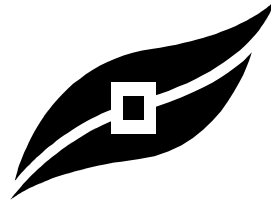


MINUTES



MANNINGHAM
BALANCE OF CITY AND COUNTRY

Ordinary Meeting of the Council

MEETING DETAILS:

MEETING NO: 11
MEETING DATE: 27 October 2015
TIME: 7:00 PM
LOCATION: Council Chamber
699 Doncaster Road, Doncaster

MINUTES

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MANNINGHAM CITY COUNCIL
MINUTES OF THE ORDINARY COUNCIL MEETING
HELD AT COUNCIL CHAMBER
ON
27 OCTOBER 2015

The meeting commenced at 7:00 PM.

Present: Councillor Paul McLeish (Mayor)
Councillor Michelle Kleinert (Deputy Mayor)
Councillor Meg Downie
Councillor Sophy Galbally
Councillor Geoff Gough
Councillor Jim Grivokostopoulos
Councillor Dot Haynes
Councillor Stephen O'Brien
Councillor Jennifer Yang

Officers Present: Chief Executive Officer, Mr Joe Carbone
Director Assets & Engineering, Mr Leigh Harrison
Director Community Programs, Mr Chris Potter
Director Planning & Environment, Ms Teresa Dominik
Director Shared Services, Mr Philip Lee
Manager Strategic Governance – Ms Melissa Harris

1. OPENING PRAYER & STATEMENT OF ACKNOWLEDGMENT

The Mayor read the Opening Prayer & Statement of Acknowledgement.

2. APOLOGIES

There were no Apologies for this meeting.

3. PRIOR NOTIFICATION OF CONFLICTS OF INTEREST

The Chairman invited Councillors to disclose any conflict of interest in any item listed on the Council Agenda.

There were no disclosures of conflict of interest.

4. CONFIRMATION OF MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD ON 29 SEPTEMBER 2015

MOVED: DOWNIE
SECONDED: KLEINERT

That the Minutes of the Ordinary Meeting of Council held on 29 September 2015 be confirmed.

CARRIED

5. PRESENTATIONS

5.1 Donvale Tennis Club

The Mayor presented to the Chief Executive Officer a Certificate of Appreciation received from the Donvale Tennis Club in recognition of 50 years support to the Club.

6. PETITIONS AND JOINT LETTERS

There were no Petitions and Joint Letters.

7. ADMISSION OF URGENT BUSINESS

There were no items of Urgent Business.

8. PLANNING PERMIT APPLICATIONS

8.1 Planning Application PL14/024793 for 1026-1030 Doncaster Road, Doncaster - Development of the land for the construction of a part 3, part 6-storey apartment building with car parking over 3 basement levels, providing 121 dwellings

Responsible Director: Director Planning & Environment

File No. PL14/024793

Neither the responsible Director, Manager nor the Officer authoring this report has a conflict of interest in this matter.

Land:	1026-1030 Doncaster Road, Doncaster East
Zone	Residential Growth Zone - Schedule 2 (RGZ2) and General Residential Zone - Schedule 2 (GRZ)
Overlays:	Design and Development Overlay – DD08-1 (Main Road sub precinct) and Design and Development Overlay – DD08-2 (Sub Precinct A)
Applicant:	JD Manningham Pty Ltd C/ - Ratio Consultants Pty Ltd
Ward:	Koonung
Melway Reference:	48 C1
Time to consider:	4 September 2015

SUMMARY

The proposal is for the demolition of all buildings and structures on the site (no planning permit required) and the construction of a part 3-storey, part 6-storey apartment style residential building providing a total of 121 dwellings above 3 levels of basement car parking and alteration of access to a road in a Road Zone Category 1.

The application was submitted to Council on 20 November 2014 and amended in June 2015 prior to it being advertised, in an attempt to address some of the preliminary concerns raised by officers. At the pre-application stage and throughout the process of the submitted application, officers have raised fundamental concerns on the submitted design of the proposed building. The building fails to comply with the front and rear setbacks and height controls identified in the Design and Development Overlay Schedule 8 that apply across the subject site as well as the height and built form identified in the Doncaster East Village Structure Plan.

The application was advertised in August 2015 and 28 objections have been received to the application, including a multi-signatory objection letter. The grounds of objection include:

- *height, design and built form;*

- *off-site amenity concerns including visual bulk, overlooking and overshadowing, loss of view, loss of sunlight and residential noise;*
- *on-site amenity concerns including the limited open space provision for the new dwellings and a lack of existing public open space in the area to accommodate the number of dwellings proposed (being contrary to Council's Open Space Strategy);*
- *traffic concerns, including inadequate on-site car parking spaces provided and the impact that this would have on existing car parking provision on-street, traffic congestion and the impact that this will have on existing services and public transport; and*
- *the proposal being an overdevelopment of the site and high density, which will ultimately create safety concerns due to the resulting increase in population.*

Following a review of the objection letters and referral comments and a full officer assessment of the application, this report concludes that the proposed development fails to meet all relevant objectives of state and local planning policies in the Manningham Planning Scheme (the Scheme). The proposed development does not fully comply with the purpose of the zoning of the land and the policy objectives of the overlays that apply to the land. While the relevant planning controls support a higher density residential development on the subject site, the height of the proposed development greatly exceeds the maximum building height controls that apply to the land.

On this basis, the proposed development is not considered to be appropriate for its site context and it is recommended that Council does not support the submitted proposal.

1 BACKGROUND

Subject Site

- 1.1 The subject site is located on the south-east corner of Doncaster Road and Blackburn Road in Doncaster.



- 1.2 The subject site is located at the intersection of two (2) major roads with street frontages to Doncaster Road (north) and Blackburn Road (west). It is irregular in shape, with a frontage of approximately 53.65 metres to Doncaster Road, a splayed north-west corner, a frontage to Blackburn Road of approximately 67.73 metres and an overall site area of approximately 4,250 square metres.
- 1.3 The subject site comprises six (6) lots on separate titles and is more formally known as Lots 1, 2, 3 on TP 84051 and Lot 1 on TP 84045, 84047 and 108753.

- 1.4 The subject site is currently developed with a single-storey (split-level) concrete church building (the Doncaster Christian Fellowship), associated structures (sheds) and at-grade bitumen car parking. Existing buildings are generally located within the north-west portion of the subject site, with car parking provided on the eastern side of the existing building fronting Doncaster Road (abutting the boundary common with number 1032 Doncaster Road) and to the south of the church building (abutting the boundaries common with numbers 2 and 4 Rupert Street and 148 Blackburn Road). Doncaster East Pre-School Centre also operates from the subject site.
- 1.5 The subject site is provided with a single-width crossover to Doncaster Road located in the north-east corner of the site. There are three (3) single-width crossovers spaced at regular intervals along the Blackburn Road frontage. Pedestrian access to the subject site is provided from Doncaster Road and Blackburn Road.
- 1.6 Landscaping is currently provided on-site along the Blackburn Road frontage, within the existing car parking areas and along site boundaries.
- 1.7 The subject site's frontage to Blackburn Road has no fencing. The site's Doncaster Road frontage has limited fencing and is partially bounded by a concrete brick front fence/wall. Fencing along the subject site's eastern and southern boundary comprises 1.6m high paling fencing, save for the fencing along the boundary common with number 4 Rupert Street, which is 2.1m high paling.
- 1.8 The topography of the subject site includes a fall from east to west of between 2.2 metres and 2.4 metres, and north to south of between 950mm and 1.6 metres.
- 1.9 There is a 1.83 metre wide easement along the site's internal northern boundary and along the eastern site boundary (namely the abuttal with land at numbers 2 and 4 Rupert Street).

Surrounds

- 1.10 The subject site has abuttal to four (4) lots with surrounding development described as follows:

Direction	Address	Description
North	Doncaster Road	To the site's immediate north is Doncaster Road, which is a Road Zone Category 1 (RDZ1) road. Beyond this, on the northern side of Doncaster Road (north-east corner of Doncaster Road and Blackburn Road) and opposite the subject site is a single-storey building used by the <i>Doncaster Veterinary Hospital</i> .
	1039 Doncaster Road	Land on the northern side of Doncaster Road, opposite the subject site, is located within the Residential Growth Zone Schedule 2. At number 1039 Doncaster Road the land is developed with a single-

Direction	Address	Description
		storey, multi-unit residential development. On the north-west corner of Doncaster Road and Blackburn Road is a <i>McDonald's</i> restaurant.
South	148 Blackburn Road	Land to the south of the subject site is located within the General Residential Zone – Schedule 2. Number 148 Blackburn Road is developed with a single-storey weatherboard dwelling (which is in a poor state of repair) orientated to the street, with a secluded private open space area at the rear (east side) and a driveway provided along the common boundary. Planning Permit PL12/022906 was approved for that site on 21 December 2012 <i>development of three (3) dwellings, involving alterations to the existing dwelling and the construction of two (2) two-storey dwellings, and alteration of access to a road in a Road Zone Category 1</i> but has yet to be acted on. Beyond this, further south, is a mix of single dwellings and multi-unit development ranging between one and two storeys in height.
East	1032 and 1034 Doncaster Road 2 and 4 Rupert Street	Land to the east of the subject site is located within the Residential Growth Zone – Schedule 2 (numbers 1032 and 1034 Doncaster Road are located within this zone) and the General Residential Zone – Schedule 2 (numbers 2 and 4 Rupert Street are located within this zone). The site abuts three (3) lots to the east, namely: <ul style="list-style-type: none"> land at number 1032 Doncaster Road, which is developed with a single-storey brick building occupied by a dental surgery. Beyond this, further east at number 1034 Doncaster Road is a single-storey brick building occupied by a Podiatry, Audiology and Osteopathy Clinic; land at number 2 Rupert Street, which is developed with a single-storey brick dwelling orientated to Rupert Street with a secluded private open space area at the rear (west side) immediately

Direction	Address	Description
		<p>abutting the subject; and</p> <ul style="list-style-type: none"> land at number 4 Rupert Street, which is developed with double-storey dwellings (the rear most dwelling has secluded private open space area at the rear (west side) immediately abutting the subject site.
West	<p>145 Blackburn Road</p> <p>147 Blackburn Road</p>	<p>To the site's immediate west is Blackburn Road, a Road Zone Category 1 road. A bus stop is located on Blackburn Road immediately adjacent to the subject site. Beyond this, on the western side of Blackburn Road (on the south-west corner of Blackburn Road and Doncaster Road) is a multi-level (3-storey equivalent, approximately) commercial building.</p> <p>Land at number 147 Blackburn Road, is developed with a double-storey, multi-unit development.</p> <p>Land at number 145 Blackburn Road is developed with a single-storey dwelling occupied by <i>Active Health Solutions - Physiotherapy</i>.</p> <p>Land on the western side of Blackburn Road, opposite the subject site, is located within the Commercial 1 Zone and the General Residential Zone – Schedule 2.</p>

1.11 Development along Doncaster Road in the vicinity of the subject site includes a mix of land uses, with commercial/retail uses to the site's west, and a mix of non-residential uses (medical practitioners, dentist etc) and residential development to the site's east. Development along this section of Blackburn Road includes a mix of commercial and non-residential uses (including a veterinary clinic) on the northern side of Doncaster Road and residential development on the southern side. Building heights in the area generally range between one and three storeys for commercial and residential development.

1.12 The subject site is within close proximity to a range of services including the following:

- Bus Route Nos. 151, 157, 160, 207, 286, 304, 306, 307, 901 and 906, all running along either Doncaster Road or Blackburn Road (noting a bus stop is located adjacent to the subject site along Blackburn Road);
- Eastern Freeway, approximately 1.2km to the site's south;

- Doncaster Principal Activity Centre, located approximately 3km to the site's west;
- Devon Plaza Neighbourhood Activity Centre and Tunstall Square Neighbourhood Activity Centre, located within 600 metres of the subject site;
- East Doncaster Secondary College, St. Peter and Paul's Primary School, Beverley Hills Primary School, Donburn Primary School, Doncaster Gardens Primary School, and Donvale Primary School/Heatherwood School, all within a 2km radius of the subject site; and
- Donvale Reserve and sports oval, Doncaster Reserve, St. Clems Reserve, Bulleen Street Reserve, Boronia Grove Reserve, all within a 1.2km radius of the subject site.

Planning History

- 1.13 There is no planning history for the subject site relevant to this application.
- 1.14 Prior to advertising, the originally submitted proposal was amended pursuant to section 50A of the *Planning & Environment Act 1987* (the Act) by providing a third basement level of car parking (2 levels were shown on the originally submitted plans) and increasing the on-site car parking provision, providing a ground level communal garden (in lieu of a roof-top communal terrace above the 3-storey element of the building shown on the originally submitted plans), as well as some external design changes and internal reconfiguration. The proposed development was however not redesigned to take into account officer's fundamental concerns on the lack of compliance with height controls and built form prescribed in the Manningham Planning Scheme and identified in the Doncaster East Village Structure Plan.

