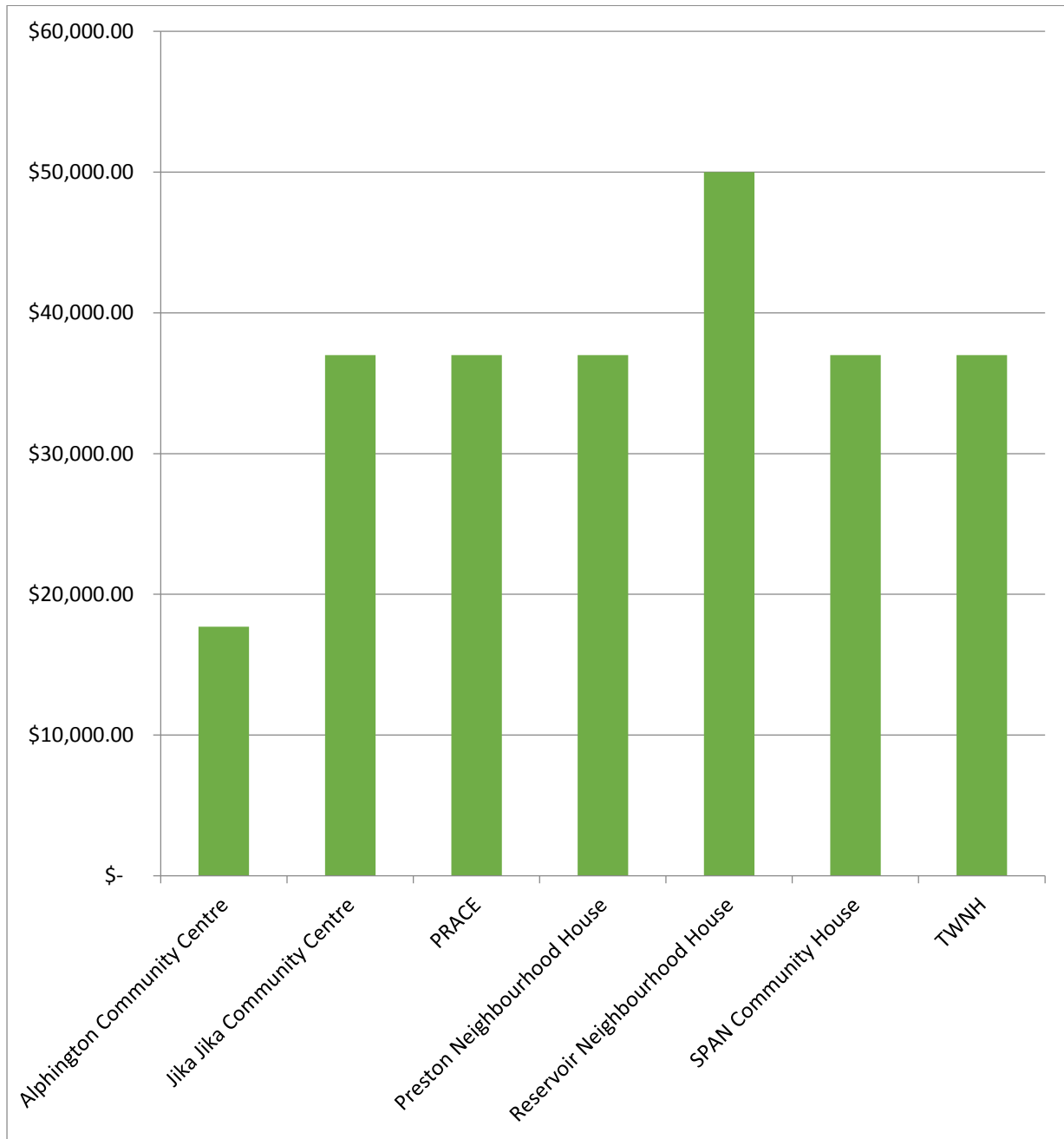
The Alphington (Darebin) forecast likewise assumes a conservative increase of 130 households between 2011 and 2036. The first stage of the former Jika Jika motel redevelopment, alone comprised 55 dwellings.

There are also a number other medium density developments occurring in the area, notably along Heidelberg Road (within the City of Darebin), Grange Road and Station Street. For example a development of 31 dwellings at 802 Heidelberg Road, Alphington is currently under construction, as is a number of developments along nearby arterial roads.

Population forecasts prepared by ID consulting predict that household size for the area will remain relatively constant, but will fall slightly from 2.56 to 2.52 for Alphington (Darebin), and 2.43 to 2.34 for Alphington/Fairfield (Yarra). This reflects general population trends and the expected new housing markets of Alphington Station and the Alphington Paper Mills redevelopment.

Based on the conservative forecast estimates of ID Consulting, the local catchment of ACC is likely to increase by 5,000 to 5,500 people over the coming 20 years. This excludes growth in areas such as Northcote from which the ACC also draws significant patronage.

### 3 FUNDING COMPARISON BETWEEN DAREBIN NEIGHBOURHOOD HOUSES



- ACC currently receives half of the funding from Darebin Council that other Darebin Neighbourhood Houses receive on an annual basis (with the exception of Reservoir who receive \$50,000).

#### 4. HOW ACC ALIGNS TO DAREBIN COUNCIL PLAN'S GOALS

Goal no.	Activity	How Alphington Community Centre aligns to the Council's goal
1.2	Training and skills	We deliver training and skills programs to our local community e.g. community services program in conjunction with Jika Jika Community Centre
2.1	Community Services	ACC continues to deliver an equitable, inclusive and accessible range of high quality, community services and activities to our local community
2.2	Community Safety	ACC delivers talks on community safety and has info sessions at our annual fete from services e.g. SES
2.3 2.6	Quality of Life Community Health & Fitness and access to opportunities	ACC delivers a vibrant health and wellbeing program that includes activities, talks and informal referral. We also have community counselling for low income earners.
2.7	Community Needs and Service Gaps	We continually conduct community surveys to respond to community needs. We developed the Men's Shed program due to a need for a social group for socially isolated and recently retired men in the area.
2.8	Human rights and access and inclusion	ACC operates an inclusive and accessible centre. ACC has an access and equity policy.
2.9	Equity, Diversity and Inclusion	We deliver an Access for All Abilities bowls program and support inclusion at all of our activities and events
2.10	Social and physical Connectedness	We deliver community activities e.g. community lunches, Men's Shed, self-help groups etc. that provide the opportunity for socially isolated residents to participate in their community
2.11	Local employment, education and training	We have a very active work experience program that supports year 10 students from many different schools in the local area including Thornbury and Northcote High Schools.
2.12	Community Participation and lifelong learning	As a neighbourhood house this goal is the essence of our community development model and practice.
2.13	Equitable access to community facilities	We deliver low or no cost activities and events to the local community. We also subsidise spots in some activities for low-income participants.
2.14	Equity in sport	We deliver an AAA Bowls program
2.15	Community groups	We support local community groups by providing a 'free' meeting space. We also support these groups by having an annual Community Group night for the purpose of networking and information sharing. We also support these groups on our website.
2.16	Gender Equality	As a neighbourhood house this goal is the essence of our community development model and practice.
3.1	Environment protection	All of our practices are underpinned by environmental sustainability
3.2	Sustainable transport	We provide bike racks out the front and encourage 'leaving the car at home' by walking or riding to our events.
3.4	Waste and resources	We have a community compost hub and encourage recycling and sustainable practices in our organisational operation
3.8	Local food production	We host many workshops that support local food production and have a community garden at the centre.

3.10	Environmental education	We host many environmental education workshops and also partner with local environmental groups to deliver workshops and activities
4.1 and 4.11	Local creative industries	We deliver a bi-annual makers market that supports local and emerging artists and craftspeople
4.6	Local arts programming	We only use local musicians at our events and activities.
4.12	Artistic vitality	We deliver art and craft workshops that are facilitated by local artists.
5.1	Customer service	We offer a high level of customer service to our community and seek continual improvement by monitoring feedback.
5.2	Access and inclusion	We endeavour to ensure that our approach is always respectful, accessible and inclusive
5.4	Long-term responsible financial planning	This is imbedded in our organisation operations and strategic plan.
5.5	Emergency planning and risk management	We have a comprehensive risk management matrix that explores the risks across our organisation and ways to reduce these.
5.7	Staff potential	We have staff training and professional development schedule that seeks to enhance and increase the skills of our staff.
6.1	Good governance	We have undertaken the Neighbourhood House Good Practice guide which focuses on good governance. This is continually reviewed at monthly committee meetings.
6.2	Communication	We communicate in many different capacities to effectively respond to our diverse community.
6.3	Community engagement	We work to the Neighbourhood House community development model which involves the community and encourages participation and inclusion, and values diversity and difference at all levels of neighbourhood house operation
6.4	Advocacy	We advocate for our community to find strategic solutions and offer a forum for community information sharing.
6.6	Partnerships and collaborations	We participate in networks and community partnerships to increase our knowledge and engagement in the community.

## 5. FINANCIAL COST

ACC is asking for an increase of funding from \$17,700.00 to \$37000.00 plus CPI per financial year ongoing. This is based on providing parity funding to other neighbourhood houses.

## 6. RECOMMENDATIONS

1. ACC recommend that the City of Darebin align the funding to all neighbourhood houses to be equal by increasing Alphington Community Centre's funding to \$35,000.00,
2. That this funding increase be made available in the next council budget being for the 2016/17 financial year.

## 7. APPENDECIES

1. Letter of Support from the Darebin Neighbourhood House Network
2. Darebin Neighbourhood House Survey Data 2014



Monday, March 07, 2016

To whom it may concern

The Darebin Neighbourhood House Network comprises of seven neighbourhood houses being; Alphington Community Centre, Jika Jika Community Centre, PRACE, Preston Neighbourhood House, Reservoir Neighbourhood House, SPAN Community House and TWNH.

Alphington Community Centre (ACC) has been an active member of the Darebin Neighbourhood House Network since its inception. ACC has equally participated in meetings, events, consultations and projects that align to the Darebin Council Plan by continuing to deliver an equitable, inclusive and accessible range of high quality, community services in the Alphington and Fairfield area, particularly to those in need.

We therefore fully support Alphington Community Centre's request for parity of funding in line with the other Neighbourhood Houses in the Darebin Neighbourhood House Network.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Gina Wittingslow".

Gina Wittingslow

Chairperson, Darebin Neighbourhood House Network



Data: Darebin Neighbourhood House Survey 2014

**7** Number of Neighbourhood Houses in Darebin

**PAID STAFF**

Number of Full Time **11**

Number of Part Time **40**

**63** Number of Tutors - Casual or Sessional

Casual Project Staff **8**

**1457** Total of paid staff hours in an average week

**VOLUNTEERS**

**60** Committee of Management (CoM) Members

Total of CoM hours in an average month **266**

Number of Volunteers (excluding CoM) **124**

Total of volunteer hours in an average week (excluding Committee of Management) **396**

**4923**

**ATTENDANCE**

Number of users in an average week

Number of participants in programed activities in an average week **3496**

**518** Number of hours all Houses are in use in an average week

**PROGRAM/ACTIVITY SESSIONS PER YEAR**

**12617**

**264** Alternative to school programs (VCAL etc)

**305** Children's activities (5-12)

Childcare **764**

Accredited vocational education and training **464**

**247** Community lunches/social eating groups

English as a Second Language training **2627**

Computer training **889**

**185** Family Support programs

Environmental Sustainability projects **172**

**1823** Health & Wellbeing courses

Homework clubs **80**

Indigenous or CALD cultural activities **119**

**337** Life Skills programs and courses

**826** Playgroups

Pre-accredited/Non-accredited adult education & training **476**

**34** Volunteer training

Self Help groups **599**

Seniors groups **513**

**1893** Other

## 6.2 DAREBIN RAIL LEVEL CROSSING REMOVALS

**Author:** Manager City Development

**Reviewed By:** Director Assets and Business Services

### Report Background

In January 2016, the State Government formally announced its commitment to commence construction works in 2018 on three level crossing removals in Darebin, namely:

- Grange Rd, Fairfield;
- Bell St, Preston; and
- High St, Reservoir.

This is a welcome announcement and follows years of Council-led advocacy to the State Government to prioritise the removal of dangerous level crossings in Darebin. These level crossings significantly hinder the flow of traffic, impede pedestrian and cyclist mobility, disconnect communities, constrain productivity and undermine the expansion and improvement of public transport services along the South Morang and Hurstbridge lines.

Council understands that community consultation will shortly commence at all three locations (between March and April 2016) with door knocks, letter box drops and pamphlets distributed to commuters at stations. The consultation will be led by the Level Crossing Rail Authority (LXRA) - the State Government Authority established to manage and deliver these projects.

This Report details the LXRA timelines for consultation at all three locations and how Council will be promoting this, to ensure wide notice and broad community involvement.

Council Officers are working closely and constructively with the LXRA and other stakeholders – such as landholders and institutions adjacent to the level crossing removal sites - to ensure community benefits and public investment from these significant projects are maximised. This work, through the “Darebin Connect” project, will enable Council to arrive at an informed evidence based view on level crossing removal options in order to advocate for the best options on our community’s behalf. This is achieved through the following:

- Investigating the urban design, public realm, safety and connectivity opportunities and enhancements that can be achieved through level crossing removal at all the sites and advocating for exemplary design and community outcomes with the LXRA;
- Promoting LXRA consultation activities and opportunities for community involvement through Council’s news channels; and
- Investigating the feasibility of additional grade separations to occur along the South Morang corridor to test if there can be greater economies of scale and to ensure that the grade separations being undertaken by the LXRA future proof further grade separation projects. This scope of works will consider broader urban development, transport and community improvements opportunities.

Officers will report back in late May on the progress of these activities and will continue to keep Council informed of the LXRA consultation activities in coming months.



### Previous Council Resolution

This matter has not previously been the subject of a Council resolution.

### Previous Briefing(s)

- 22 February 2016
- 15 March 2016

### Council Plan Goals

- (1) Promote an innovative, vibrant and thriving economy with physical infrastructure that is both well maintained and appropriately regulated.
- (2) Develop a strong physical, social and economic environment that supports and enhances the health and well-being of all Darebin residents.

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

- (1) Note the work underway through the 'Darebin Connect' project to maximise the public and community benefits from the level crossing removal projects at Grange Rd, Fairfield, Bell St, Preston and High St, Reservoir and to investigate the feasibility of additional grade separations along the South Morang rail corridor in Darebin.
- (2) Note the anticipated consultation activities by the State Government Level Crossing Removal Authority (LXRA) and the opportunities for community involvement.
- (3) Note that Officers will report back in April and late May on the progress of 'Darebin Connect' and will continue to keep Council informed of the LXRA consultation activities in coming months.

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### Introduction

- The State Government's announcement to remove three level crossings in Darebin by 2018 presents as a unique opportunity to deliver significant investment in Darebin that will provide a lasting legacy for future generations to come.
- As such, Officers are working to maximise the public investment and community benefits from these significant projects through the "Darebin Connect" project.
- This Project includes the following activities:
  - Investigating urban design, public realm, safety and connectivity opportunities and enhancements that can be achieved through level crossing removal at all sites and presenting a set of design principles and outcomes for Council's consideration;
  - Promoting the LXRA consultation opportunities and opportunities for community involvement through Council's news channels; and
  - Investigating the feasibility of additional, simultaneous grade separations to occur along the South Morang corridor – beyond the planned separation of the Bell Street, Preston and High Street, Reservoir crossings.
- The intent of the project is to enable and facilitate broad reaching community based outcomes from the grade separations to ensure their full potential can be achieved

## Issues and Discussion

### *LXRA Consultation Activities*

- Community consultation and communications activities for Grange Road, Bell Street and High Street will be conducted by the LXRA.
- The LXRA have advised that activities will take place over four phases, with Grange Rd commencing first and Bell St and High St, Reservoir activities commencing and occurring around 1-2 months after Grange Rd.
- Dates for workshops are not yet scheduled and only rough timeframes are currently available.
- Council has offered to promote the LXRA consultation activities. Once dates are confirmed, we will be including this information in the Darebin Community News, Council's Facebook page and website.
- The four phases of consultation consist of the following:

#### Phase 1 – “Register your interest” (March-April 2016)

- Letter Drops (directly affected residences and wider community)
- Pop-up sessions (key community locations such as train stations and trading strips)
- Trader drop-ins
- Stakeholder briefings

#### Phase 2 – “Tell us what is important to you” (May-June 2016)

- Community sessions
- Trader sessions
- Pop-up sessions
- Stakeholder briefings

#### Phase 3 – “Options Presentation” – Possible Options presented (August 2016)

- Community sessions
- Pop-up sessions
- Stakeholder briefings

#### Phase 4 – “Recommended option announced” (November – February 2017)

- Community sessions
- Pop-up sessions
- Stakeholder briefings
- Media announcement
- Newsletter

*Rail Feasibility Study – “Darebin Connect”*

- Council is also investigating the feasibility of additional, simultaneous grade separations to occur along the South Morang corridor – in addition to the planned separation of the Bell Street, Preston and High Street, Reservoir crossings.
- This Feasibility Study will explore if there is a case to ‘bundle’ additional crossing removals along the South Morang line to make more effective use of limited state resources and to maximise community outcomes. Equally important is to ensure that the grade separation projects at Bell Street and Reservoir are not undertaken in a manner that adds complications to additional grade separations happening at adjacent level crossings along the South Morang line. The study is expected to be finalised by late May 2016.
- This Study supports and builds on the previous Council initiative undertaken in 2013 and 2014, with Moreland City Council, to explore a regional approach to level crossing removals.
- The additional rail crossing removals would provide a range of expected benefits for Darebin and in particular, central Preston, including:
  - Significant improvements in east-west motor vehicle, cyclist and pedestrian movements,
  - Improvements to pedestrian amenity and safety and
  - Support anticipated growth in both the La Trobe National Employment Cluster in East Preston and the northern growth corridor.
- The Study will ultimately assist Council to formulate an advocacy position to the State Government concerning the additional level crossings and to understand the wider opportunities that this investment presents for urban renewal and increased community outcomes in Darebin.
- Officers will report back to Council on the outcome of this work in May.

**Options for Consideration****Financial and Resource Implications**

- The budget for current activities for ‘Darebin Connect’ comes from within existing Strategic Land Use Planning allocations for 2015/2016.
- Future allocations and resourcing will be considered as part of the 2016/2017 budget as appropriate.

**Policy Implications****Economic Development**

The level crossing removals in Darebin represent an investment of around \$400 million in the municipality. The crossing removals are likely to have a range of flow on economic benefits for the municipality and will facilitate improved economic productivity and lead to significant public realm improvements.

**Environmental Sustainability**

The level crossing removals in Darebin are expected to have a range of improvements for environmental sustainability, including:

- Improvements to pedestrian and cyclist mobility; and

- Facilitate the expansion and improvement of public transport services along the South Morang and Hurstbridge lines.

**Human Rights, Equity and Inclusion**

There are no factors in this report which impact on human rights, equity and inclusion.

**Other**

There are no other factors which impact on this report.

**Future Actions**

- Officers report in late April on the urban design, public realm, safety and connectivity opportunities and enhancements that can be achieved through level crossing removal at all sites and present set of urban design principles and outcomes for Council's consideration; and
- Officers report to Council on the progress of "Darebin Connect" and on the LXRA program of activities in May 2016 with a view to formulating an advocacy position to put to the State Government.
- Officers continue to engage with the LXRA and key stakeholders to ensure the views of the community and landholders are considered in their plans and activities in Darebin and to ensure wide spread promotion of opportunities to be involved in LXRA consultation activities.

**Consultation and Advocacy**Internal Consultation:

- Public Realm
- Transport
- Community Development
- Economic Development
- City Development
- Communications and Marketing

External Consultation:

- Level Crossing Removal Authority (LXRA)
- Public Transport Victoria (PTV)
- VicTrack

**Disclosure of Interest**

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

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

**6.3 AMENDMENT C156 – REQUEST OF MINISTERIAL AMENDMENT FOR NEIGHBOURHOOD RESIDENTIAL ZONE**

**Author:** Manager City Development

**Reviewed By:** Director Assets and Business Services

**Report Background**

This report outlines the justification for Amendment C156 which aims to ensure a balanced application of the new residential zones is achieved in the municipality. Council has responded to all of the requirements for a Ministerial Amendment in a manner that is reasonable to increase the area of Neighbourhood Residential Zone in the Municipality.

**Previous Council Resolution**

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

**Previous Briefing(s)**

- Council Briefing 15 February 2016 and
- Council Briefing 15 March 2016

**Council Plan Goal/Endorsed Strategy**

- Council Plan 2013-2017 Goal 1: A vibrant city and innovative economy. Promote an innovative, vibrant and thriving economy with physical infrastructure that is both well maintained and appropriately regulated.
- Endorsed Strategy: Darebin Housing Strategy 2013.

**Summary**

- Darebin Planning Scheme Amendment C156 has been prepared and is proposed as a new request for a Ministerial Amendment.
- This follows Council writing to the Minister and a meeting held between the Mayor, CEO and the Minister in relation to Amendment C152 and the refusal to deliver a zoning arrangement that would have better protected 65% of residential land from more intense development.
- Following the meeting with the Minister, Council has been offered the opportunity to address the issues raised by the Residential Zones Standing Advisory Committee (RZSAC) in relation to its consideration of the first residential zones roll-out through amendment C144.
- This led to a third process for the implementation of the new residential zones in Darebin that will potentially see an increase in Neighbourhood Residential Zone (NRZ1) in Darebin to approximately 30% of residential land (up from the current 11.5%).

- The Amendment is based on a previous Planning Scheme Amendment C144, which was completed as the first step in a staged approach to introduce the New Residential Zones as part of the Residential Zones Standard Advisory Committee (RZSAC) Stage 1 process. A number of areas were not supported for the NRZ due to their superior public transport access and the perceived lack of justification for a special identified character.
- This planning scheme amendment is proposed without further public exhibition and is proposed to be submitted directly to the Minister for Planning for consideration.
- The Ministerial Amendment process would avoid the costs of a full planning scheme amendment.
- The State Government initiatives Plan Melbourne Refresh and the state government's residential zones review are relevant to this Ministerial Amendment as it assists to address more urgent gaps, errors and inconsistencies in the application of NRZ1 to Darebin.
- Having exhibited under Amendment C144, full notice is not required given Council has already been through a number of public exhibition processes including C138 and C144, hence eliminating the costs of a full planning scheme amendment.
- This Briefing Paper outlines the details of the proposed Ministerial Amendment C156 and the rationale for the amendment for Council's consideration and endorsement.
- Amendment C156 will be presented to Council in an upcoming Council Meeting with a recommendation to adopt the amendment and forward all required documents to the Minister's office for consideration under Section 20(4) of the *Planning and Environment Act 1987*.

### Recommendation

#### That Council:

- (1) Endorse proposed Amendment C156 to the Darebin Planning Scheme.
- (2) Endorse the attached map *Amendment C156 – Existing and Proposed NRZ1* (attached as **Appendix A**) as the revised zone interpretation of the Darebin Housing Change Framework from the *Darebin Housing Strategy 2013*.
- (3) Endorse the *Amendment C156 – Rationale Report* as the key supporting document to Amendment C156 as attached in **Appendix B**.
- (4) Request the Minister for Planning to introduce Amendment C156 to the Darebin Planning Scheme under Section 20(4) of the *Planning and Environment Act 1987*, to rezone additional areas of the municipality in accordance with **Appendices A, B, and C** of this report.
- (5) Authorise the Manager City Development to make minor alterations and corrections, where necessary, to Amendment C156 prior to lodgement with the Minister for Planning.
- (6) Request the Minister for Planning to consult with Council officers on any changes proposed to the documents submitted as part of Amendment C156.
- (7) Authorise the Manager City Development to make changes to the Amendment in consultation with the Minister for Planning.

## Introduction

Proposed Ministerial Amendment C156 is part of Council's ongoing implementation of the new residential zones which were introduced by the previous State Government. It proposes an increase in the amount of NRZ1 across the municipality by applying this zone to areas with characteristics such as an intact neighbourhood character, consistent subdivision pattern, presence of Heritage Overlays, remoteness from transport and activity centres and environmental sensitivity. This amendment also addresses the issues raised by the RZSAC in relation to a number of locations not being supported for inclusion in the NRZ through Amendment C144.

## Issues and Discussion

Amendment C156 proposes to apply the NRZ1 to additional residential land in the municipality. This work follows on from previous amendments, in particular Amendment C144, the Stage 1 implementation of the New Residential Zones in Darebin. The RZSAC did not support Council's application of the NRZ to 19 of the proposed additional 20 precincts. The amendment will potentially see the increase in NRZ land to 29.9% per cent of lots and 33.6% of residential land in the municipality.

### *What has informed Amendment C156?*

The Amendment has been informed by the following:

- Ministerial correspondence and State Government officer advice over the past few months;
- The recommendations of the RZSAC Stage 1 Darebin Report;
- A desktop and site inspection for all precincts included in Amendment C144 and assessment against the key criteria;
- Inclusion of errors and inconsistencies between the approved Amendment C144 and the RZSAC recommendations; and
- The Housing and Population Report, April 2014 (prepared by DTPLI). This report was written at the time of Amendment C144 and indicated that housing supply would not have been impacted by the proposed application of 36% NRZ.

Amendment C156 is also being prepared in the midst of *Plan Melbourne Refresh* and the residential zones review process. In regards to the latter, a series of 'State of Play' reports to inform this process has revealed that the justification and rationale for implementing the zones between councils varied significantly. As reported to Council on 7 December 2015, these State Government initiatives are welcomed; however, some of the inconsistencies, gaps and errors for the implementation of the new residential zones in Darebin must be addressed.

### *Supporting information*

The Amendment C156 package includes the following documents:

- Amendment C156 – Proposed Zone Map (**Appendix A**);
- Amendment C156 Rationale Report (including Analysis of Precincts Table) (**Appendix B**);
- Amendment C156 Explanatory Report (**Appendix C**).

The Rationale Report has been prepared in support of the amendment and is presented for endorsement. The purpose of the Rationale Report is to provide an overview of the Amendment, explain the methodology used to apply the NRZ and provide justification for the Amendment. It responds in detail to the criteria from the '*Ministerial Powers of Intervention in Planning and Heritage Matters*' Practice Note which is required to support a request for Ministerial Amendments.

#### *Request for Ministerial Amendment*

Darebin has approached the introduction of new residential zones in a responsible and evidenced based manner, with regard to the criteria set by State Government. The proposed application of the NRZ1 as part of Amendment C156 (and previously C144) is the result of considered analysis of the criteria provided by the State Government through *Practice Note 78*, known facts about the building typologies in Darebin, data on developments patterns and consideration of future housing needs. The revised 16 precincts as nominated on the C156 map display a high level of intactness of dwelling stock and distinguishable urban character that justify the application of the NRZ.

Council considers that a full planning scheme amendment process is not appropriate with the current Amendment C156 proposal given that Council has already been through a number of public processes, including the exhibition and panel proceedings associated with Amendments C138 and C144.

#### *The need for ongoing work*

As part of the detailed analysis of this amendment process, officers have identified areas where the preferred neighbourhood character remains largely intact and open space and/or vegetation forms an important character of the area. As the NRZ1 does not protect existing dwellings from demolition, a future strategic study planned to commence in 2016/2017 will propose to further investigate these areas for potential inclusion in the Neighbourhood Character Overlay (NCO). The NCO would seek (amongst other recommendations to be made by any future strategic work) to encourage, where appropriate, retention of older dwellings that contributed to the valued character of the area. This future amendment will require significant strategic justification and a full public exhibition process.

### **Options for Consideration**

#### *Option 1:*

Pursue Amendment C156, requesting a Ministerial Amendment to introduce further NRZ into the Darebin Planning Scheme. This would serve as an interim situation pending further strategic work aimed toward increasing the levels of protection for Darebin's residential areas, beyond the 30% proposed in this planning scheme amendment.

#### *Option 2:*

Defer Council decision until the Managing Residential Development Advisory Committee reports on the application of zones is finalised and reported to Council.

### **Financial and Resource Implications**

The work described in this report is outside the current work program and budget for the Strategic Planning Unit. This will be assessed depending on Council determination.



## **Risk Management**

### *Failure to endorse Amendment C156 by Council*

Most of the neighbourhoods affected by Amendment C156 are in the General Residential Zone 2 and Council will have less control over what development can occur in these neighbourhoods over time.

### *Amendment C156 could be refused by the Minister:*

In response to this, C156 is seen as a stage in the continued refinement of residential planning controls. The Strategic Planning Unit proposes further strategic work into Neighbourhood Character and the residential zones including a full planning scheme amendment in the 2016/2017 Financial Year.

## **Policy Implications**

### **Economic Development**

The Municipal Strategic Statement promotes housing development which supports Darebin's economic strengths and needs, and helps facilitate development of emerging economic opportunities as identified in the *Darebin Economic Land Use Strategy 2013*.

Applying the new residential zones advances Council's strategic vision by clarifying where new housing, particularly at higher densities, should happen.

### **Environmental Sustainability**

The amendment will have a number of positive environmental effects:

- Providing greater certainty by identifying preferred locations for growth and identifying areas where development should be restricted
- Promoting sustainable urban growth by directing higher density residential development to preferred locations with good access to community infrastructure, services, employment and public transport.

### **Human Rights, Equity and Inclusion**

Council's position on the new residential zones ensures that Darebin remains a socially inclusive destination for existing and future residents through a reasonable distribution of all three of the new residential zones.

### **Other**

There are no other factors which impact on this report.

### **Future Actions**

- Should Council adopt the recommendation of this report, officers will send the attached documents to the Minister for Planning for consideration.

### **Consultation and Advocacy**

Amendment C156 is a proposed Ministerial Amendment meaning that no formal notice is deemed necessary.

Submitters to Amendment C144 and people who registered their interest in C152 have been notified of this Amendment and Council report. It is intended to keep these parties informed of any decisions made on this Amendment.

Officers have also met with staff from Department of Environment Land Water and Planning in the preparation of this amendment and will continue to liaise with these officers throughout the consideration of Amendment C156.