2 PROPOSAL

- 2.1 The proposal includes demolition of the existing buildings and structures on the site and all trees and vegetation (no planning permit required) and the construction of an apartment style residential building (part 3-storey, part 6-storeys in height), above three (3) levels of basement car parking and alteration of access to a road in a Road Zone Category 1.
- 2.2 Details of the proposal are as follows:
- 2.3 A total of 121 dwellings including a mix of 1, 2, 3 and 4 bedroom dwellings, specifically 16 x 1 bedroom dwellings, 1 x 1 bedroom dwelling with study, 36 x 2 bedroom dwellings, 43 x 2 bedroom dwellings with study, 13 x 3 bedroom dwellings, 2 x 4 bedroom dwellings and 10 duplex dwellings fronting Doncaster Road).
- 2.4 Maximum building height of 21.64 metres.
- 2.5 Building site coverage of 52.78% (of the total site area).
- 2.6 At Basement Level 3 – 74 x car parking spaces, 60 x storage spaces for residents, central lifts to levels above, two stair access points, ramps to levels above, and 3 x underground water tanks (65,000L capacity in total).

- 2.7 At Basement Level 2 – 87 x car parking spaces, 77 x storage spaces for residents, 31 x bicycle parking spaces, central lifts to level below and levels above, two stair access points, and ramps to levels below and above.
- 2.8 At Basement Level 1 – main vehicle access from Blackburn Road, 89 x car parking spaces, 37 x bicycle parking spaces, services, refuse storage, 88 x storage spaces for residents, central lifts to levels above and below, two stair access points, and ramps to levels above and below.
- 2.9 Ground level – 4 x 1 bedroom units, 14 x 2 bedroom units, and lower level of 10 x duplex-style apartments, each provided with courtyard/terraces ranging between 20.4sqm and 74.9qm in size, main pedestrian entrance and lobby via Blackburn Road, centralised lifts and stairs to levels below and above, refuse chute, vehicle access ramp to basement level car park, 4 x visitor bicycle parking spaces, mail boxes and substation.
- 2.10 Level 1 – 2 x 1 bedroom units, 13 x 2 bedroom units, 2 x 3 bedroom units, and upper level of 10 x duplex style apartments, each provided with balconies/terraces ranging between 8.1sqm and 21.5sqm in size, refuse chute, common lobby and lifts and stairs to levels below and above.
- 2.11 Level 2 – 2 x 1 bedroom units, 19 x 2 bedroom units, and 3 x 3 bedroom units, each provided with balconies/terraces ranging between 8.1sqm and 16.7sqm in size, refuse chute, common lobby and lifts and stairs to levels below and above.
- 2.12 Level 3 – 2 x 1 bedroom units, 9 x 2 bedroom units, 1 x 3 bedroom unit, and 2 x 4-bedroom units, each provided with balconies/terraces ranging between 8.6sqm and 414.4sqm, refuse chute, common lobby and lifts and stairs to levels below and above.
- 2.13 Level 4 – 3 x 1 bedroom units, 11 x 2 bedroom units, and 1 x 3 bedroom unit, each provided with balconies/terraces ranging between 8.1sq.m and 79.4sq.m, refuse chute, common lobby and lifts and stairs to levels below and above.
- 2.14 Level 5 – 4 x 1 bedroom units, 10 x 2 bedroom units, and 1 x 3 bedroom unit, each provided with balconies/terraces ranging between 8.1sq.m and 35.8sq.m, refuse chute, common lobby and lifts and stairs to levels below and above.
- 2.15 Level 6 – 3 x 2 bedroom units, and 5 x 3 bedroom units, each provided with balconies/terraces ranging between 16.2sq.m and 124.5sq.m, refuse chute, common lobby and lifts and stairs to levels below;
- 2.16 Roof – plant equipment and north-facing solar panels.
- 2.17 A communal area is proposed to be provided at ground level, on the south and eastern sides of the development providing a landscaped garden with seating.
- 2.18 The main pedestrian entry is proposed via Blackburn Road, with a ground level lobby, three central lifts and stairs.
- 2.19 Vehicle access is proposed via the existing crossover at the south-west corner of the site, off Blackburn Road. All other existing crossovers are to be reinstated.

- 2.20 A total of 250 on-site car parking spaces provided at basement levels for residents and visitors.
- 2.21 A total of 69 on-site bicycle parking provided over the ground and basement levels. Of these, there would be 56 on-site resident bicycle parking spaces and 13 visitor bicycle parking spaces.
- 2.22 The building would be of modern contemporary construction, comprising a range of building materials including select concrete finish, tile cladding, timber cladding, metal finish, applied finish and glazing. The development would have a flat roof form.
- 2.23 Fencing would be provided along the Doncaster Road and Blackburn Road frontages in the form of semi-transparent fencing and solid planters up to 2.24 metres in height (maximum).

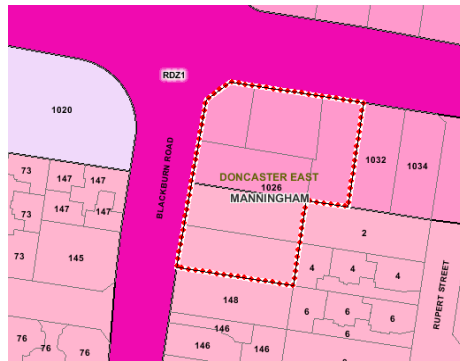
Relevant Legislation

- 2.24 The *Planning and Environment Act 1987* (the Act) is the relevant legislation governing planning in Victoria. The Act identifies subordinate legislation in the form of Planning Schemes to guide future land use and development.
- 2.25 Section 60 of the Act outlines what matters a Responsible Authority must consider in the determination of an application. The Responsible Authority is required to consider:
- *the relevant planning scheme;*
 - *the objectives of planning in Victoria;*
 - *all objections and other submissions which it has received and which have not been withdrawn;*
 - *any decision and comments of a referral authority which it has received;*
 - *any significant effects which the responsible authority considers the use or development may have on the environment or which the responsible authority considers the environment may have on the use or development ; and*
 - *any significant social effects and economic effects which the responsible authority considers the use or development may have.*

Manningham Planning Scheme (the Scheme)

Zoning

- 2.26 The subject site is located in the General Residential Zone and the Residential Growth Zone (see map below):



General Residential Zone

2.27 The **southern** portion of the subject site (which equates to approximately 1,598sqm) is located in the General Residential Zone. The purpose of the General Residential Zone (clause 32.08) is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To implement neighbourhood character policy and adopted neighbourhood character guidelines.*
- *To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non residential uses to serve local community needs in appropriate locations.*

2.28 A dwelling is a section 1 use (no permit required) under the zone.

2.29 Pursuant to clause 32.08-4 of the Scheme, a planning permit is required to construct two or more dwellings on a lot in this zone. The requirements of Clause 55 (Two or more buildings on a lot and residential buildings) of the Scheme do not apply as the development is over five storeys in height.

2.30 Pursuant to clause 32.08-7 of the Scheme (Maximum building height requirement for a dwelling or residential building) the maximum height of a residential building must not exceed the building height specified in a schedule to the zone (where no building height is specified, the requirement set out in the relevant standard of Clause 54 and Clause 55 of the Scheme applies).

2.31 Schedule 2 to the General Residential Zone (Residential areas surrounding activity centres and along main roads sub precincts A and B) applies. There is no maximum building height requirement specified for a residential building in that schedule and there are no decision guidelines specified. As such, the following decision guidelines at clause 32.08-10 of the Scheme apply to the proposal:

- *Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:*
- *The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *The purpose of this zone.*
- *Any other decision guidelines specified in a schedule to this zone.*
- *For a development of five or more storeys, excluding a basement, the Design Guidelines for Higher Density Residential Development (Department of Sustainability and Environment 2004).*

Residential Growth Zone

- 2.32 The **northern** portion of the subject site (which equates to approximately 2,646sqm) is located in the Residential Growth Zone. The purpose of the Residential Growth Zone (clause 32.07 of the Scheme) is:
- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
 - *To provide housing at increased densities in buildings up to and including four storey buildings.*
 - *To encourage a diversity of housing types in locations offering good access to services and transport including activities areas.*
 - *To encourage a scale of development that provides a transition between areas of more intensive use and development and areas of restricted housing growth.*
 - *To allow educational, recreational, religious, community and a limited range of other non residential uses to serve local community needs in appropriate locations.*
- 2.33 A dwelling is a section 1 use (no permit required) under the zone.
- 2.34 Pursuant to clause 32.07-7 of the Scheme, a planning permit is required to construct two or more dwellings on a lot in this zone. The requirements of clause 55 of the Scheme do not apply to a development if is over five storeys in height.
- 2.35 Pursuant to clause 32.07-7 of the Scheme (Maximum building height requirement for a dwelling or residential building) the maximum height of a residential building must not exceed the building height specified in a schedule to the zone and if no building height is specified, the maximum building height should not exceed 13.5 metres unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the height of the building should not exceed 14.5 metres.
- 2.36 Schedule 2 to the Residential Growth Zone applies to the northern portion of the subject site (Residential areas along main roads) and there is no maximum building height requirement specified in that schedule for a residential building and no decision guidelines are specified. The decision

guidelines at clause 32.07-11 of the Scheme for development in the GRZ therefore apply, noting that these are essentially the same as the decision guidelines for development within the RGZ.

- 2.37 Pursuant to clause 32.07-8 (Buildings on lots that abut another residential zone) of the Scheme, a building or works constructed abutting land in a General Residential Zone, Neighbourhood Residential Zone or Township Zone must meet the requirements of Clauses 55.04-1, 55.04-2, 55.04-3, 55.04-5 and 55.04-6 of the Scheme along that boundary. While pursuant to clause 32.07-7 of the Scheme, the requirements of clause 55 of the Scheme do not apply to a development if is over five storeys in height, pursuant to clause 32.07-8 of the Scheme, the requirements of these specific ResCode clauses apply to the portion of the proposed building which abuts number 2 Rupert Street.

Overlays

- 2.38 The subject site is covered by the Design and Development Overlay (DDO) and is affected by Schedule 8 to the DDO (DDO8). The purpose of the DDO is *to identify areas which are affected by specific requirements relating to the design and built form of new development and to implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*



- 2.39 Pursuant to the DDO and (relevant) decision guidelines at clause 42.03-5 of the Scheme, the Responsible Authority must consider, as appropriate, the following:
- *The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
 - *The design objectives of the relevant schedule to this overlay.*
 - *The provisions of any relevant policies and urban design guidelines.*
 - *Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*
 - *Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*

- *The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking.*
- 2.40 The DDO8 (Residential areas surrounding activity centres and along main roads) directs the Responsible Authority to consider the following (relevant) design objectives:
- *To increase residential densities and provide a range of housing types around activity centres and along main roads.*
 - *To encourage development that is contemporary in design that includes an articulated built form and incorporates a range of visually interesting building materials and façade treatments.*
 - *To support three storey, 'apartment style', developments within the Main Road sub-precinct and in sub-precinct A, where the minimum land size can be achieved.*
 - *To support two storey townhouse style dwellings with a higher yield within sub-precinct B and sub-precinct A, where the minimum land size cannot be achieved.*
 - *To ensure new development is well articulated and upper storey elements are not unduly bulky or visually intrusive, taking into account the preferred neighbourhood character.*
 - *To encourage spacing between developments to minimise a continuous building line when viewed from a street.*
 - *To ensure the design and siting of dwellings have regard to the future development opportunities and future amenity of adjoining properties.*
 - *To ensure developments of two or more storeys are sufficiently stepped down at the perimeter of the Main Road sub-precinct to provide an appropriate and attractive interface to sub-precinct A or B, or other adjoining zone.*
 - *Higher developments on the perimeter of sub-precinct A must be designed so that the height and form are sufficiently stepped down, so that the scale and form complement the interface of sub-precinct B or other adjoining zone.*
 - *To ensure overlooking into adjoining properties is minimised.*
 - *To ensure the design of carports and garages complement the design of the building.*
 - *To ensure the design of basement and undercroft car parks complement the design of the building, eliminates unsightly projections of basement walls above natural ground level and are sited to allow for effective screen planting.*
 - *To create a boulevard effect along Doncaster Road and Manningham Road by planting trees within the front setback that are consistent with the street trees.*
 - *To encourage landscaping around buildings to enhance separation between buildings and soften built form.*