### **Related Documents**

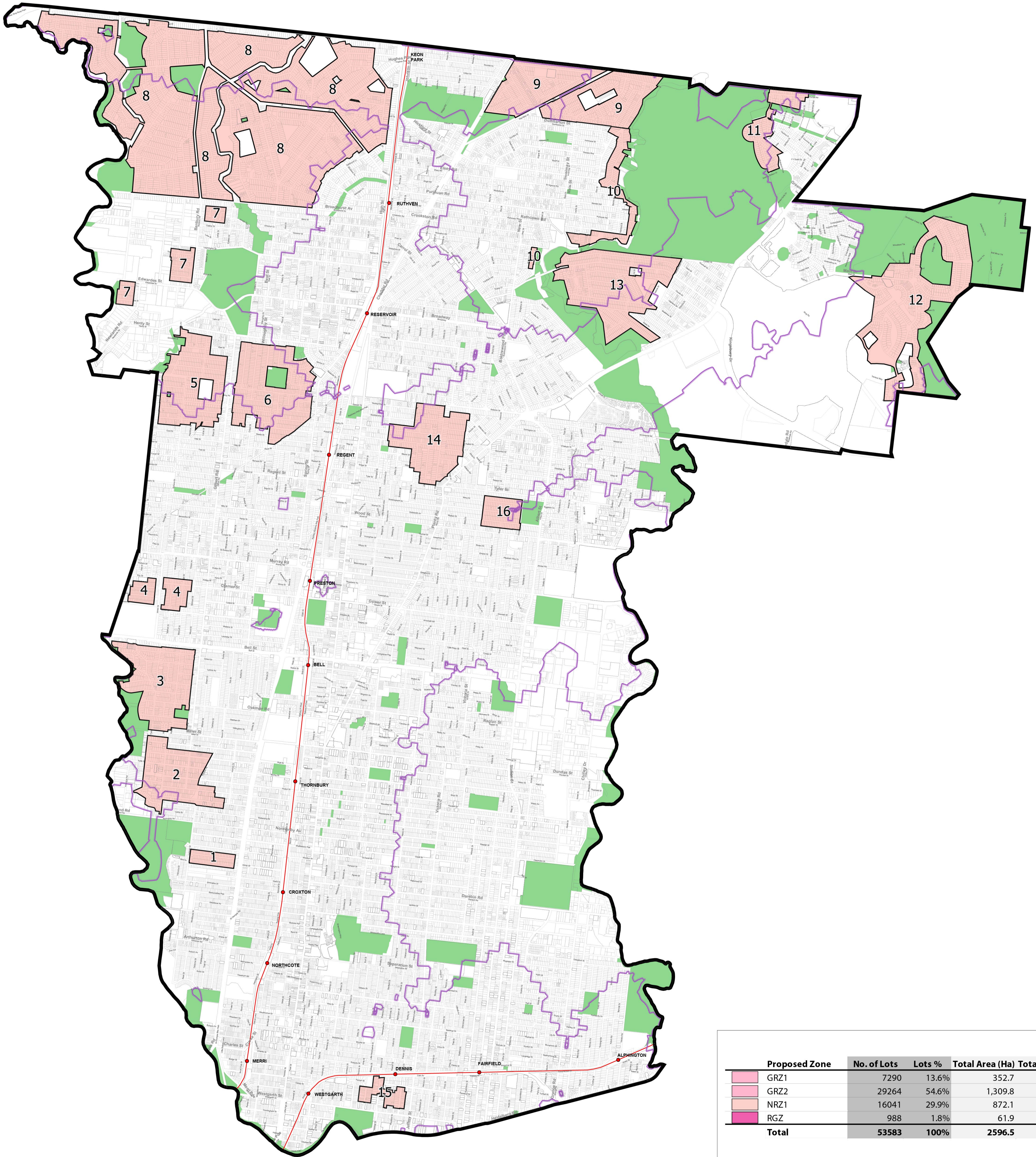
- Darebin Housing Strategy 2013.
- Darebin Planning Scheme.
- Residential Zones (Stage 1) Standing Advisory Committee Report – Overarching Report.
- Residential Zones (Stage 1) Standing Advisory Committee Report – Darebin Draft Amendment C144.
- Amendment C156 Map of Existing and Proposed NRZ1 - **Appendix A**
- Amendment C156 Rationale Report - **Appendix B**
- Amendment C156 Explanatory Report - **Appendix C**
- Council Minutes – 7 December 2015

### **Disclosure of Interest**

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

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





Proposed Zone	No. of Lots	Lots %	Total Area (Ha)	Total Area %
GRZ1	7290	13.6%	352.7	13.6%
GRZ2	29264	54.6%	1,309.8	50.4%
NRZ1	16041	29.9%	872.1	33.6%
RGZ	988	1.8%	61.9	2.4%
<b>Total</b>	<b>53583</b>	<b>100%</b>	<b>2596.5</b>	<b>100.0%</b>

**LEGEND**

- Public Open Space
- Proposed NRZ1 (C156)
- 800m walking catchment to Activity Centres, train stations, tram stops and SmartBus Stops



## APPENDIX B

### Amendment C156 Rationale Report

#### 1. Introduction

Darebin City Council (Council) requests the Minister's intervention to ensure a balanced application of the new residential zones is achieved in the municipality. The purpose of this report is to provide justification for a Ministerial Amendment (amendment) to implement a reasonable and equitable level of Neighbourhood Residential Zone in Darebin.

This report provides an overview of the proposal, the previous strategic work undertaken by Council, and the methodology used to prepare the amendment. It is further submitted that this proposal responds to the requirements of Practice Note No 29 Ministerial Power of the Intervention in Planning and Heritage Matters.

This Amendment achieves a positive balance between providing supply that adequately meets the projected demand for housing growth, while recognising appropriately located areas that reflect established criterion such as consistent neighbourhood character, heritage and environmental significance, and areas remote from transport and activity centres for further protection.

#### 2. Background

##### *Prior housing work in Darebin*

Council's original application of the New Residential Zones was guided by the Darebin Housing Strategy 2013-2033 (DHS). The DHS has been subject to both independent and peer review, being identified as a sound contemporary piece of policy work. It has been adopted by Council and was approved as a reference document within the Darebin Planning Scheme through approval of Amendment C138. The Strategy identifies a three tiered Housing Change Framework of 'minimal', 'incremental' and 'substantial' housing change areas. Written prior to the announcement of the new residential zones, this strategy has broadly been used to translate and implement the new residential zones and to provide a guiding framework for how the new zones might be applied in the City of Darebin.

Amendment C144 was completed as the first step in a staged approach to introducing the New Residential Zones as part of the Residential Zones Standard Advisory Committee (RZSAC) Stage 1 process. The amendment was gazetted in October 2014. In preparing Amendment C144, Council applied the new residential zones in accordance with the principles of the Darebin Housing Strategy and the Housing Change Framework, along with further refinements in response to guidelines issued by the State Government for applying the zones (*Practice Note 78 – Applying the Residential Zones, December 2013*).

C144 included an expanded recognition of neighbourhood character as a consideration for applying the NRZ. Accordingly, criteria relating to neighbourhood character were developed to recognise a broader range of areas in the municipality that display a high degree of consistency in neighbourhood character when compared to precinct descriptions in the *Darebin Neighbourhood Character Study 2007* and/or a high level of intactness in favour of detached single dwellings. In doing so, Council proposed the application of the NRZ to areas identified as minimal change, as well as an additional 20 precincts. It is acknowledged that based on the information submitted at the time, the RZSAC did not support the application of the NRZ to 19 of these 20 precincts, as well as some of the minimal change areas.

The reasons cited by the Committee were access to “good to excellent” public transport and the inability for Council to establish and justify sound reasoning for “special identified character” (page 33).

Amendment C147 was prepared as part of RZSAC Stage 2. It was the second part of the staged implementation of the new residential zones and follows the initial proposed use of the Residential Growth Zone (RGZ) along the Plenty Road and St Georges Road corridors under Amendments C136 and C137. The amendment was gazetted in October 2015. The purpose of Amendment C147 was to deliver on the strategic objectives of the DHS and to provide appropriate design guidance to four areas identified for growth through the application of the Residential Growth Zone (RGZ) and associated Schedules and Overlays.

Amendment C152 sought to apply the NRZ to 19 of the 20 precincts identified in Amendment C144, as well as additional areas identified for their secondary neighbourhood character. This amendment was not supported by the Minister for Planning.

#### *State Government Initiatives*

A number of State Government initiatives are relevant to this Amendment. This includes the *Plan Melbourne Refresh* and the Residential Zones Review Process through the Managing Residential Development Advisory Committee (MRDAC).

The *Plan Melbourne Refresh* also has implications for the application of the new residential zones in Melbourne. The Discussion Paper released in 2015 presents options to delete/refine the existing direction to apply the NRZ to 50 per cent of metropolitan Melbourne. The application of the residential zones was guided by this direction, which is now likely to change. This has implications for Councils in applying the NRZ, as the original direction may change.

A review of the residential zones was initiated by the State Government in 2015. The MRDAC has been established to review the implementation of the zones and recommend improvements (amongst other things). The MRDAC has released a series of ‘State of Play’ reports to inform this process. The Overarching Report acknowledges that “...*the justification and rationale for implementing the zones varied between councils. There were also inconsistencies in the level of public consultation and in the process by which the merit of planning scheme amendments to introduce the zones were assessed (p 1).*” This finding by the MRDAC highlights the importance of the residential zones’ implementation, and also the inconsistencies in the implementation across the state.

### **3. Proposal**

Amendment C156 proposes to apply the Neighbourhood Residential Zone (Schedule 1) as per the map below.

The precincts identified were nominated for NRZ in Amendment C144, but were not supported by the RZSAC. Council has responded to the concerns identified in the RZSAC report in preparing Amendment C156 and this is detailed further below.

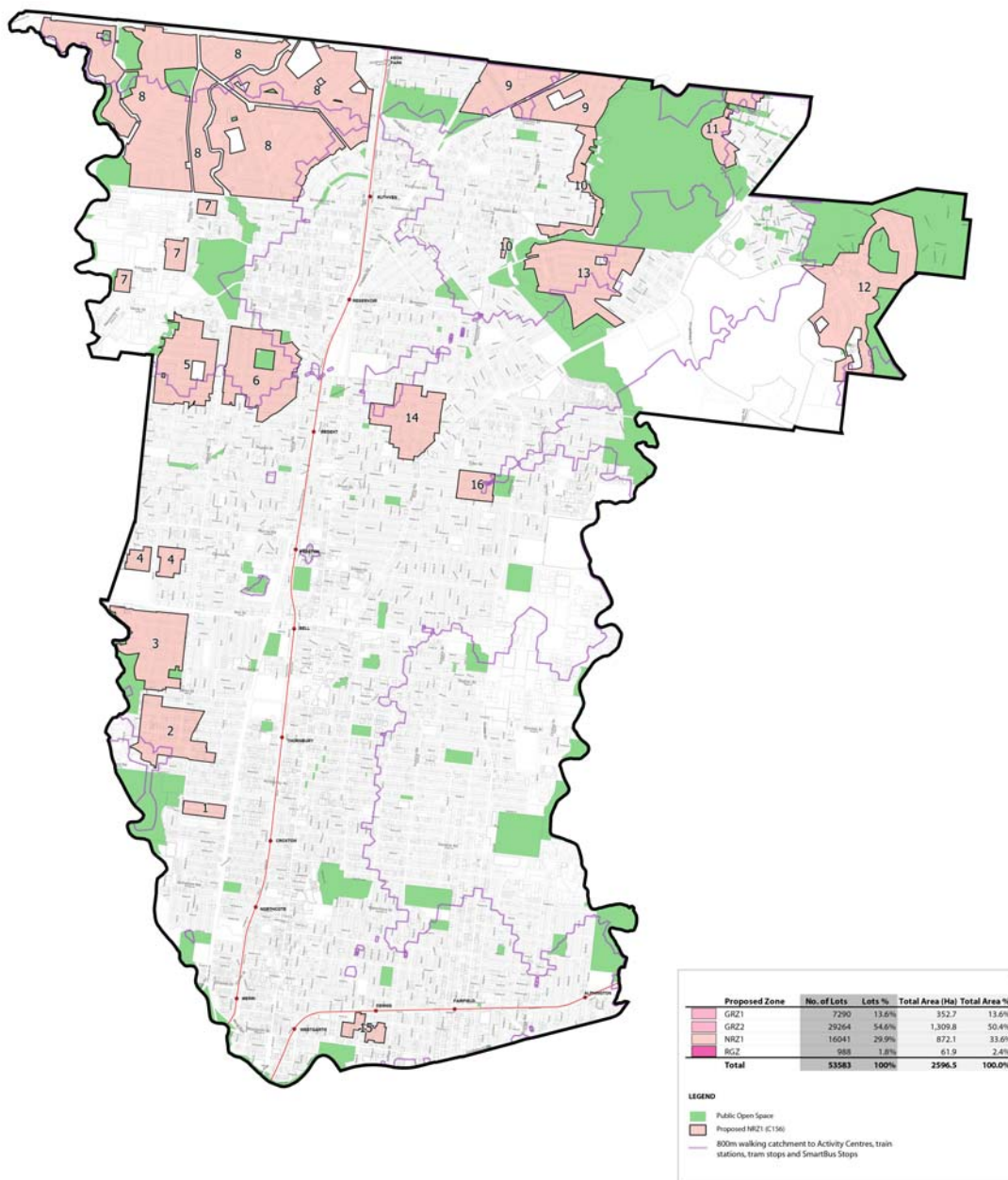


Figure 1 – Proposed NRZ1 Precincts as part of Amendment C156

As illustrated in Figure 1 above, the Amendment will result in the application of the NRZ from 11% to 33.6% of residential land in the municipality (or 9.3% to 29.9% of residential lots). Importantly, Darebin still retains 68.2% of lots in the GRZ and 1.8% of lots in the RGZ.

#### 4. Methodology/justification

The approach to the preparation of Amendment C156 was as follows:

1. Review of the recommendations of the RZSAC Stage 1 Committee Report;
2. Define assessment criteria for the NRZ based on the recommendations of the RZSAC Stage 1 Committee Report and Practice Note 78;

3. Undertake a desktop analysis of the precinct boundaries being considered against the criteria;
4. Carry out site inspections of all precincts;
5. Further refine the boundaries based on site inspections and make recommendations for any future strategic work.

## 1. Review of the recommendations of the RZSAC Stage 1 Committee Report:

The RZSAC Stage 1 assessment of the NRZ criteria was as follows:

**Table 1 Committee Assessment of Council Criteria**

Criterion	Committee's Comment
Are Heritage Overlay precincts.	Accords with PN78, but HO alone not sufficient reason for NRZ; the HO itself provides necessary protection if required.
Are identified in the Darebin Neighbourhood Character Study (2007) as 'potential Neighbourhood Character Overlay areas'.	Meet the NRZ zone purpose of an identified character. Accords with PN78 but alone is insufficient reason for NRZ. This support is based upon the Committee's understanding this criterion refers only to the 8 character areas discussed on page 75 of the NCS and Appendix 8. The Committee does not consider it applies to the 20 precincts the subject of the evidence from Ms Murphy.
Have a highly intact pattern of subdivision in favour of detached dwellings on individual lots, generally evidenced by more than 80% of housing stock having this attribute.	Accords with PN78, but alone is not considered sufficient reason for NRZ.
Have a strong neighbourhood character, evidenced by a high degree of consistency in architectural style and streetscape, in particular where 80% or more of the housing stock is consistent with precinct descriptions in the Darebin Neighbourhood Character Study (2007), and where restoration of original housing stock is prevalent.	If justified would be a significant criterion however in Chapter 6 the Committee has expressed concern the basis of this criterion has not been established, as too much weight has been placed on the 80% intactness criterion without reference to the proximity to public transport (which is not part of this list) or other criteria.
In some cases, have identified environmental or landscape significance, including land with frontage to Creek bodies, and identified Aboriginal Cultural Sensitivity Areas.	The use of the NRZ to act as a buffer to areas of identified Aboriginal Cultural Sensitivity is inappropriate, as the buffer applies to private land that is already significantly modified. There is no need for a zone to perform this role.
In some cases, have a concentration of restrictive Single Dwelling Covenants that constrain housing diversity and growth.	Not considered a criterion by which NRZ is justified. See the Committee's <i>Stage One Overarching Issues Report</i> for discussion regarding covenants.

The scope of Amendment C156 was restricted to areas that were recommended for NRZ as part of Amendment C144:

- Minimal change areas as identified in the Darebin Housing Strategy 2013 and the Housing Change Framework in the MSS.
- Areas considered to have limited accessibility to public transport, based on a hierarchy of trains, trams and smart buses.
- Anomalies from the approval of Amendment C144 where approved zones do not accord with the recommendations of the RZSAC Report.
- 19 of the 20 additional precincts which were unsuccessful in achieving NRZ.

Importantly, the strategic basis of Amendment C156 has not changed from what was consulted on and exhibited as part of Amendment C144. Additionally, the proposed NRZ has been publicly exhibited as part of the C144 process.

The RZSAC Stage 1 Darebin Report states the Committee's support for the application of NRZ to identified *Minimal Change areas*:

*“The Committee has already confirmed that it supports the use of the NRZ in areas that have been identified as minimal change areas under the DHS ...” (p.32)*

As above, the RZSAC Stage 1 report endorsed the DHS 2013 and Council's criteria for 'minimal change areas'. Although this direction from the Committee was made without exception, it is noted that the approved Amendment C144 maps identified some of the minimal change areas within the GRZ2. Based on the Committee's report, it is submitted that the omission of these areas from the NRZ1 is a genuine mistake which appears to have occurred in instances where such NRZ areas are directly adjacent to other nominated NRZ precincts that were not supported by the RZSAC.

It is acknowledged that the Committee did not support the inclusion of areas affected by covenants and those areas of Aboriginal Cultural Sensitivity within the NRZ. The Committee was also reluctant to include areas with good accessibility to public transport within the NRZ. In relation to covenants, the Committee concluded in the Stage One Overarching Issues Report that strategic planning objectives should primarily influence strategic planning for an area; however it is also submitted that covenants could result in an identifiable character which could be a factor in applying the zones.

## **2. Define assessment criteria for the NRZ**

To help determine whether the precincts should be included in the Amendment C156 proposal, a desktop analysis was carried out for the 19 precincts against the 10 key criteria taken from those listed in the Municipal Strategic Statement (MSS) Clause 21.03 and the purpose of the NRZ under Clause 32.09.

There are 7 criteria for Minimal Housing Change areas currently in the MSS as follows:

- Are Heritage Overlay Precincts.
- Are identified in the Darebin Neighbourhood Character Study (2007) as potential Neighbourhood Character Overlay areas'.
- Have a highly intact pattern of subdivision in favour of detached dwellings on individual lots, generally evidenced by more than 80% of housing stock having this attribute.
- Have a strong neighbourhood character, evidenced by a high degree of consistency in architectural style and streetscape, in particular where 80% of more of the housing stock is consistent with the precinct descriptions in the Darebin Neighbourhood Character Study (2007), and where restoration of original housing stock is prevalent.
- Have identified environmental or landscape significance, including land with frontage to Creek bodies.
- Excluding Heritage Precincts are located:
  - outside 800m walkable catchment of Activity Centre;
  - generally outside 800m walkable catchment train, tram or SmartBus.

The purpose of the NRZ lists the following three points:

- Recognise areas of predominantly single & double storey residential development.
- Limit opportunities for increased residential development
- Implement neighbourhood character (NC) policy & adopted NC guidelines

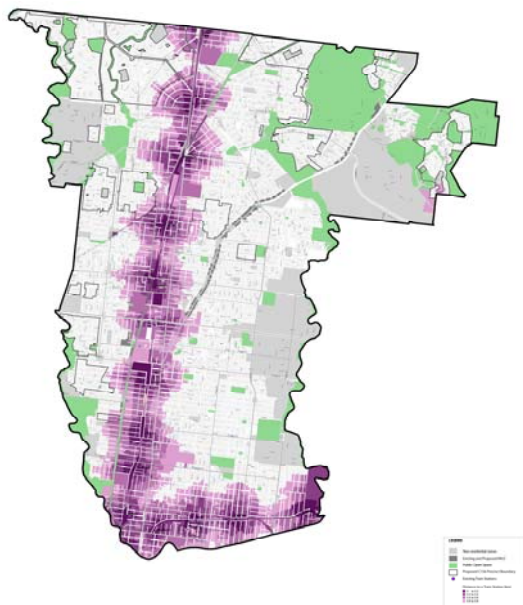


**3. Undertake a desktop analysis of the precinct boundaries being considered against the criteria**

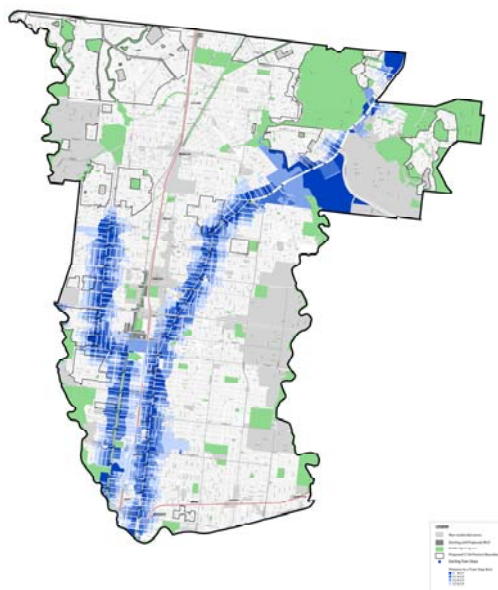
Amendment C144 proposed the NRZ for an additional 20 precincts nominated on the basis of high levels of intactness of original single dwelling stock and neighbourhood character. Nineteen of the precincts were rejected by the Committee due to “good to excellent” access to public transport in several precincts was not given more weight particularly when “special identified character” could not be clearly established (pp. 33).

Council believes that there is still justification for many of the remaining 19 precincts and has undertaken further analysis and in some cases has redrawn the precinct boundaries in accordance with the recommendations of the Committee. To help do this, a clear set of criteria was established to provide a basis for analysis of each precinct.

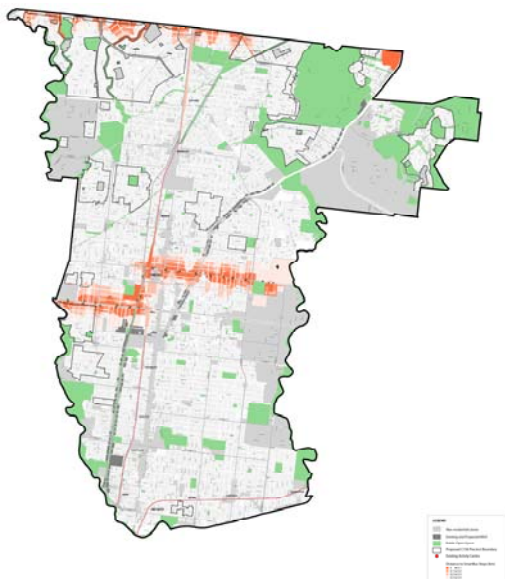
An important aspect of Amendment C156 is that none of the 16 precincts wholly rely on one particular criterion and has been assessed on balance to achieve the outcomes sought by the purpose of the NRZ. In regards to accessibility, a series of maps have been produced (slightly revised from the maps presented to Amendment C144) to help identify the most accessible neighbourhoods where the NRZ may not be as justifiable. Furthermore, while it is acknowledged that areas close to public transport and activity centres should reasonably anticipate a greater level of development, it is submitted that consideration should be given to different types of public transport and their overall usefulness to residents living within particular catchments. Council submits that there is a distinct difference in the usefulness in connectivity to facilities and services between the rail network and the SmartBus and should be assessed as such. The following series of maps provide an 800m catchment for transport modes (rail, tram and SmartBus), activity centres, and an overall composite Accessibility Map.



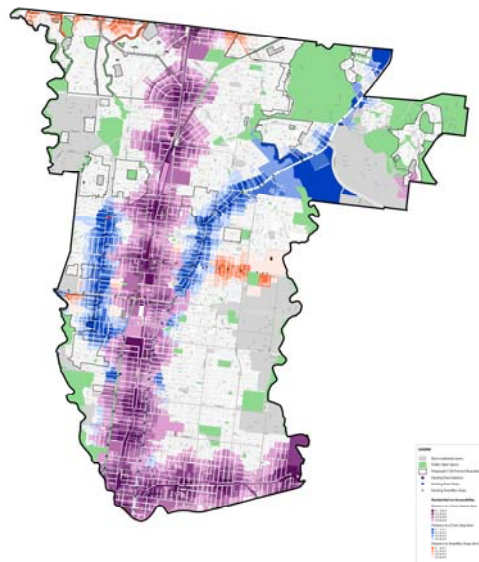
**Accessibility Map – Train Stations**



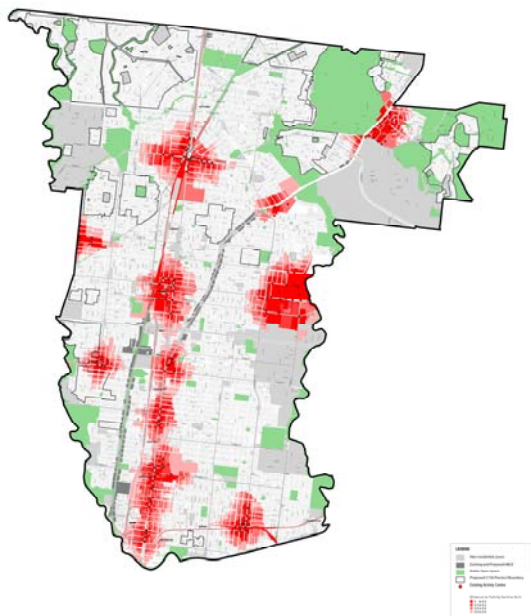
**Accessibility Map – Tram routes**



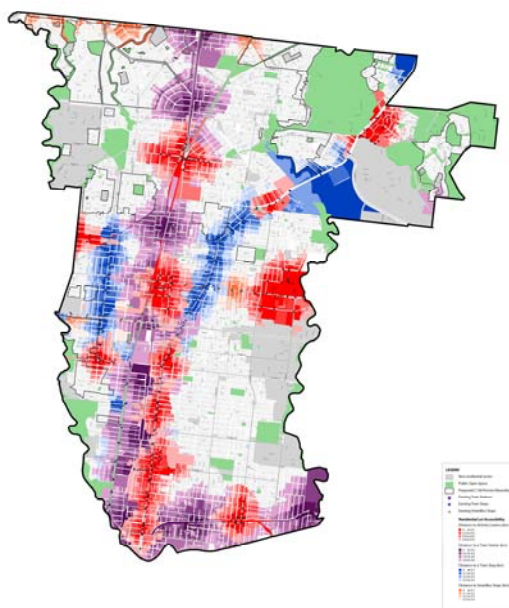
Accessibility Map – SmartBus



Accessibility Map – Transport Composite



Accessibility Map – Activity Centres



Accessibility Map –Composite

#### 4. Site Inspections

Each of the 19 precincts was then inspected to determine which of these areas would form part of Amendment C156 alongside the ESO, HO and Minimal Change areas.

This inspection process was to help test the desktop assessment and the previous work carried out by Tract Consulting as part of Amendment C144. These inspections helped determine the following:

- The neighbourhoods which were intact enough to warrant the NRZ in spite of having good or comparatively good access to public transport;
- The very intact neighbourhoods, where in addition to NRZ, would justify further work to explore additional planning controls such as the NCO; and

- The neighbourhoods that had been altered or whose character no longer justified the NRZ.

## 5. Compiling the amendment

The above steps have resulted in a more rationalised package from the Amendment C144 proposal. The number of precincts has been reduced to 16, and contiguous areas have been included as single precincts. This is discussed in Table 1 – Precinct Analysis.

## 5. Response to Practice Note – Ministerial Powers of Intervention in Planning and Heritage Matters

The practice note provides criteria for when Ministerial intervention in planning matters is justified. The following provides a response to the relevant parts of these criteria.

### 1. *The matter will be one of genuine State or regional significance.*

The implementation of the New Residential Zones into Victorian Planning Schemes is a matter of State significance. The implementation of the residential zones has received significant attention at the State level, particularly with the release of the *Plan Melbourne Refresh* and the establishment of the Managing Residential Development Advisory Committee (MRDAC).

As has been noted in both *Plan Melbourne Refresh* and the *Overarching State of Play Report* by the MRDAC, the implementation of the residential zones varied between Councils. Different municipalities have been subject to different processes of consultation and review. The MRDAC has been established to review this process, amongst other things, which highlights the importance of the zones' implementation at a state level.

The implementation of the zones in Darebin has been directed by the RZSAC. Amendments reviewed by the RZSAC were subject to formal review process, and as a result, generally have less NRZ coverage than those that were not reviewed the RZSAC. It is a matter of state significance to ensure that the application of the NRZ is balanced and consistent.

### 2. *The matter will give effect to an outcome where the issues have been reasonably considered and the views of affected parties are known.*

The NRZ proposed via Amendment C156 was exhibited as part of Amendment C144. The views of affected parties were sought at this time, and Council undertook detailed analysis of these issues in preparing for an independent panel hearing. These issues were also reviewed by the RZSAC. It is noted that the final outcome of Amendment C144 was based more upon the application of the NRZ as directed by Practice Notes, rather than the outcome of submissions.

Council has responded to the RZSAC's concerns with Amendment C144, as noted in Section 4, above. The Committee's primary concern over accessibility has been responded to. While it is acknowledged that areas close to public transport and activity centres should reasonably anticipate a greater level of development, it is submitted that consideration should be given to different types of public transport and their overall usefulness to residents living within particular catchments. Council submits that there is a distinct difference in the usefulness between the rail network and the SmartBus and should be assessed as such. This has influenced the boundaries proposed for Amendment C156.

3. *The matter will be the introduction of an interim provision or requirement and substantially the same provision or requirement is also subject to a separate process of review (such as the introduction of permanent controls in a planning scheme).*

N/A. Permanent controls are sought.