- 2.41 Pursuant to clause 2 (Building height and setbacks) of the DDO8, building or works must comply with the requirements set out in the tables to the Schedule. A permit cannot be granted to vary the minimum land size or the configuration specified in the table and a permit cannot be granted to vary the Maximum Building Height specified in the table.
- 2.42 For sub-precinct DDO8-1 (Main Road sub precinct) and for sub-precinct DDO8-2 (Sub precinct A) the table specifies a maximum building height of 11 metres provided the minimum land size is met (1,800sqm must be in the same sub-precinct) and where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage. If the condition is not met, the maximum height is 9 metres, unless the slope of the natural ground level at any cross section wider than eight metres of the site of the building is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres. For setbacks, the minimum front street setback and minimum side street setbacks are specified in clause 55 of the Scheme.
- 2.43 The DDO8 directs that development must meet the following:
- Form
- *Ensure that the site area covered by buildings does not exceed 60 percent.*
 - *Provide visual interest through articulation, glazing and variation in materials and textures.*
 - *Minimise buildings on boundaries to create spacing between developments.*
 - *Where appropriate, ensure that buildings are stepped down at the rear of sites to provide a transition to the scale of the adjoining residential area.*
 - *Where appropriate, ensure that buildings are designed to step with the slope of the land.*
 - *Avoid reliance on below ground light courts for any habitable rooms.*
 - *Ensure the upper level of a two storey building provides adequate articulation to reduce the appearance of visual bulk and minimise continuous sheer wall presentation.*
 - *Ensure that the upper level of a three storey building does not exceed 75% of the lower levels, unless it can be demonstrated that there is sufficient architectural interest to reduce the appearance of visual bulk and minimise continuous sheer wall presentation.*
 - *Integrate porticos and other design features with the overall design of the building and not include imposing design features such as double storey porticos.*
 - *Be designed and sited to address slope constraints, including minimising views of basement projections and/or minimising the height of finished floor levels and providing appropriate retaining wall presentation. Be designed to minimise overlooking and avoid the excessive application of screen devices.*

- *Ensure design solutions respect the principle of equitable access at the main entry of any building for people of all mobilities.*
- *Ensure the projections of basement car parking above natural ground level do not result in excessive building height as viewed by neighbouring properties.*
- *Ensure basement or undercroft car parks are not visually obtrusive when viewed from the front of the site.*
- *Integrate car parking requirements into the design of buildings and landform by encouraging the use of undercroft or basement parking and minimise the use of open car park and half basement parking.*
- *Ensure the setback of the basement or undercroft car park is consistent with the front building setback and is setback a minimum of 4.0m from the rear boundary to enable effective landscaping to be established.*
- *Ensure that building walls, including basements, are sited a sufficient distance from site boundaries to enable the planting of effective screen planting, including canopy trees, in larger spaces.*
- *Ensure that service equipment, building services, lift over-runs and roof-mounted equipment, including screening devices is integrated into the built form or otherwise screened to minimise the aesthetic impacts on the streetscape and avoids unreasonable amenity impacts on surrounding properties and open spaces.*

Car parking and Access

- *Include only one vehicular crossover, wherever possible, to maximise availability of on street parking and to minimise disruption to pedestrian movement. Where possible, retain existing crossovers to avoid the removal of street tree(s). Driveways must be setback a minimum of 1.5m from any street tree, except in cases where a larger tree requires an increased setback.*
- *Ensure that when the basement car park extends beyond the built form of the ground level of the building in the front and rear setback, any visible extension is utilised for paved open space or is appropriately screened, as is necessary.*
- *Ensure that where garages are located in the street elevation, they are set back a minimum of 1.0m from the front setback of the dwelling*
- *Ensure that access gradients of basements car parks are designed appropriately to provide for safe and convenient access for vehicles and servicing requirements.*

Landscaping

Development must:

- *on sites where a three storey development is proposed, include at least 3 canopy trees within the front setback, which have a spreading crown and are capable of growing to a height of 8.0m or more at maturity; or*

- *on sites where one or two storey development is proposed include at least 1 canopy tree within the front setback, which has a spreading crown, and is capable of growing to a height of 8.0m or more at maturity; and*
- *provide opportunities for planting alongside boundaries in areas that assist in breaking up the length of continuous built form and/or soften the appearance of the built form.*

Fencing

- *A front fence must be at least 50 per cent transparent.*
 - *On sites that front Doncaster, Tram, Elgar, Manningham, Thompsons, Blackburn and Mitcham Roads, a fence must:*
 - *not exceed a maximum height of 1.8m;*
 - *be setback a minimum of 1.0m from the front title boundary;*
 - *and a continuous landscaping treatment within the 1.0m setback must be provided.*
- 2.44 Acknowledging the different zoning and DDO8 controls across the subject site, the following policy summary is provided:
- 2.45 The northern portion of the subject site is located in the **RGZ** and is covered by the **DDO8-1 (Main Road sub precinct)**. In terms of specific design objectives, policy at clause 21.05 of the Scheme supports a three-storey 'apartment style' development within this sub-precinct. In terms of height, the RGZ supports a height of 13.5 metres, however Schedule 2 to the RGZ specifies no maximum building height for a residential building. The height control is at the DDO8-1 which supports a maximum building height of 11 metres due to the slope of the land. The DDO8-1 height control is discretionary whereby Council can consider a variation to this height. In terms of building setbacks, the DDO8-1 prescribes a minimum front (street) setback from Doncaster Road of 6 metres, noting that the site has a secondary frontage to Blackburn Road. The DDO8 prescribes a 4 metre setback for the basement from the rear site boundaries, landscaping provision in the side and rear setbacks and fence heights of 1.8 metre maximum, with a 1 metre setback for any fence fronting Doncaster Road and Blackburn Road.
- 2.46 Pursuant to clause 32.07-8 (Buildings on lots that abut another residential zone) of the Scheme, a building or works constructed abutting land in a General Residential Zone must meet the requirements of Clause 55.04-1 (Side and rear setbacks), Clause 55.04-2 (walls on boundaries), Clause 55.04-3 (Daylight to existing windows), Clause 55.04-5 (Overshadowing open spaces) and Clause 55.04-6 (Overlooking) of the Scheme along that boundary. The requirements of these ResCode clauses therefore apply to the portion of the proposed building which has a boundary common with number 2 Rupert Street.
- 2.47 The southern portion of the subject site is located in the GRZ and is covered by the **DDO8-2 (Residential areas surrounding activity centres and along main roads)**. In terms of specific design objectives, policy supports a three-storey 'apartment style' development. In terms of height, the GRZ does not specify a height requirement. The DDO8-2 supports a maximum building

height of 10 metres and this height control is mandatory whereby Council cannot consider or approve a planning permit to vary this height. In terms of building setbacks, the DDO8-2 prescribes a minimum front (street) setback of 6 metres and a 4 metre setback for the basement from the rear site boundary, landscaping provision in the side and rear setbacks of the building, and maximum fence heights of 1.8m with a 1 metre setback for any fence fronting Blackburn Road.

State Planning Policy Framework

2.48 Clause 11.01-1 (Activity Centres) includes the objective:

- *To build up activity centres as a focus for high-quality development, activity and living for the whole community by developing a network of activity centres.*

2.49 Clause 11.01-2 (Activity Centre Planning) includes the objective:

- *To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres which provide a variety of land uses and are highly accessible to the community.*

2.50 It is a requirement of this clause, as well as other clauses within the SPPF, to have regard to the following policy documents where relevant:

- *Design Guidelines for Higher Density Residential Development (Department of Sustainability and Environment, 2004)*
- *Activity Centre Design Guidelines (Department of Sustainability and Environment, 2005)*
- *Safer Design Guidelines for Victoria (Crime Prevention Victoria and Department of Sustainability and Environment, 2005)*

2.51 Clause 15.01-1 (Urban Design) seeks to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity. Strategies towards achieving this are identified as follows:

- *Promote good urban design to make the environment more liveable and attractive.*
- *Ensure new development or redevelopment contributes to community and cultural life by improving safety, diversity and choice, the quality of living and working environments, accessibility and inclusiveness and environmental sustainability.*
- *Require development to respond to its context in terms of urban character, cultural heritage, natural features, surrounding landscape and climate.*
- *Ensure transport corridors integrate land use planning, urban design and transport planning and are developed and managed with particular attention to urban design aspects.*
- *Encourage retention of existing vegetation or revegetation as part of subdivision and development proposals.*

2.52 Clause 15.01-2 (Urban Design Principle) policy objective is:

- *To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.*
- 2.53 The strategy to achieve this is to apply the listed strategies to development proposals for non-residential development or residential development not covered by Clause 54, Clause 55 or Clause 56.
- 2.54 Under this Clause, Responsible Authorities are also required to have regard to the Department of Sustainability and Environment's (DSE) *Design Guidelines for Higher Density Housing*, which is referenced at Clause 15.01 of the Scheme.
- 2.55 The strategies include the application of design principles to the proposed development relating to context, public realm, safety, pedestrian spaces, energy and resource efficiency, architectural quality and landscape quality.
- 2.56 Clause 15.01-4 (Design for Safety) policy objective is:
- *To improve community safety and encourage neighbourhood design that makes people feel safe.*
- 2.57 The policy seeks to improve community safety and encourage neighbourhood design that makes people feel safe. The strategy identified to achieve this objective is to ensure the design of buildings, public spaces and the mix of activities contribute to safety and perceptions of safety.
- 2.58 Clause 15.01-5 (Cultural Identity and Neighbourhood Character) policy objective is:
- *To recognise and protect cultural identity, neighbourhood character and sense of place.*
- 2.59 The clause includes several strategies to achieve this objective, including to:
- *Ensure development responds and contributes to existing sense of place and cultural identity.*
 - *Ensure development recognises distinctive urban forms and layout and their relationship to landscape and vegetation.*
 - *Ensure development responds to its context and reinforces special characteristics of local environment and place by emphasising:*
 - *The underlying natural landscape character.*
 - *The heritage values and built form that reflect community identity.*
 - *The values, needs and aspirations of the community.*
- 2.60 Clause 15.02-1 Sustainable development: Energy and resource efficiency has the policy objective:
- *To encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.*
- 2.61 The clause has the following strategies:

- *Ensure that buildings and subdivision design improves efficiency in energy use.*
 - *Promote consolidation of urban development and integration of land use and transport.*
 - *Improve efficiency in energy use through greater use of renewable energy.*
 - *Support low energy forms of transport such as walking and cycling.*
- 2.62 Clause 16.01-1 Residential development: Integrated housing policy objective is:
- *To promote a housing market that meets community needs.*
- 2.63 The clause has the following strategies:
- *Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.*
 - *Ensure that the planning system supports the appropriate quantity, quality and type of housing, including the provision of aged care facilities.*
 - *Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.*
 - *Encourage housing that is both water efficient and energy efficient.*
- 2.64 Clause 16.01-2 Residential development: Location of residential development policy objective is:
- *To locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport.*
- 2.65 The clause includes several strategies to achieve this objective, they include:
- *Increase the proportion of housing in Metropolitan Melbourne to be developed within the established urban area, particularly at activity centres, employment corridors and at other strategic sites, and reduce the share of new dwellings in greenfield and dispersed development areas.*
 - *Encourage higher density housing development on sites that are well located in relation to activity centres, employment corridors and public transport.*
 - *Ensure an adequate supply of redevelopment opportunities within the established urban area to reduce the pressure for fringe development.*
 - *Facilitate residential development that is cost-effective in infrastructure provision and use, energy efficient, incorporates water efficient design principles and encourages public transport use.*

- *Identify opportunities for increased residential densities to help consolidate urban areas.*
- 2.66 Clause 16.01-3 Strategic redevelopment sites policy objective is:
- *To identify strategic redevelopment sites for large residential development in Metropolitan Melbourne.*
- 2.67 Specific reference is made at clause 16.01-3 to “strategic redevelopment sites” which are described as:
- *in and around Central Activity Centres;*
 - *in or within easy walking distance of Principal or Major Activity Centres;*
 - *in or beside Neighbourhood Activity Centres that are well served by public transport;*
 - *on or abutting tram, train, light rail and bus routes that are part of the Principal Public Transport Network and close to employment corridors, Central Activities Districts, Principal or Major Activity Centres;*
 - *in or near major modal public transport interchanges that are not in Principal or Major Activity Centres;*
 - *able to provide ten or more dwellings, close to activity centres and well served by public transport.*
- 2.68 Clause 16.01-4 Housing diversity policy objective is:
- *To provide for a range of housing types to meet increasingly diverse needs.*
- 2.69 Clause 16.01-5 seeks to deliver more affordable housing closer to jobs, transport and services.
- 2.70 Clause 18.01-1 Integrated Transport: Land use and transport planning policy objective is:
- *To create a safe and sustainable transport system by integrating land-use and transport.*
- 2.71 Clause 18.01-2 seeks to encourage higher land use densities and mixed use developments near railway stations, major bus terminals, transport interchanges, tramways and principal bus routes.
- 2.72 Clause 18.02-1 Movement networks: Sustainable personal transport policy objective is:
- *To promote the use of sustainable personal transport.*
- 2.73 Clause 18.02-2 Cycling policy objective is:
- *To integrate planning for cycling with land use and development planning and encourage as alternative modes of travel.*
- 2.74 The clause includes several strategies to achieve this objective including the following:
- *To require the provision of adequate bicycle parking and related facilities to meet demand at education, recreation, shopping and*

community facilities and other major attractions when issuing planning approvals.

- 2.75 Clause 18.02-4 – Management of the road system policy objective is:
- *To manage the road system to achieve integration, choice and balance by developing an efficient and safe network and making the most of existing infrastructure.*
- 2.76 Clause 18.02-5 Car parking policy objective is:
- *To ensure an adequate supply of car parking that is appropriately designed and located.*
- 2.77 The policy is relevant to the proposal because the application meets the minimum car parking requirements however there is a lot of objector concern relating to on-site car parking provision. The policy objective is to ensure an adequate supply of car parking that is appropriately designed and located. It is also required to allocate or require land to be set aside for car parking subject to the existing and potential modes of access, including public transport, the demand for off-street car parking, road capacity and the potential for demand management of car parking. Proposals are also encouraged to facilitate the use of public transport.