4. *The matter will raise issues of fairness or public interest, where:*
  - *the mechanisms of the planning process have created a situation that is unjust, unreasonably causes hardship or is clearly in error;*
  - *anomalous provisions apply and the valid intent is clearly evident or simple inconsequential correction is required;*
  - *there is a need for urgency and the public interest would be served by immediate action;*

Council submits that the application of the zones is a matter of fairness and public interest. Whilst this proposal does seek to increase NRZ to 33.6%, Darebin still retains sufficient residential supply to accommodate future projected demands. Importantly, Darebin will still retain more GRZ and RGZ than adjoining and surrounding Local Government Areas.

As noted by the MRDAC, there were inconsistencies in the rationale and justification, consultation process and review processes in the implementation of the zones across the state. These inconsistencies resulted in procedural unfairness, and outcomes that vary widely between municipalities.

Council also submits that the application of the zones, in some instances, has been erroneous. Council has attempted to correct these errors through Amendment C149, which was not supported by the Minister for Planning.

5. *The matter is unlikely to be reasonably resolved by the processes normally available.*

Darebin has been through a detailed and transparent process, part of which was supported by the RZSAC. Council considers that a full planning scheme amendment process is not appropriate with the current Amendment C156 proposal given that Council has already been through a number of public processes, including the exhibition of Amendment C138 and C144.

Notwithstanding the above, Council intends to start a full amendment process once this Ministerial Amendment has been finalised and further direction about the future of the residential zones has been provided by the State Government (through MRDAC review process). This amendment will further investigate areas for neighbourhood character protection and involve thorough process of community consultation.

## **6. Conclusion**

Darebin City Council (Council) requests the Minister's intervention to ensure a balanced application of the new residential zones is achieved in the municipality.

**Amendment C156**  
**Table 1 – Precinct Analysis**

C156 Precinct Number	Area boundaries	Description	Amendment C144 reference	Response to Criteria	Comment
1	Thornbury, Bradley and Bird Avenues.	This area consists of two streets of highly intact and consistent character. Bird Avenue is currently in two residential zones (NRZ1 and GRZ2) with no justification.	Precinct 1	<ul style="list-style-type: none"> <li>• Highly intact pattern of subdivision in favour of detached dwellings on individual lots, with more than 80% of housing having these attributes.</li> <li>• Has a strong neighbourhood character, evidenced by a high degree of consistency in architectural style and streetscape, in particular where 80% or more of the housing stock is consistent with precinct descriptions in the Darebin Neighbourhood Character Study (2007), and where restoration of original housing stock is prevalent</li> <li>• Outside an 800 metre walkable catchment of an activity centre</li> <li>• Predominantly single and double storey residential development.</li> <li>• Limit opportunities for increased residential development – due to intactness, consistency and neighbourhood character.</li> </ul>	<p>The area remains highly intact and remains consistent with the description in the NCS. Precinct F1 is described by the predominant character as Postwar style dwellings ‘generally constructed of brick and appear solid and intact. This soundness of construction is reflected in the fact that little redevelopment has occurred, although some dwellings have been extended.’ It contrast with surrounding areas with weatherboard dwellings and wider than average nature strips.</p> <p>Although it is acknowledged that half of this precinct is within a walkable catchment of the train network (Croxton Station) and completely within the 800m of the 11 Tram, it is a highly intact neighbourhood, both in terms of its subdivision pattern and its contribution to the streetscape. It is further noted that the southern side of Bird Street is zoned NRZ1 and there is no justification for the dual zoning of Bird Avenue (appears to be an error). Of note, this site is not within a walkable catchment of an activity centre.</p> <p>Note: This area is currently under threat from unsympathetic redevelopment including replacement of existing single dwellings with contemporary design. As a result of this, Council views this area as a candidate for further strategic analysis enabling protection by the NCO or HO.</p>
2	Thornbury – South of Miller Street, west of St Georges Road and east of Merri Creek.	This area consists of part of the residential area south of Miller Street and west of St Georges Road. The area consists of some older housing stock, part of which has been recommended for further heritage investigation.	Incorporates part of Precinct 2 and adjoining Minimal Change (ESO) area	<ul style="list-style-type: none"> <li>• Heritage Overlay – while not affected by the HO, part of this precinct (in the vicinity of 33 Comas Grove) has been recommended for inclusion in the Heritage Overlay (reported to Council 21 May 2012). Exact boundaries were not defined.</li> <li>• Highly intact pattern of subdivision in favour of detached dwellings on individual lots, with more than 80% of housing having these attributes.</li> <li>• Has a strong neighbourhood character, evidenced by a high degree of consistency in architectural style and streetscape, in particular where 80% or more of the housing stock is consistent with precinct descriptions in the Darebin Neighbourhood Character Study (2007), and where restoration of original housing stock is prevalent</li> <li>• ESO (part) – part of the precinct adjoining Merri Creek reserve.</li> <li>• Outside an 800 metre walkable catchment of an</li> </ul>	<p>It is acknowledged that the north eastern section of this precinct is accessible to the tram network and to the Miller Street Neighbourhood Activity Centre. On balance however, this area is also highly intact in terms of both its subdivision pattern and its contribution to the streetscape. The D2 precinct is particularly reflective of the description in the NCS and a number of the less intact streets have been removed from the original C144 boundary.</p> <p>Note: This precinct and surrounding streets outside the boundary should be considered for further strategic analysis investigating the potential use of the NCO or HO.</p>

**Amendment C156**  
**Table 1 – Precinct Analysis**

C156 Precinct Number	Area boundaries	Description	Amendment C144 reference	Response to Criteria	Comment
				<p>activity centre – a significant portion is outside the 800m from Miller on Gilbert, which is a lower order Neighbourhood Centre.</p> <ul style="list-style-type: none"> <li>• Generally outside 800m walkable catchment train, tram or SmartBus – this applies to part of this larger precinct.</li> <li>• Predominantly single and double storey residential development.</li> <li>• Limit opportunities for increased residential development – due to intactness, consistency, high prevalence of renovation, environmental significance (part) and neighbourhood character.</li> </ul>	
3	Preston – West of Gilbert Road, north of Miller Street, east of Merri Creek and south of Bell Street	The precinct excludes the lots fronting the major transport corridors of Bell Street and Gilbert Road. Includes the Parkside Row and The Mews development (ESO) and Kelley Grove Heritage Overlay	Incorporates Precinct 3, ESO areas on Merri Creek and the Kelley Grove HO Precinct	<ul style="list-style-type: none"> <li>• Heritage Overlay (part) – Kelley Grove .</li> <li>• Highly intact pattern of subdivision in favour of detached dwellings on individual lots, with more than 80% of housing having these attributes.</li> <li>• Has a strong neighbourhood character, evidenced by a high degree of consistency in architectural style and streetscape, in particular where 80% or more of the housing stock is consistent with precinct descriptions in the Darebin Neighbourhood Character Study (2007), and where restoration of original housing stock is prevalent</li> <li>• ESO (part) – part of the precinct adjoining Merri Creek reserve.</li> <li>• Outside an 800 metre walkable catchment of an activity centre – a significant portion is outside the 800m from Miller on Gilbert, which is a lower order Neighbourhood Centre.</li> <li>• Generally outside 800m walkable catchment train, tram or SmartBus – this applies to western part of the precinct.</li> <li>• Predominantly single and double storey residential development.</li> <li>• Limit opportunities for increased residential development – due to heritage (part), intactness, consistency, high prevalence of renovation, environmental significance (part) and neighbourhood character.</li> </ul>	<p>Again, it is acknowledge that this precinct is accessible to both public transport (tram network) and to the Miller Street Neighbourhood Activity Centre. On balance, the D3 area as identified in Council’s Neighbourhood Character Strategy in particular, is highly intact in character from both a subdivision and streetscape perspective. To strengthen this argument, the D3 Preferred Character Statement states that the preferred character will be achieved by: <i>“Retaining Californian bungalows and Interwar dwellings, where located within the Heritage Overlay or where these dwellings contribute to the valued character of the area.”</i> It is noted that there has been limited change to the built form of this area since the character statement was prepared. Also the Tract Report ‘Darebin New Residential Zones: Overview of Ground Survey Methodology and Outcomes’ (“The Tract Report”) only identified nine building anomalies in its table.</p> <p>Note: This precinct and surrounding streets outside the boundary should be considered for further strategic analysis investigating the potential use of the NCO or HO.</p>
4	Preston – West of Gilbert Street and north of Bell Street	Two smaller precincts from the original larger one. The western most area is less accessible and is an area of consistent character. The eastern portion represents an older and more intact neighbourhood.	Incorporates part of Precinct 4	<ul style="list-style-type: none"> <li>• Highly intact pattern of subdivision in favour of detached dwellings on individual lots, with more than 80% of housing having these attributes.</li> <li>• Has a strong neighbourhood character, evidenced by a high degree of consistency in</li> </ul>	The Tract Report for Amendment C144 identified 18 building anomalies in the original precinct, however most of these anomalies have been removed from the reduced area. Located in close proximity to the Gilbert Road tram line. (James St which runs parallel to Gilbert Road is within



## Amendment C156

### Table 1 – Precinct Analysis

C156 Precinct Number	Area boundaries	Description	Amendment C144 reference	Response to Criteria	Comment
				<p>architectural style and streetscape, in particular where 80% or more of the housing stock is consistent with precinct descriptions in the Darebin Neighbourhood Character Study (2007), and where restoration of original housing stock is prevalent</p> <ul style="list-style-type: none"> <li>• Outside an 800 metre walkable catchment of an activity centre.</li> <li>• Generally outside 800m walkable catchment train, tram or SmartBus – this applies to western part of the precinct.</li> <li>• Predominantly single and double storey residential development.</li> <li>• Limit opportunities for increased residential development – due to lack of accessibility to Activity Centres and intactness.</li> </ul>	<p>400m of the tram line.)</p> <p>The character of the wider E3 precinct in the NCS is noted for its variability of Interwar and Postwar housing stock. There is a high level of intactness and consistency in the two areas making up the revised and reduced precinct.</p>
5	Reservoir – area bounded by Elizabeth Street in the west, Livingstone Street in the south, Gilbert Street in the east, and Henty Street in the north.	<p>An arbitrary boundary has been drawn in relation to Coburg Hill Shopping Centre. This arbitrary line seeks to align with precinct 6 to the west of Gilbert Road.</p> <p>The boundary of Livingstone Street which changes name to Knox Street, is located approximately 400m north of where tram route 47 terminates on Gilbert Road.</p>	Incorporates part of Precinct 5	<ul style="list-style-type: none"> <li>• Highly intact pattern of subdivision in favour of detached dwellings on individual lots, with more than 80% of housing having these attributes.</li> <li>• Outside an 800 metre walkable catchment of an activity centre.</li> <li>• Generally outside 800m walkable catchment train, tram or SmartBus – this applies to western part of the precinct.</li> <li>• Predominantly single and double storey residential development.</li> <li>• Limit opportunities for increased residential development – due to intactness, consistency, neighbourhood character.</li> </ul>	<p>This Precinct is located to the west of Gilbert Road. Although nearby the Coburg Hill Neighbourhood Centre in the City of Moreland, this Precinct is not directly accessible to any form of public transport. Although previously on Council’s agenda, extension of the Gilbert Road tram route is not a priority project in the short term. This precinct also retains relative intactness.</p> <p>Moreland Activity Centre Framework 2014 classifies the Coburg Hill Neighbourhood centre as a NAC – the Accessibility Map has been amended to add this centre and it has in turn, influenced the revised precinct boundary. .</p>
6	Reservoir – area bounded by	Predominantly Neighbourhood Character Precinct F9.	Part of Precinct 6	<ul style="list-style-type: none"> <li>• Heritage Overlay – while not affected by the HO, the NCS identifies the red brick State Bank Housing Estate in the north east of the precinct for further investigation.</li> <li>• Highly intact pattern of subdivision in favour of detached dwellings on individual lots, with more than 80% of housing having these attributes.</li> <li>• Has a strong neighbourhood character, evidenced by a high degree of consistency in architectural style and streetscape, in particular where 80% or more of the housing stock is consistent with precinct descriptions in the Darebin Neighbourhood Character Study (2007), and where restoration of original housing stock is prevalent</li> </ul>	<p>This Precinct is located to the east of Gilbert Road and west of the rail line and is not directly accessible to public transport. The precinct is to the north of the terminus of the Route 11 tram and although previously on Council’s agenda, the extension of the Gilbert Road tram route is not a priority project in the short term.</p> <p>Subdivision pattern in character area F9 lends itself to NRZ because many streets are dead-ends which significantly reduces the walkability of this area to either the train line at Regent Station or Reservoir Station.</p> <p>The precinct E6 is noted for its variable architectural character, but there is strong prevalence of renovation of older housing stock.</p>

**Amendment C156**  
**Table 1 – Precinct Analysis**

C156 Precinct Number	Area boundaries	Description	Amendment C144 reference	Response to Criteria	Comment
				<ul style="list-style-type: none"> <li>• Outside an 800 metre walkable catchment of an activity centre.</li> <li>• Generally outside 800m walkable catchment train, tram or SmartBus – most of the precinct is outside the walkable catchments.</li> <li>• Predominantly single and double storey residential development.</li> <li>• Limit opportunities for increased residential development – due to intactness, high prevalence of renovation, remoteness from activity centres and transport and neighbourhood character.</li> </ul>	<p>The character of the wider E3 precinct in the NCS is noted for its variability of Interwar and Postwar housing stock. There is a high level of intactness and consistency in this area.</p> <p>Note: Parts of this precinct and surrounding streets outside the boundary such as the Red Brick State Bank Housing Estate should be considered for further strategic analysis investigating the potential use of the NCO or HO.</p>
7	Three small residential neighbourhoods in the vicinity of the Reservoir Principal Industrial Area.	Two of these neighbourhoods are surrounded by the Reservoir Principal Industrial Area. The third (formerly Precinct 8) is a collection of two cul de sacs in the adjoining residential area which are highly intact.	Formerly Precincts 7 and 8 and one Minimal Change area	<ul style="list-style-type: none"> <li>• Highly intact pattern of subdivision in favour of detached dwellings on individual lots, with more than 80% of housing having these attributes.</li> <li>• Has a strong neighbourhood character, evidenced by a high degree of consistency in architectural style and streetscape, in particular where 80% or more of the housing stock is consistent with precinct descriptions in the Darebin Neighbourhood Character Study (2007), and where restoration of original housing stock is prevalent</li> <li>• ESO (part) – part of the precinct adjoining Merri Creek reserve.</li> <li>• Outside an 800 metre walkable catchment of an activity centre.</li> <li>• Generally outside 800m walkable catchment train, tram or SmartBus – this is one of the least accessible parts of the Municipality.</li> <li>• Predominantly single and double storey residential development.</li> <li>• Limit opportunities for increased residential development – due to intactness, consistency, remoteness from transport, remoteness from Activity Centre.</li> </ul>	<p>The exclusion of these precincts from NRZ1 appears to be an anomaly. They are remote from transport, have consistent character and are in areas where limiting opportunities for residential development is appropriate. The Reservoir Principal Industrial Area is also identified for protection as part of DELUS and provides a further justification for limiting density in these precincts.</p> <p>The Tract Ground Survey Report identifies only a small number of building anomalies.</p>
8	Reservoir – Merrilands Estate (excluding areas more accessible to public transport)).	This area includes most of the original Merrilands Estate and newer areas along the Merri Creek. The lots adjoining Mahoneys Road and areas within the walkable catchment of Keon Park and Ruthven Stations have been excluded.	Minimal Change areas including ESO area adjoining Merri Creek.	<ul style="list-style-type: none"> <li>• Highly intact pattern of subdivision in favour of detached dwellings on individual lots, with more than 80% of housing having these attributes.</li> <li>• Has a strong neighbourhood character, evidenced by a high degree of consistency in architectural style and streetscape, in particular where 80% or more of the housing stock is consistent with precinct descriptions in the Darebin Neighbourhood Character Study (2007),</li> </ul>	<p>The Covenants existing at Merrilands Estate strongly influence the intactness and consistency of the character. This precinct includes some larger lots and Council will advocate to the State Government to resolve the current policy gap in relation to large lots within the NRZ as part of the current Residential Zones Review.</p> <p>Areas near Merri Creek are among the more remote parts of the Municipality.</p>



**Amendment C156**  
**Table 1 – Precinct Analysis**

C156 Precinct Number	Area boundaries	Description	Amendment C144 reference	Response to Criteria	Comment
				<ul style="list-style-type: none"> <li>and where restoration of original housing stock is prevalent</li> <li>• ESO (part) – part of the precinct adjoining Merri Creek reserve.</li> <li>• Outside an 800 metre walkable catchment of an activity centre.</li> <li>• Generally outside 800m walkable catchment train, tram or SmartBus – this applies to part of this larger precinct.</li> <li>• Predominantly single and double storey residential development.</li> <li>• Limit opportunities for increased residential development – due to intactness and consistency (strongly influenced by Covenants), environmental constraints (part), remoteness to activity centres, remoteness to P/T and neighbourhood character.</li> </ul>	The northern section is accessible to the Smart Bus and land along Mahoneys Road has been excluded from the precinct. Areas in the walkable catchment of Keon Park and Ruthven Train Stations have also been excluded from the revised precinct.
9	Reservoir	This is an amalgamation of three precincts on the northern border of the municipality.	Incorporates Precincts 9, 10 and 11	<ul style="list-style-type: none"> <li>• Highly intact pattern of subdivision in favour of detached dwellings on individual lots, with more than 80% of housing having these attributes.</li> <li>• Outside an 800 metre walkable catchment of an activity centre.</li> <li>• Generally outside 800m walkable catchment train, tram or SmartBus – this applies to part of this larger precinct.</li> <li>• Predominantly single and double storey residential development.</li> <li>• Limit opportunities for increased residential development – due to intactness, remoteness from transport, remoteness from Activity Centre.</li> </ul>	<p>While the area is partly within an accessible distance to the Smart Bus in the north western corner, this influence is slight and the area is generally seen as remote from Activity Centres and transport as well as being generally intact.</p> <p>The area abuts a significant industrial area to the north, providing additional justification to limit density in this area.</p>
10	Darebin Creek, Reservoir	This area includes the ESO and Aboriginal Cultural Sensitivity Area.	ESO and Minimal Change areas	<ul style="list-style-type: none"> <li>• Highly intact pattern of subdivision in favour of detached dwellings on individual lots, with more than 80% of housing having these attributes.</li> <li>• Has a strong neighbourhood character, evidenced by a high degree of consistency in architectural style and streetscape, in particular where 80% or more of the housing stock is consistent with precinct descriptions in the Darebin Neighbourhood Character Study (2007), and where restoration of original housing stock is prevalent</li> <li>• ESO (part) – part of the precinct adjoining Darebin Creek reserve.</li> <li>• Outside an 800 metre walkable catchment of an activity centre.</li> </ul>	<p>The precinct primarily identifies the areas affected by the ESO which was a criterion supported by RZSAC for inclusion in the NRZ1.</p> <p>The Aboriginal Cultural Sensitivity Area has been removed from the southern portion of the precinct proposed for Amendment C144 however has been retained along Ayr Street due to the highly intact neighbourhood character.</p>

**Amendment C156**  
**Table 1 – Precinct Analysis**

C156 Precinct Number	Area boundaries	Description	Amendment C144 reference	Response to Criteria	Comment
				<ul style="list-style-type: none"> <li>• Generally outside 800m walkable catchment train, tram or SmartBus – these areas are very remote.</li> <li>• Predominantly single and double storey residential development.</li> <li>• Limit opportunities for increased residential development – due to intactness, environmental constraints (part), remoteness from transport, remoteness from Activity Centre.</li> </ul>	
11	Bundoora – Mount Cooper Estate	Part of the Mount Cooper Estate outside the walkable catchment to public transport.	Part of Precinct 12	<ul style="list-style-type: none"> <li>• Highly intact pattern of subdivision in favour of detached dwellings on individual lots, with more than 80% of housing having these attributes.</li> <li>• Outside an 800 metre walkable catchment of an activity centre.</li> <li>• Environmental significance (VPO).</li> <li>• Generally outside 800m walkable catchment train, tram or SmartBus – the original C144 precinct has been reduced to only include the area outside the walkable transport catchment.</li> <li>• Predominantly single and double storey residential development.</li> <li>• Limit opportunities for increased residential development – due to intactness, consistency, remoteness from transport, remoteness from Activity Centre.</li> </ul>	<p>This is a new estate and a masterplanned community incorporating a range of newer housing styles. It is relatively remote from transport and activity centres. The original C144 precinct has been reduced to only include the area outside the walkable transport catchment.</p> <p>The Estate is also affected by a VPO.</p>
12	Bundoora – Springthorpe Estate	This includes all of the Springthorpe Estate, Bundoora	Minimal Change precinct	<ul style="list-style-type: none"> <li>• Highly intact pattern of subdivision in favour of detached dwellings on individual lots, with more than 80% of housing having these attributes.</li> <li>• Environmental significance (VPO).</li> <li>• Outside an 800 metre walkable catchment of an activity centre – a significant portion is outside the 800m from Miller on Gilbert, which is a lower order Neighbourhood Centre.</li> <li>• Generally outside 800m walkable catchment train, tram or SmartBus – this applies to part of this larger precinct.</li> <li>• Predominantly single and double storey residential development.</li> <li>• Limit opportunities for increased residential character – due to intactness, consistency, remote from Activity Centre, remote from public transport, environmental significance.</li> </ul>	<p>This precinct is within the La Trobe National Employment Cluster however is a materplanned community which has incorporated some opportunities for medium density in the overall design. The whole estate is also affected by a VPO.</p>

**Amendment C156**  
**Table 1 – Precinct Analysis**

C156 Precinct Number	Area boundaries	Description	Amendment C144 reference	Response to Criteria	Comment
13	Kingsbury	This boundary is consistent with the proposed NRZ1 precinct as part of Amendment C144, incorporating the part of Kingsbury outside of the walkable transport catchment and those affected by ESO and Aboriginal Cultural Sensitivity Area.	Incorporates Precinct 14, ESO and Aboriginal Cultural Sensitivity Area	<ul style="list-style-type: none"> <li>Highly intact pattern of subdivision in favour of detached dwellings on individual lots, with more than 80% of housing having these attributes.</li> <li>Has a strong neighbourhood character, evidenced by a high degree of consistency in architectural style and streetscape, in particular where 80% or more of the housing stock is consistent with precinct descriptions in the Darebin Neighbourhood Character Study (2007), and where restoration of original housing stock is prevalent</li> <li>ESO (part) – part of the precinct adjoining Darebin Creek reserve.</li> <li>Outside an 800 metre walkable catchment of an activity centre – the precinct is over 800m from the Polaris centre.</li> <li>Generally outside 800m walkable catchment train, tram or SmartBus – this applies to part of this larger precinct.</li> <li>Predominantly single and double storey residential development.</li> <li>Limit opportunities for increased residential development – due to intactness, consistency, environmental significance (part), remote from Activity Centre, remote from public transport and neighbourhood character.</li> </ul>	<p>The proposed boundaries are consistent with the Amendment C144 boundaries.</p> <p>Part of the precinct was identified as Minimal Change in the DHS</p> <p>Note: Parts of this precinct should be considered for further strategic analysis investigating the potential use of the NCO.</p>
14	Preston – part of the Oakhill Estate	Includes Neighbourhood Character Precincts E5, D5 and C3 in addition to the Heritage Overlay Precinct HO172	Incorporates part of Precinct 15 and the Minimal Change area consisting of the HO Precinct.	<ul style="list-style-type: none"> <li>Heritage Overlay – while not affected by the HO, part of this precinct (in the vicinity of 33 Comas Grove) has been recommended for inclusion in the Heritage Overlay (reported to Council 21 May 2012). Exact boundaries were not defined.</li> <li>Highly intact pattern of subdivision in favour of detached dwellings on individual lots, with more than 80% of housing having these attributes.</li> <li>Has a strong neighbourhood character, evidenced by a high degree of consistency in architectural style and streetscape, in particular where 80% or more of the housing stock is consistent with precinct descriptions in the Darebin Neighbourhood Character Study (2007), and where restoration of original housing stock is prevalent – the precinct is highly consistent with the descriptions in the NCS.</li> <li>Outside an 800 metre walkable catchment of an activity centre.</li> </ul>	Whilst the precinct is accessible to public transport, the character of this area is intact and the original housing stock of Californian bungalows and other interwar style dwellings are well valued by residents.

**Amendment C156**  
**Table 1 – Precinct Analysis**

C156 Precinct Number	Area boundaries	Description	Amendment C144 reference	Response to Criteria	Comment
				<ul style="list-style-type: none"> <li>• Generally outside 800m walkable catchment train, tram or SmartBus – this applies to part of this larger precinct which is outside the walkable catchments for the tram and train.</li> <li>• Predominantly single and double storey residential development.</li> <li>• Limit opportunities for increased residential development – due to HO, intactness, consistency, high prevalence of renovation, and neighbourhood character</li> <li>• Intact and consistent Neighbourhood Character (strongly influenced by the well-established Heritage Overlay).</li> </ul>	
15	Westgarth (Northcote) – Area bounded by railway line and Thomson, Bower, Westgarth and Green Streets Westgarth	The area is made up of several streets to east of Northcote-Westgarth HO161.	Part of Precinct 20	<ul style="list-style-type: none"> <li>• Heritage Overlay – while not affected by the HO, the precinct is compatible with the HO precinct to the west.</li> <li>• Highly intact pattern of subdivision in favour of detached dwellings on individual lots, with more than 80% of housing having these attributes.</li> <li>• Has a strong neighbourhood character, evidenced by a high degree of consistency in architectural style and streetscape, in particular where 80% or more of the housing stock is consistent with precinct descriptions in the Darebin Neighbourhood Character Study (2007), and where restoration of original housing stock is prevalent</li> <li>• Outside an 800 metre walkable catchment of an activity centre – a significant portion is outside the 800m from Miller on Gilbert, which is a lower order Neighbourhood Centre.</li> <li>• Predominantly single and double storey residential development.</li> <li>• Limit opportunities for increased residential development – due to intactness, consistency, high prevalence of renovation, remoteness to Activity Centres and neighbourhood character.</li> </ul>	<p>Precinct 20 was an Addendum to the Tract work and was presented to RZSAC. This precinct has been reduced in area from the original boundaries to remove the less intact streets – Thomson and Jessie Streets. Despite its accessibility, the precinct contains a high level of consistency of character and intactness consistent with the NCS precinct character description and the HO to the west.</p> <p>Note: This precinct should be considered for further strategic analysis investigating the potential use of the NCO or HO.</p>
16	Preston (East) – incorporating the eastern parts of Rene, Madeline and Malpas Streets.	Small precinct with intact character – two neighbourhood character precincts.	Precinct 16	<ul style="list-style-type: none"> <li>• Highly intact pattern of subdivision in favour of detached dwellings on individual lots, with more than 80% of housing having these attributes.</li> <li>• Has a strong neighbourhood character, evidenced by a high degree of consistency in architectural style and streetscape, in particular where 80% or more of the housing stock is consistent with precinct descriptions in the</li> </ul>	<p>The Tract report identifies some inconsistent developments but NRZ is still recommended to guide further development.</p> <p>Note: Parts of this precinct and surrounding streets outside the boundary such as the Red Brick State Bank Housing Estate should be considered for further strategic analysis investigating the potential use of the NCO or HO,</p>

**Amendment C156**  
**Table 1 – Precinct Analysis**

C156 Precinct Number	Area boundaries	Description	Amendment C144 reference	Response to Criteria	Comment
				<p>Darebin Neighbourhood Character Study (2007), and where restoration of original housing stock is prevalent.</p> <ul style="list-style-type: none"> <li>• Outside an 800 metre walkable catchment of an activity centre – a significant portion is outside the 800m from Miller on Gilbert, which is a lower order Neighbourhood Centre.</li> <li>• Predominantly single and double storey residential development.</li> <li>• Limit opportunities for increased residential development – due to intactness, consistency, high prevalence of renovation, remoteness from Activity Centre, and neighbourhood character.</li> </ul>	<p>particularly Madeline Street.</p>

*Planning and Environment Act 1987*

## DAREBIN PLANNING SCHEME

### AMENDMENT C156

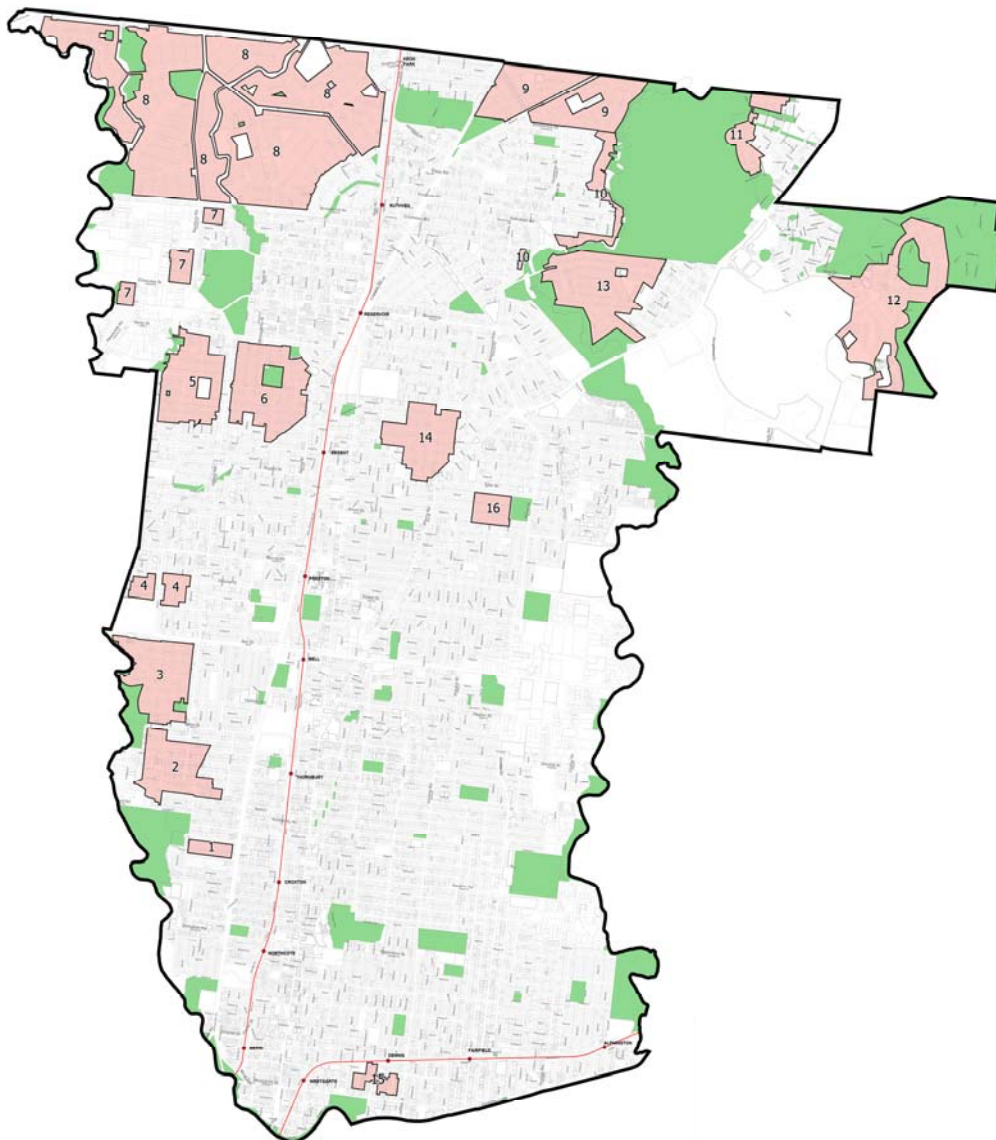
#### EXPLANATORY REPORT

#### **Who is the planning authority?**

This Amendment has been prepared by the Minister for Planning, who is the planning authority for this amendment.

#### **Land affected by the Amendment**

The Amendment affects land in Bundoora, Kingsbury, Northcote, Thornbury, Preston, and Reservoir, as shown on the map below.



## **What the amendment does**

The Amendment applies the Neighbourhood Residential Zone (NRZ) to residential land within Darebin, as shown on the map above.

It applies to the NRZ to approximately 20% of residential land within Darebin.

It follows the introduction of the new zones into the Darebin Planning Scheme via the Residential Zones Standard Advisory Committee (RZSAC) process. Stage 1 of this process implemented the NRZ and General Residential Zone (GRZ), while Stage 2 implemented the Residential Growth Zone (RGZ).

The Amendment does not propose any changes to planning scheme ordinance.

## **Strategic assessment of the Amendment**

### **Why is the Amendment required?**

The Amendment is required to apply the NRZ in parts of Darebin and give effect to the housing and neighbourhood character directions, as established in the Municipal Strategic Statement (MSS) and the Darebin Housing Strategy.

The application of the NRZ will provide clear direction for housing growth and preservation. This amendment complements existing work undertaken in Amendment C144, which applied the NRZ and GRZ, and Amendment C147, which applied the RGZ.

### **How does the Amendment implement the objectives of planning in Victoria?**

Amendment C156 implements the objectives in Section 4 of the Planning and Environment Act 1987 (the Act). In particular, the Amendment supports the following objectives:

- To provide for the fair, orderly, economic and sustainable use, and development of land.
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.
- To balance the present and future interests of all Victorians.
- To facilitate development that achieves the above objectives.

### **How does the Amendment address any environmental, social and economic effects?**

The Amendment will have a number of positive environmental effects.

The Amendment will generate positive environmental, social and economic effects by:

- providing greater certainty for the community by identifying preferred locations for growth and identifying areas where development should be limited.
- promoting sustainable urban growth by directing medium and higher density residential development to preferred locations with good access to community infrastructure, services, employment and public transport.

### **Does the Amendment address relevant bushfire risk?**

The Amendment affects land within an established urban area that is not subject to bushfire risk.

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

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Act. The draft amendment complies with all of the Minister's Directions under Section 12 of the Planning and Environment Act 1987.

The Amendment is also consistent with:

- Ministerial Direction No. 9 – Metropolitan Strategy;
- Ministerial Direction No. 11 – Strategic Assessment of Amendments;
- Ministerial Direction No. 16 – Residential Zones; and

The Amendment is not affected by any other Ministerial Directions.

### **How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?**

The Amendment supports and implements the State Planning Policy Framework (SPPF) in the following ways:

#### **Clause 11 – Settlement**

The Amendment responds to the needs of existing and future communities through provision of zoned and serviced land for housing, while ensuring that a sufficient supply of land is available for employment, recreation and open space, commercial and community facilities and infrastructure, as well as other community uses.

#### **Clause 15 – Built Environment and Heritage**

The Amendment contributes to the protection of areas of significant heritage and the existing neighbourhood character by applying the NRZ to these areas.

#### **Clause 16 – Housing**

This Amendment contributes towards the provision of a diverse housing stock, located strategically in locations that offer access to public transport and a wide range of services. Darebin will continue to support housing growth in designated areas, including activity centres, urban renewal precincts and transport corridors, including areas that are unconstrained by heritage, character or remote from public transport. These areas have been identified in the Darebin Housing Strategy 2013-2033.

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

The Amendment supports the Local Planning Policy Framework and Municipal Strategic Statement. The Amendment applies the NRZ to land identified as minimal change in the MSS, and other land identified as minimal change within the Darebin Housing Strategy 2013-2033, which will ensure consistency in policy direction.

The Amendment forms part of the implementation of the Darebin Housing Strategy 2013-2033. Together with other Amendments C136, C137, C138, C144 and C147 it will support objectives to provide a mix of housing typologies in appropriate locations that meet the needs of Darebin's diverse and growing community, and ensure development is sensitive and responsive to the valued urban character areas.

### **Does the Amendment make proper use of the Victoria Planning Provisions?**

The Amendment makes proper use of the Victoria Planning Provisions by applying controls consistent with the form and content of the VPPs to facilitate appropriate residential rezoning. The Amendment appropriately applies the new residential zones across the majority of residential land within the municipality.

### **How does the Amendment address the views of any relevant agency?**

The views of the various agencies were sought during the RZSAC Stages 1 and 2 consultation process. The views of these agencies have been taken into account in preparing this Amendment.



## **Does the Amendment address relevant requirements of the Transport Integration Act 2010?**

The Amendment complies with the relevant requirements for the Transport Integration Act, specifically Part 2, Division 2, 11 – Integration of transport and land use. The amendment will restrict housing intensification in areas that are remote from public transport and direct increased housing densities to areas that are well serviced by public transport, as identified in Council's MSS.

## **Resource and administrative costs**

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

The Amendment will have positive impacts on the resource and administration costs of the Darebin City Council.

The Amendment aims to improve planning outcomes through clearer planning processes and guidance for decision makers, applicants and the broader community.

## **Where you may inspect this Amendment**

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Darebin City Council  
Level 1  
274 Gower Street  
Preston 3072

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

## 6.4 PROPOSED DOG OFF LEAD AREA IN JOHNSON PARK NORTHCOTE

**Author:** Manager Economic Development and Civic Compliance

**Reviewed By:** Director Corporate Services

### Report Background

A petition signed by 424 residents requesting the creation of an off lead area in Johnson Park, Northcote has been received by Council.

In response it was recommended that the northern area of the park, which has no formal recreational usage, be considered for designation as an off lead area and that Council invite submissions in accordance with section 223 of the *Local Government Act 1989* from the community regarding the proposed changes.

This report is in response to the resolution dated 23 November 2016.

### Previous Council Resolution

At its meeting held on 23 November 2015 the Council resolved:

*That Council:*

- (1) *Designate the northern area of Johnson Park as an off-lead area.*
- (2) *Write to surrounding residents and publish a public notice in local newspapers inviting submissions from the community regarding the proposed change to the off-lead designation at Johnson Park, Northcote.*
- (3) *Note submissions will be in accordance with section 223 of the Local Government Act 1989 and are to be submitted by a date which is not less than 28 days after the date on which the notice is published.*
- (4) *Capital works and safety works be referred to this year's capital works budget: eg fencing and other safety treatments/child safety.'*

### Previous Briefing(s)

- 24 August 2015 - Council Briefing Session
- 15 March 2016 - Hearing of Submissions

### Council Plan Goal/Endorsed Strategy

There are a number of shared goals in the Council Plan which support the strategic direction of the Order under the *Domestic Animal Act 1994*.

#### Sustainable and Resilient Neighbourhoods

- Protect and enhance biodiversity, natural and cultural heritage assets, wildlife corridors, local forests, waterways and the built and natural heritage areas.
- Develop policies to encourage the ethical treatment of all animals and to support responsible pet ownership.

### Excellent Service

- Create a business culture that focuses on customer service and the provision of timely and meaningful responses to community needs and requests; and analyse all customer feedback, using it as an opportunity to improve the quality of our services.

### **Summary**

Letters were sent out to residents within 1 km radius of the park surrounding Johnson Park on 14 January 2016, as well as advertisements in the Preston and Northcote Leader on 12 and 13 January 2016 respectively, inviting residents to make a submission to Council's proposal to designate the northern area of Johnson Park as a dog off-lead area. Residents had until 12 February 2016 to lodge their written submissions.

Sixteen submissions have been received which includes ten against the proposal and five in support, with one submitter providing general comment regarding enforcement (neither supports or objects) for the proposal to designate the northern area of Johnson Park as off lead.

The main concerns expressed by the submitters related to the safety of children, pedestrians and cyclists using the paths through the Park. The common recommendation from the submitters was that the area would need to be fenced in order to address the identified issues. Also, seven submitters questioned whether there would be sufficient enforcement if the park were to be made off-lead. Those that were in support of the proposal suggested that an off lead park would provide for greater friendships amongst people using the park, avoid having to drive dogs to nearby off lead parks and would lead to positive health benefits.

### **Recommendation**

**THAT** Council:

- (1) Designate the northern area of Johnson Park as a dog off lead area.
- (2) Resolve the dog off lead area is fenced in order to address the concerns of residents in relation to public safety.

---

### **Introduction**

The *Domestic Animals Act 1994* provides Council with the power to enforce provisions specific to dog or cat confinement requirements under section 26 of the Act. Section 26 of the Act stipulates:

*A Council may by resolution make an order under this section which may do all or any of the following:*

- a) Prohibit the presence of dogs and cats in any public of the municipal district of the Council;*
- b) Impose all or any of the following conditions on the presence of dogs or cats in any public place of the municipal district of the Council:*
  - i. conditions as to the means of restraint of dogs or cats;*
  - ii. conditions as to the times at which the presence of dogs or cats is or is not permitted;*
  - iii. any other conditions that are specified in the order.*

Council passed an order in 2013 which designated 39 parks within the municipality as off lead (see **Appendix A**). Council may, by order of resolution, and after giving public notice invite submissions on the proposal to:

- Remove a reserve or part of a reserve; and /or
- Add a reserve or part of a reserve to the list of Designated Reserves.

The letters were sent out to residents on 14 January 2016 within 1 km radius of the park, and advertisements placed in the Preston and Northcote Leader papers on 12 and 13 January 2016 respectively inviting people to make a submission to Council's proposal to designate the northern area of Johnson Park as a dog off-lead area. Residents had until 12 February 2016 to lodge their written submissions.

The following picture identifies the proposed off lead area which would be designated by appropriate signage.



## Issues and Discussion

Sixteen submissions have been received and these included ten against and five for the proposal and one general comment regarding enforcement (neither support/objects to proposal) to designate the northern area of Johnson Park as off lead.

## Submissions

The following parties requested to be heard in support of their written submissions and were advised of the time, date and place of this meeting of Council's Hearing of Submissions Committee:

- (1) Andrew Wear
- (2) Myf Browning
- (3) Ro Packer
- (4) Robert and Anne Miller

A Hearing of Submissions meeting was held on 15 March 2016. The following parties attended and spoke in support of their written submissions.

- Andrew Wear
- Myf Browning
- Ro Packer

The submitter's main concerns relate to:

- Park being used by the community, families and local school and need to protect them.
- The proposed dog off lead area is not an equitable use of park.
- The area cannot be enforced all the time and therefore fencing would need to be installed to ensure public are protected.
- There are a number of dog of lead parks within the vicinity of Johnsons Park.
- The park is where kids ride their bikes and scooters, people relax under trees, and people socialise.
- There has been a drop in the number of kids using the park due to dogs being off lead. There have been instances where kids have fallen off their bikes.
- The dogs that are off lead are not being monitored by their owners and the dogs have left their droppings in the park.
- Proposed dog of lead area is close to children's playground.
- Many children are bitten by dogs and this is well publicised.
- 20% people are less likely to use the park if part of the park were to be made dog off lead.
- Unable to guarantee protection of children.
- Not in line with Animal Management Strategy and the Council Order.

The following parties did not request to be heard in support of their written submissions:

- (5) Annette and Ken Berryman
- (6) Dr Ian Smith
- (7) Fred, Surr and Angelika Stoll
- (8) Heather Murfet
- (9) Jane Waldock
- (10) Kate Denborough and Gordon Wilson
- (11) Margaret Irwin
- (12) Sebastian Packer-Smith
- (13) Lis Blake
- (14) Lisa and Matthew Lubbock
- (15) Emma Wyndham Chalmers
- (16) Gaye Bishop (General comments – did not object/support proposal)

The main concerns expressed by the submitters related to the safety of children, pedestrians and cyclists using the paths through the Park. The common recommendation from the submitters was that the area would need to be fenced in order to address the identified issues. Also, seven submitters questioned whether there would be sufficient enforcement if the park were to be made off-lead. Those that were in support of the proposal listed suggested that an off lead park would provide for greater friendships amongst people using the park, avoid having to drive dogs to nearby off lead parks and would lead to positive health benefits.

Copies of all (16) written submissions received were circulated separately for Councillors information at the meeting of the Hearing of Submission Committee held on 15 March 2016.

### **Addressing concerns raised by residents**

The main concerns in relation to introducing a dog off lead area can be addressed if Council were to provide a fenced in dog area. This along with adequate signage will encourage self-monitoring and policing. This has proven to be the case with the recent successful introduction of fencing around Crispe Park and the fenced in dog area at Bundoora Park.

### **Consideration of Submissions**

In accordance with section 223 of the Act, Council is required to take into consideration all submissions received in relation to the proposal and after it has made its decision, to notify all persons who made a submission of the decision and the reasons for the decision.

### **Financial and Resource Implications**

If an area of the park is changed to off lead, Council would need to provide appropriate fencing to address the safety concerns of people using the three pathways adjacent to Bastings Street. The cost is estimated to be \$15,000, which is based on the cost of providing fencing at Crispe and Bundoora Parks.

New signage has already been approved and included into this year's budget for installation of new signs at all off lead parks within the Municipality.

### **Risk Management**

Providing off-lead areas in parks that are required to co-exist with children's playgrounds without adequate fencing poses an increased risk to the safety of children.

### **Policy Implications**

#### **Economic Development**

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

#### **Environmental Sustainability**

The environment and the protection of wildlife is a strong consideration in the development of any off-lead area.

### **Human Rights, Equity and Inclusion**

Darebin's Equity and Inclusion Planning Tool (EIPAT) was used to assist the consultation process followed for the Order through the development of the Domestic Animal Management Plan 2013-2017.

### **Other**

There are no other factors which impact on this report.

### **Future Actions**

Should Council resolve to create a dog off lead area in the northern part of Johnson Park the following would occur:

- Provide fencing around dog off lead area.
- Install signage.

### **Consultation and Advocacy**

Information was provided via public notice in local newspapers and letters were sent to residents within a 1km radius of the park.

- Coordinator Health and Urban Protection
- Coordinator Civic Compliance
- Coordinator Leisure and Public Realm
- Manager Economic Development and Civic Compliance

### **Related Documents**

- *Domestic Animals Act 1994*
- Animal Management Strategy 2013-2017
- Council Minutes – 25 November 2015
- Hearing of Submissions Committee Minutes – 15 March 2016

### **Disclosure of Interest**

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

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

## APPENDIX A

### Order of Darebin City Council

#### Section 26(2) Domestic Animals Act 1994

##### 1. Dog must be under effective control

The owner of any dog must keep the dog in effective control by means of a chain, cord or leash held by the owner and attached to the dog while the dog is in:

- a reserve; or
- a public place.

##### 2. Owner obligations

A dog may be exercised off a chain, cord or leash in a Designated Reserve, if the owner;

- carries a chain, cord or leash sufficient to bring the dog under effective control if the dog behaves in a manner which threatens any person or animal;
- remains in effective voice or hand control of the dog so as to be able to promptly bring the dog under effective control by placing the dog on a chain, cord or leash if that becomes necessary; and
- does not allow the dog to worry or threaten any person or animal.

##### 3. If a dog is off a chain, cord or leash in an off leash Designated Reserve, the dog must be brought under the effective control of the owner by means of a cord, chain or leash if the dog is within 30 metres of:

- the principal location of an organised sporting event;
- the principal location of an organised public meeting: or
- a permanent barbecue or picnic area when in use.

##### 4. Dogs are prohibited within the immediate perimeter of any playground at all times, and must be on a cord, chain or leash if within ten (10) metres of the perimeter of a playground in an off leash Designated Reserve at all times.

##### 5. All dogs must be on lead within 5 meters of all shared pathways, even if the pathway is within an off leash Designated Reserve.

##### 6. Dogs and cats are not permitted whether restrained or otherwise in the Prohibited Areas of Dogs and Cats

#### Off Leash Designated Reserves

B.T Connor Reserve

H.P Zwar Park

Beenak/McMahon Reserve

Judith Scott Memorial Park

C. T Barling Reserve

K.P Hardiman Reserve

Crispe Park

Margaret Walker Reserve

D.R Atkinson Reserve

Edwardes Lake Park

Clements Reserve

T.A Cochrane Reserve



G.E Robinson Park	T.W Blake Park
I.W Dole Reserve	W.H Robinson Reserve
J.C Donath Reserve	W.K Larkins Reserve
L.E Cotchin Reserve	W.R Ruthven V.C Reserve
Shand Reserve	All Nations Park
A.G Davis Park	Darebin Parklands
Adams Reserve	H.L.T Oulton Reserve
A.H Capp Reserve	Hayes Park
Arch Gibson Reserve	Henderson Reserve
Bundoora Park	Mayer Park
C.H Sullivan Memorial Park	Merri Park
CW Kirkwood Reserve	McDonnell Park
G.H Mott Reserve	Penders Park
Pitcher Park	

#### **Prohibited Areas of Dogs and Cats**

- Cresswell Grange
- Leamington Wetland
- Bundoora Park Grassland
- Strettle Wetland
- Dundas Wetland

#### **Review**

Council may, by order of resolution, and after giving public notice inviting submissions on the proposal:

- Remove a reserve or part of a reserve; and /or
- Add a reserve or part of a reserve to the list of Designated Reserves.

**Definitions**

- “chain, cord or leash” means a chain, cord or leash which effectively restrains the dog
- “at large” in relation to a dog, means not under the effective control of the owner by means of a chain, cord or leash
- “designated Reserve” means a reserve or other place which has been designated by an order of Council under Section 26 of the Domestic Animals Act 1994
- “owner” has the same meaning as in the Domestic Animal Act 1994

“prohibited area” means no dogs or cats allow

## 7. CONSIDERATION OF RESPONSES TO NOTICES OF MOTION AND GENERAL BUSINESS

### 7.1 DAREBIN PUBLIC TOILET STRATEGY ADOPTION

**Author:** Manager Leisure and Public Realm

**Reviewed By:** Director Community Development

#### Report Background

In 1999, a draft strategy was developed for the provision of public toilets throughout the municipality entitled "Provision and Management of Public Toilets in the City of Darebin". This draft was not adopted by Council.

The draft *Darebin Public Toilet Strategy 2015-2025* has been developed following consultation with key internal stakeholders and the Darebin community. The draft Strategy is now ready for adoption.

#### Previous Council Resolution

At its meeting held on 18 May 2015, Council resolved:

*'That Council:*

- (1) Release The Draft Darebin Public Toilet Strategy for consultation with the Darebin community and key stakeholders.*
- (2) Receive the final Darebin Public Toilet Strategy inclusive of community feedback for adoption in August 2015.'*

#### Previous Briefing(s)

This matter has not previously been to a Councillor briefing.

#### Council Plan Goal/Endorsed Strategy

Darebin Public Toilet Strategy is led by the Darebin City Council Plan 2013 - 2017 and takes into account other relevant strategies and guiding documents including:

- City of Darebin Open Space Strategy (2010 - 2020)
- City of Darebin Playspace Strategy (2007 - 2017)
- City of Darebin Environmental Design Guidelines (ESD)
- City of Darebin Retail Activity Centres Strategy (2005)
- City of Darebin Outdoor Sports Venues Infrastructure Policy (2013)
- City of Darebin Outdoor Sports Venues Infrastructure Priority Plan (2013)
- City of Darebin Graffiti Management Strategy (2014)
- City of Darebin Access and Inclusion Plan (2014 - 2018)
- City of Darebin Community Safety Strategy (2012 - 2016)
- City of Darebin Health and Wellbeing Plan (2013 - 2017)

- City of Darebin Development and Employment (2012 - 2115)

## Summary

The City of Darebin currently has 58 public toilet facilities spread across the municipality with the oldest being the Beavers Road toilet constructed in 1925 and the newest being the All Nations Exeloo constructed in 2001. A lack of a dedicated budget for renewal and maintenance of public toilet blocks; changes in accessibility requirements; and general wear and tear over time have led to the physical deterioration of many of Darebin's public toilet facilities. The *Darebin Public Toilet Strategy 2015-2025* presents key policy directions and guidelines to direct public toilet design and upgrade in Darebin up to 2025.

## Recommendation

**That** Council endorse the *Darebin Public Toilet Strategy 2015-2025* and consider actions as part of future capital budget cycles.

---

## Introduction

The vision of the draft *Darebin Public Toilet Strategy 2015-2025* is:

*“To enhance the liveability of The City of Darebin by investing, planning, designing and managing a cohesive network of safe, accessible, well maintained free, universal public toilet facilities.”*

This vision and resulting action plan promotes and encourages extended use of Council's parks, streetscapes and major retail precincts.

The draft *Darebin Public Toilet Strategy 2015-2025* is divided into various sections, including background information and current conditions, key changes areas and action plan. These sections clearly and concisely address the current situation and look to make future changes to Darebin's public toilet network.

High level priorities for the Darebin Public Toilet Strategy are to:

- Improve the overall condition of existing public toilets.
- Increase the overall amenity of the public realm.
- Improve the overall community satisfaction with Council's implementation and management of public toilet facilities.
- Increase the quality and experience of public toilet facilities through considered, creative design outcomes.
- Provide safe, accessible and well maintained public toilet facilities.

Each section concludes with policy statements and a set of actions that will help drive capital works projects and strategy development to 2025.

## Issues and Discussion

Council approved the *Draft Darebin Public Toilet Strategy* for community consultation on 18 May 2015. Following this, the draft strategy was released for public comment using the following methods:

- Inclusion in Preston Leader in the 11 August 2015 edition.
- Inclusion in the Northcote Leader in the 12 August 2015 edition.
- Social Media posting on corporate Facebook and Twitter account on 11 August 2015.
- Email sent to key stakeholder groups on 4 August 2015.
- Corporate Website – Your Say posting 11 August through 1 September 2015.
- Extend Corporate Website – Your Say posting from 1 September through 23 September 2015 in response to article in the Northcote Leader on public toilets.
- Presentation to Active and Healthy Ageing Board September meeting.
- Presentation to Sexuality, Sex and Gender Diversity Advisory Committee September meeting.
- Internal publication through email to key stakeholders.
- Community comment on the draft strategy was low. No submission was received from the Active and Healthy Ageing Board or the Sexuality, Sex and Gender Diversity Advisory Committee.
- Internally, Darebin's Children Families and Community team and Strategic Planning Unit provided comments, which were integrated into the document.

## Options for Consideration

Adopt the *Darebin Public Toilet Strategy 2015-2025* and provide an annual allocation for public toilets over future capital budget cycles.

## Financial and Resource Implications

Actions outlined in the draft *Darebin Public Toilet Strategy 2015-2025* that have budget implications include:

- Allocating an annual budget for public toilet upgrade and design each financial year for 10 consecutive years;
- Committing to consider inclusion of Environmentally Sensitive Design and Accessible design (including the consideration of more complex needs around accessibility) into all new and renovated toilet facilities;
- Undertaking regular auditing of existing public toilet facilities from a structural, accessibility and environmental perspective; and
- Implementing new and upgraded public toilet facilities.

These implications are to be managed through existing resources along with future capital works and new initiative budget applications. Actions are divided into yearly capital works projects and have been incorporated into the ten year capital plan.

## **Risk Management**

A risk assessment will be conducted as part of every capital and design process undertaken as a result of this strategy.

## **Policy Implications**

### **Economic Development**

Public toilets with shopping strips enable customers to stay in the area longer and enhance the viability of local businesses through increased expenditure.

### **Environmental Sustainability**

The draft *Darebin Public Toilet Strategy 2015-2025* has a strong focus on environmental sustainability and proposes to integrate this key value in all new and renovated public toilet facility upgrades. Possible opportunities for inclusion of environmental sustainable design technologies may include, but are not limited to:

- Use of grey or recycled water in in cisterns
- Low flow toilets
- Solar energy
- Use of natural light
- Use of low energy lighting such as LED
- Use of passive heating and cooling
- Green roof/wall
- Use of recycled or reclaimed materials
- Rain water tanks used to flush with mains backup
- Better use of waste water (such as basin water used to water gardens and parkland).

### **Human Rights, Equity and Inclusion**

Public toilet facilities to be upgraded should respond and address benefits to all users inclusive of ability level, culture, religion or background. Socially inclusive, safe and clean public toilet facilities contribute to the quality and use of the public realm including increased neighbourhood pride; providing comfortable areas to gather and recreate; as well as an increase in the aesthetics of all areas.

With increasing numbers of people in the community experiencing some kind of temporal or permanent disability, using a mobility aid or pushing a pram, it is vital that Darebin provides accessible facilities across the municipality. Providing designated, functional and flexible public toilet facilities is fundamental to ensuring that all people within the community can participate equitably in employment, recreation, retail and other community activities across Darebin.

Implementing public toilet facilities that can accommodate diverse access needs is a significant step toward the development of an inclusive community. Public toilets can be a point of civic pride for the community and Council, illustrating a commitment towards a truly equitable, accessible public realm where all people are treated with dignity.

This draft Strategy has been subject to an Equity and Inclusion Planning and Audit Tool (EIPAT) evaluation.

### Other

There are no other impacts related to this report.

### Future Actions

- That Council adopt the *Darebin Public Toilet Strategy 2015-2025* and consider actions as part of future capital budget cycles.
- Create capital bids from actions in the *Darebin Public Toilet Strategy 2015-2025* for consideration in future capital processes.

### Consultation and Advocacy

- Leisure and Public Realm
- Economic Development
- Parks Maintenance
- Infrastructure Maintenance and Support
- Facilities Maintenance
- Community Wellbeing
- Community Safety
- Aged and Disability
- Active and Healthy Ageing Board
- Sexuality, Sex and Gender Diversity Advisory Committee

### Related Documents

The draft *Darebin Public Toilet Strategy 2015-2025* aligns to the *Darebin City Council Plan 2013-2017* and takes into account other relevant strategies and guiding documents including:

- Draft Darebin Public Toilet Strategy - **Appendix A**
- City of Darebin Open Space Strategy (2010 - 2020)
- City of Darebin Playspace Strategy (2007 - 2017)
- City of Darebin Environmental Design Guidelines (ESD)
- City of Darebin Retail Activity Centres Strategy (2005)
- City of Darebin Outdoor Sports Venues Infrastructure Policy (2013)
- City of Darebin Outdoor Sports Venues Infrastructure Priority Plan (2013)
- City of Darebin Graffiti Management Strategy (2014)
- City of Darebin Access and Inclusion Plan (2014 - 2018)
- City of Darebin Community Safety Strategy (2012 - 2016)
- City of Darebin Health and Wellbeing Plan (2013 - 2017)
- City of Darebin Development and Employment (2012 - 2015).
- Council Minutes – 18 May 2015

**Disclosure of Interest**

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

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



## City of Darebin Public Toilet Strategy 2015-2125 (DRAFT)

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## **Why do we need a Public Toilet Strategy?**

Public toilets make an important contribution to Darebin's liveability - to active living, healthy aging, and childhood fitness. They can support increases in walking and the use of parks and public transport, and increase public involvement in local facilities, businesses, festivals and public spaces. Public toilets that are safe, clean and accessible also contribute to the positive perceptions of an area. This essential infrastructure promotes wellbeing by encouraging active community participation in economic, social and recreational activities.

As Darebin's population grows and private open space condenses, the role of public open space, major streetscapes, sports grounds and other community assets becomes more important. The management of these public realm assets and infrastructure is fundamental to meeting the needs of the community, increasing the usability of Council assets, and contributing positively to our commitment to investing in the city's health and wellbeing.

The purpose of this strategy is to promote the value of public toilets as a Council investment - an important but often underrated asset - and to improve negative public perceptions that they are unclean, unsafe and places where antisocial behaviours prevail.

The condition of these facilities is generally not consistent with modern expectations, with the facilities variously requiring repairs or renovation. This document aims to assist in decision making and coordinated action regarding the maintenance, management, accessibility, renovation, commissioning and decommissioning of public toilet facilities. This strategy provides a clear action plan and makes recommendations for an ongoing commitment to toilets as a public amenity in Council's capital works program.

Darebin's Public Toilet Strategy 2015-2025 answers the questions:

- Where should public toilets be located?
- To what standard should they be maintained?
- When should they be opened to the public?
- When should we create a new public toilets or decommission an existing facility?
- How do we improve the actual or perceived safety of its public toilets?

Whilst there is no legal requirement for Council to provide public toilets, Darebin Council is committed to improving the amenity, usability and value of our open spaces and public assets.

## **Vision**

***To enhance the liveability of the City of Darebin by investing in, planning, designing and managing a cohesive network of safe, accessible, well maintained free, universal public toilet facilities.***

## **How to use this Document**

This strategy outlines for the Darebin community how Darebin City Council manages our public toilets.