Local Planning Policy Framework

Municipal Strategic Statement (MSS)

- 2.78 Clause 21.03 (Key Influences) identifies that future housing need and residential amenity are critical land-use issues. The MSS acknowledges that there is a general trend towards smaller household size as a result of an aging population and smaller family structure which would lead to an imbalance between the housing needs of the population and the actual housing stock that is available.
- 2.79 The increasing pressure for re-development raises issues about how these changes affect the character and amenity of our local neighbourhoods. In meeting future housing needs, the challenge is to provide for residential redevelopment in appropriate locations, to reduce pressure for development in more sensitive areas, and in a manner that respects the residential character and amenity valued by existing residents.
- 2.80 Clause 21.05 (Residential) of the Scheme applies to the subject site in light of the subject site being zoned General Residential and Residential Growth.
- 2.81 Clause 21.05 of the Scheme recognises that infill residential development and redevelopment of key strategic sites that consolidate the role of established urban areas and reduce developmental pressure in the areas with environmental values will be encouraged. The key emerging trend is the smaller household type and there is a need identified for a greater mix of housing in the form of medium and higher density residential developments with the latter encouraged by policy to be in close proximity to activity centres and along major roads and transport routes. Key Redevelopment sites offer urban consolidation opportunities in well serviced areas and localities. The subject site is not identified in the Scheme as a Key Redevelopment Site in Manningham.
- 2.82 Clause 21.05 of the Scheme includes key strategic directions for future residential development and of the four Residential Character Precincts at

this clause, the subject site is identified as being within '*Precinct 2 - Residential Areas Surrounding Activity Centres and along Main Roads*'. The precincts seek to channel increased housing densities around activity centres and main roads where facilities and services are available.

- 2.83 Precinct 2 (*Residential Areas Surrounding Activity Centres and along Main Roads*) applies to the areas surrounding activity centres (Bulleen Plaza, Tunstall Square, Macedon Square, Jackson Court, Donburn, Devon Plaza, Templestowe Village, The Pines and Doncaster Hill) and the areas along Main Roads. The Doncaster Hill Activity Centre is regarded as the prime location for redevelopment for residential, commercial and community uses in the municipality. The main roads identified in this precinct include Doncaster Road and Blackburn Road. These areas are developed with a range of commercial and residential uses. Whilst landscaping exists along the main roads, there are opportunities to introduce better landscaping and improve the appearance of the main roads. A substantial level of change is anticipated in Precinct 2 with these areas being a focus for higher density developments.
- 2.84 That said, policy at clause 21.05 of the Scheme also sets out the main DDO8 requirements (development style, minimum lot size and maximum site coverage) and for the Main Road and sub-precinct A the policy explicitly requires higher developments to be designed so that the height and form are sufficiently stepped down, so that the scale and form complement the interface of sub-precinct A or B or other adjoining zone.
- 2.85 Development in Precinct 2 should:
- *Provide for contemporary architecture*
 - *Achieve high design standards*
 - *Provide visual interest and make a positive contribution to the streetscape*
 - *Provide a graduated building line from side and rear boundaries*
 - *Minimise adverse amenity impacts on adjoining properties*
 - *Use varied and durable building materials*
 - *Incorporate a landscape treatment that enhances the overall appearance of the development*
 - *Integrate car parking requirements into the design of buildings and landform.*
- 2.86 The MSS therefore recognises that while there is a need to consolidate, accommodate housing growth and provide a diversity of appropriate housing, there is also a need to assess the potential impact of new development on the surrounding area and achieve an appropriate scale and form of residential development and appropriately consider its impact on neighbourhood character. Strategies also seek to ensure that development is designed to provide a high level of internal amenity for residents.
- 2.87 Clause 21.05 of the Scheme identifies the subject site as being an area of *substantial change*.
- 2.88 Clause 21.09 (Activity Centre and Commercial Areas) of the Scheme outlines that *principal, major and identified neighbourhood activity centres*

will be the focus of increased residential growth and development. The subject site is located outside the Doncaster Hill Principal Activity Centre where Council has actively delineated various precincts in accordance with their topographic orientation and aspect on Doncaster Hill, their relationship to main roads, and their present and future uses. Further, it is located just outside the Doncaster East Neighbourhood Activity Centre.

- 2.89 Clause 21.10 (Ecologically Sustainable Development) of the Scheme highlights Council's commitment to environmental sustainable design (ESD) and outlines a number of ESD principles to which regard must be given. These include building energy management, water sensitive design, external environmental amenity, waste management, quality of public and private realm and transport.

Local Planning Policy

- 2.90 Clause 22.08 (Safety through urban design) of the Scheme seeks to provide and maintain a safer physical environment for those who live in, work in or visit Manningham. The policy seeks attractive, vibrant and walkable public spaces where crime, graffiti and vandalism is minimised.
- 2.91 Clause 22.09 (Access for disabled people) of the Scheme seeks to ensure that people with a disability have the same level of access to buildings, services and facilities as any other person.

Particular Provisions

- 2.92 Clause 52.06 (Car Parking) of the Scheme requires that before a new use commences or the floor area or site area of an existing use is increased, that the number of car parking spaces required by the Scheme are provided.
- 2.93 For a dwelling, clause 52.06-5 of the Scheme requires the following number of car parking spaces to be provided for residents:
- 1 space to each one or 2 bedroom dwelling; and
 - 2 spaces to each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedroom); and
 - for visitors, 1 space to every five dwellings for development of 5 or more dwellings.
- 2.94 The design standards for car parking provided at clause 52.06-8 of the Scheme are required to be met unless the Responsible Authority agrees otherwise.
- 2.95 Pursuant to clause 52.29 (Land adjacent to a Road Zone Category 1) of the Scheme, a planning permit is required to alter access to a road in a Road Zone Category 1. The proposal includes alteration to the Doncaster Road vehicle access by virtue of reinstating a crossover and a realigned access to Blackburn Road and use of this as the main vehicle access for the 121 dwellings. As such, a planning permit is required under this clause and a referral is required to Vic Roads under this provision.
- 2.96 Clause 52.34 (Bicycle facilities) of the Scheme encourages cycling as a mode of transport and to provide secure, accessible and convenient bicycle

parking spaces. Clause 52.34-1 of the Scheme states that a new use must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land.

- 2.97 Pursuant to clause 52.34-3 of the Scheme, in developments of four or more levels, 1 resident bicycle parking space should be provided for every 5 dwellings and 1 visitor space for every 10 dwellings.
- 2.98 The decision guidelines at clause 52.34 set out the following:
- *Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:*
 - *Whether the proposed number, location and design of bicycle facilities meets the purpose of this clause.*
 - *The location of the proposed land use and the distance a cyclist would need to travel to reach the land.*
 - *The users of the land and their opportunities for bicycle travel.*
 - *Whether showers and change rooms provided on the land for users other than cyclists are available to cyclists.*
 - *The opportunities for sharing of bicycle facilities by multiple uses, either because of variation of bicycle parking demand over time or because of efficiencies gained from the consolidation of shared bicycle facilities.*
 - *Australian Standard AS 2890.3 1993 parking facilities Part 3: Bicycle parking facilities.*
 - *Any relevant bicycle parking strategy or equivalent.*
- 2.99 Clause 52.35 (Urban Context Report and Design Response for Residential Development of Four or More Storeys) of the Scheme states that, pursuant to clause 52.35-01 of the Scheme, a development of four or more storeys must be accompanied by an urban context report and a design response. These were satisfactorily provided.
- 2.100 Clause 52.36 (Integrated Public Transport Planning) of the Scheme and specifically clause 52.36-1 of the Scheme states that an application for more than 60 dwellings must be referred in accordance with section 55 of the Act to the Director of Public Transport. The application has been referred to the Director of Public Transport (Public Transport Victoria) and their referral comments are detailed later in this report.

General Provisions

- 2.101 Clause 65 (Decision Guidelines) of the Scheme outlines that before deciding on an application, the responsible authority must consider, as appropriate (and relevant):
- *the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies;*
 - *the purpose of the zone, overlay or other provision;*

- *any matter required to be considered in the zone, overlay or other provision;*
- *the orderly planning of the area;*
- *the effect on the amenity of the area;*
- *the proximity of the land to any public land;*
- *whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*

Other relevant document

2.102 The Doncaster East Village Structure Plan (dated November 2011 and updated in July 2012) includes the subject site in its study area and illustrates Council's vision to allow the consideration of a 13.5 metre height on the subject site. The Doncaster East Village Structure Plan (while not an adopted document in the Scheme) has built form strategies that must be appropriately considered to support a height of 13.5 metres. Such strategies include the need for developments to be well designed and site responsive and provide appropriate height transitioning and limit off-site amenity to adjoining residential zones.

3 PRIORITY/TIMING

3.1 The statutory time for considering a planning application is 60 days. An application to amend the originally submitted application pursuant to section 50 of the *Planning & Environment Act 1987* was received by Council on 12 June 2015 (plans were later submitted on 10 July 2015). Allowing for the time taken to advertise the application (which occurred in August 2015), the statutory time lapsed on 11 September 2015.

4 ASSESSMENT

4.1 The proposed development is an apartment style building with 3-storey and 6-storey components. For assessment purposes, the proposed development will be assessed in its entirety. In other words, while the proposed building has a 3-storey component (which technically triggers an assessment against clause 55 of the Scheme), the development will be assessed as a 6-storey development given that it spans across the subject site and has common basement levels. Further, the subject site is located on a corner and is irregular in shape (an L-shape) and what constitutes the site's rear and side, site boundaries is not clear by definition. For assessment purposes the sites street address to Doncaster Road is considered to be the front site boundary with its frontage to Blackburn Road being a secondary street frontage. The site's southern boundary (abutting 148 Blackburn Road) is defined as its rear site boundary and the eastern site boundaries (abutting 1032 Doncaster Road and 2 and 4 Rupert Street) are defined as side site boundaries.

4.2 Following is an assessment of the proposal against:

- Relevant policy
- Zoning and overlay requirements (including height, design and built form policy in the Scheme)
- Off-site amenity

- On-site amenity
- Traffic, car parking and bicycle parking.

Relevant policy

- 4.3 When assessing the proposal against both state and local policies, there is clear support for development of the land in terms of urban consolidation and a proposed increase in density. Specific reference is made at clause 16.01-3 of the Scheme as to what constitutes a strategic redevelopment site. While the subject site is not identified in the Scheme as a Key Redevelopment Site in Manningham or a Strategic Redevelopment Site, it clearly has many of the attributes of a strategic redevelopment site identified at this clause.
- 4.4 State policy provides strategic support for consolidating urban areas which are well connected to facilities including public transport and services, especially areas which are close to an activity centre or considered by policy to be a strategic development site. The subject site is well serviced by infrastructure (including public transport) and community services. Development of the subject site would ensure efficient use of infrastructure and is consistent with state policy which directs higher density residential development to more strategic redevelopment sites.
- 4.5 The proposed development supports the key vision objectives which encourage a higher density and innovative contemporary design by providing residential development within a building in a location that is highly accessible to the community. In that regard it is consistent with policy. That said, there are land use policy objectives in the Scheme that encourage commercial uses at the lower level of buildings which have high-density above. This is not achieved in the submitted design given that a residential only use is proposed on all levels of the development.

Zoning and overlay requirements (including design, height and requirement of built form policy in the Scheme)

- 4.6 Section 2 of this report outlines the purposes and objectives of the residential zones that apply to the subject site, including the specific visions for the sub precinct. However, the DDO8 controls are more prescriptive and set out a number of mandatory and preferred maximums/minimums for buildings within the DDO8 areas. These mainly relate to the scale of the development, such as height, and the requirements establishing a three-dimensional building envelope for each site. A planning permit may or may not be issued where a maximum or minimum is preferred and has not been met.
- 4.7 Clause 43.02 of the Scheme (Schedule 8 to the Design and Development Overlay) provides a list of design objectives at clause 1 and a series of guidelines against which the appropriateness of buildings and works can be assessed in order to determine whether the design objectives have been met. Following, is an assessment of the proposal which brings into play the series of DDO8 guidelines.

Building Height

- 4.8 The **northern portion** of the subject site is located in the RGZ2 and is covered by the DDO8-1 (Main Road sub precinct). Based on the consolidated lot size for the northern portion of the site (which exceeds 1,800sqm) the DDO8 prescribes a maximum building height of 11 metres. The proposed development (a 6-storey component) has a maximum building

height in excess of 20 metres in parts. This exceeds the maximum building height by approximately 9 metres (realistically equating to approximately 2-3 levels).

- 4.9 It is acknowledged that the height control for the northern portion of the site, covered by the DDO8-1, is a discretionary height control under the DDO8. Council therefore has the discretion to vary the height. It is further acknowledged that the Doncaster East Village Structure Plan illustrates Council's vision to allow the consideration of a 13.5 metre height on the subject site.
- 4.10 The lack of compliance with the relevant height controls across the subject site is a fundamental concern of officers. While there is policy support for a building height up to 13.5 metres and Council has the discretion to vary the height, the proposed height of the northern-most portion of the building exceeds even 13.5 metres, by approximately 7 metres. Further, the excess height is spread across almost the full extent of the northern portion of the subject site, rather than being confined to street frontages or limited to design elements or 'pop-up' features where excess height could have less of an impact.
- 4.11 The Doncaster East Village Structure Plan (while not an adopted document in the Scheme) has built form strategies that must be appropriately considered to support a height of 13.5 metres. Such strategies include the need for developments to be well designed and site responsive and provide appropriate height transitioning and limit off-site amenity to adjoining residential zones.
- 4.12 There is some height variation eastwards along Doncaster Road (which is generally acceptable for the zone and street frontage) and there is more abrupt transitioning between the 6-storey and 3-storey components of the building from north to south. Overall it is considered that height transitioning is limited and is not site responsive and the starting point of any transitioning in height should be from the maximum height allowable under policy (13.5 metres), not from the starting point of the proposed maximum height which is in excess of 20 metres.
- 4.13 The **southern portion** of the subject site is located in the GRZ and is covered by the DDO8-2 (Sub precinct A) and for the consolidated lot size of in excess of 1,800sqm the DDO8 prescribes a maximum building height of 10 metres. This height control is mandatory (in other words a planning permit cannot vary this height requirement). The building reaches a height of 10.94 metres (south and east walls), which exceeds the mandatory height control. This portion of the proposed development has sensitive interfaces to the south and east where levels of residential amenity are high and appropriate height and height transitioning must be afforded. This is not achieved in the submitted form.

Building Setbacks

- 4.14 The DDO8 prescribes a front setback of 6m (minimum) and a basement (rear) setback of 4m. These setbacks are preferred minimum requirements (in other words, a permit may be granted to vary the minimum side and rear setbacks specified in the precinct provisions) and minor buildings elements such as balconies, sunshades and screens can be constructed within the

setbacks specified, provided they are designed and located to the satisfaction of the Responsible Authority.

- 4.15 For the northern portion, the building has setbacks of 3.9m at each basement level, 0.7m at ground floor, 5.69m (3.67m to balcony edge) at first floor, between 5m and 5.3m at level 2, between 5m and 5.6m at levels 3 to 5 and a setback of 8m at level 6. These setbacks do not meet the DDO8 requirements (the required setbacks are met at level 6 only).
- 4.16 For the southern portion of the building, from Blackburn Road, the building is setback between 2.9m and 3.3m at each basement level, 5m (minimum) at ground level and 4.13m (minimum) at each upper level. In terms of the 4m rear basement setback requirement of the DDO8, the building is setback 4m (each basement level) from the boundary with 148 Blackburn Road (to the south). The building includes a 4.2m setback at each basement level to 2 Rupert Street (east).
- 4.17 The lack of compliance with the street setbacks prescribed under the DDO8 is a fundamental concern. This lack of compliance generates a scenario where considerable bulk and massing would be imposed on the street frontages. Further, it eliminates the ability to provide appropriate or meaningful soft landscaping in-ground along the street frontages.
- 4.18 In relation to side setbacks:
- For the northern portion of the building, from the eastern site boundary (1032 Doncaster Road) the proposal includes setbacks of 4.6m at each basement level, 2.5m at ground floor up to level 3, 6.5m at level 4, 8.5m at level 5 and 13.1m at level 6.
 - For the northern portion of the building, from its southern site boundary with 2 Rupert Street, the proposal includes setbacks of 4m at each basement level, 9.4m at ground floor (7.2m setback to terrace edge), 9.5m (minimum) at levels 1 to 3, 13.1m at level 4, and 15.2m at levels 5 and 6.
 - For the southern portion of the building, from its eastern site boundary (with 2 and 4 Rupert Street) the proposal includes setbacks of 4.24m at each basement level, 3m at ground floor (2m setback to balcony edges) and 9m setback at levels 1 and 2.
 - For the southern portion of the building, from its southern site boundary (with 148 Blackburn Road) the proposal includes setbacks of 5.27m (with terraces encroaching into this setback) at ground level, 5.17m (minimum) at level 1 and 2, and 9m and 34.4m at second floor.
- 4.19 Overall, the proposed setbacks are considered unreasonable for the site context and envisaged for the site under the DDO8. Neither appropriate space nor appropriate provision of screen planting along site boundaries and between buildings is achieved in the submitted form. The inability to plant in-ground screen planting above the basement levels also eliminates the ability to provide meaningful soft landscaping to appropriately screen the development.
- 4.20 In addition to the DD08 requirements, the northern portion of the site is in the GRZ and has an abuttal to 2 Rupert Street and must meet the requirements of Clause 55.04-1 (Side and rear setbacks) of the Scheme which has a

policy objective to *limit the impact on the amenity of existing dwellings*. The impact on the south and the south-east adjoining dwellings is considered unreasonable for the site context.

- 4.21 The proposed development is not considered to be site responsive to the sensitive interfaces in terms of appropriate height, setbacks and transitioning or façade articulation.

Form

- 4.22 The proposed site area covered by buildings would be approximately 53% which meets the DDO8 policy of buildings not exceeding 60%. However this figure is obviously low due to the vertical design of the proposed built form.
- 4.23 In terms of the overall design response, the proposed development meets the policy intent of clause 21.05 of the Scheme and the DDO8 which prescribe an 'apartment style' development. While officers are generally supportive of the overall style of development proposed, the built form submitted is not supported. The height, setbacks and limited height transitioning across the site does not acknowledge the different zoning and DDO8 controls that apply to the land and the development is not site responsive in terms of its impact on adjoining land.
- 4.24 In terms of fencing, the DDO8 requires a front fence to be at least 50% transparent and for the street frontages to Doncaster Road and Blackburn Road policy supports fence heights up to 1.8 metres with 1 metre setbacks providing for continuous landscaping. The proposed fencing along the Doncaster Road and Blackburn Road frontage includes retaining walls and planter boxes atop which does not meet these policy requirements.
- 4.25 While the proposed built form steps down in scale across the site, the transitioning is not appropriate for the building given that the maximum height exceeds that used as a starting point under the policy. There will be an unreasonable level of height transition to the sensitive interface with land in the GRZ. The scale of the proposed development is not consistent with the expectation of development outlined in the DDO8 nor is it respectful of the site's physical context.
- 4.26 Notwithstanding any policy support for the site's redevelopment, urban consolidation is not the only relevant planning consideration. The DDO8 requirement is to provide visual interest, create spacing between developments and provide a transition to the scale of the adjoining residential area. Good design, neighbourhood character and amenity considerations must also be considered (as outlined at clauses 15.01 of the Scheme) as well as supplementary guidance within the Guidelines for Higher Density Residential Development (the DSE Guidelines). All of the provisions and guidelines support development that responds to the existing or preferred neighbourhood character. Particular regard must be had to the acceptability of the design in terms of height and massing, street setbacks and relationship to adjoining buildings.
- 4.27 Consideration of the built form and design of the proposed development will therefore be assessed under each of the sub headings (urban design principles) at clause 15.01-2 of the Scheme, in the following sections:

Context

- 4.28 The subject site is located on the southern side of Doncaster Road which is characterised by a mix of development types. While an important component of the subject site's context is its interface to Doncaster Road and proximity to an activity centre, so too is the appropriateness of the proposed development and the built form character of the surrounding area. The DSE Guidelines require new development to be informed by a comprehensive understanding of the site context to ensure buildings respond creatively to their existing context and to agreed aspirations for the future development of the area.
- 4.29 Objective 2.1 of the DSE Guidelines and policy at clause 15.01-5 of the Scheme seek to recognise and protect neighbourhood character and sense of place by development that responds and contributes to the existing sense of place and identity. They also seek to ensure that development responds to its context and reinforces special characteristics of local environment and built form that reflect community identity. For the subject site, the 'identity' is predominantly low-rise residential built form to the south and east with larger scale commercial built form fronting Doncaster Road. Development of the subject site needs to have regard to proportion, scale and relationships that constitutes the adjoining residential character and overall it is considered that the changes shown on the plans in regard to the transitioning have not given appropriate regard for the residential built form adjoining the subject site. The design detailing would not go far enough to mitigate the scale and bulk of the proposed building when viewed from the south and south-east. The proposed development is not an appropriate response to the constraints of the subject site and does not respond to the site context or provide a reasonable level of amenity to future occupants and adjoining properties.

Public realm and safety

- 4.30 The proposed development would, in principle, create an urban environment that enhances personal safety and property security, where people feel safe to live, work and move in at any time. Clause 15.01-2 of the Scheme seeks to protect and enhance the public realm (which includes pedestrian spaces, streets, parks and walkways). The subject site has street frontages to Doncaster Road and Blackburn Road and the proposed development would provide some degree of 'active' street frontages at the ground level and passive surveillance of the public realm at the upper levels. However the front fencing type and lack of front setbacks would increase the visual bulk of the building to the street frontages.
- 4.31 The DDO8 seeks to include *only one crossover where possible with driveways set back a minimum of 1.5m from any street tree*, except in cases where a larger tree requires an increased setback. The proposed development includes one (1) vehicle crossover from Blackburn Road with a roller door appropriately set back from the street frontage. The accessway is located immediately south of a bus stop. Council's traffic engineers have raised concerns in relation to sightlines and pedestrian safety. At the time of writing this report, Vic Roads had not provided comments on the proposal.

Landmarks, views and vistas

- 4.32 The proposed development would not have a negative impact on any landmarks, views or vistas specified in the Scheme.

Pedestrian spaces

- 4.33 The proposed development would include a main pedestrian entrance from Blackburn Road and, for the duplexes, pedestrian entrances would be provided immediately from Doncaster Road. This would provide some level of activation and visual interest to the public realm.

Consolidation of sites and empty sites

- 4.34 Site consolidation has undoubtedly created a viable development proposal which in theory could provide an improved contribution to the optimal development of the site. While the proposed building would extend across all lots it is considered to be an inappropriate response to the subject site and its physical context.

Light and shade

- 4.35 Due to the orientation of the subject site, the proposed development would not result in any overshadowing of Doncaster Road. While overshadowing would occur on Blackburn Road in the morning the site's location in an urban location would inevitably result in some degree of overshadowing to public realm when re-developed.
- 4.36 The proposed development would overshadow the southern and south-eastern adjoining lots in the afternoon, and these lots are developed with single dwellings and located in the GRZ. This will be fully assessed later in this report.

Energy and resource efficiency

- 4.37 Redevelopment of the site (in an existing built up area) would make efficient use of existing infrastructure and services, and the close proximity of the subject site to public transport would potentially reduce the need for future residents relying on private vehicles. The submitted design response and architectural quality are generally supported (albeit it not in the submitted form or the proposed setbacks, height or height transitioning).
- 4.38 The building setbacks and internal configuration has not fully considered daylight penetration or cross-ventilation to all of the new dwellings. Dwellings are single-aspect and the lower level dwellings in particular would have compromised levels of sunlight penetration, due to fencing and retaining walls and screening required to terraces.
- 4.39 The DDO8 in particular seeks to avoid reliance on below ground light courts for any habitable rooms. This is not achieved in the proposed development and the duplex dwellings fronting Doncaster Road include below-ground light courts. Due to the cross fall and lack of excavation across the site, the lower level dwellings would also have compromised levels of light afforded to them.

Architectural quality

- 4.40 The building has been well-designed in principle and each elevation is unique and would offer a legible and coherent presentation that is dynamic and visually stimulating. Colour perspectives lodged with the application demonstrate that overall the building incorporates materials and a colour palette with a variety of textures and tones to provide a reasonable level of visual interest and articulation consistent with similar multi-unit developments in the locality. The construction materials have been well considered. Views of the building would be afforded 'in the round' and from all approaches to the site.

- 4.41 The DDO8 specifies that *the upper level of a three storey building must not exceed 75% of the lower levels, unless it can be demonstrated that there is sufficient architectural interest to reduce the appearance of visual bulk and minimise continuous sheer wall presentation.* The upper levels of the building are smaller than the ground floors, however the intent of the design guideline is to reduce visual bulk and minimise continuous sheer wall presentation. This is not fully achieved (particularly on the southern sides of the building).
- 4.42 While officers are generally supportive of the style of development, the starting points for any new development on the site (height, transitioning and setbacks) prescribed by policy have not been achieved. The articulation provided in the materials does not in this instance compensate for a built form that fails to meet other design element requirements (in other words building height and setbacks).
- 4.43 While there is policy support for a 'substantial change' for the precinct in terms of development, the level of change in the design response submitted, is not supported by policy.
- 4.44 While there is some in-principle agreement in relation to dwelling type, the resulting high yield and high density that would occur as a result of the non-compliance with the prescribed height controls and height transitioning, is not supported.
- 4.45 While the subject site fronts Doncaster Road and is on a prominent corner lot on the intersection with Blackburn Road, the site it is also located on the edge of an established residential area. The amenity of residents must be respected and protected and any infill development on a large consolidated lot must be duly mindful of the site context and sensitive interfaces. The limited setbacks and lack of appropriate height transitioning across the site do not go far enough to mitigate the scale of the building to its southern and south-eastern interfaces and when viewed from the low-rise adjoining built form.
- 4.46 The DDO8 seeks to ensure that *service equipment, building services, lift over-runs and roof-mounted equipment, including screening devices is integrated into the built form or otherwise screened to minimise the aesthetic impacts on the streetscape and avoids unreasonable amenity impacts on surrounding properties and open spaces.* A roof plan shows the location of plant and solar panels and the basement levels show bin storage. Services are proposed to be provided within the Blackburn Road frontage. To ensure the integration of all service equipment into the design of the development, if a planning permit were to be issued, a condition would require plans to show all plant and equipment and ensure their limited visibility / screening from the street.