This document 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, play space, 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.

This strategy will take into consideration all issues around how council can better manage its public toilet facilities including the management of aging assets, cleaning and maintenance regime, public safety, accessibility, ageing, culture and community.

This document is intended to assist Darebin City Council by guiding its capital works program and maintain our facilities from 2015 to 2025.

## Measures of success

Indicator	Measures
1. Reduced Utility Consumption	<ul style="list-style-type: none"> <li>- 100% of our public toilets will be fitted with water saving devices such as low flow toilets, water tanks or grey water systems by 2025</li> <li>- Decrease water usage in our public toilets by 30% by 2025</li> <li>- Use recycled water in at least 20% of our public toilet facilities by 2025</li> <li>- Increase use of LED (vandal proof) lighting and other alternative lighting technology</li> <li>- Consider timelocks to turn lights off when toilets are not being used and other strategies to reduce the duration that lights are used</li> <li>- Consider the use of solar panels and alternative power sources</li> <li>- Consider the use of composting toilets where appropriate</li> </ul>
2. Provision of public toilets	<ul style="list-style-type: none"> <li>- 100% of our regional parks will have at least two accessible toilets open daily by 2025</li> <li>- 100% of district parks will have at least one public toilet open daily by 2025</li> <li>- 100% of all premier sporting grounds shall have an accessible public toilet open for events and practice events by 2025</li> <li>- 75% of neighbourhood parks will have an accessible public toilet by 2025</li> <li>- A public toilet is located within 500 metres of all commercial activities within in a Major Retail Activities Centre</li> </ul>
3. Accessibility	<ul style="list-style-type: none"> <li>- 100% of our public toilets to meet minimum accessibility standards by 2025</li> <li>- Provide at least one premier accessible public toilet by 2025</li> <li>- Consider the integration of fully accessible facilities with all upgrades including adult change tables with adjustable heights, hoists, floor space to accommodate turning circles for wheel chairs, no slip surfaces, grab rails</li> </ul>
4. Environmentally Sensitive Design	<ul style="list-style-type: none"> <li>- 100% of new and renovated public toilet facilities to comply with our environmental goals and strategies by 2025</li> <li>- 100% of our public toilet facilities will incorporate Environmentally Sensitive Design (ESD) by 2025</li> </ul>
5. Perception of Safety Community & Satisfaction	<ul style="list-style-type: none"> <li>- Achieve 80% positive perception of safety rating by 2025</li> <li>- Increase user satisfaction of our public toilets to 80% positive by 2025</li> <li>- Further develop relationships with local police and community groups to share information about management of toilet facilities and anti-social behaviour</li> <li>- 100% of new and renovated public toilet facilities have Crime Prevention through Environmental Design (CPTED) principles included in the design</li> </ul>
6. Maintenance & Cleanliness	<p>Clean all public toilets in regional and district parks each day they are open.</p>
7. Number and spread of public toilets	<ul style="list-style-type: none"> <li>- Commensurate with population size and density</li> <li>- Opening hours support a network promoting walking, running, and cycling</li> <li>- Are gender sensitive</li> <li>- Can accommodate cultural and religious needs</li> <li>- Increase the number of permanently open toilets</li> </ul>

## **Relevant Documents and Policies**

Darebin Public Toilet Strategy is led by the Darebin City Council Plan 2013-2017 and takes into account other relevant Council strategies and guiding documents including:

- Open Space Strategy 2010-2020
- Playspace Strategy 2007-2017
- Darebin Environmental Design Guidelines (ESD)
- Retail Activities Centres Strategy 2005
- Outdoor Sports Venues Infrastructure Policy 2013
- Outdoor Sports Venues Infrastructure Priority Plan 2013
- Graffiti Management Strategy 2014
- Access and Inclusion Plan 2014-2018
- Community Safety Strategy 2012-2016
- Health and Wellbeing Plan 2013-2017
- Development and Employment 2012- 2115

## **Who is responsible for Public Toilets?**

Maintenance of public toilets in the City of Darebin is the responsibility of Council's Facility Maintenance unit. This includes delivery of the repair schedule suggested by this strategy, general functionality, regular repairs and customer requests regarding the physical condition of the toilet facility structure.

[Refer to Appendix A. Details Responsibility for Maintenance, Construction and Renovation of public toilet facilities.](#)

## **What is a public toilet?**

This strategy defines a public toilet as a facility that is located in public open space and can be directly accessed to the general public. Often these facilities are located in retail areas and streets, public parks, playgrounds areas, attached to existing pavilions and sporting and leisure areas.

## **Public Toilets as part of Council Buildings**

Toilets located within Darebin City Council's public buildings (town halls, libraries, community centres) that are open to the public are not considered as part of this strategy. These facilities should be considered as part of the building itself and managed according to the procedures for that particular building. These facilities are noted in Appendix D: Location Map of Existing Public Toilet Facilities in Darebin City Council Public Toilets 2014.

When siting, planning or designing a new public toilet facility, dependable access to public toilets within a Council building or privately owned facilities should continue to be taken into account so as not to over serve an area or create redundant infrastructure.

## **Background & Current Situation**

In 1999, a draft strategy was developed: *Provision and Management of Public Toilets in the City of Darebin*. This strategy was never realised beyond a draft and consequently not adopted by the Council of the time. As a result, little has been done to Darebin's public toilet network since the construction of the All Nations Park Exeloo toilet in 2001. Maintenance, repair and cleaning have been managed by several Council business units.

The City of Darebin has 58 public toilet facilities with the oldest being the Beavers Road toilet constructed in 1925 and the newest being the All Nations Exeloo constructed in 2001. A majority of regional, district and neighbourhood parks in Darebin feature existing public toilet facilities, as do sporting pavilions. However, a lack of a dedicated budget for renewal, coordinated maintenance, changes in accessibility requirements and replacement has led to the physical deterioration many of Darebin's public toilet facilities and ad hoc opening hours which do not maximise the use of existing facilities.

## **Refer to Appendix C: List of Public Toilet Facilities in Darebin**

Of the existing facilities, 17 are located within public parks, 8 are located in retail activity centres and 31 are located within sporting precincts. 25 are standalone units (e.g. Batman Park, Northcote; Cheddar Road, Reservoir), 4 are Exeloo facilities (e.g. Edwards Street, Reservoir) and 30 facilities are integrated into a sporting pavilion (Mayer Park; Capp Reserve).

## **Refer to Appendix D: Location Map of Existing Public Toilet Facilities in Darebin City Council Public Toilets 2014**

In the 2013/2014 financial year Council spent approximately \$75,00 on the maintenance of public toilets. This funding contributed to plumbing works, building works (lighting, structural and fittings) and other repairs.

In addition to that sum, the maintenance and servicing of four Exeloo facilities amounts to:

- All Nations Park - (2) - \$11,782.08 per annum ex GST
- Reservoir Civic Centre, Edwardes Street,(1) - \$5,177.52 per annum ex GST
- 319 High Street Northcote – (1) - \$5,177.52 per annum ex GST.

The costs outlined above for the Exeloo maintenance does not include additional fees for 'reactive callouts' and emergency maintenance. In the 2013/2014 financial year council spent approximately \$700 per unit per annum on callouts. Council spend approximately \$200,000 annually to undertake cleaning, syringe disposal and reactive maintenance.

### Condition of Existing Public Toilet Facilities

According to 2014 audit data provided by Darebin's City Valuer, the current existing public toilets facilities are to be considered to be in low-moderate in condition, scoring on average 2.5 out of 5 with 0 being lowest/poor condition to 5 being very good condition. The toilet facilities themselves are aged from 13-89 years old; however the age of the facility does not correlate with relative condition rating.

The conditions of each facility also currently vary with regard to accessibility, sustainability and signage.

### Opening hours

Not all public toilet facilities are made available to the public all of the time. This practice is based on historical and current usage trends as well as staffing and budgetary limitations.

Opening hours for existing facilities vary: 24 are open 7 days weekly (8:00am-8:00pm), 4 are open only on weekends, and 29 are permanently closed or only opened on request. It is unclear if this current practice is most effectively utilising Darebin's existing public toilet.

It is essential for Council to regularly review the current usage of public toilets, spatial proximity of existing facilities and make recommendations to improve the provision of toilets for the public. Strategic consideration is required regarding opening additional toilet facilities that are currently closed, with particular considerations to park areas. These strategic decisions should be based on increased or changing usage in particular open spaces. Such changes in activity in open spaces can be triggered by the introduction of new programs that increase usage, such as at Leamington Street Youth Precinct, where the implementation of an outdoor Futsal court and expanded skate park facility has resulted in a significant increase in use. Similarly change in usage can also be the result of increased development and consequent population increases in localised areas. This approach will help ensure our public space enables community connection and physical activity.

#### Current Maintenance and Cleaning Regime

Darebin's toilet facilities are cleaned with a frequency that correlates to their assessed usage. 18 public toilet facilities are currently cleaned daily, 28 public toilet facilities are cleaned weekly, and 7 public toilet facilities are cleaned on weekends only.

Council currently responds to building faults or plumbing issues, such as blockages, in a timely manner with urgent issues being attended to within an hour of report. When a fault or blockage is reported, Council sends a plumber to address the issue immediately. Issues that are not of an urgent nature are typically addressed within 8-24 hours.

Public toilet facilities are cleaned on a rotational schedule that corresponds to their usage. Cleaning usually entails washing of bowls, basins, floors and walls as required; and replacement of toilet paper and hand soap, and emptying rubbish bins and syringe bins as required. The current schedule of cleaning includes:

- Toilet facilities (cleaned 7 days per week) -18
- Toilet facilities (cleaned weekly) - 28
- Toilets cleaned (Saturday and Sunday) - 7



- Syringe Disposal Units in toilets (audited daily and emptied as required) - 38
- Syringe Disposal Units in toilets (audited weekly and emptied as required) - 64

### **Refer to Appendix F: Annexure A Schedule 1 sites Amenity and Cleaning**

Council does not currently have a system by which community requests regarding cleanliness, maintenance, and vandalism can be captured and quantified specific to public toilets. Council are currently working to develop a system to increase an understanding of the frequency of these requests.

### **Facing Challenges: Dealing with Ageing Infrastructure**

Many of the public toilet facilities within the City of Darebin are considered to be in low to moderate condition with no new facilities built since 2001. Maintenance costs illustrate an annual spend of \$75,000 to maintain facilities.

Because of the low to moderate condition of many of its facilities, Darebin must commit funding to repair, renovate and maintain its existing public toilet facilities, with particular attention to those where frequency of visitation is higher such as major retail centres and regional parks.

Council must also adjust relevant maintenance budgets where new or re-opened public toilet facilities have been identified or renovation works are proposed.

It should be noted that during the upgrade of public infrastructure, such as sporting pavilions, these works include the refurbishment of attached public toilet facilities.

**Policy Statement: Darebin City Council will commit funding in the capital works program for renovation, repair and rebuilding of its public toilet network each year until 2025, as well as supplementing this with operational funding to service upgraded, reopened or newly opened facilities.**

**Action: Council will undertake an annual physical condition audit of all of all its public toilet facilities. This information will be used to inform the capital works process for renovation, repair or replacement of Darebin's public toilet network.**

**Action: Council's Project Management, Building Maintenance or Public Realm units will create business cases for toilet facilities identified that require renovation or replacement for consideration as part of the capital budgeting process each year until 2025.**

### **Facing Challenges: Adapting to Changes in Australian Standards**

Public toilet facilities are governed by Australian Standards covering accessibility, electrical, plumbing and building. Council must ensure that existing toilet facilities are aligned with all current Australian Standards.

Existing assessment data for Darebin's public toilet network does not offer a complete picture of the current situation with regard to compliance with Australian Standards, safety, perception of safety, standard of maintenance and standard of cleanliness. In order to identify problem areas, an audit should be undertaken to determine where need is greatest. Once identified, this need should drive the capital works renovation, renewal and repair program.

Council should aim to be a leader and seek out opportunities to create facilities that exceed the standards of accessibility and sustainability.

**Action: Conduct a detailed audit of all public toilet facilities to assess the current level of service. This audit should include categories that measure compliance with Australian Standards, safety, perception of safety, access, standard of maintenance and standard of cleanliness. This audit process should be repeated regularly (5-yearly).**

**Action: Undertake an annual audit of all public toilet facilities to ensure compliance with all relevant Australian Standards.**

**Action: When building new facilities, and renovating or replacing public toilets, find opportunities to create facilities that exceed the minimum standards for accessibility, sustainability and integration into the surrounding landscape.**

### **Facing Challenges: Addressing needs of a Developing Community**

The demography of the City of Darebin is shifting and growing and as the community changes so do the needs and expectations for public infrastructure.

Access to safe and clean open space is a key determinant to health and wellbeing. Providing reliable access to public toilets positively contributes to the usability, walkability and overall appeal of our public space. Accessible, equitable, reliable, safe public toilets have an important role to play as they:

- Increase the likelihood that community members will walk or use sustainable transport
- Increase the amount of time young families can use play spaces
- Increase participation in active and passive sport in Darebin's sporting precincts
- Increase participation rates for individuals with limited mobility
- Increase the amount of time that shoppers can spend in retail activity centres.

Council encourages our community to be active in public spaces and we strive to increase the quality of our open spaces. Providing high quality public toilet facilities supports these activities and supports people to spend extended time within public spaces.

**Policy Statement: Darebin City Council will assess and prioritise the renewal of existing facilities alongside public open space and sporting grounds, as well as assess gaps in the network.**

#### **Facing Challenges: Responding to Concerns around Safety**

Safety is often a concern amongst many public toilet users. Council liaises regularly with our community and local police around incidents and perception of safety associated with existing public toilet facilities. As a response to receiving reports of safety concerns from community and other authorities, Council staff will undertake a 'Community Safety Audit' (see Appendix G and H). These audits typically are used to identify issues associated with anti-social behaviour, graffiti and vandalism.

#### **Refer to Appendix G: Safety Audit Assessment form Template and Appendix H: Safety Audit Checklist**

Community safety audits are a process whereby the social, physical and environmental elements of a specific location are assessed to identify perceived and/or actual issues. These audits are useful in identifying potential solutions through changes to the physical environment that will help prevent opportunistic crime and increase community safety. Spaces that are inviting, well

maintained, have good lighting, clear lines of sight and a sense of ownership by the community can help people to feel safe and prevent crime.

Perception of safety is influenced by several factors, including:

- Visual Permeability – The more a user can see into and around a structure the less is unknown and the safer they feel.
- Lighting – If a user can clearly see into and around a structure they can identify any potential threat. The more available light, the higher the perception of safety. This available light can be natural or artificial.
- Cleanliness – If a facility is unclean or consumables are not replaced, it can give the impression that nobody monitors the structure and, should something happen, no one will be around to assist. The cleaner a facility, the higher the perception of safety.
- Scent – If a structure has an unpleasant odour, the perception may be that it is dirty and, by extension, unsafe.
- General Maintenance – If the interior or exterior of a structure is in poor repair, or there are broken items, it gives the user the sensation that antisocial elements are overpowering the safe and managed elements. A user feels that if facilities are repaired, there are people around.
- Aesthetics – Structures that are well designed and aesthetically appealing increase the perception of safety. In a tidy structure users feel they are being looked after, creating a sense of ease.

**Policy Statement: Darebin City Council will adequately resource a cleaning and maintenance program for its public toilets to ensure that all public toilet facilities are safe, inviting and well maintained.**

**Action: Ensure that public toilet facilities are maintained to a high standard of cleanliness and repair.**

**Action: Council will renovate, repair or demolish public toilet facilities that have a high incidence of crime, are in poor repair, or deemed to be no longer required.**

**Refer to Appendix E: Development Contributions Plan (DCP), Public Conveniences Works Implementation, Toilet Strategy**

**Action: Where required, undertake Community Safety Audits of public toilet facilities to assess and identify perceived or actual issues that are of community concern.**

### **Facing Challenges: Responding to Council policies and programs**

Integrating public toilet provision and maintenance into the planning design and management of Council policies and strategic objectives can make an important contribution to promoting physical activity, increasing public transport use, supporting community gardens, and improving perceptions of safety around late night venues.

**Policy Statement: Darebin City Council will consider the provision of public toilet facilities in the planning design and implementation of relevant Council policy objectives and strategies.**

### **Locating Public Toilet Facilities**

#### *Open Space, Parks and Playspaces*

With the exception of pocket parks, the majority of our parks feature public toilet facilities though some require upgrade, as depicted in this strategy's Action Plan.

The hierarchy of open space in Darebin is categorised in the *Darebin Open Space Strategy (2007-2017)* according to scale, type and use. Essential to understanding the distribution and availability of public toilet facilities is the relationship of these facilities to the hierarchy of public open space. Established categories for Darebin's open spaces are:

- **Regional Park:** Caters to a municipal catchment as a minimum, while serving as a local park for users at the neighbourhood level, and may attract interstate or international visitation. Regional parks contain custom, site specific facilities catering to a variety of uses including sport, major events or landscape. They cater for longer stays by users due to range of opportunities and the distance travelled to arrive at the park. Bundoora Park is the only regional park in the City of Darebin.
- **District Park:** A large park generally 3-10ha in size catering to a 2km indicative catchment. A regional park provides a wide range of recreation opportunities, catering for diverse sections of the community as well as sports and events. Major district parks include All

Nations Park and Edwards Lake Park. Minor district parks include Merri Park, Darebin Parklands and Sullivan Reserve.

- **Neighbourhood Parks:** Small localised open spaces with catchments of approximately 500 meters for each household. Park sizes typically range between .025ha and 2 ha and reflect the character of the neighbourhood. These cater to frequent, short duration visits by residents from surrounding streets. Major neighbourhood parks include Crispe Park and Batman Park. Minor neighbourhood parks include Breavington Park and Link Reserve.
- **Pocket Parks:** Very small, localised open spaces less than .025ha in size. Cater to a much localised catchment.

This categorisation of public open space directly correlates to the provision of public toilets. In larger, more complex parks where time spent is expected to be longer, the provision of a public toilet facility may be considered. As such, in district and regional parks which have a reasonably large catchment area and offer several different activity types fully accessible public toilets should be provided where possible.

Neighbourhood parks vary in size and catchment area and most provide existing public toilet facilities. In a neighbourhood park where there is a medium to large playspace and/or a sporting field, it is reasonable to expect that people would be using the park for extended periods and therefore a public toilet facility extends the use and enjoyment of the parklands. The provision of toilet facilities will continue to be assessed by Council alongside the community to establish requirements.

Public toilets that are closed outside of events or practice events can be opened upon request by Council staff or community member for identified events.

Pocket parks do not require public toilet facilities as they service a smaller localised community who live in close proximity to the open space. Additionally, space available in a pocket park is limited and generally couldn't accommodate a toilet building.

**Policy Statement: Darebin City Council will provide at least two accessible public toilet facilities and one fully accessible toilet facility in our regional parks.**

**Policy Statement: Darebin City Council will provide an accessible public toilet open for events and practice events in our premier sporting facilities.**

**Policy Statement: Darebin City Council will provide at least one accessible public toilet facility in district parks.**

**Action: Assess provision of public toilets throughout the municipality to determine gaps in the public toilet network. Use this data to inform capital works process.**

### Activity Centres

Public toilet facilities are located in activity centres to help support the function of the centre. The availability of safe, clean and accessible public toilet facilities promotes and enhances the prosperity of activity centres and extends the amount of time that visitors are able to stay.

Similarly to the categorisation of parks, activity centres are also categorized as follows:

- **Activity Centres:** These include high order or major retail business centres as well as a mix of smaller retail, business, community and other uses. Those with large regional catchments are destination centres, often served by multiple transport routes and consist of major entertainment venues, offices, commercial activities, community and governance functions. Smaller catchments have a more local community focus and are usually mixed use. Preston Central and Northland Shopping Centre are examples of the larger scaled centres and Northcote Plaza, Northcote High Street, and Reservoir Village are key examples of smaller.
- **Neighbourhood Centres:** These centres have a limited range of commercial offerings but are distinguished by their provision of a mix of mostly convenience and local needs. They have a strong local character and service the local community who will walk or cycle to these locations. These small centres are generally well connected to public transport and are often supported by high density housing. Examples include Fairfield Village, Broadway, and High Street Thornbury.
- **Local Centres:** Typically comprise of small number of local shops. They serve a small catchment with a high share of shoppers who walk or cycle as the opportunity for car parking is restricted. Often located in residential areas and have minimal connections to public transport or other retail centres.

Principle Activity Centres, such as Northland Shopping Centre, are stand-alone covered centres with adequate public toilet facilities within the centre as part of the building's infrastructure and therefore do not require any municipal public toilet facilities. Neighbourhood Activity Centres have a variety of commercial offerings that may provide access to public toilets. However, businesses change and access to accessible public toilets cannot be guaranteed. Therefore, at least one centrally located public toilet should be located within the centre to supplement those already

located within the centre, if needed. If access to a public toilet cannot be guaranteed within 500m of any business a second toilet should be implemented where possible. Where this isn't possible to implement on council land, then it is recommended that Council work with local land owners to enable this action to occur.

Minor activity centres and local convenience centres do not require a public toilet. However, if the need arises through centre growth, the location will be assessed and if required the installation of a public toilet will be considered as budget allows.

**Policy Statement – Darebin City Council will assess and priorities the provision of public toilets in activity centres.**

**Action: Assessment of public toilet needs in Neighbourhood Centres should be considered on a basis of need, and to take into account any strategic directions like master plans for a centre that Council has prepared or been involved in. These master plans will take precedence over the Public Toilet Strategy.**

#### *Sporting Grounds and Pavilions*

Many sporting grounds in the City of Darebin have existing public toilet facilities attached to existing pavilion buildings (e.g. Mayer Park) or standalone public toilet facilities (e.g. Crispe Park). Currently many of these facilities are only open when there are events programmed or at the request of community members.

Sporting venues are classified similarly to open spaces (Regional, District, Local, Neighbourhood) and the provision of public toilet facilities should be assessed in a similar way. Public toilets attached to pavilions could be opened on a more regular basis to fill a gap in the public toilet network. If these are to be subject to greater access, the impact on pavilion security should be analysed and measures to minimise potential security breaches enacted.

It is expected that during the upgrade of pavilions, accessible public toilet facilities be considered as part of these works.



## **Key Change Area: Design**

Design plays a major role in functionality, safety (actual or perceived), visual amenity, and the appeal of public toilet facilities.

All public open spaces, public facilities and public structures should use design to increase safety, perception of safety and environmentally sustainable outcomes. One way to accomplish this is through the application of the Crime Prevention Through Environmental Design (CPTED) principles. There are four core principles that are fundamental to CPTED:

- Natural surveillance – The more people are passing through, looking into or using a space the less likely criminal activity will occur.
- Natural access control – Strategically locating access points to maximise a clearly defined area, vision into the structure and face areas of high traffic.
- Territorial reinforcement – Clearly defines public and private areas and highlight human presence in an area.
- Maintenance and management – Create a place of pride with high standards of cleanliness and maintenance.

These principles can be effectively applied to the design of public toilet facilities in several ways including:

- Integrate several different activities into one area to increase passive surveillance
- Include windows, louvers, transparent or translucent materials
- Integrate doors or walls that do not touch the floor allowing for vision into a space
- Locate hand washing stations in public view separate to toilets
- Eliminate switchbacks and corners that are not clearly visible
- Locate toilet facilities in well-travelled areas
- Locate entrances and exits in spots that are clear and visible
- Locate entrances and exits into areas of high traffic
- Use public art or murals in and around toilet facilities
- Install clear and definitive signage
- Use quality paving, fixtures and landscaping
- Use robust, easy to maintain materials
- Regularly clean and maintain structure, surrounds and all fixtures
- Remove graffiti in a timely fashion

- Repair damage or vandalism in a timely fashion
- Use simple building layouts.

Coupled with the principles of CPTED, the concept of Universal Design describes a process by which the built environment can be made more socially equitable. Whilst accessibility standards describe design features which must be adhered to regarding accessibility, Universal Design describes a series of principals that are applied to a building during the design process that ensures consideration is given to equitable access to facilities for all people.

Universal Design Principles take into consideration:

- Comfort
- Body fit - accommodating a wide range of body sizes and abilities
- Awareness - ensuring information for use is easily perceived
- Understanding - making methods of operation and use intuitive, clear and unambiguous
- Social integration – treating all groups with dignity and respect
- Personalisation - incorporating opportunities for choice and individual preference
- Cultural appropriateness – respecting and reinforcing positive cultural values.

The Seven Principles of Universal Design:

1. Equitable use – useful and marketable to people with diverse abilities
2. Flexibility in use - accommodates a wide range of individual preferences and abilities
3. Simple and intuitive– use is easy to understand, regardless of the knowledge, language skills or concentration levels
4. Perceptible information – necessary information effectively communicated to the user, regardless of ambient conditions or users' sensory abilities
5. Tolerance of error - minimise hazards and the adverse consequences of accidental or unintended actions
6. Low physical effort – efficient and comfortable use with a minimum of fatigue
7. Size and space of the approach - appropriate size and space provided for approach, reach, manipulation and use regardless of body size, posture or mobility

**Refer to Appendix I: The Seven Principles of Universal Design (Department of Planning and Community Development)**

In addition to CPTED guidelines and Universal Design Principles, consideration should be given to the features required for the internal fit out of public toilet facilities.

**Number of Toilet Stalls** - Usage and community need should inform the number of stalls provided. Generally this will mean at least 4 gendered cubicles (2 male and 2 female) or 3 unisex toilets at district or regional park or premier sporting facilities. When there is more than one male cubicle in a location a urinal may be substituted for the second cubicle. Generally neighbourhood parks and major retail centres will require provision of at least 2 unisex cubicles.

**Sinks, Soap and Towels** – Should be equipped with at least 2 gendered sinks or one unisex sink. Soap and disposable towels or hand driers shall be provided with each sink.

**Gendered or Unisex Toilets**- Unisex toilets should be considered as a way to reduce the overall footprint of a public toilet and are the preferred configuration for a public toilet facility. They also afford parents and carers the opportunity to easily accompany their children to the facilities. In some cases consultation and/or cultural sensitivity may dictate the separation of genders in public toilet facilities.

**Syringe Receptacles** – Provided in public toilet facilities where need dictates.

**Baby Change Tables** – Baby Change tables should be provided in public toilets in all district and regional playspaces, premier sporting facilities and when the public toilet is adjacent to a playspace.

**Showers** – Showers are not provided in public toilet facilities.

**Blue Lights** – Blue or other coloured lights have been installed in some public toilets as a means of deterring intravenous drug use. This is not recommended in Darebin as the coloured lighting decreases the perception of safety by associating the public toilet with drug use. Good design and CPTED principles should be used to deter intravenous drug use.

**Refer to Appendix B: Design Checklist for Public Toilet Facilities**

**Action: Incorporate Crime Prevention Through Environmental Design (CPTED) principles when designing facility upgrades, or new facilities.**

**Action: Remove offensive graffiti from public toilets within 24 hours. Remove all other graffiti within 3-7 business days.**

**Action: Implement a program to apply art and/or landscaping on or around public toilets. Where possible, undertake as part of a community activity.**

**Action: Implement a program to apply art and/or landscaping on or around public toilets. Where possible, this should be undertaken as part of a community activity.**

**Action: Use robust, easy to maintain materials in all new and renovated public toilets.**

#### **Key Change Area: Condition of Existing Public Toilet Facilities**

All public toilet facilities should be well maintained, kept in a high standard of cleanliness, and be repaired in a timely manner. In some cases the design or physical condition of existing facilities makes maintenance challenging. Simple repairs that need to be undertaken to improve Darebin's public toilet stock should be identified and prioritised. This can be accomplished through a detailed condition audit undertaken on a regular basis.

**Action: Undertake a regular condition audit to determine what replacements or repairs should be undertaken to ensure a high standard of functionality, maintenance and cleanliness. This audit should take place on an annual basis and be connected to a capital works and/or operational budget bids.**

#### **Key Change Area: Opening Hours**

Where possible, public toilets located in moderate to high use areas should be opened from 8:00am-6:00pm during non-daylight savings, and from 7:00am-8:00pm during daylight savings when public open spaces play spaces and sports fields are most heavily used.

Facilities that receive heavy intermittent usage during particular sporting, cultural or community events should be opened in line with event times. Opening times will vary for each facility. This service should be coordinated by a representative of the facility.

It should be noted that all existing public toilets, irrespective of current opening hours, may be opened outside of regular hours for special events.

**Action: Review current practice of opening hours of existing public toilets to determine the opening hours the best suit the current community need.**

**Key Change Area: Current Cleaning and Maintenance Regime**

Cleaning of public toilets should take place in line with the amount of usage the facility receives.

Daily cleaning of public toilet facilities should take place in all public toilets located in regional or district parks, and retail centres, including during weekend, holidays or peak periods.

All vandalism, damage, graffiti or worn parts shall be reported to Council's Facilities Maintenance unit each time the public toilet is cleaned.

In October/November of each financial year a thorough condition report of each public toilet facility will be undertaken and the results reported to Council's Facilities Maintenance unit. This information will be used to inform the capital bid process which takes place in November/December.

**Action: Conduct a yearly review of the maintenance and cleaning frequency for all toilets relative to their opening hours, usage data, and customer requests regarding cleanliness. Adjust maintenance and cleaning routine to match review.**

**Key Change Area: Accessibility & Equitability**

Inspections of public toilet facilities while researching this strategy revealed that many toilets as *disabled* toilets did meet basic accessibility standards. It is imperative that Council conduct regular audits of existing public toilet facilities to measure and collect data regarding accessibility.

In a document prepared by Access Audits Australia (June 2007) it reported that in retail centres "none of the existing designated accessible toilets that have been audited as part of this project fully comply with Australian Standards (AS 1428-2001) and Disability Discrimination Act 1992 (DDA)".

When planning new or upgraded facilities, Council should consider opportunities that can offer more than just the minimum required by relevant Australian Standards regarding accessibility or that can accommodate other features such as adult change tables, tracking hoists and sufficient room for carers such as a 'Changing Place' public toilet and changing facility. Such considerations

should be included as part of the preliminary planning and inception of Council projects, including the development of new buildings, facilities, sporting pavilions as well when considering the development of standalone toilet facilities.