Landscape architecture

- 4.47 On sites where a three storey development is proposed, the DDO8 requires *at least 3 canopy trees within the front setback, which have a spreading crown and are capable of growing to a height of 8m or more at maturity and opportunities for planting alongside boundaries in areas that assist in breaking up the length of continuous built form and/or soften the appearance of the built form.*
- 4.48 While there is no on-boundary construction proposed above ground, the setbacks of the basement levels would have a detrimental impact on the type

of screen planting provided at ground level and a detrimental impact on the spacing created between buildings.

- 4.49 The limited eastern setbacks would not allow any perimeter (buffer) screening along the interface with number 1032 Doncaster Road, to the detriment of new residents in the lower level east-facing dwellings. While canopy trees would be planted along the balance of the internal common boundaries, this does not go far enough to mitigate the scale of the submitted built form to its southern and south-eastern (sensitive) interfaces and low-rise adjoining dwellings.
- 4.50 Proposed planting along the street frontages is confined to planter boxes as a result of the limited building setbacks. In-ground planting of canopy trees is limited only to the north-west corner of the subject site. Given the scale of the proposed development, a meaningful level of landscape treatment is an essential element. This has not been achieved in the submitted form. Any development meeting the minimum setback requirements of the DDO8 provisions would in turn be able to provide for an appropriate level of in-ground landscaping and screen planting.

Off-site amenity

- 4.51 The policy framework for amenity considerations is contained within the DSE Guidelines. Clause 55 of the Scheme provides guidance on off-site amenity, however this is not applicable given that the height of the proposed development is over 4-storeys. That said, pursuant to clause 32.07-8 (Buildings on lots that abut another residential zone) of the Scheme, a building or works constructed abutting land in a General Residential Zone, Neighbourhood Residential Zone or Township Zone must meet the requirements of Clauses 55.04-1, 55.04-2, 55.04-3, 55.04-5 and 55.04-6 of the Scheme along that boundary. This therefore applies to the northern portion of the proposed building which is located in the RGZ2 and has a boundary common with number 2 Rupert Street.
- 4.52 While land immediately to the east of the subject site is located within the same zone (RGZ), adjoining land to the south and south-east and beyond, is located in the GRZ. While recognising that there is a strategic need to develop the subject site, the subject site has sensitive interfaces to the south and south-east where residential amenity must be protected. The impact of the proposed development on existing adjoining dwellings is discussed in the following paragraphs.

Visual bulk

- 4.53 There is a sensitive interface to the south at number 2 Rupert Street which has an area of secluded private open space within a 9 metre radius of the subject site. In addition to the DDO8 provisions, the requirements of clause 32.07-8 (Buildings on lots that abut another residential zone) of the Scheme apply specifically to this interface and the proposed development must meet the requirements of Clause 55.04-1 (Side and rear setbacks) and Clause 55.04-6 (Overlooking) of the Scheme along that boundary.
- 4.54 This interface has balconies orientated to the south however these are set back in excess of 9 metres and overall it is considered that the massing and design of this portion of the building generally acknowledges this sensitive interface.

- 4.55 There are also sensitive interfaces to the south and south-east of the subject site which includes dwellings (habitable room windows and areas of secluded private open space) within a 9 metre radius of the subject site. The southern-most portion of the development is set back from the eastern site boundary (common with numbers 2 and 4 Rupert Street) by 4.24 metres at each basement level, 3 metres at ground floor (2 metre set back to balcony edges) and 9 metres at levels 1 and 2. The development is setback from the southern site boundary (common with numbers 148 Blackburn Road) by 5.27 metres (with terraces encroaching into this setback) at ground level, 5.17 metres (minimum) at level 1 and 2 and by 9 metres and 34.4 metres at the second floor (noting that the latter is essentially the setback for the 6-storey building component).
- 4.56 There are east-facing balconies and while they would be set back from the eastern site boundary by 9 metres, they are not easily distinguishable from the wall of the building and would present more as a continuous line with some variation in construction materials but limited setback variations. Visual bulk and off-site amenity impacts are considered to be unreasonable for the site context and the massing of this portion of the proposed building is not considered to go far enough to limit off-site amenity impacts on the east adjoining residential zone. The proposed development in its submitted form is not considered to be appropriately site responsive and does not adequately take into account the expectations of adjoining residential amenity.

Overshadowing and loss of light to surrounding properties

- 4.57 The DDO8 does not specifically consider overshadowing or loss of light to adjoining dwellings, however a design objective requires consideration of *ensuring the design and siting of dwellings to have regard to the future development opportunities and future amenity of adjoining properties*, and that *height and form of buildings of 2 or more storeys are sufficiently stepped down at the perimeter of the Main Road sub precinct to provide an appropriate and attractive interface to sub precinct A or B or other adjoining zone*.

The DSE Guidelines reference clause 55 of Rescode for consideration of the overshadowing impact (namely Standard B21) and it is noted that the requirements of the clause directly apply to the interface between the subject site and 2 Rupert Street. The DSE Guidelines require consideration of Clause 55.04-5 (Overshadowing open space objective) which is *to ensure buildings do not significantly overshadow existing secluded private open spaces* regardless of zoning. The standard at Clause 55.04-5 of the Scheme states that where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced. The decision guidelines at this clause require the Responsible Authority to consider the design response, impact on the amenity of existing dwellings, existing sunlight penetration and the time of day that sunlight would be available to the secluded private open space of the existing dwelling, and the effect that a

reduction in sunlight on the existing use of the existing secluded private open space would have.

- 4.58 Submitted shadow diagrams demonstrate that existing boundary fencing and built form of the south adjoining dwelling cast shadows over its north-facing habitable room windows and private open space along its fence line throughout the day (between 9am and 3pm). Proposed shadows demonstrate that for the south adjoining dwelling, additional shadows would be limited generally to along the driveway and fence line, with marginal increases in shadows to the rear secluded private open space area but again limited to along the fence line. Obviously, due to the fact that the subject site is undeveloped in the southern portion (an at-grade car parking area exists) existing shadows to the south-east adjoining dwellings (2 and 4 Rupert Street) are limited to boundary fencing. The proposed development would create additional shadows to these properties from 1pm when areas of open space along fence lines would be affected. While the secluded private open space area at the rear of number 2 Rupert Street would be limited to additional shadows cast along fence lines, it is the rear secluded private open space for the rear most dwelling at 4 Rupert Street that would be most adversely affected because of its orientation and relatively small area of private open space. Approximately half of its secluded private open space area would be overshadowed from 1pm, approximately three-quarters would be overshadowed at 2pm and from 3pm almost the entire area of secluded private open space would be in shadow.
- 4.59 Again, due to the limited development on site currently, existing shadows to the east adjoining dwelling at 1032 Doncaster Road are limited to boundary fences. Proposed shadow diagrams demonstrate that from 1pm onwards additional shadows would be cast along the western fence line of this east adjoining dwelling and within its side and rear setbacks. The building is being used for non-residential purposes however and as such technically the standard does not apply.
- 4.60 In terms of site context, the subject site and surrounds are located in an urban location and as such some degree of overshadowing to adjoining land is inevitable. That said, requiring the proposed development to be redesigned in this south-east corner at least in order to alleviate overshadowing to 4 Rupert Street and beyond to 2 Rupert Street is not considered unreasonable, especially given that the standard and objectives at clause 55.04-5 (Overshadowing open space) directly apply to this interface. If height transitioning and setbacks were provided along the southern wall of the 6-level component of the building and along the eastern wall of the 3-level component of the building, in line with the DDO8 requirements, overshadowing to adjoining dwellings would ultimately be reduced.

Overlooking

- 4.61 The requirements of Clause 55.04-6 (Overlooking) of the Scheme apply to the portion of the proposed building which has a boundary common with number 2 Rupert Street. Although ResCode does not apply to this application as a whole, the overlooking standard is an accepted planning principle to assess the impact of the proposal on adjoining properties.
- 4.62 Standard B22 of clause 55 of the Scheme applies to views within a horizontal distance of 9m and a 45 degree arc, and seeks to avoid direct views within

this distance. This is further supported by the DSE Guidelines (objective 2.9). The DDO8 (design objective) requires buildings to *be designed to minimise overlooking and avoid the excessive application of screen devices*.

- 4.63 The proposed development includes balconies and windows that are oriented to the south, east, west and north. A significant number of the new dwellings would need to have screened windows and screened terraces in order to limit overlooking opportunities to existing dwellings within a 9 metre radius of the site. Details would ultimately be required to ensure that overlooking to adjoining dwellings within a 9 metre radius of the site is limited while solar penetration to dwellings on-site is not unduly compromised acknowledging that east-facing dwellings within the 3-level component of the development are single-aspect. Further, visual bulk as a result of terrace screens requires more consideration, particularly on the south-eastern interface.

Noise

- 4.64 In regard to potential noise issues, future occupants would be aware of the subject site's proximity to potential noise sources including commercial uses along Doncaster Road and the site's location on an arterial road. In terms of residential noise and noise transfer to existing adjoining dwellings, the land is zoned residential and under the zoning the use of the site for residential purposes does not require a planning permit. That said, any potential noise conflict could be addressed by way of a permit condition requiring an acoustic report in the event that a planning permit were to be issued. This would seek to protect the residential amenity of future occupants through the building design and confirm that any noise emissions associated with the communal area and roof services comply with the State Environment Protection Policy or any other standard recommended by the Environment Protection Authority.

On-site (internal) amenity

- 4.65 The DSE Guidelines provide useful guidance with regard to on-site amenity. The following is provided in response to each element.

Building layout and design

- 4.66 An objective of the DSE's Guidelines is to ensure that a good standard of natural light and ventilation is provided to internal building spaces. The Guidelines encourage the provision of direct light and air to all rooms wherever possible and encourage direct natural light and ventilation to all habitable rooms in the form of operable windows. The 'borrowing' of light and air should be avoided, particularly in ventilating. It is recognised that this may not always be possible for bedrooms.
- 4.67 The proposed development includes a mix of dwelling sizes. The building layout allows upper level dwellings (level 2 upwards) reasonable access to natural daylight, however a high proportion of the dwellings would be single-aspect, with an east or westerly aspect. Some of the lower level dwellings would have a compromised level of sunlight penetration due to them being single-aspect, orientated east or west and long and narrow in size and layout. The lower level north-facing dwellings fronting Doncaster Road would also have a compromised level of sunlight penetration due to the front retaining walls. A substantial internal re-design and a loss of a number of dwellings would be required to alleviate this issue.

- 4.68 In relation to outdoor space, generally the recommended minimum area for a secluded private open space in a multi-unit development is 8 square metres. While all dwellings would be provided with a minimum terrace size of 8 square metres, their size, design and orientation are not ideal for a good amenity outcome.
- 4.69 A communal area is proposed to be provided at ground level. This area is not easily identified (it is located at the rear of the building) or designed (while some seating and tables are provided, the balance is along fence lines and therefore the usability is questionable). In addition, access to it is convoluted (a small pedestrian door is provided in the building's southern wall and would require walking around the south and eastern perimeters of the building). While the site context does offer other benefits such as its proximity to services and facilities, and while the provision of communal open space in principle is supported, it has no real merit in its submitted form.
- 4.70 Other communal areas are generally well located and designed to be easily recognisable and accessible for all residents, which is a requirement of the DDO8 (which seeks to *ensure design solutions respect the principle of equitable access at the main entry of any building for people of all motilities*). The design response does not include a portico or any formal ground level entrance (in line with DDO8 requirements), moreover the main pedestrian entry to the building is via a paved pathway on the Blackburn Road frontage. The width and internal gradients of the entrance foyer are adequate to accommodate prams and wheelchairs, however it is relatively small in size and no formal lobby area is provided. Lift access to all levels is provided from the basement car parks and from the main entrance foyer. Most dwellings (save the duplex dwellings fronting Doncaster Road) have a single-floor layout and given that the building is serviced with lifts, all dwellings could be adequately accessed by people with limited mobility.
- 4.71 Not all dwellings are large enough to provide adequate storage internally. Storage areas for dwellings are provided at basement level (and are a minimum of 6 cubic metres) however the majority of storage cages are located above-bonnet, at the rear of each car parking space and some are impractically located within the corners of the basement and access to them would be impeded by parked vehicles. An allocation schedule has not been submitted. A reconfigured layout for the basement levels would be required to alleviate this issue.
- 4.72 In relation to internal views, screening between balconies is 1.7 metre or 1.8 metre in height or in the form of full height walls. Internal views have largely been designed-out although this creates in some instances tunnelled views and compromised solar access to dwellings.
- 4.73 Council is not in a position where it can directly control the number of dwellings in the development (as 'dwelling' is as-of-right use in the residential zones) or set smaller parameters in terms of built form than those outlined in the DDO8. That said, the dwellings are typical layouts (single aspect and battle axe) where there may be a compromised supply of natural light to habitable rooms for many of the dwellings and minimal size of private open space. While height transitioning needs to be addressed, this is unlikely to result in complete reconfiguration of dwellings. Notwithstanding the urban context, on balance, there is an unacceptable level of amenity for future residents within the proposed development.