The provision of toilets is of primary importance when considering the renewal and upgrade propositions for works on such facilities. Ensuring that public toilet facilities are not isolated or disconnected to other community services can increase the confidence of public toilet users and hence the overall value and function of the facility.

Implementing public toilet facilities that can accommodate diverse access needs is a significant step toward the development of an inclusive community. Public toilets can illustrate a commitment towards truly equitable, accessible public realm where all people are treated with dignity and ensure that all people within the community can participate equitably in employment, recreation, retail and other community activities across Darebin.

Unless specific needs dictate, all new public toilets should be unisex facilities to provide an equal level of service to user groups.

**Policy Statement: All new public toilet facilities in Darebin will be unisex cubicles unless specific need is identified through community consultation at that site.**

#### **Key Change Area: Sustainability and Environmentally Sensitive Design**

Presently, Darebin's public toilet facilities include limited measures to save water, energy or to ensure environmental sustainability. However, approximately 75% of public toilets in Darebin are currently fitted with low flow cisterns.

Public toilet facilities provide an opportunity to contribute to sustainable practices in the municipality through implementing water and energy saving measures. This is an opportunity for council to demonstrate leadership and illustrate a commitment to the promotion of sustainable technology and innovation.

Environmentally Sustainable Design (ESD) will be incorporated into all new and renovated public toilet facility upgrades. Possible opportunities may include, but are not limited to:

- Use of grey or recycled water in in cisterns

- Low flow toilets
- Solar energy
- Use of natural light
- Use of low energy lighting such as LED
- Use of passive heating and cooling
- Green roof/wall
- Use of recycled or reclaimed materials
- Rain water tanks used to flush with mains backup
- Better use of waste water, such as basin water used to water gardens and parkland

Staff delivering public toilet facility upgrade projects will work closely with internal stakeholders such as Facilities Management, Public Realm, and Environmental and Natural Resources staff to establish best practice when considering ESD.

**Policy Statement: Darebin City Council will ensure that sustainable, water-wise and energy efficient technologies are installed in all new and existing toilet facilities by 2025. This includes, but is not limited to, grey water tanks, rain water tanks, recycled water, solar energy harvesting, passive lighting and other emerging technologies.**

**Action: Audit all existing toilet facilities to determine opportunities for water or energy saving measures.**

**Action: Ensure that all public toilet facilities are fitted with low flow and/or use grey water to flush toilets by 2025.**

**Action: Consider using solar technology to power all new and retrofitted toilet facilities.**

**Action: Environmentally Sustainable Design (ESD) will be incorporated into new and renovated public toilet facility upgrades. Designs shall also comply with Council's environmental goals and strategies.**

#### **Key Change Area: Signage & Online Presence**

At present there is no consistent style, type or placement of signage for our public toilet network. Signage identifying the location, accessibility and type of existing public toilet facilities is low quality

and inconsistent. The condition of existing signage is often in poor condition, out-dated and frequently vandalised. Additionally, there is inconsistent or non-existent directional or way finding signage for public toilets.

Signage should be considered that can be identified by visually impaired individuals and may include the integration of braille onto signage panels.

Limited information regarding public toilets is available on Council's website, lacking detail regarding location and type of facilities offered.

The National Public Toilet Map ([www.toiletmap.gov.au](http://www.toiletmap.gov.au)) is an online service that provides a comprehensive list of all public toilet facilities located in Australia. The maps can be accessed online as well as via an App allowing people to search for public toilet facilities by location. It also provides information on the availability of resources such as baby change facilities, showers and sharps disposal. It is essential that Council maintain the currency of all information regarding municipal public toilet facilities, and regularly provide this information to The Department of Social Services who are responsible for updating the map.

Darebin City Council has recently started implementing a consistent and recognisable signage suite as part of all new park upgrades. The new Public Realm and Leisure Signage Strategy as well as the Corporate Branding and Signage Strategy will guide the development of new signage. These strategies nominate placement, type, quality and location for way finding and directional signage that includes information about public toilet facilities.

At a minimum, signage associated with public toilets should include:

- Directional/ Way finding signage. This would be located near public toilets in parks, leisure facilities and retail centres and should indicate distance to public toilets, facility details and information about accessibility.
- On-site signs. Located on or around the facility itself and should indicate male/female/unisex facilities, opening hours, cleaning hours and contact details to report vandalism, anti-social issues or maintenance issues.
- Signage should take into consideration identification by visually impaired persons, which might include the integration of braille onto signage panels.

In addition to physical signage, the location, facilities offered, level of accessibility and opening hours for each public toilet should be made available on Council's website in three locations: linked



to each specific site, on the accessibility and mobility page, and on a page dedicated to facilities in public open spaces.

**Action: Ensure accurate directional and way-finding signage accompanies all new and existing toilet facilities by 2025.**

**Action: Ensure that accurate and updated information regarding the location, facilities offered level of accessibility and opening hours for each public toilet should be made available on Council's website in three locations: linked to each specific site, on the accessibility and mobility page, and on a page dedicated to facilities in public open spaces.**

### **Key Change Area: Collaboration with Victoria Police**

Darebin City Council hosts a quarterly meeting of the Community Safety Reference Group which consists of representatives from Victoria Police, SES, Darebin Community Health, Darebin Legal centre, Metro Trains, State Fire Brigade and relevant departments within council. This committee discusses current issues, solutions, and upcoming programs or initiatives geared at increasing actual and perceived safety in Darebin. This group can provide guidance to address safety concerns about public toilets and crime prevention guidance in the design of new facilities.

Council should consult closely with local police, internal teams and community groups to establish which facilities have public safety issues and anti-social behaviour, and work closely with stakeholders manage the safety concerns of the community.

Solutions for certain types of antisocial behaviour can be managed through increasing passive surveillance, maintenance, public art, design, renovation, police patrol, implementation of a neighbourhood watch, and education of the surrounding community. These strategies are most effective when they are coordinated. To accomplish this, Council's Community Wellbeing team will serve as initiator to unite relevant community groups, users, Council departments and Victoria Police.

**Action: Continue to resource Council's Community Wellbeing team to serve as initiator to unite relevant community groups, users, Council departments and Victoria Police together to manage antisocial behaviour in public toilet facilities.**

**Action: Where needed, Council will seek advice from the safety reference group in the design and location of new facilities.**

### **New public toilet facilities**

Most of our parks, sporting pavilions and facilities, and activity centres currently include public toilet facilities. This strategy's Action Plan largely recommends the renewal of this existing network to elevate their standards, function and amenity. Gaps may be identified as part of network audits and through growth in community need. These will be prioritised against other works.

### **Demolition or closure of existing public toilet facilities**

When a public toilet reaches the end of its useful lifespan it should be decommissioned, demolished or removed. It should be noted that demolition of the building should only take place if the structure is not otherwise required. Toilets that have very low usage or are in proximity to other public toilet facilities or whose physical condition is beyond reasonable repair should be considered for removal and decommission. Similarly if the facility has significant anti-social activities or is significantly inaccessible, it should also be considered for decommission. Careful consideration should be given with regard to removal and/or replacement depending on the context (social and physical) of the facility and its use by the community.

It is essential that if a facility has been identified for decommission, all relevant stakeholders be consulted. Refer to section below for further detail

### **Community Consultation**

Where closure, upgrade, demolition or renewal of a public toilet facility is proposed, Council will work closely with stakeholders. External stakeholders include residents and traders within a 500m radius of the location of the facility.

Consultation would convey information to respective community members via letters, on-site signage and, where necessary, community meetings. The type of communication would vary according to the scope of the project.

It is vital that both internal and external stakeholders be consulted regarding changes to public toilets. Key groups and teams include:

- Darebin Assets Maintenance Unit
- Darebin Business Development Unit
- Darebin Community Wellbeing Unit
- Darebin Facilities Maintenance Unit
- Darebin Parks Maintenance Unit
- Darebin Economic Development Unit
- Darebin Public Realm Unit
- Darebin Family & Children Staff
- Darebin Aged & Disability Services Staff
- Cleaners or contractors
- Active and Healthy Aging Reference Group
- Community and businesses within 500 metres of the facility
- GLBTIQ Gay Lesbian, Bisexual, Transgender, Intersex and Queer community

### **Assessment of Darebin's Public Toilet Network**

An assessment tool for recording the existing layout, accessibility, condition, safety, perception of safety, usage and ESD inclusion should be developed. This tool will include a numeric ranking system to create a hierarchy of need. This information will identify the public toilet facilities most in need of repair, renovation or demolition. The criteria and their ranking weights are:

- Physical Condition (30%)
- Actual Safety (20%)
- Accessibility (20%)
- Compliance with relevant standards (10%)
- Perceived Safety (20%).

This assessment tool should be applied to all public toilet facilities within Darebin as a baseline and then at the end of each year in October/November after that.

- Baseline - Apply assessment tool to all of Darebin's public toilets as a baseline.
- Annual Assessments – In October/November, apply assessment of each public toilet in Darebin should be undertaken. This information will inform the capital bid process. This assessment will also record any changes, positive or negative, to the toilet facilities.

- Daily/Weekly assessments – Each time a public toilet block is cleaned, any damage, vandalism, graffiti or required repairs will be reported to Council Facilities Maintenance Unit.

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## Policy Statements

- Darebin City Council will commit funding in the capital works program for renovation, repair and rebuilding of its public toilet network each year until 2025, as well as supplementing this with operational funding to service upgraded, reopened or newly opened facilities.
- Darebin City Council will assess and prioritise the renewal of existing facilities alongside public open space and sporting grounds, as well as assess gaps in the network.
- Darebin City Council will adequately resource a cleaning and maintenance program for its public toilets to ensure that all public toilet facilities are safe, inviting and well maintained.
- Darebin City Council will consider the provision of public toilet facilities in the planning design and implementation of relevant Council policy objectives and strategies.
- Darebin City Council will provide at least two accessible public toilet facilities and one fully accessible toilet facility in our regional parks.
- Darebin City Council will provide an accessible public toilet open for events and practice events in our premier sporting facilities.
- Darebin City Council will provide at least one accessible public toilet facility in district parks.
- Darebin City Council will assess and prioritise the provision of public toilets in major retail activities centres.
- All new public toilet facilities in Darebin will be unisex cubicles unless specific need is identified through community consultation at that site.
- Darebin City Council will ensure that sustainable, water-wise and energy efficient technologies are installed in all new and existing toilet facilities by 2024. This includes, but is not limited to, grey water tanks, rain water tanks, recycled water, solar energy harvesting, passive lighting and other emerging technologies.

## Actions

- Council will undertake an annual physical condition audit of all of its public toilet facilities. This information will be used to inform the capital works process for renovation, repair or replacement of Darebin's public toilet network.
- Council's Public Realm or Building Maintenance units will create business cases for toilet facilities identified that require renovation or replacement for consideration as part of the capital budgeting process each year until 2025.
- Conduct a detailed audit of all public toilet facilities to understand the current situation. This audit should include categories that measure compliance with Australian Standards, safety, perception of safety, access, standard of maintenance and standard of cleanliness. This audit process should be repeated on a 5-yearly basis.
- Undertake an annual audit of all public toilet facilities and physical condition to ensure compliance with all relevant Australian Standards.
- When building new, renovating or replacing public toilet facilities find opportunities to create facilities that exceed the minimum standards for accessibility, sustainability and integration into the surrounding landscape.
- Ensure that public toilet facilities are maintained to a high standard of cleanliness and repair.
- Council will renovate, repair or demolish public toilet facilities that have a high incidence of crime, are in poor repair, or deemed to be no longer required.
- Where required, Council will undertake Community Safety Audits to assess identify perceived or actual issues that are of community concern.
- Assess provision of public toilets throughout the municipality to determine gaps in the public toilet network. Use this data to inform capital works process.
- Assessment of public toilet needs in Neighbourhood Centres should be considered on a basis of need, and to take into account any strategic directions like master plans for a

centre that Council has prepared or been involved in. These master plans will take precedence over the Public Toilet Strategy.

- Incorporate Crime Prevention Through Environmental Design (CEPTED) principles when designing facility upgrades, or new facilities.
- Remove offensive graffiti from public toilets within 24 hours of reporting. Remove all other graffiti within 3-7 business days.
- Implement a program to apply art and/or landscaping on or around public toilets. Where possible, undertake as part of a community activity.
- Use robust, easy to maintain materials in all new and renovated public toilets.
- Undertake a regular condition audit to determine what replacements or repairs should be undertaken to ensure a high standard of functionality, maintenance and cleanliness. This audit should take place on an annual basis and be connected to a capital works and/or operational budget bids.
- Review current practice of opening hours of existing public toilets to determine the opening hours the best suit the current community need.
- Conduct a yearly review of the maintenance and cleaning frequency for all toilets relative to their opening hours, usage data, and customer requests regarding cleanliness. Adjust maintenance and cleaning routine to match review.
- Audit all existing toilet facilities to determine opportunities for water or energy saving measures.
- Ensure that all public toilet facilities are fitted with low flow and/or use grey water to flush toilets by 2025.
- Consider using solar technology to power all new and retrofitted toilet facilities.

- Environmentally Sustainable Design (ESD) will be incorporated into new and renovated public toilet facility upgrades. Designs shall also comply with Council's environmental goals and strategies.
- Ensure accurate directional and way-finding signage accompanies all new and existing toilet facilities by 2025.
- Ensure that accurate and updated information regarding the location, facilities offered level of accessibility and opening hours for each public toilet should be made available on Council's website in three locations: linked to each specific site, on the accessibility and mobility page, and on a page dedicated to facilities in public open spaces.
- Continue to resource Council's Community Wellbeing team to serve as initiator to unite relevant community groups, users, Council departments and Victoria Police together to manage antisocial behaviour in public toilet facilities.
- Where needed, Council will seek advice from the safety reference group in the design and location of new facilities.



## **Glossary**

### Automated Public Toilet (APT)

Self-contained and self-cleaning public toilets. APTs are often promoted on the basis that they can deliver a safer and cleaner environment for public toilet users. APTs are electronically controlled, have timed doors and opening, have self-cleaning systems and monitoring services that can assist in managing hygiene, demand and security

### Crime Prevention through Environmental Design (CEPTED)

CEPTED describes a series of principles that can be used to deter criminal behaviour through environmental design. CEPTED proposes that manipulating the built and social environment can influence the possibilities for criminal behaviour.

### Exeloo

An automated public toilet propriety product from New Zealand, popular in Australia. City of Darebin has a few Exeloo products installed around the municipality, including at All Nations Park and High Street, Northcote. Exeloo toilets are self-cleaning and are maintained under contract by Exeloo staff. Exeloo toilets have timing systems, which open after a duration of 10 minutes.

### Stand Alone Toilet Facility

Refers to a public toilet block not attached to any other building. These toilets are commonly found in park and playground areas including Batman Park, Pender Park, and Edwards Lake Park

### Pavilion Public Toilets

Facilities that are attached to an existing pavilion building. These kinds of toilets are commonly found within sporting precincts and ovals. They often have their own access and do not require entry to the pavilion to access the toilets. Examples include Mayer Park and Donath Reserve.

### Changing Place Toilet

Changing Place facilities provide people with severe disability and their carers' access to large, clean spaces where equipment such as adult-sized changing benches and hoist systems, wash

basins, non-slip flooring and accessible pans are provided. Facilities can be both locked and unlocked in order to manage vandalism and will vary depending on the location and local need.

### DDA (Disability Discrimination Act)

The Disability Discrimination Act - law since 1992 - makes it unlawful to discriminate against people with a disability and their associates on the grounds of their disability. "Human rights... are about being treated fairly, treating others fairly and having the ability to make genuine choices in our daily lives. Respect for human rights is the cornerstone of strong communities in which everyone can make a contribution and feel included" (<https://www.humanrights.gov.au>).

This law applies to all areas of public life, and specifically to access to public premises. This means that premises and related facilities should not impede the use in any way by people with disabilities.

### Australian Standards

"Standards are published documents setting out specifications and procedures designed to ensure products, services and systems are safe, reliable and consistently perform the way they were intended to. They establish a common language which defines quality and safety criteria". (<http://www.standards.org.au/StandardsDevelopment/>)

The Australian Standard AS 1428 relates directly the accessibility of the built environment by people with a disability.

**Appendix A: Responsibility for Maintenance, Construction and Renovation of Darebin City Council Public Toilets**

Task	Unit Responsible	Scope	Actions
Maintenance of physical structure and internal infrastructure of existing toilet facilities	Facilities Maintenance	<ul style="list-style-type: none"> <li>- Plumbing</li> <li>- Lighting and electrical</li> <li>- Physical structure: internal and external</li> <li>- Pans, bowls, sinks, taps, paper dispensers, lighting</li> <li>- Customer service</li> </ul>	<ul style="list-style-type: none"> <li>- Generate yearly business case for capital or operational funding to maintain the internal and external surfaces of public toilet facilities</li> <li>- Implement repairs and actions as directed in the Darebin Public Toilet Strategy 2015-2025</li> <li>- Inspect plumbing annually to ensure function and compliance with relevant standards</li> <li>- Inspect physical structure annually to ensure function and compliance with relevant standards</li> <li>- Repair and replace damaged, worn or broken parts and structures</li> <li>- Accepting handover of new toilet block facilities</li> </ul>
Graffiti removal	Infrastructure Maintenance and Support	<ul style="list-style-type: none"> <li>- Removal of graffiti</li> </ul>	<ul style="list-style-type: none"> <li>- Removal of offensive graffiti within 24 hours of report</li> <li>- Removal of graffiti within 48 hours of reporting.</li> </ul>
Cleaning of existing public toilets	Parks Maintenance	<ul style="list-style-type: none"> <li>- All interior contact surfaces including bowls, pans, urinals, sinks and dispensers</li> <li>- Emptying disposal units</li> <li>- Replenishing consumables</li> <li>- Opening and locking of facilities</li> <li>- Customer Service</li> </ul>	<ul style="list-style-type: none"> <li>- Generate yearly business case for capital or operational funding for the cleaning of all contact surfaces and internal infrastructure within toilet facilities</li> <li>- Ensure timely opening and locking of public toilet facilities</li> <li>- Meet or exceed standards for cleanliness set out in Darebin Public Toilet Strategy 2015-2025</li> <li>- Ensure regular cleaning of pans, bowls, sinks, mirrors and contact surfaces take place</li> <li>- Emptying rubbish bins, feminine hygiene disposal units and other applicable disposal units</li> <li>- Replenishing consumables</li> <li>- Responding to Customer Service requests regarding cleanliness of public toilet facilities</li> <li>- Accepting handover of new toilet block facilities</li> </ul>
Siting new public toilet facilities	Major Projects Public Realm Facilities Maintenance Parks Maintenance Leisure Services	<ul style="list-style-type: none"> <li>- Deliver new toilet block structures</li> <li>- Site new toilet block structures</li> <li>- Consultation process for new structures</li> </ul>	<ul style="list-style-type: none"> <li>- Generate business case for capital funding for construction of new toilet block structures (Major Projects. Public Realm)</li> <li>- Evaluate need for new toilet facilities as part of capital works program for sports fields, open spaces and play spaces and create business cases accordingly (Leisure Services, Public</li> </ul>

			<p>Realm, Facility Maintenance, Parks Maintenance in communication with Capital Projects)</p> <ul style="list-style-type: none"> <li>- Implement new toilet block facilities as identified in Darebin Public Toilet Strategy 2015-2025 (Capital Projects)</li> <li>- Community consultation surrounding siting and building a new structure</li> </ul>
Renovating existing toilet block structures	<p>Capital and Major Projects Public Realm Facilities Maintenance Parks Maintenance Leisure Services</p>	<ul style="list-style-type: none"> <li>- Renovating existing toilet block structures</li> </ul>	<ul style="list-style-type: none"> <li>- Generate yearly business case for capital funding for renovation of existing toilet block structures</li> <li>- Evaluate need for toilet block renovations as part of capital works program for sports fields, open spaces and play spaces and create business cases accordingly (Leisure Services, Public Realm, Building Maintenance, Parks Maintenance in communication with major Projects)</li> <li>- Manage the renovation of existing toilet block facilities as identified in Darebin Public Toilet Strategy 2015-2025 (Facilities Maintenance, Capital/ Major Projects)</li> <li>- Community consultation surrounding renovation of existing toilet block structure</li> </ul>
Demolishing existing structures	<p>Major Projects Facilities Maintenance</p>		<ul style="list-style-type: none"> <li>- Identify and demolish existing toilet block facilities as identified in Darebin Public Toilet Strategy 2015-2025 as being redundant or past their useful life expectancy</li> </ul>
Responding to reports of antisocial or criminal behaviour associated with public toilets	<p>Victoria Police Community Wellbeing Customer Service Local Laws Facilities Maintenance Parks Maintenance Leisure Services</p>	<ul style="list-style-type: none"> <li>- Drug use</li> <li>- Assault or other personal violence</li> <li>- Public nudity</li> <li>- Vandalism</li> </ul>	<ul style="list-style-type: none"> <li>- Immediately report all unsafe or antisocial behaviour to Victoria Police</li> <li>- Maintain relationships with Victoria Police surrounding community safety and perception of safety</li> </ul>

## **Appendix B: Design Checklist for Public Toilet Facilities**

### **Things to consider when designing a new facility or renovating an existing facility:**

- Has demographic information be obtained from the area?
- Are there heritage considerations?
- Are there other council frameworks, master plans and strategies to consider?
- Are there any maintenance requirements identified by maintenance and cleaning staff, community, police and other agencies?
- Is a safety audit required?
- Is police and crime data regarding the existing facility/area available?
- Has there been a formal request or complaint made about the existing facility/area?
- What community consultation is required?
- Has a risk management assessment been undertaken?

### **Toilet location**

#### **a. Visibility and surveillance**

- Are the existing or proposed toilet facilities located in an area of high passive surveillance?
- Does the landscape and vegetation contribute or detract from safety perceptions?
- Is the facility located near an existing building, street, and other amenities?
- Does the facility meet requirements around disability and accessibility?

**b. Access and location**

- Does the facility meet minimum accessibility requirements?
- Is there opportunity to exceed the minimum accessibility requirements?

**c. Aspect and Orientation**

- Does the entrance of the toilet face an active site (i.e. road side, shopping area)
- Does the toilet design maximise natural light and ventilation?

**d. D Environmental Sustainability**

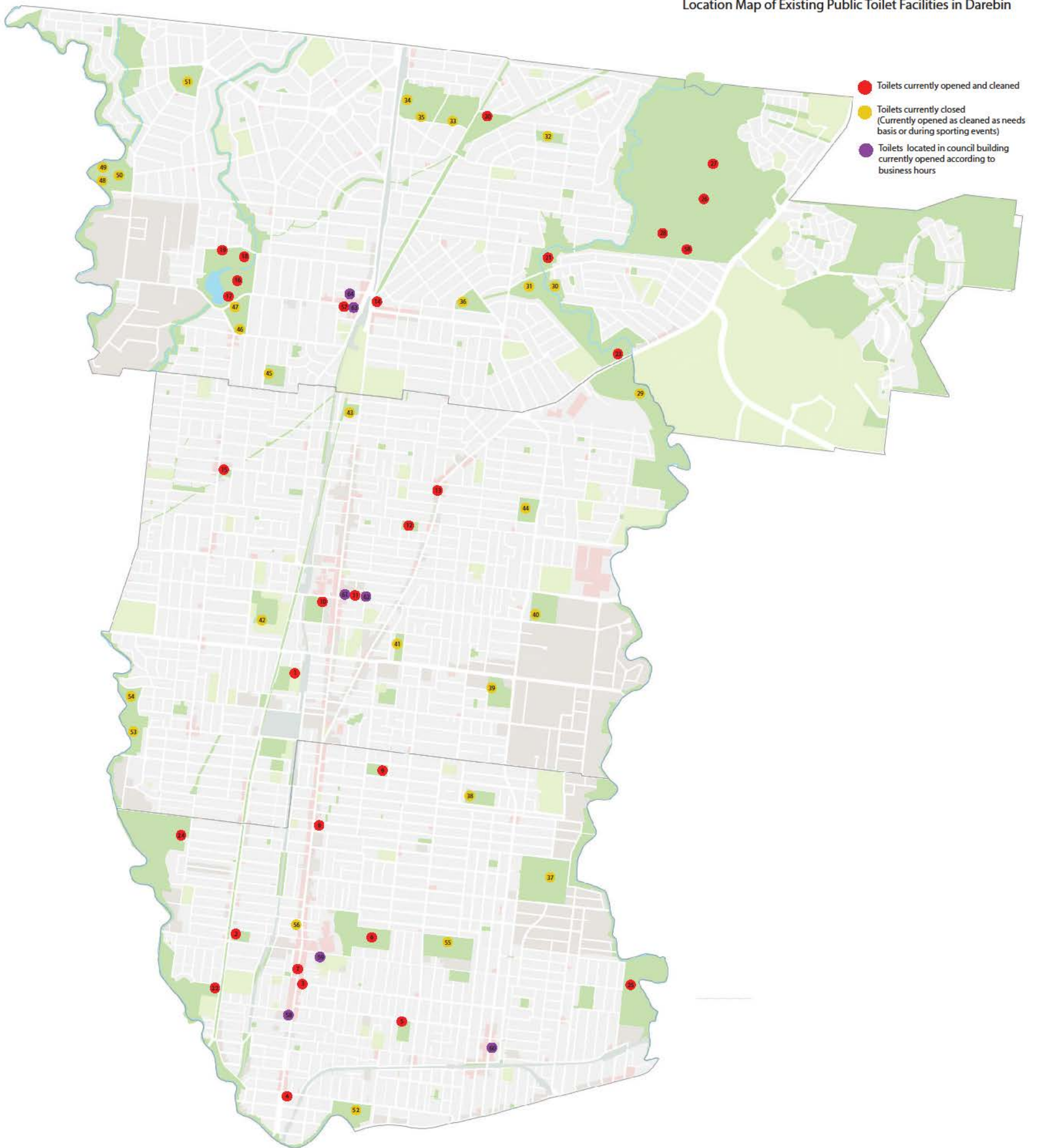
- Are all of the toilets low flow?
- Is there opportunity for solar power?
- Is there opportunity to use recycled or tank water for toilet flushing?
- Is there an opportunity to introduce and composting style toilet?