Circulation and services

- 4.74 In relation to corridor widths, the DSE Guidelines recommend a width of 1.8 metres. All corridor widths are approximately 1.75 metres widening to 2 metres at the entrance foyer and 4 metres around the lift entrances. On the southern side of the development, at the end of the corridor at each level of the building, are operable windows which would provide some ventilation and natural daylight at the end of each corridor, resulting in a good amenity outcome for some residents.
- 4.75 Vehicle access to the basement car parking is provided from Blackburn Road (realignment of an existing crossover in the south-west corner of the subject site). The proposed car parking and services provided (including bin storage) would be hidden from public view. Site services are located to allow for ease of service (a substation would front Blackburn Road and be located behind the bus stop) and maintenance by private contractors.

Traffic, car parking and bicycle parking

Alteration of access to land adjacent to a Road Zone Category 1

- 4.76 Pursuant to clause 52.29 of the Scheme, a planning permit is required to alter access to a road in a Road Zone Category 1. Vehicle access to basement car parking would be provided by a double-width (7 metres wide) crossover to Blackburn Road located in the south-west corner of the subject site and includes alteration to vehicle accesses on Doncaster Road.
- 4.77 The application was appropriately referred to Vic Roads who had not provided comments at the time of writing this report.

On-site parking provision

- 4.78 In total, the Scheme requires the provision of 179 on-site resident car parking spaces, in the following format:

Proposed Development	Scheme requirements
1 bedroom, 1 bedroom plus study, 2 bedroom dwellings and 2 bedroom duplexes (63)	Rate of 1 space per dwelling for 63 dwellings equates to 63 spaces
2 bedroom plus study, 3 bedroom and 4 bedroom dwellings (58)	Rate of 2 spaces per dwelling for 58 dwellings equates to 116 spaces
TOTAL	179 on-site car parking spaces

- 4.79 The applicant submits that the rate for a '2 bedroom plus study' dwelling is 1 space while officers have calculated this to be 2 spaces per dwelling based on the clarification provided at table 1 of clause 52.06 referencing "with studies or studios that are separate rooms counted as a bedroom". In other words, the applicant calculates the total number of resident car parking spaces to be 136 while officers calculate it to be 179 (a difference of 43 car parking spaces).
- 4.80 For visitors, the Scheme requires the provision of 24 on-site car parking spaces for the 121 dwellings based on a rate of 1 per 5 dwellings.

- 4.81 In total, the Scheme therefore requires 179 on-site car parking spaces for residents and 24 on-site car parking spaces for visitors, equating to a total of 203 car parking spaces.
- 4.82 The proposed development provides a total of 250 on-site car parking spaces across 3 basement levels (74 car parking spaces at basement 1, 87 car parking spaces at basement 2 and 89 at basement 3) of which 24 are visitor spaces. Regardless of the rate calculations, the Scheme requirements are met. No formal allocation schedule has been submitted with the application.

Provision of 3 basement levels of parking

- 4.83 Following is an assessment against the design standards for car parking provided at clause 52.06-8 of the Scheme (which requires the design standards of clause 52.06-8 of the Scheme to be met unless the Responsible Authority agrees otherwise):

Design Standard	Met/Not Met
1 – Accessways	<p>Mostly Met</p> <p>The width and internal radius of the driveway allows sufficient turning areas for all vehicles to reverse and leave the site in a forward direction. The width of the vehicle access way is 7m which is in excess of the 3m required by the standard. The internal radius meets the 4m minimum requirement allowing cars to exit in a forward direction with one manoeuvre (required for an access way serving more than 4 cars) and the design of the passing area provides the 7m length required for a car park which provides more than 10 spaces.</p> <p>A 2.2m height clearance to the level 1 basement is provided which meets the minimum 2.1m headroom beneath overhead obstructions prescribed by the standard. However the headroom above the car space at level 105.99 is less than 2.1m which does not comply with Design Standard 1.</p> <p>A pedestrian visibility splay is shown on plan on the southern side of the vehicle ramp. Due to the location of the bus stop and other obstacles it is not clear whether the corner splay on the northern side is clear of visual obstructions to provide a clear view of pedestrians on the footpath, in accordance with the standard.</p>
2 – Car Parking Spaces	<p>Mostly Met</p> <p>Storage is a mix of above-bonnet storage and stand-alone cages, some of which are questioned in terms of access. While not ideal in terms of practicality this is generally acceptable practice for this type of development and access to storage could be dealt with</p>

Design Standard	Met/Not Met
	<p>by way of conditions on any permit issued.</p> <p>Council's traffic engineers raise concern in relation to the location of several car parking spaces within the development (next to blind aisles, lift entrances etc). An allocation schedule has not been submitted. Two adjacent car spaces to each 3 and 4 bedroom dwelling is recommended.</p> <p>Car spaces for people with disabilities must be provided in accordance with DDA requirements (recommended in Basement 1 so that visitors have access to the disabled car spaces) and in accordance with AS/NZS 2890.6:2009.</p> <p>Bin storage is provided at basement level 1 which is hidden from public view. The size and capacity of the storage area to accommodate the 121 dwellings is questionable.</p>
3 - Gradients	<p>Not Met</p> <p>The transition length for the 1:6 grade in Basement 1 Floor Plan - TP1.02 Rev C is less than 2m. The minimum transition length must be 2m to comply with Design Standard 2 of Clause 52.06-8.</p> <p>Basement 1 Floor plan - Car spaces 35 to 40 and 43 to 48 are accessible from a ramp of grade 1:16. The driveway grade must be parallel to the angle of parking. Floor levels and grades of these car spaces must be in comply with clause 2.4.6 of AS/NZS 2890.1:2004.</p> <p>Basement 2 Floor plan - Car spaces 74 to 79 and 80 to 87 are accessible from a ramp of grade 1:16. The driveway grade must be parallel to the angle of parking. Floor levels and grades of these car spaces must be in accordance with clause 2.4.6 of AS/NZS 2890.1:2004.</p> <p>Basement 3 Floor plan - Car spaces 74 to 79 and 80 to 87 are accessible from a ramp of grade 1:16. The driveway grade must be parallel to the angle of parking. Floor levels and grades of these car spaces must be in accordance with clause 2.4.6 of AS/NZS 2890.1:2004.</p>
4 – Mechanical Parking	<p>Not Applicable</p> <p>No mechanical car parking (stackers) is proposed.</p>
5 – Urban Design	<p>Mostly Met</p> <p>The entrance to the car park would not visually dominate the public realm and the access would be set</p>

Design Standard	Met/Not Met
	<p>back 10.6 metres from the Blackburn Road frontage.</p> <p>Vehicle access and the safety of pedestrians using the footpath is paramount and details of the sight lines (to ensure soft landscaping does not obscure oblique views of the entrance) are required to ensure safe vehicle and pedestrian movement.</p>
6 – Safety	<p>Not Met</p> <p>Internally, the car park has aisle widths of 6.4m and ramp widths of 6.2 metres that provide an appropriate level of visibility and safety for pedestrians. The practicality and safety of residents utilizing the car and bicycle parking spaces, storage cages and staircase is a concern of officers which would only be alleviated through a reconfigured basement design.</p> <p>Lighting is not shown on plans. This is a design detail that could be addressed by way of a condition if a permit were to be issued. Details of lighting, signage and line markings would be required to be submitted to ensure user safety.</p>
7 – Landscaping	<p>Not Applicable</p> <p>Given the basement location of the car parking, internal landscaping (or provision of any water sensitive urban design treatment) is neither required nor appropriate.</p>

- 4.84 Council's traffic engineers require amended plans to demonstrate that all vehicle turning movements in and out of bays are satisfactory, storage cages can be practically accessed etc.
- 4.85 Council's traffic engineers raise no traffic issues in relation to the context of the traffic and the surrounding street network. Vic Roads comments are required to assess the traffic generation and distribution along Doncaster Road and Blackburn Road.
- 4.86 All comments / recommendations (see referral comments section of this report) could be addressed by way of conditions and notes if a permit were to be issued. That said, reconfigured basement levels would be required to alleviate the concerns raised.

Bicycle parking

- 4.87 Pursuant to clause 52.34-3 of the Scheme, in developments of four or more levels, 1 resident bicycle parking space should be provided for every 5 dwellings and 1 visitor space for every 10 dwellings.
- 4.88 For the proposed development the Scheme therefore requires a total of 36 spaces (24 resident spaces and 12 visitor spaces) to be provided on-site.

- 4.89 The proposed development provides a total of 69 on-site bicycle parking spaces including 56 resident spaces and 13 visitor spaces of which four (4) spaces are provided external to the building at the Blackburn Road frontage. The balance of the bicycle parking spaces are located within basement levels (a non-enclosed, non-secure storage area is provided at basement 1 and an enclosed, secure storage area is provided at basement 2) in the form of wall-mounted fixed racks. The number of bicycle spaces provided on site exceeds the Scheme's requirements.
- 4.90 The Scheme requires the provision of one (1) change room or direct access to a communal change room to each shower to be provided within the proposed development. This is not provided on site, however for a residential development the non compliance of this is not considered to be critical or create any unreasonable on-site amenity impacts to future residents.
- 4.91 In terms of the design of the bicycle spaces (requirement at clause 52.34-4 of the Scheme) and access and practicality, residents could utilise the pedestrian access and pedestrian lift to gain access down to the basement levels and access the bicycle storage areas in the south-eastern corners of the car parks. Alternatively, residents would utilise the vehicle access ramp into the basement levels, which raises obvious safety concerns. The publicly located visitor bicycle parking spaces are accessible and, while non-secure, would benefit from active surveillance from the roads and footpaths. Overall, the bicycle parking provided is considered to be conveniently located without creating any undue hazards or having any unreasonable interference from obstacles within the building. Lighting and signage would be a consideration of the design detailed stage and appropriately conditioned on any permit issued.

5 CONSULTATION

Advertising

- 5.1 The application was advertised in August 2015 for three (3) weeks and 28 objections were received, including a multi-signatory objection letter from 112 Serpells Road.
- 5.2 The grounds of objection include the following:
- Height, design and built form (and danger of height setting a precedent in the area if approved).
 - Off-site amenity concerns, including visual bulk, overlooking and overshadowing, loss of view, loss of sunlight and residential noise.
 - On-site amenity concerns, including the limited open space provision for the new dwellings and a lack of existing public open space in the area to accommodate the number of dwellings proposed (being contrary to Council's Open Space Strategy).
 - Traffic concerns, including inadequate on-site car parking spaces provided and the impact that this would have on existing car parking provision on-street, traffic congestion and the related impact that this would have on existing services and public transport, including to the Community Health services located at 1020 Doncaster Road where 67% of clients are over 65 years in age.

- The proposal being an overdevelopment of the site and high density which would ultimately create safety concerns due to the resulting increase in population.

5.3 Objections were received from the following:

	Address
1	3/3 Rupert Street DONCASTER EAST
2	2/24 Pine Way DONCASTER EAST
3	16 Pine Way DONCASTER EAST
4	14 Pine Way DONCASTER EAST
5	25 Pine Way DONCASTER EAST
6	22 Pine Way DONCASTER EAST
7	9 Opala Court DONVALE
8	8 Woodhouse Road DONCASTER EAST
9	4A Pine Way DONCASTER EAST
10	4 Pine Way DONCASTER EAST
11	22 Westbank Terrace RICHMOND
12	2/3 Talford Street DONCASTER EAST
13	112 Serpells Rd TEMPLESTOWE
14	Manningham Community Health Services Limited Unit 1, 1020 Doncaster Road DONCASTER EAST
15	15 Pine Way DONCASTER EAST
16	1/4 Rupert Street DONCASTER EAST
17	5 Rupert Street DONCASTER EAST
18	1/3 Talford Street DONCASTER EAST
19	11 Pine Way DONCASTER EAST
20	14 Rupert Street DONCASTER EAST
21	1/6 Rupert Street DONCASTER EAST
22	6A Pine Way DONCASTER EAST
23	112 Serpells Rd TEMPLESTOWE
24	1/1 Talford Street DONCASTER EAST
25	12 Rupert Street DONCASTER EAST
26	15A Pine Way DONCASTER EAST
27	2/2 Pine Way DONCASTER EAST
28	2/144 Blackburn Road DONCASTER EAST

5.4 A response to each of the grounds raised is provided as follows:

Height, design and built form (and danger of height setting a precedent in the area if approved).

5.5 The concerns raised regarding the height of the proposed building are shared by Council officers. A full response explaining why the height and design in the submitted form is not appropriate for the site context is provided in the assessment section (section 4) of this report.