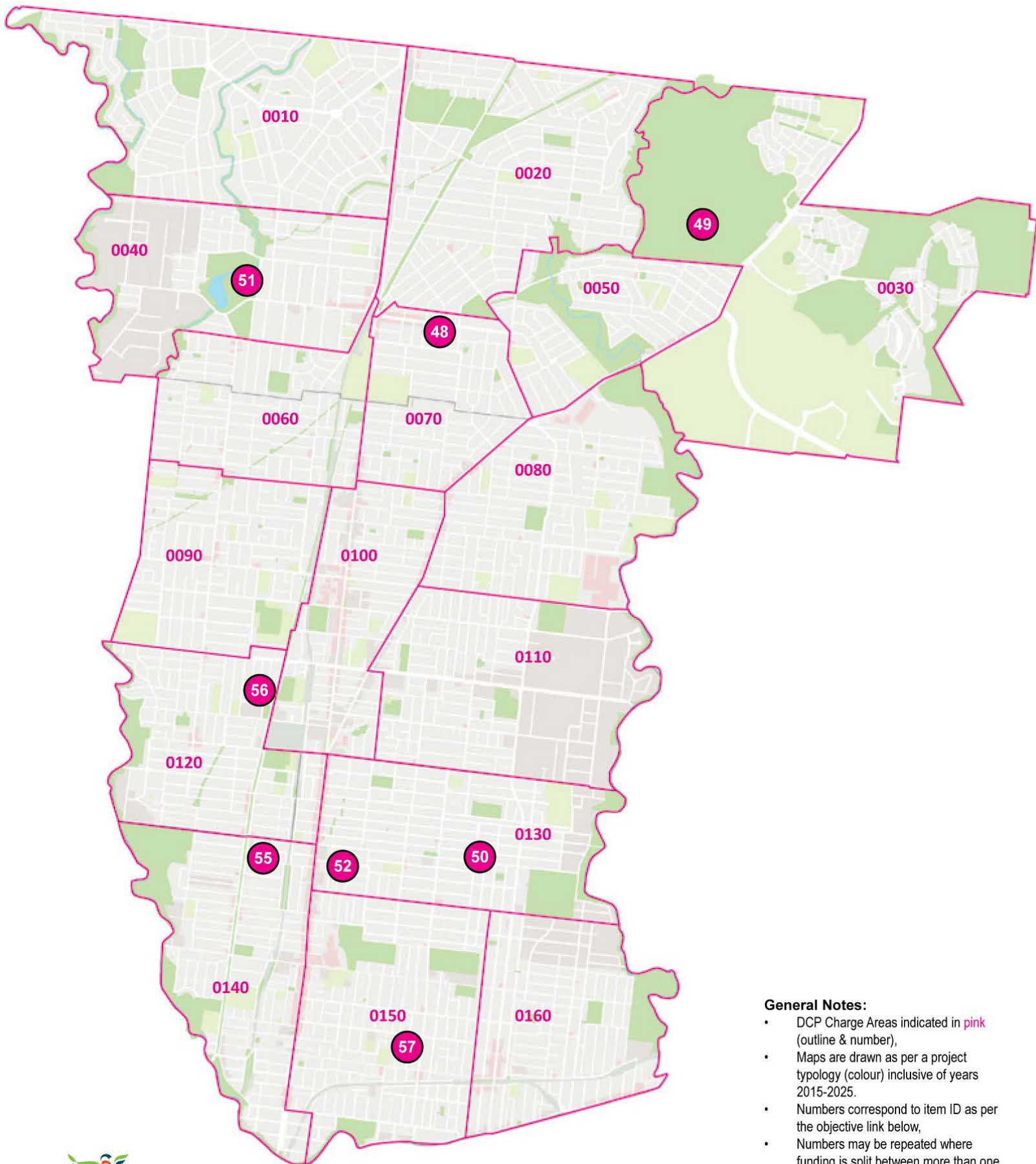


Appendix D: Location Map of Existing Public Toilet Facilities in City of Darebin Public Toilets 2014

Location Map of Existing Public Toilet Facilities in Darebin







- General Notes:**
- DCP Charge Areas indicated in pink (outline & number),
  - Maps are drawn as per a project typology (colour) inclusive of years 2015-2025,
  - Numbers correspond to item ID as per the objective link below,
  - Numbers may be repeated where funding is split between more than one DCP area,
  - Location is approximate only, for the purposes of illustrating charge area allocations per project type
  - Symbology of circle is not relative to funding amount,
  - For full listings of items including exact location, funding allocation and breakdown, program areas etc, refer to the DCP II Data Entry Proforma: **OBJ: A2372985**

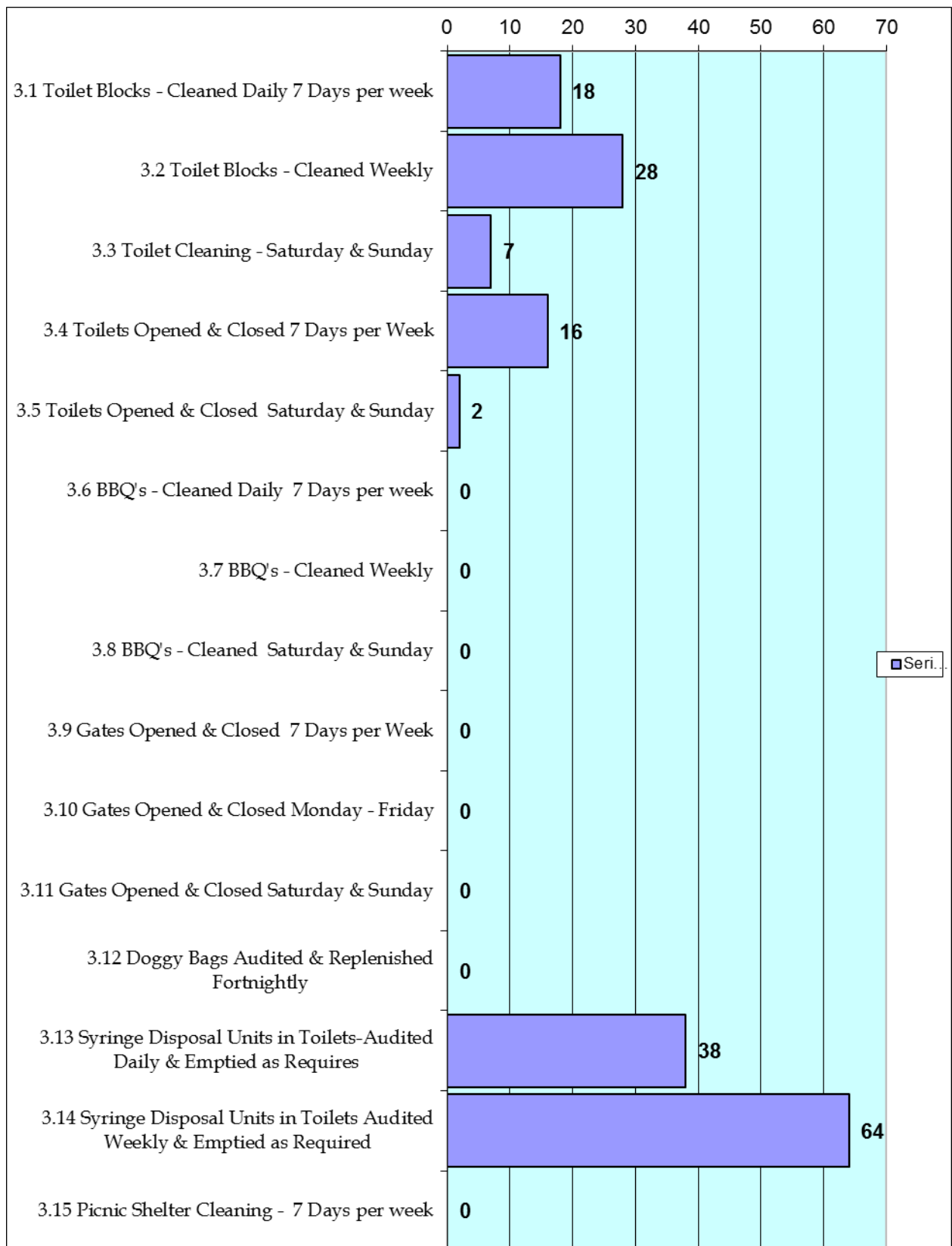


**MAP**  
**4** **Public Convenience Works Implementation, Toilet Strategy**

**DEVELOPMENT CONTRIBUTIONS PLAN (DCP) 2015-2025**

Revision 2 Oct 2014. Public Realm Unit. City of Darebin, Map for illustrative purposes only. Locations are approximate. Circles are not relative to charge area spend. Do not scale from map.

**Appendix F: Annexure A Schedule 1 Sites Amenity Cleaning (edited)**



Park/Site DAILY CLEANS RUN IN CLEANING ORDER	3.1 Toilet Blocks - Cleaned Daily 7 Days per week	3.2 Toilet Blocks - Cleaned Weekly	3.3 Toilet Cleaning - Saturday & Sunday	3.4 Toilets Opened & Closed 7 Days per Week	3.5 Toilets Opened & Closed Saturday & Sunday	3.13 Syringe Disposal Units in Toilets-Audited Daily & Emptied as Required	3.14 Syringe Disposal Units in Toilets Audited Weekly & Emptied as Required
<b>Edwardes Lake Central</b> Griffiths Street Reservoir Mel. 30C2	1			1		3	
<b>Edwardes Lake Athletics Track</b> Leamington Street Reservoir Mel. 30C2	1					2	
<b>Edwardes Lake Scout Hall</b> Leamington Street Reservoir Mel. 30C2	1			1		2	
<b>Bundoora Park</b> Plenty Road Bundoora Mel. 19G3	2		2				4
<b>Bundoora Golf Course</b> Plenty Road Bundoora Mel. 19G3							
<b>Bundoora Park Cricket Club</b> Snake Gully Drive Bundoora Mel. 19G1			1		1		
<b>I. W Dole Reserve</b> Cnr Cheddar Road & Dole Avenue Reservoir Mel. 18F6	1			1			2
<b>The Broadway Toilet Block</b> The Broadway Reservoir Mel. 18J6	1			1		3	

Park/Site DAILY CLEANS RUN IN CLEANING ORDER	3.1 Toilet Blocks - Cleaned Daily 7 Days per week	3.2 Toilet Blocks - Cleaned Weekly	3.3 Toilet Cleaning - Saturday & Sunday	3.4 Toilets Opened & Closed 7 Days per Week	3.5 Toilets Opened & Closed Saturday & Sunday	3.13 Syringe Disposal Units in Toilets-Audited Daily & Emptied as Required	3.14 Syringe Disposal Units in Toilets Audited Weekly & Emptied as Required
<b>Kelvin Grove Toilet Block</b> Kelvin Grove Preston Mel. 18G12	1			1		2	
<b>Preston City Oval</b> Cramer Street Preston Mel. 8G11		1	1				2
<b>Ray Bramham Gardens</b> Cnr Bell Street & St Georges Road Preston Mel. 30F8	1			1		2	
<b>Batman Park</b> Cnr St Georges Road & Separation Street Northcote Mel. 30D7	1			1		3	
<b>Mitchell Street Toilet Block</b> Mitchell Street Northcote Mel. 30F9	1			1		2	
<b>Rockeries Toilet Block</b> Cnr Westgarth Street & High Street Northcote Mel. 30F11	1			1		3	
<b>Bill Lawry Oval / Oldis Gardens</b> Westgarth Street Northcote Mel. 30F11		1	1			2	
<b>Johnson Park</b> Basting Street Northcote Mel. 30F9	1			1		2	

Park/Site DAILY CLEANS RUN IN CLEANING ORDER	3.1 Toilet Blocks - Cleaned Daily 7 Days per week	3.2 Toilet Blocks - Cleaned Weekly	3.3 Toilet Cleaning - Saturday & Sunday	3.4 Toilets Opened & Closed 7 Days per Week	3.5 Toilets Opened & Closed Saturday & Sunday	3.13 Syringe Disposal Units in Toilets-Audited Daily & Emptied as Requires	3.14 Syringe Disposal Units in Toilets Audited Weekly & Emptied as Required
<b>2 Raleigh Street Car Park Toilet Block</b> Rear off Health Centre Raleigh Street Thornbury Mel. 31A6	1			1		3	
<b>ALL NATIONS PARK</b> Brickworks Lane Northcote Mel. 30G7			1				
<b>Penders Park</b> Flinders Street Thornbury Mel. 18C11	1			1		3	
<b>Plenty Road Toilet Block</b> Cnr Plenty Road & Hawker Street Preston Mel. 18J9	1			1		2	
<b>A. G. Davis Reserve</b> Wood Street Preston Mel. 30H4	1			1		2	
<b>J.S. Grey Reserve</b> Cnr Gilbert Road & Regent Street Preston Mel. 30F8	1			1		2	
<b>Hayes Park</b> Flinders Street Thornbury Mel. 18C8		1					2
<b>Mayer Park</b> Cnr Arthurton Road & Leinster Grove Northcote Mel. 30C6		1					2

Park/Site DAILY CLEANS RUN IN CLEANING ORDER	3.1 Toilet Blocks - Cleaned Daily 7 Days per week	3.2 Toilet Blocks - Cleaned Weekly	3.3 Toilet Cleaning - Saturday & Sunday	3.4 Toilets Opened & Closed 7 Days per Week	3.5 Toilets Opened & Closed Saturday & Sunday	3.13 Syringe Disposal Units in Toilets-Audited Daily & Emptied as Required	3.14 Syringe Disposal Units in Toilets Audited Weekly & Emptied as Required
<b>FAIRFIELD / NORTHCOTE</b>							
<b>Merri Park</b> Cnr Sumner Avenue & St Georges Road Northcote Mel. 18C9		1	1		1	3	
<b>PRESTON</b>							
<b>C. T. Barling Reserve</b> Plenty Road Preston Mel. 30B1		1				2	
<b>T. W. Blake Reserve</b> Murray Road Preston Mel.19A12		1				2	
<b>A. H. Capp Reserve</b> Goodwin Street Preston Mel. 18H10		1				2	
<b>G. E. Robertson Park</b> Cnr High Street & Garden Street Preston Mel. 30F4		1				2	
<b>G. M. Mott Reserve</b> Cnr Bell Street & Albert Street Preston Mel. 30H1		1				2	
<b>H.T Oulten Reserve (Old Block)</b> Cnr Bell Street & Albert Street Preston Mel. 30K2		1				2	
<b>W. H. Robinson Reserve</b> Halwyn Crescent Preston Mel. 31B10		1				2	



Park/Site DAILY CLEANS RUN IN CLEANING ORDER	3.1 Toilet Blocks - Cleaned Daily 7 Days per week	3.2 Toilet Blocks - Cleaned Weekly	3.3 Toilet Cleaning - Saturday & Sunday	3.4 Toilets Opened & Closed 7 Days per Week	3.5 Toilets Opened & Closed Saturday & Sunday	3.13 Syringe Disposal Units in Toilets-Audited Daily & Emptied as Requires	3.14 Syringe Disposal Units in Toilets Audited Weekly & Emptied as Required
<b>H. P. Zwar Reserve</b> Cnr Jessie Street & Cramer Street Preston Mel. 18C11		1					2
<b>RESERVOIR</b>							
<b>Crispe Park</b> Gloucester Road Reservoir Mel. 18J6		1		1			2
<b>T. W. Andrews Reserve Cycle Track</b> Fordham Road Reservoir Mel. 30H11		1					2
<b>D. R. Atkinson Reserve</b> Argyle Street Reservoir Mel. 30H4		1					2
<b>B. T Connors Reserve</b> Cnr Broadhurst Avenue & Radford Road Reservoir Mel. 30B5		3					6
<b>L. E Cotchin Reserve</b> Amery Street Reservoir Mel. 8D12		1					2
<b>J. C Donath Reserve - East</b> Cnr Harmer Street Reservoir Mel. 18J1		1					2
<b>J. C Donath Reserve - Central</b> Cnr Harmer Street & Johnson Street Reservoir Mel. 18J1		1					2
<b>J. C Donath Reserve - West</b> Cnr Harmer Street & Johnson Street Reservoir Mel. 18J1		1					3

Park/Site DAILY CLEANS RUN IN CLEANING ORDER	3.1 Toilet Blocks - Cleaned Daily 7 Days per week	3.2 Toilet Blocks - Cleaned Weekly	3.3 Toilet Cleaning - Saturday & Sunday	3.4 Toilets Opened & Closed 7 Days per Week	3.5 Toilets Opened & Closed Saturday & Sunday	3.13 Syringe Disposal Units in Toilets-Audited Daily & Emptied as Requires	3.14 Syringe Disposal Units in Toilets Audited Weekly & Emptied as Required
<b>Arch Gibson Reserve (Bowling club)</b> Dunne Street Kingsbury Mel. 19A5		1					3
<b>John Hall Reserve</b> Dunne Street Kingsbury Mel. 19C4		1					2
<b>J. E. Moore Park</b> Cnr Henty Street & Spratling Street Reservoir Mel. 30H12		1					3
<b>K. P. Hardiman Reserve</b> Cnr Plenty Road & Campbell Street Kingsbury Mel. 19C6		1					2
<b>W. R. Ruthven Reserve</b> Cnr Malpas Street & Albert Road Reservoir Mel. 19A10		1					2
	<b>18</b>	<b>28</b>	<b>7</b>	<b>16</b>	<b>2</b>	<b>38</b>	<b>64</b>



**S A F E T Y   A U D I T   /   S I T E   A N A L Y S I S**

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**DATE:**

**LOCATION:**

**FROM:**

**TIME:**

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**1. Issue**

*Explain what has prompted the safety audit, why deemed necessary. What time and when*

**2. Area profile**

*Include geographical features,*

*Social demographics*

*SEIFA index*

*Areas of interest*

*Public transport*

*Areas of trade*

***Levels of government housing***

***Levels of crime***

***Site use / key demographics***

**3. Safety checklist**

***Provide a brief summary of the following aspects -***

**Lighting**

**General impressions**

**Signage**

**Sightlines**

**Isolation**

**Movement predictors**

**Entrapment sites**

**Maintenance**

**Territorial definition**

**Proximity / Location considerations**

***What are some of the sensitive sites in the direct area?***

***Why are these sites considered sensitive?***

There are X number of sensitive land uses located within 800 metres (10 minutes walk) of the subject site. These include:

**Density of alcohol supply**

***How many licenced premises are there in the direct area?***

***How many of these venues sell packaged liquor?***

In Darebin, there are approximately 313 licensed premises, or around 25 licensed premises per 10,000 people.

Research has revealed that communities with more than 22 licensed premises per 10,000 people experienced the most crime-related problems. The growing density of liquor licenses across the municipality should be considered.

Outlet density –

#### **4. Significant concerns**

**Problem description, why?**

#### **5. Recommendations**

**List recommendations here**



## Appendix H: Safety Audit Checklist



### S A F E T Y   A U D I T   /   S I T E   A N A L Y S I S

**DATE:**

**LOCATION:**

**FROM:**

**TIME:**

No.	Question	Yes	No	N/A	Comment
-----	----------	-----	----	-----	---------

#### General Impressions

1.	Do you feel safe in the park, garden, or open space? If your answer is no, please explain why you feel unsafe.				
2.	Would you feel safe walking through the park, garden, or open space at night? If your answer is no, please explain why.				

#### Lighting

3	Is the level of lighting adequate to allow you to identify a face at a distance of 10 metres?				
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4	Is the level of lighting consistent throughout the park, garden, or open space so there are no dark areas where an offender could hide?				
---	---	--	--	--	--

No.	Question	Yes	No	N/A	Comment
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5	Are any of the lights out or broken?				
6	Do you know who to call if lights are broken or not working?				
7	Are there over-hanging bushes and trees that interfere with street lights?				

### Signage

8	Is there a park, garden, or open space identification sign?				
9	Are there maps or directional signs to help you find your way?				
10	Are there signs to show you where or how to get emergency assistance?				
11	Are signs easy to read from a distance?				
12	Are signs located at the park, garden, or open space entry points?				
13	Is there an activities bulletin board?				

### Sightlines

14	Can you see clearly what is up ahead?				
15	Can you see and can others see clearly into the park, garden, or open space from the street?				
16	Are there bushes, corners or alcoves where people can hide?				

No.	Question	Yes	No	N/A	Comment
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#### Movement predictability and access

17	Is it easy to predict your route through the park, garden, or open space?				
18	Can you tell what is at the other end of the path or walkway?				
19	Are stairs, tunnels or paths free of entrapment zones?				
20	Is the area easily accessible for people with mobility issues?				

#### Maintenance

21	is the park, garden, or open space well maintained?				
22	Is there graffiti, litter or signs of vandalism?				
23	Does the area seem owned and cared for, or is it an abandoned place where unlawful activity might go unnoticed?				
24	Do you know who to contact in relation to maintenance issues?				

## Usage and security of the space

25	At the time of the audit does the area feel isolated?				
26	Does the area have more than one entry/exit point?				
27	Is the area regularly patrolled by police or security personnel?				

No.	Question	Yes	No	N/A	Comment
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## Overall design

28	Is it easy to find your way around?				
29	Are the public toilets visible from the street or pathway?				
30	Would it be easy for an offender to hide in the toilets unnoticed?				
31	Is the children's play equipment visible from the street?				
32	Are children's play areas fenced?				

## Public Transport

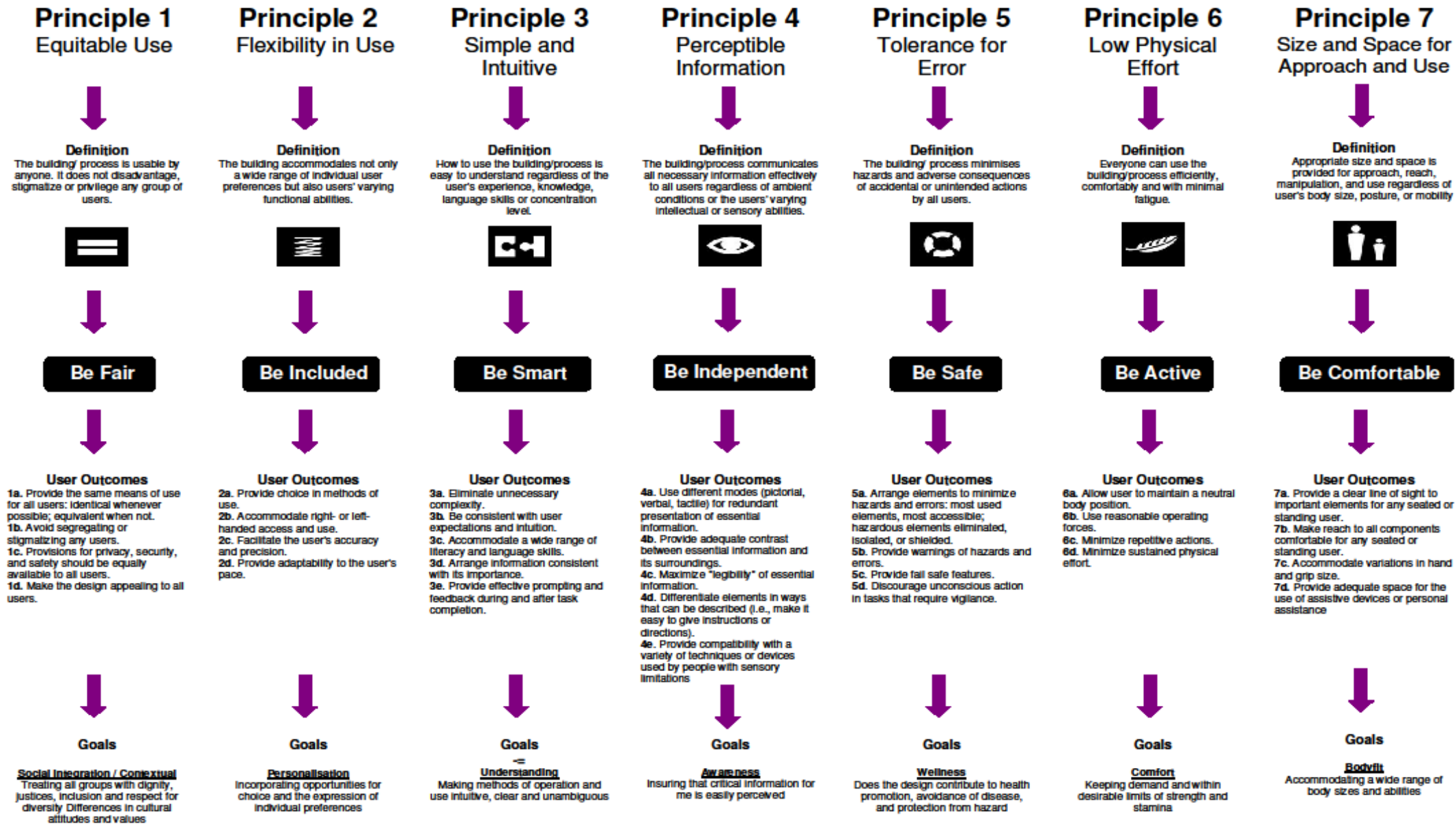
33	Is public transport nearby?				
34	Is the public transport stop and pedestrian route/s considered to be safe?				
35	Are these routes well lit to identify a face at 10 metres?				
36	Are there clear signs to guide you to the public transport stop?				

37	Is there more than one route to the public transport stop?				
38	Is it possible to change routes during a journey if it becomes necessary?				

**General Recommendations -**






- Trees and shrubs should be trimmed to reduce hiding places and increase visibility throughout the park, garden, or open space.
- Hanging branches should be trimmed to prevent obstruction to light sources.
- Toilets should be located in a highly visible area from all or most directions and should be located in an area of high pedestrian traffic.
- Directional signage should be installed throughout the park, garden or open space with consideration given to people with vision impairments and language restraints. All signs should be according to Australian Standards.
- Lighting should be evenly distributed throughout the park, garden, or open space to ensure a potential offender could be identified at a distance of 10 metres.
- Possible entrapment areas should be removed (if possible) or at least have adequate lighting and mirrors installed so a person can see if anyone is loitering in the area.
- All graffiti and rubbish should be removed within 24 hours of it appearing. A clean well maintained environment promotes the use of legitimate users.
- Clear signage should be displayed as to who to contact for maintenance issues.

Appendix I: The Seven Principles of Universal Design (Department of Planning and Community Development, 2014)







Appendix J: Action Plan for Darebin Public Toilet Facilities 2015-2025

Action Plan for Darebin Public Toilet Facilities 2015 - 2025

Image	Location	Address	Context	Description of works	Priority	Estimate of Costs
	1. Ray Braham Gardens	St Georges Road ( Peters Street), Thornbury	Regional Park	This facility is quite outdated and has poor light and air circulation. With an increase demand on this parkland a new toilet facility would be idea. Consider renewal works as part of future development of DAEC. If not this facility should be upgraded and better located in the park, considering surveillance and sight lines. This facility is sheduled for upgrade in 2022/2023 as part of the DCP public toilet upgrade program	High/med this facility should be considered for redevelopment	\$150,000-200,000
	2. Batman Park	St Georges Road, Northcote	Major Neighbourhood Park	These facilities are poorly designed, poor light, poor ventilation and are orientated incorrectly. Significant anti social behaviors regularly reported at this facility. Facility should demolish and replace this facility, ensuring it takes advantage of the surveillance from St Georges Rd. A new toilet facility will increase usage of the park and increase perceptions of safety. This facility is sheduled for upgrade in 2021/ 2022 as part of the DCP public toilet upgrade program	High- council should replace facility in 2-7 years	\$200,000- 250,000 ( new build)
	3. Mitchell Street	Frederick Street and Mitchell Street, Northcote	Retail Centre- Major/ Minor	These toilets have a high incidence of anti social behavior and safety concerns. Given to the fact that they are located close to the High Street Exeloo, The condition of this building is very poor. It would be suggested that these facilities would be decommissioned and demolished. Council could consider reinstating the toilet but it would not be a high priority.	High priority to decommission. Low priority to replace	\$50,000 (demolish)
	4. Westgarth Rockeries	High Street, Northcote	Retail Centre- Major/ Minor	Recently council commissioned artist to paint these toilets ( at the request of the traders group). This was a highly;y effective means to improve the amenity of the facility. This has significantly improved the amenity of the facility and the area. However as these toilets are high utilized and are in a major retail center with high exposure, council should look to replace this facility in the next 5 years. This facility if quite old and much could be done to improve the function and safety of the building and hence the amenity of the area. This facility is sheduled for upgrade in 2020/2021 as part of the DCP public toilet upgrade program	High- replace facility in the next 2-7 years	\$200,000- 250,000 ( new build)
	5. Johnston Park	Palmer Street (off Bastings Street) Northcote	Major Neighbourhood Park	These facilities date back to 1940, are functional but are not well lit and feel unsafe. Council should look to renovate these facilities in the next 2-7 years. Maintenance should be undertaken regularly to ensure that vegetation is kept neat and clean. This facility is sheduled for upgrade in 2023/2024 as part of the DCP public toilet upgrade program	Med- replace or renovate toilet facility	\$150,000-200,000 (new facility)
	6. All Nations Park	Brickworks Lane, Northcote	Major District Park	All Nations Exelooos are one of the newer council facilities. The facilities are functioning well and are in good condition. Council could consider adding additional toilets in All Nations Park as park usage increase.	Low- toilets are in good condition and new. Perhaps add more in the future as needed	nil



Appendix J: Action Plan for Darebin Public Toilet Facilities 2015-2025

	7. High Street Exeloo	High Street, Northcote	Major Retail Centre	The Exeloo on High Street has high usage and seems to have coped well in its high profile location. Retain the Exeloo in current location, continue maintenance and ensure that facility is always in good condition. The Exeloo is a good outcome in this context as it look to support the retail activities.	Low	\$6000-10,000 ongoing annual maintenance contract with Exeloo. Replace as necessary
	8. Raleigh Street	Raleigh Street, Thornbury	Retail Centre-Major	This facility has many reported incidence around anti social behavior and perceptions of safety. Located behind a maternal and children center and near a playspace , this facility is quite tucked away. This location could be ideal for an Exeloo type facility, that is self regulating and locked when necessary. This facility is sheduled for upgrade in 2016/2017 as part of the DCP public toilet upgrade program	High, this toilet has significant anti social issues and is in poor condition, needs to be renewed	\$120,000
	9. Penders Park	Penders Street, Thornbury	Major Neighbourhood Park	This facility ( similar to Batman and Merri Park) are poorly designed, poorly lit, poorly ventilated,. Unlike Batman Park, these toilets are well oriented in the park. The facility is used frequently by park users. However given the age and general poor condition of this facility, council should consider demolition and renewal in the next 10 years. A new toilet facility will increase usage of the park and increase perceptions of safety. In the short term council should look to replace glass in the windows to allow more light and air to enter the building. This facility is sheduled for upgrade in 2015/2015 as part of the DCP public toilet upgrade program	Med-demolish and replace in the long term. Renovate and improve condition short term	\$200,000-250,000
	10. Preston City Oval	Cramer Street, Preston	Major Neighbourhood Park	This facility was closed permanently after community concern around social issues and public drinking in the area. These toilets are not particularly well orientated and the opening into the toilets face away from Gower Street which is not good for passive surveillance. These toilets should be considered for demolition and not be renewed. Public toilets are located in the Preston Town Hall which and Hawker Street toilets and therefore are not necessary.	Med/ low-remove and demolish.	\$20,000
	11. Kelvin Grove	Kelvin Street, Preston ( near Preston Town Hall)	Retail Centre-Minor	These toilets facilities are located between Preston Town Hall and Preston Library which both have public toilets facilities that are open during working hours. Council should consider transforming this toilet facility into a fully accessible unisex toilet similar to a changing place toilet facility. With ample parking located out the front of the existing toilet it would allow people with different access needs to visit town hall and the Preston Village and know they had accessible facilities to use. This facility is sheduled for upgrade in 2018/2019 as part of the DCP public toilet upgrade program	High-med this toilet facility is quite run down and old. Renew 5-10 years	\$150,000
	12. AG Davis Reserve	Robertson Street/ Wood Street, Preston	Major Neighbourhood Park	These public toilet facilities are well located in the center of this park and serve the park use well. The facility is quite old but due to its simplistic design it function quite well ( the door opens directly onto the park). Consider renewal of this facility as well as consider a more visible location for the future facility. This facility is sheduled for upgrade in 2024/2025 as part of the DCP public toilet upgrade program	Med/ low renewal of existing facility. Reduce to one cubical with good surveillance	\$\$100,000



**Appendix J: Action Plan for Darebin Public Toilet Facilities 2015-2025**

	13. Hawker Street	Hawker Street, High Street, Preston	Minor Retail Centre	This facility is very outdated and located underground. As this facility is not located in a highly trafficked area and given to the physical restrictions of the space, this facility has attracted much anti social behavior. At the point that this document was written( mid 2014), the facility has actually been closed temporarily due to building maintenance issues that require significant funding to repair. Council are undergoing consultation with traders around the future of the facility. It would be suggested that council consider closing this facility and perhaps considering a redevelopment of the space into something else.	High, council need to make a formal decision on this facility and it future. Consider demolition or redevelopment	\$50,000-100,000
	14. Broadway	Cheddar Road, Broadway, Reservoir	Retail Centre-Major	This toilet facility is one of councils newest facilities, however has significant anti social behaviors attached ( police reports have been noted). It is important to have a safe and accessible public toilet in this area close to Broadway ( major retail center). this facility should be demolished and rebuilt in a new location closer to the shopping area. One location that could be considered would be within the median strip near the pedestrian crossing. An Exeloo could be a consideration for the new site.	High- demolish and relocate public toilet facility in consultation with internal and external stakeholders	\$100,000-200,000
	15. JS Grey Reserve	Gilbert Road, Preston	Major Neighbourhood Park	As this document is being written, Council will work with PTV (public transport Victoria) around the development of a new public toilet facility at this park. The existing toilet facility will be demolished by council at a later date	High- works are under way	Council has committed \$50,000 towards redevelopment 2013-2014
	16. Edwards Lake Park, Athletics Track	Edwards Street, Reservoir	Major Neighbourhood Park	These toilets are currently locked and opened when there are sporting events being held at the park. The toilets are quite old and underutilized. The block itself is designed well however renovation to the inside of the block would help improve its use. New toilet fitting and the consideration of showers could work in this site. Council should also explore the possibility of a ' changing places' style toilet when considering re-development. Pavillion upgrades are sheduled in 2022/2023 as part of the DCP Pavillion Upgrade program and therefore consideration should given to the future of this facility	Med/ low- council should consider rede-velopment or renovation of this site	\$150,000-200,000
	17. Edwards Lake Park, Griffiths Street (Central)	Edwards Street, Griffiths Street Reservoir	Major Neighbourhood Park	This public toilet facility is highly utilized by the many visitors to the park. This facility can definitely be developed to increase air and light into the facility and include a significantly better accessible toilet. Consider a 'changing place' facility in this site. This facility is sheduled for upgrade in 20172018 as part of the DCP public toilet upgrade program	High/med redevelop this toilet facility to match the use of the park.	\$200,000-250,000
	18. Edwards Lake Park, Scout Hall	Leamington Street, Reservoir	Major Neighbourhood Park	This facility is currently closed and has low usage. This toilet could be demolished and removed as there are many other toilets located in the close vicinity. If council was to redevelop this building, consideration could be given to the redevelopment of this toilet facility. However in the scheme of things its is not necessary	Low, this facility could be considered one to decommission and demolish in he future	\$50,000



**Appendix J: Action Plan for Darebin Public Toilet Facilities 2015-2025**

	19. Edwards Lake Park, Leamington Street Youth Precinct	Leamington Street, Reservoir	Major Neighborhood Park	Due to changes in usage at this site ( capital projects reprogramming the space) this toilet facility has just been put on the list to be opened more regularly. Whilst not a high priority, council could look to redevelop and improve this facility as part of future capital works or as part of works around the improvement of the pavilion.	Med-low-renew facilities as part of redevelopment of pavilion or general capital works	\$100,000 as part of toilet renewal program
	20. I W Dole Reserve	Cheddar Road, Dole Avenue, Reservoir	Major District Park	These toilets are currently open regularly and made available for public use. These toilets should be upgraded in the next 5-10 years as part of pavillion upgrade works or separately through an appropriate budget. The pavillion id sheduled for upgrade in 2017/2018 as part of the Pavillion Upgrade program.	Med- renew facilities as part of redevelopment of pavilion or toilet capital works budget	\$100,000-150,000
	21. John Hall Reserve	Gilbert Road, Preston	Sporting Pavilion/ Sports Ground	These facilities are connected to and existing pavillion. Council should consider the upgrade of these toilets as part of an overall upgrade to the pavillion. Council should consider trailing opening these toilet facilities and making them available for use by the general public. this pavillion is due for upgrade in 2022/2023 as part of the DCP Pavillion Upgrade program	Med-low-renew facilities as part of redevelopment of pavilion. Council should consider trailing regular opening	\$100,000 or as part of pavillion upgrade \$10,000 for future opening and maintenance
	22. Merri Park Reserve	St Georges Road, Sumner Avenue, Northcote	Major District Park	These facilities are currently locked regularly but have been identified for regular opening hours. The use of this park has increased significantly over time and also as the park is destination for picnicking and play it is important the toilets are made available. Council should consider renewing these facilities and ensuring that they are designed and oriented to reduce anti social behavior. Merri Park pavillion is sheduled for upgrade in 2019/2020 as part of the Pavillion Upgrade program. Consideration could be given to intergrate new public toilet facilities for the broader community as part of these works inlcuding the demolition of existing facility.	High- toilets should be opened short term and renewed medium term	\$100,000-200,000 or \$10,000 for future opening and maintenance
	23. K P Hardiman Reserve	Plenty Road, Kingsbury	Sporting Pavilion/ Sports Ground	These facilities are connected to and existing pavillion. Council should consider the upgrade of these toilets as part of an overall upgrade to the pavillion. Council should consider trailing opening these toilet facilities and making them available for use by the general public. the pavillion upgrade is sheduled for 2018/2019 as part of the Pavillion Upgrade shedule	Med-low-renew facilities as part of redevelopment of pavilion. Council should consider trailing regular opening	\$100,000 or as part of pavillion upgrade
	24. Mayer Park	Normanby Avenue, Thornbury	Sporting Pavilion/ Sports Ground	These facilities are currently locked on a regular basis, however with increased usage of this park and the significant lack of open public toilet facilities in this pocket of Darebin, council could consider opening this public toilet facility regularly. In addition if council were considering plans to upgrade this pavilion consideration should be given to incorporating a public toilet facility that could be accessed regularly by the general park users as well as pavilion users.	Med-low-renew facilities as part of redevelopment of pavilion. Council should consider trailing regular opening	\$10,000 for future opening or part of pavillion upgrade

**Appendix J: Action Plan for Darebin Public Toilet Facilities 2015-2025**

	25. Darebin Parkland	Separation Street, Alphington	Regional Park	This public toilet facility is not a high functions facility and has reports of significant anti social Behavior. This toilet is under performing and is not located ideally. At the time that this report is being developed council are exploring the opportunity to redevelop this facility with plan to demolish and rebuild this facility so it services this park better.	High- this facility should be redeveloped in the next 1-3 years	\$200,000-250,000
	26. Bundoora Park - Tunnelly Square	Plenty Road, Bundoora	Regional Park	The toilet facilities at Bundoora Park require prompt upgrade to improve the amenity and usability of the park. These facilities should be demolished and rebuilt with careful attention to design and location within the park. Refer to the current masterplan for the park. Tunnelly Square is the priority location for improvements in Bundoora Park. Council should consider a fully accessible toilet in this location	High- this toilet is the priority for the park.	\$200,000-250,000
	27. Bundoora Park, Cross Country	Plenty Road, Bundoora	Regional Park	The toilet facilities at Bundoora Park require prompt upgrade to improve the amenity and usability of the park. These facilities should be demolished and rebuilt with careful attention to design and location within the park. Refer to the current masterplan for the park. Cross Country/ Cricket Club is the second priority location for improvements in Bundoora Park. This facility is sheduled for upgrade in 2014/2015 as part of the DCP public toilet upgrade program	High- this toilet is the priority for the park and should be improved	\$100,000-200,000
	28. Bundoora Park, Market Area	Plenty Road, Bundoora	Regional Park	The toilet facilities at Bundoora Park require prompt upgrade to improve the amenity and usability of the park. These facilities should be demolished and rebuilt with careful attention to design and location within the park. Refer to the current masterplan for the park. This facility is sheduled for upgrade in 2015/2015 as part of the DCP public toilet upgrade program	Med this toilet is the priority for the park.	\$100,000-200,000
	29. C T Barling Reserve	Plenty Road, Reservoir	Sporting Pavilion/ Sports Ground	The toilets facilities are located within this recently upgraded pavilion and are opened during sports events. At this stage there would be no requirement or desire to open these toilets more regularly to the general public.	Low	Nil
	30. C W Kirkwood Reserve	Dunne Street, Kingsbury	Sporting Pavilion/ Sports Ground	These facilities are connected to and existing pavillion. Council should consider the upgrade of these toilets as part of an overall upgrade to the pavillion.	Low- renew facilities as part of redevelopment of pavilion.	\$100,000 or as part of pavillion upgrade



**Appendix J: Action Plan for Darebin Public Toilet Facilities 2015-2025**

	31. Arch Gibson Reserve, Bowling Club	Dunne Street, Kingsbury	Sporting Pavillion/ Sports Ground	These toilet facilities are currently closed to the general public. These toilet facilities are run down and tucked away. Council should upgrade these toilets as part of future pavillion upgrade works.	Low- renew facilities as part of redevelopment of pavilion.	Improve as part of pavillion upgrade
	32. D R Atkinson Reserve	Argyle Street, Reservoir	Sporting Pavillion/ Sports Ground	These facilities are connected to and existing pavillion. Council should consider the upgrade of these toilets as part of an overall upgrade to the pavillion. This pavillion is due for upgrade in 2018/2019 as part of the Pavillion Upgrade program	Low- renew facilities as part of redevelopment of pavilion.	\$100,000 or as part of pavillion upgrade
	33. J C Donath Reserve East	Harmer Street, Reservoir	Sporting Pavillion/ Sports Ground	These facilities are connected to and existing pavillion. Council should consider the upgrade of these toilets as part of an overall upgrade to the pavillion. Council should consider trailing opening these toilet facilities and making them available for use by the general public	Med-low- renew facilities as part of redevelopment of pavilion. Council should consider trailing regular opening	\$100,000 or as part of pavillion upgrade
	34. J C Donath Reserve, West	Harmer Street Reservoir	Sporting Pavillion/ Sports Ground	The toilets facilities are located within this recently upgraded pavilion and are opened during sports events. At this stage there would be no requirement or desire to open these toilets more regularly to the general public.	Low	Nil
	35. J C Donath Reserve, Central	Harmer Street, Reservoir	Sporting Pavillion/ Sports Ground	The toilets facilities are located within this recently upgraded pavilion and are opened during sports events. At this stage there would be no requirement or desire to open these toilets more regularly to the general public.	Low	Nil
	36. T W Andrews Reserve, Cycle Track	Fordham Road, Reservoir	Sporting Pavilion/ Sports Ground	These facilities are currently locked on a regular basis. It is suggested that these toilets remain locked and opened when the pavilion is being used. Toilets should be upgraded as part of future pavilion works. this pavillion is sheduled for upgrade in 2021/2022 as part of the DCP Pavillion Upgrade program	Low	\$100,000 or as part of pavillion upgrade

**Appendix J: Action Plan for Darebin Public Toilet Facilities 2015-2025**

	37. John Cain Memorial Reserve	Darebin Road, Thornbury	Sporting Pavilion/ Sports Ground	These facilities are currently closed to the general public, however when the pavilion of precinct are developed in the future, council could consider creating a public toilet facility that could be used by the general public but it would not be imperative. This pavillion is due for upgrade in 2020/2012 as part of the DCP Pavillion Upgrade program	Low- consider a general public toilet facility as part of future pavilion upgrades	Part of future pavilion upgrade
	38. Hayes Park	Flinder Street, Thornbury	Sporting Pavilion/ Sports Ground	These facilities are currently closed to the general public, however when the pavilion of precinct are developed in the future, council could consider creating a public toilet facility that could be used by the general public but it would not be imperative.	Low- consider a general public toilet facility as part of future pavilion upgrades	Part of future pavilion upgrade
	39. H T Oultan Reserve	Bell Street, Preston	Sporting Pavilion/ Sports Ground	These facilities are currently closed to the general public, however when the pavilion of precinct are developed in the future, council could consider creating a public toilet facility that could be used by the general public but it would not be imperative. Upgrades to this pavillion are sheduled for 2024/2025 as part of the DCP Pavillion Upgrade program	Low- consider a general public toilet facility as part of future pavilion upgrades	Part of future pavilion upgrade
	40. T W Blake Reserve	Gower Street Murray Road, Preston	Sporting Pavilion/ Sports Ground	These facilities are currently closed to the general public, however when the pavilion of precinct are developed in the future, council could consider creating a public toilet facility that could be used by the general public but it would not be imperative.	Low- consider a general public toilet facility as part of future pavilion upgrades	Part of future pavilion upgrade
	41. G H Mott Reserve	Bell Street, Preston	Sporting Pavilion/ Sports Ground	These facilities are currently closed to the general public, however when the pavilion of precinct are developed in the future, council could consider creating a public toilet facility that could be used by the general public but it would not be imperative. Its is expected that this pavillion will be upgraded as part of the Pavillion upgrade program in 2015/2016	Low- consider a general public toilet facility as part of future pavilion upgrades	Part of future pavilion upgrade
	42. H P Zwar Reserve	Gower Street and Jessie Street, Preston	Sporting Pavilion/ Sports Ground	These facilities are currently closed to the general public, however when the pavilion of precinct are developed in the future, council could consider creating a public toilet facility that could be used by the general public but it would not be imperative.	Low- consider a general public toilet facility as part of future pavilion upgrades	Part of future pavilion upgrade



**Appendix J: Action Plan for Darebin Public Toilet Facilities 2015-2025**

	43. G E Robinson Reserve	High Street and Garden Street, Reservoir	Sporting Pavilion/ Sports Ground	These facilities are currently closed regularly to the public. These facilities are not attached to the adjacent tennis club rooms. The toilets are a stand alone structure tucked out of site behind the tennis club building. Council should consider demolishing these facilities and if required rebuilding the facilities closer to the existing building. The existing pavillion is sheduled for upgrade in 2015/2016 as part of the Pavillion Upgrade program.	Low	\$ 50,000-100,000 (for demolition)
	44. W R Ruthven Reserve	Albert Street and Malpas Street, Preston	Sporting Pavilion/ Sports Ground	These facilities are currently closed to the general public, however when the pavilion of precinct are developed in the future, council could consider creating a public toilet facility that could be used by the general public but it would not be imperative.	Low- consider a general public toilet facility as part of future pavilion upgrades	Part of future pavilion upgrade
	45. Crispe Park	Gloucester Street, Reservoir	Sporting Pavilion/ Sports Ground	The public toilet is a stand alone structure not connected to the pavilion( which has recently been upgraded). Depending on the usage of the park during sports events council could consider to retain this toilet block or demolish and not replace. If replacement is the action, council should consider reducing the footprint of this facility and locating closer to the existing pavilion	Med- redevelop and relocate depending on community need	\$100,000-200,000
	46. J E Moore Reserve, North	Spratling Street, Reservoir	Sporting Pavilion/ Sports Ground	These facilities are currently locked on a regular basis. It is suggested that these toilets remain locked and opened when the pavilion is being used. Toilets should be upgraded as part of future pavilion works.	Low	Part of future pavilion upgrade
	47. J E Moore Reserve, South	Spratling Street, Reservoir	Sporting Pavilion/ Sports Ground	These facilities are currently locked on a regular basis. It is suggested that these toilets remain locked and opened when the pavilion is being used. Toilets should be upgraded as part of future pavilion works.	Low	Part of future pavilion upgrade
	48. B T Connor Reserve, North	Radford Road and Broadhurst Avenue, Reservoir	Sporting Pavilion/ Sports Ground	These facilities are currently locked on a regular basis. It is suggested that these toilets remain locked and opened when the pavilion is being used. Toilets should be upgraded as part of future pavilion works.	Med	Part of future pavilion upgrade

**Appendix J: Action Plan for Darebin Public Toilet Facilities 2015-2025**



49. B T Connor Reserve, Central

Radford Road and Broadhurst Avenue, Reservoir

Sporting Pavilion/ Sports Ground

These toilets are stand alone that are not open to the general public and are not open during game days. It would be recommended that council consider demolishing these facilities and not replacing them.

Med- faicity should be demolished and not replaced

\$50,000



50. B T Connor Reserve, South

Radford Road and Broadhurst Avenue, Reservoir

Sporting Pavilion/ Sports Ground

The toilets facilities are located within this recently upgraded pavilion and are opened during sports events. At this stage there would be no requirement or desire to open these toilets more regularly to the general public. These toilets should be made available only during sporting events

Low

Nil



51. L E Cotchin Reserve

Amery Street, Reservoir

Sporting Pavilion/ Sports Ground

These facilities are currently locked on a regular basis. It is suggested that these toilets remain locked and opened when the pavilion is being used. Toilets should be upgraded as part of future pavilion works. Pavillion works are sheduled for this site in 2024/2025 as part of the DCP Pavillion upgrade program.

Low

Part of future pavilion upgrade



52. Bill Lawry Oval,

Westgarth Street, Northcote

Sporting Pavilion/ Sports Ground

These facilities are currently closed to the general public, however when the pavilion or precinct are developed in the future, council could consider creating a public toilet facility that could be used by the general public but it would not be imperative and will need to be decided with input from external and internal stakeholders.

Low

Part of future pavilion upgrade



53. A H Capp Reserve

196 Miller Street, Thornbury

Sporting Pavilion/ Sports Ground

This pavilion recently underwent upgrade including the development of new public toilet facilities for the use of the clubs. These toilets should not be opened regularly for general use by the public.

Low

Nil



54. W H Robinson Reserve

196 Miller Street, Thornbury

Sporting Pavilion/ Sports Ground

This toilet is part of the existing pavilion which is due for upgrade in the 2013-2014 financial year. It would be suggested that the new pavilion would integrate new public toilet facilities. These toilet facilities would not be required to be open regularly to the general public. This pavillion is due for upgrade in 2017/2018 as part of the Pavillion Upgrade Program.

Low

Nil



Appendix J: Action Plan for Darebin Public Toilet Facilities 2015-2025



55. McDonnell Reserve

Clifton Street,  
Northcote

Sporting Pavilion/  
Sports Ground

The toilets facilities are located within this recently upgraded pavilion and are opened during sports events. At this stage there would be no requirement or desire to open these toilets more regularly to the general public.

Low- no  
action

nil



56. Beavers Road

Beavers Road,  
Northcote

Retail Centre,  
Major

This toilet is councils oldest facility and is currently closed. It only has a single male facility. Its would be advised to close decommission and demolish this facility. Council could consider replacement with an automated style toilet. However give the age of the facility, closure of the building may be problematic on the 'heritage' value of the building.

Med-  
decommission  
and demolish  
with  
consultation

\$50,000



57. Edwards Street Exeloo

Edwards Street,  
Reservoir

Retail Centre  
Major

Similar to the Exeloo on High Street, this Exeloo has high usage and seems to have coped well in its high profile location. Retain the Exeloo in current location, continue maintenance and ensure that facility is always in good condition. The Exeloo is a good outcome in this context as it look to support the current retail activities.

Low- no  
action

nil



58 Bundoora Park,  
Curtain Street

Plenty Road,  
Bundoora

Regional Park

This public toilet is no longer used and currently locked. This toilet should be considered for decommission and demolition. Resources should be put towards improvements to the Market 1-6 toilet which is close by.

Low - remove  
and demolish  
this facility as  
it is redundant.  
Focus on other  
toilet facilities  
in the parkland  
as priority

\$50,000

## 8. NOTICES OF MOTION

**Note:** This Notice of Motion was deferred from the Council Meeting held on 21 March 2016.

### 8.1 MURALS AT RUBIE THOMSON RESERVE AND SMITH STREET, COLLINGWOOD

**NOTICE OF MOTION NO. 275**

**CR. TRENT MCCARTHY**

Take notice that at the Ordinary meeting to be held on 21 March 2016, it is my intention to move:

***That Council:***

- (1) *Express dismay at the ongoing vandalism and tagging of the 'Youth' mural at Rubie Thomson Reserve, Northcote and the 'Northcote Women' mural in Smith Street, Fitzroy.*
- (2) *Consults with Megan Evans, Eve Glenn and other artists associated with these murals along with Darebin residents, Darebin Arts Ambassadors, Yarra City Council (specifically in relation to the 'Northcote Women' mural located in Fitzroy) and other stakeholders to explore the potential for restoration, recreation and/or re-imagination of each mural, drawing on Council's experience with the Northcote Koorie mural in St Georges Road. Councillors should also be invited to participate in this consultation process.*
- (3) *Receives a report on the results of this consultation process and the options available to Council by August 2016.*

**Notice Received:**

**7 March 2016**

**Notice Given to Councillors:**

**11 March 2016**

**Date of Meeting:**

**4 April 2016**

## 9. URGENT BUSINESS

## 10. GENERAL BUSINESS

Nil

## 11. RECORDS OF ASSEMBLIES OF COUNCILLORS

### 11.1 ASSEMBLIES OF COUNCILLORS HELD

An Assembly of Councillors is defined in section 3 of the *Local Government Act 1989* to include Advisory Committees of Council if at least one Councillor is present or, a planned or scheduled meeting attended by at least half of the Councillors and one Council Officer that considers matters intended or likely to be the subject of a Council decision.

Written records of Assemblies of Councillors must be kept and include the names of all Councillors and members of Council staff attending, the matters considered, any conflict of interest disclosures made by a Councillor attending, and whether a Councillor who has disclosed a conflict of interest leaves the assembly.

Pursuant to section 80A (2) of the Act, these records must be, as soon as practicable, reported at an ordinary meeting of the Council and incorporated in the minutes of that meeting.

An Assembly of Councillors record was kept for:

- Darebin Aboriginal Advisory Committee – 2 March 2016
- Councillor/CE Briefing Session – 7 March 2016
- Councillor Strategic Workshop – 7 March 2016
- Darebin Interfaith Council Committee Meeting – 9 March 2016
- Councillor Briefing Session – 15 March 2016
- Darebin Child Friendly Advisory Committee – 23 March 2016

<b>Recommendation</b>
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**That** the record of the Assembly of Councillors held on 2, 7, 9, 15 and 23 March 2016 be noted and incorporated in the minutes of this meeting.



## ASSEMBLY OF COUNCILLORS PUBLIC RECORD

<b>ASSEMBLY DETAILS:</b>	<b>Title:</b>	Darebin Aboriginal Advisory Committee
	<b>Date:</b>	Wednesday 2 March 2016
	<b>Location:</b>	Red Room, Darebin Council
<b>PRESENT:</b>	<b>Councillors:</b>	Cr. Vince Fontana (Mayor) Cr. Gaetano Greco
	<b>Council Staff:</b>	Mandy Bathgate, Stuart McFarlane, Jackie Mansourian, Chris Meulblok, Wendy Dinning, Therese Ceniti, Ella Hinkley Jenaya Katsamonitis (Aboriginal Trainee)
	<b>Other:</b>	Representatives of the Darebin Aboriginal Advisory Committee; Wurundjeri Council Representative -Uncle Ron Jones.
<b>APOLOGIES:</b>		Alan Brown, Nazaree Dickerson Nicole Bloomfield

The Assembly commenced at 4.00 pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1.	3KND Radio Possible Relocation Update	No disclosures were made
2.	Darebin Education Committee- Healing Walk	No disclosures were made
3.	Darebin Tourism Strategy	No disclosures were made
4.	Recognise Campaign/Constitutional Reform	No disclosures were made
5.	Re-visioning Histories/ Heritage Interpretations	No Disclosures were made

The Assembly concluded at 6.00 pm

<b>RECORD COMPLETED BY:</b>	<b>Officer Name:</b>	Stuart McFarlane
	<b>Officer Title:</b>	Aboriginal Officer, Equity and Diversity



## ASSEMBLY OF COUNCILLORS PUBLIC RECORD

<b>ASSEMBLY DETAILS:</b>	<b>Title:</b>	Councillor/CE Briefing Session
	<b>Date:</b>	Monday, 7 March 2016
	<b>Location:</b>	Function room
<b>PRESENT:</b>	<b>Councillors:</b>	Councillors Vince Fontana, (Mayor), Oliver Walsh (Deputy Mayor) Gaetano Greco. Tim Laurence, Bo Li, Trent McCarthy, Steven Tsitas, Angela Vilella, Julie Williams
	<b>Council Staff:</b>	Rasiah Dev
	<b>Other:</b>	Nil
<b>APOLOGIES:</b>		Nil

The Assembly commenced at 5.30 pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1.	Preston Girls Secondary College: A part of the premises is being offered to Council for community use while reopening the school is being considered.	No disclosures were made
2.	'Northern Horizon' Infrastructure plan for the Northern Melbourne is being reviewed by the eight councils.	No disclosures were made
3.	Weekend Councillors Workshop: Issues raised are being reviewed for Councillors feedback.	No disclosures were made
4.	Future of Improvement Works to Sullivan Memorial Reserve	No disclosures were made
5.	General Questions and Answers	No disclosures were made

The Assembly concluded at 6.00 pm

<b>RECORD COMPLETED BY:</b>	<b>Officer Name:</b>	Rasiah Dev
	<b>Officer Title:</b>	Chief Executive



## ASSEMBLY OF COUNCILLORS PUBLIC RECORD

<b>ASSEMBLY DETAILS:</b>	<b>Title:</b>	Councillor Strategic Workshop
	<b>Date:</b>	Monday 7 March 2016
	<b>Location:</b>	Conference Room, Darebin Civic Centre
<b>PRESENT:</b>	<b>Councillors:</b>	Cr. Vince Fontana (Mayor), Cr. Oliver Walsh (Deputy Mayor), Cr. Steven Tsitas, Cr. Gaetano Greco, Cr. Bo Li, Cr. Trent McCarthy, Cr. Julie Williams, Cr. Angela Vilella, Cr. Tim Laurence
	<b>Council Staff:</b>	Rasiah Dev, Patti Wenn, Gavin Cator, Steve Hamilton, Katrina Knox, Jacinta Stevens, Nick Matteo (6.00 pm to 6.15 pm), Darren Rudd and Yvonne Rust (6.00 pm to 6.32 pm)
<b>APOLOGIES:</b>	<b>Other:</b>	

The Assembly commenced at 6.00pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1.	Social/Affordable Housing Program	No disclosures were made.
2.	Update on Northland Urban Renewal Plan (NURP) Redevelopment – Concept and Timeline	No disclosures were made. Cr Tsitas absent from 6.17 pm to 6.30 pm. Cr Walsh left the meeting at 6.28 pm
3.	Multi Sports Stadium/Women's Sports	No disclosures were made.

The Assembly concluded at 6.32pm

<b>RECORD COMPLETED BY:</b>	<b>Officer Name:</b>	Katrina Knox
	<b>Officer Title:</b>	Director Community Development





## ASSEMBLY OF COUNCILLORS PUBLIC RECORD

<b>ASSEMBLY DETAILS:</b>	<b>Title:</b>	Darebin Interfaith Council Committee Meeting
	<b>Date:</b>	Wednesday 9 March 2016
	<b>Location:</b>	Conference Room, Level 1/350 High Street, Preston
<b>PRESENT:</b>	<b>Councillors:</b>	Cr. Gaetano Greco Cr. Tim Laurence
	<b>Council Staff:</b>	Cesar Diaz, Darren Aziz Cooper
	<b>Other:</b>	Darebin Interfaith Committee representatives
<b>APOLOGIES:</b>		None

The Assembly commenced at 6 pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1.	Welcome, Introductions and Apologies	No disclosures were made
2.	Hosting Venue's Welcome	No disclosures were made
3.	New Members Welcomed	No disclosures were made
4.	2016 Victorian Interfaith Networks Conference	No disclosures were made
5.	Next Meeting and Closure	No disclosures were made

The Assembly concluded at 1:00 pm

<b>RECORD COMPLETED BY:</b>	<b>Officer Name:</b>	Aziz Cooper
	<b>Officer Title:</b>	Interfaith Development Officer



## ASSEMBLY OF COUNCILLORS PUBLIC RECORD

<b>ASSEMBLY DETAILS:</b>	<b>Title:</b>	Councillor Briefing Session
	<b>Date:</b>	Monday 15 March 2016
	<b>Location:</b>	Conference Room, Darebin Civic Centre
<b>PRESENT:</b>	<b>Councillors:</b>	Cr. Vince Fontana (Mayor), Cr. Oliver Walsh (Deputy Mayor) Cr. Steven Tsitas Cr. Gaetano Greco, Cr. Bo Li, Cr. Tim Laurence (from 6.21pm).
	<b>Council Staff:</b>	Rasiah Dev, Patti Wenn, Katrina Knox, Darren Rudd, Leah Mosel, Joanna Cuscaden
	<b>Other:</b>	Ian Woodcock
<b>APOLOGIES:</b>		Cr. Trent McCarthy, Cr. Angela Villella, Cr. Julie Williams.

The Assembly commenced at 5.39 pm

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1.	Level Crossing Removal Project - Update	No disclosures were made. Cr. Walsh absent from 5.49pm to 5.51pm and 5.59pm to 6.01pm. Cr. Fontana absent from 6.10pm to 6.12pm. Cr. Tsitas left the meeting at 6.12pm
2.	Darebin Public Toilet Strategy	No disclosures were made.
3.	Proposed Amendment C156 – Residential Zones Stage 3	No disclosures were made.
4.	Adams Reserve – Response to Petition	No disclosures were made.
5.	Beautifications Works in Darebin Parklands	No disclosures were made.
5.	Community Development Updates: DVIRS Lease; Safe Schools Coalition and Community Chef Contract	Cr. Li declared an interest in the Community Chef contract item due to his position as a member of the Board of Regional Kitchen.

The Assembly concluded at 6.29 pm

<b>RECORD COMPLETED BY:</b>	<b>Officer Name:</b>	Katrina Knox
	<b>Officer Title:</b>	Director Community Development



## ASSEMBLY OF COUNCILLORS PUBLIC RECORD

<b>ASSEMBLY DETAILS:</b>	<b>Title:</b>	Darebin Child Friendly Advisory Committee
	<b>Date:</b>	Tuesday 23 March 2016
	<b>Location:</b>	Jade Room, Intercultural Centre, Preston
<b>PRESENT:</b>	<b>Councillors:</b>	Cr. Trent McCarthy, Cr. Julie Williams
	<b>Council Staff:</b>	Linda Harman, Cheryl Hermence, Patrick Buchanan, Stephanie Preston, Yvonne Rust, Vicky Guglielmo, Mary Harvey, Emma MacDonald
	<b>Other:</b>	Community Representatives on the Darebin Child Friendly Advisory Committee
<b>APOLOGIES:</b>		Jody Brodribb

The Assembly commenced at 10.00 am

MATTERS CONSIDERED		DISCLOSURES AND COMMENTS
1.	Darebin Child Friendly City Draft Framework	No disclosures were made
2.	Darebin Child Friendly City Draft Action Plan for Framework	No disclosures were made
3.	Feedback from Child Friendly Cities and Community Network Meeting	No disclosures were made

The Assembly concluded at 11.30 am

<b>RECORD COMPLETED BY:</b>	<b>Officer Name:</b>	Emma MacDonald
	<b>Officer Title:</b>	Business Support Officer

## 12. REPORTS BY MAYOR AND COUNCILLORS

<b>Recommendation</b>
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**That** Council note the Reports by Mayor and Councillors.

## 13. CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL

Nil

**14. CLOSE OF MEETING**