Off-site amenity concerns including visual bulk, overlooking and overshadowing, loss of view, loss of sunlight and residential noise.

5.6 A full assessment against the relevant guidelines is provided in the assessment section of this report. In terms of visual bulk and loss of sunlight,

it is considered that the development in its submitted form does not provide appropriate height transitioning across the site or to adjoining residential land, thereby resulting in visual bulk to adjoining dwellings to the south and south east, which is unreasonable for the site context.

- 5.7 In terms of overlooking, this has been generally limited through the design response (in other words the setbacks of the building from site boundaries, the location and design of windows and screening provided to terraces).
- 5.8 The building is a minimum of 9 metres and sufficient distance from existing residential properties to the south-east and while set back approximately 5 metres from the southern site boundary, there are no south-facing windows. As such there would be no direct adverse impact on residential amenity in terms of overlooking. However any shortfalls could be dealt with through conditions requiring design details to be submitted.
- 5.9 While overlooking to adjoining dwellings and secluded private open spaces within a 9 metre distance of the subject site is paramount, consideration must also be given to the presentation of the building and the on-site amenity of future residents and their access to daylight.
- 5.10 In relation to overshadowing, this is fully assessed in this report. It must be said that some level of overshadowing within an urban context is expected, so too is overshadowing from any new development on a parcel of consolidated land fronting two main roads and currently under-utilised, with almost half of it being used for car parking associated with a church. While generally acceptable and in accordance with relevant policy requirements, the assessment concludes that with more appropriate height transitioning to the south-east portion of the building, overshadowing to adjoining land would ultimately be reduced.
- 5.11 In terms of 'views', this is not a planning consideration and the subject site and the Scheme does not identify the subject site as being in a 'view corridor'. Some loss of views must be expected in an urban context, especially where existing land could be considered as being underutilised and where consecutive lots have been purchased with the view to being consolidated. There is clear policy direction and support for building heights and change for the subject site and the specific precincts in which it is located. Even if a new development on the subject site met the relevant height controls and provided more appropriate setbacks and height transitioning across the site and to adjoining land, it would still result in the loss of views that nearby residents currently have across the subject site.
- 5.12 In terms of residential noise and noise transfer to adjoining dwellings, the land is zoned residential and under the zoning the use of the site for residential purposes does not require a planning permit.
- 5.13 That said, potential noise related to the design of the building (which would affect future residents within the building and noise emissions to adjoining dwellings) would be addressed by way of a permit condition (requiring an acoustic report) in the event that a planning permit were to be issued. The acoustic report could require any noise emissions associated with the building and communal area to comply with the State Environment Protection Policy or any other standard recommended by the Environment Protection Authority.

On-site amenity concerns including the limited open space provision for the new dwellings and a lack of existing public open space in the area to accommodate the number of dwellings proposed (being contrary to Council's Open Space Strategy).

- 5.14 All dwellings would have access to an area of at least 8 square metres. A communal area would also be provided at ground level at the rear of the building. In relation to outdoor space, 8 square metres is generally the recommended minimum area for a secluded private open space in a multi-unit development regardless of the proximity to existing open space areas. That said, while all dwellings would be provided with a minimum terrace size of 8 square metres, the size, design and orientation of said terraces overall would not provide for a good amenity outcome.

Traffic

- 5.15 In relation to concerns relating to inadequate on-site car parking spaces provided and the impact that this would have on the existing on-street car parking and local services (specifically to the Community Health services located at 1020 Doncaster Road), the number of car parking spaces that is proposed to be provided within the development exceeds the minimum number of car parking spaces required by the Scheme for a development of 121 dwellings.
- 5.16 In terms of the perceived traffic congestion and the impact that this would have on existing services and public transport, the application was appropriately referred to Vic Roads and Public Transport Victoria (PTV) for review and comment. At the time of writing this report, no comments had been received from Vic Roads.

The proposal being an overdevelopment of the site, and high density which will ultimately create safety concerns due to the resulting increase in population.

- 5.17 The concern raised in relation to the development being an overdevelopment of the site is a valid one. The proposed development is considered to be an overdevelopment of the subject site by virtue of it exceeding the building footprint and envelope prescribed under the DDO8 provisions.
- 5.18 While Council cannot directly control the number of dwellings within the development, given that a dwelling use does not require a planning permit under the zone, overdevelopment is considered in the configuration of the dwellings and their level of on-site amenity. While the dwellings are of acceptable sizes and configured in an arrangement not dissimilar to other high density residential developments within an urban environment, some of the dwellings at the lower levels would have a compromised level of on-site amenity in terms of access to natural light to habitable rooms. In addition, while terraces meet the minimum 8 square metre requirement, the design of them and light afforded to them is unreasonable.
- 5.19 In relation to safety concerns as a result of the resulting increase in population (121 dwellings), this is not a planning consideration per se. However, the building has been designed to promote active surveillance from the ground and upper levels. Front gardens are provided along the street frontages and windows and terraces front the street at the upper levels of the building which would provide an active and a perceived level of passive surveillance to the street. Appropriate lighting along street frontages to promote safety is a design detail that could be considered at any approval stage (by way of permit conditions).

- 5.20 In terms of pedestrian safety, the application has been referred to Council's traffic engineering unit and to Vic Roads and PTV. The submitted proposal does not demonstrate that appropriate sightlines are provided.

Referrals

External

- 5.21 The application was referred to Vic Roads. At the time of writing this report, comments from Vic Roads had not been received.
- 5.22 The application was referred to Public Transport Victoria (PTV) who does not object to the grant of a planning permit subject to the following conditions on any permit issued:
- *Any alteration to the existing bus stop and associated infrastructure on Blackburn Road to accommodate the re-aligned crossover must be to the satisfaction of Public Transport Victoria and at the cost of the permit holder.*
 - *The permit holder must take all reasonable steps to ensure that disruption to bus operation along Blackburn Road is kept to a minimum during the construction of the development. Foreseen disruptions to bus operations and mitigation measures must be communicated to Public Transport Victoria fourteen (14) days prior.*

Internal

- 5.23 The application was referred to several Council Service units and the following table summarises their responses:

Services Unit	Comments
Traffic Engineering	<p>Require the following to be shown on plans:</p> <ul style="list-style-type: none"> • All runoff directed to the point of discharge. • Provision of on-site storm water detention storage. • New vehicle crossing constructed subject to standard conditions and a footnote requiring a "Vehicle Crossing Permit". • Existing crossings removed and the nature strip / kerb and channel / footpath reinstated. <p>The Responsible Authority for care and management of Doncaster Road and Blackburn Road is Vic Roads. The relocation of the existing bus stop must be to the satisfaction of PTV (relocation further north is not recommended given the proximity to the intersection of Blackburn Road and Doncaster Road).</p>
Waste Services	<p>Require prior to the issue of the permit:</p> <ul style="list-style-type: none"> • the developer to demonstrate that a private waste collection vehicle has relevant height clearances (specifically at the basement garage door entrance) so when the garage door is open the door is not obstructing access to the basement.

Services Unit	Comments
	<p>Require prior to the endorsement of plans:</p> <ul style="list-style-type: none"> • the developer to engage a private waste contractor to undertake waste collection from within the development basement; • a Waste Management Plan submitted and approved to the satisfaction of the Responsible Authority (generally in accordance with Waste Management Plan prepared by Leigh Design dated 23 April 2015 and Traffic Engineering Assessment prepared by Traffix Group dated 10 June 2015). <p>No private waste contractor bins must be left outside the development boundary or unattended at any time on any street frontage.</p>
Environment Sustainable Design	<p>Require the SMP prepared by Wood & Grieve Engineers dated 14 November 2014 to be amended / clarify:</p> <p><u>Layout</u></p> <ul style="list-style-type: none"> • Apartments G.06 & G.07 are small and south facing with very limited daylight access; • Recommend to reconfigure to similar apartments as 1.07 & 2.07 above. <p><u>Report</u></p> <ul style="list-style-type: none"> • Transport has not been covered as listed on p.2. • Only STEPS report indicates bicycle facilities required. • Reflect on latest plans bicycle facilities. <p><u>2.1 Energy Efficiency – Hot water system p.4:</u></p> <ul style="list-style-type: none"> • Reflect on latest plans central gas hot water system with minimum 5 Star rating. <p><u>2.1 Energy Efficiency – Lighting p.4:</u></p> <ul style="list-style-type: none"> • LED bulbs and linear fittings due to cost parity to CFLs and T5 fluorescents which are becoming obsolete and contain mercury. <p><u>2.1 Energy – Solar PVs p.4:</u></p> <ul style="list-style-type: none"> • Reflect on latest plans 8kW Solar PV connected to common areas. <p><u>2.1 Energy – Clothes lines p.4:</u></p> <ul style="list-style-type: none"> • Reflect on latest plans and STEPS p.3 of 11, fixed or retractable clothes lines in: <ul style="list-style-type: none"> ○ courtyard OR; ○ hidden on balcony OR; ○ wet area with adequate ventilation to prevent condensation/mould growth. <p><u>2.3 Water – Rainwater storage, p5:</u></p> <ul style="list-style-type: none"> • Toilets to be connected to rainwater storage to ensure effective drain down of tanks (STORM report indicates toilets from 100 bedrooms are

Services Unit	Comments
	<p>connected).</p> <ul style="list-style-type: none"> • Include overflow to detention via gravity flow. • Reflect on latest plans roof area of 2,380m² harvested for minimum 65,000L rainwater storage and connection to toilet numbers from 100 bedrooms and irrigation (as per STORM report).

6 CONCLUSION

- 6.1 The proposed development is an overdevelopment of the subject site. Officers consider that there is no justification for the proposed built form outcome on the site that reaches a scale of 6-storeys and 20 metres in height above natural ground level.
- 6.2 The proposed development is not consistent with height controls or setbacks prescribed under the DDO8 provisions. The proposed development is not site responsive to the broad design elements set out by the DDO8 and its height and the lack of appropriate transitioning across the site from the street frontages to adjoining residential land fails to meet the DDO8 requirements, creating unreasonable off-site amenity impacts to adjoining dwellings (lower built form).
- 6.3 Limited setbacks from street frontages and adjoining lots would result in the limited provision of a landscaping buffer and appropriate and meaningful in-ground planting to screen the proposed development.
- 6.4 The proposed development would result in overshadowing to an existing dwelling located to the south-east of the subject site, which could be easily addressed through the provision of more appropriate height transitioning. The building has not been designed to take into account its different interfaces including its sensitive interface to the south-east.

RECOMMENDATION

That, having considered all objections, a NOTICE OF REFUSAL TO GRANT A PERMIT be issued for Planning Permit Application No. PL14/024793 for the development of the land for the construction of an apartment style residential building (part 3-storey, part 6-storeys in height) above three (3) levels of basement car parking and alteration to access to a Road Zone Category 1, based on the following grounds:

- (A) **The proposed development exceeds the height controls required by Schedule 8 to the Design and Development Overlay.**
- (B) **The proposed development fails to fully achieve the purpose of the Residential Growth Zone and the General Residential Zone, is not site responsive and does not provide a scale of development that is justified or appropriately transitions from the street frontages to the south and south-eastern interfaces which are located in the General Residential Zone.**

- (C) The proposed development fails to achieve all policy objectives of the Main Road sub precinct and Precinct 2 (Residential Areas Surrounding Activity Centres and Along Main Roads) and the proposed height, transitioning and setbacks exceed the level of change anticipated for these precincts.
- (D) The proposed development fails to meet several design guidelines and Design and Development Overlay Schedule 8 (DDO8) overlay requirements, exceeding the preferred height requirement of the DDO8-1 and DDO8-2 and failing to provide appropriate height transitioning and height variation to adjoining residential lots.
- (E) The proposed development fails to provide appropriate meaningful in-ground screen planting or canopy vegetation or landscaping along site boundaries and street setbacks in the manner supported by Schedule 8 to the Design and Development Overlay of the Manningham Planning Scheme.
- (F) The proposed development provides poor internal amenity for future residents of the development through design and layout, including a compromised level of light penetration to lower level dwellings and the duplex dwellings fronting Doncaster Road, the design and screening for terraces, a small pedestrian entrance and lobby area for the building and an isolated and poorly considered communal open space area.
- (G) The proposed development provides unreasonable off-site amenity to adjoining dwellings as a result of inappropriate height and height variation towards the rear of the site (south and south-east site boundaries) resulting in unreasonable visual bulk and overshadowing to adjoining dwellings in particular to the secluded private open space area of the south-east adjoining dwelling.
- (H) The layout of the basement levels fail to fully achieve the purpose of clause 52.06 of the Manningham Planning Scheme (to ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use) and all relevant design standards for car parking including Design Standard 1 (Accessways) by virtue of the design of the passing area and corner splays at the Blackburn Road frontage.
- (I) The proposed development constitutes an overdevelopment of the subject site and fails to appropriately mitigate the effect of the proposed development on the amenity of the neighbourhood and does not constitute orderly planning of the area, contrary to clause 65 of the Manningham Planning Scheme.

MOVED: O'BRIEN
SECONDED: YANG

That the Recommendation be adopted.

CARRIED

DIVISION

A Division having been demanded the Council divided as follows:

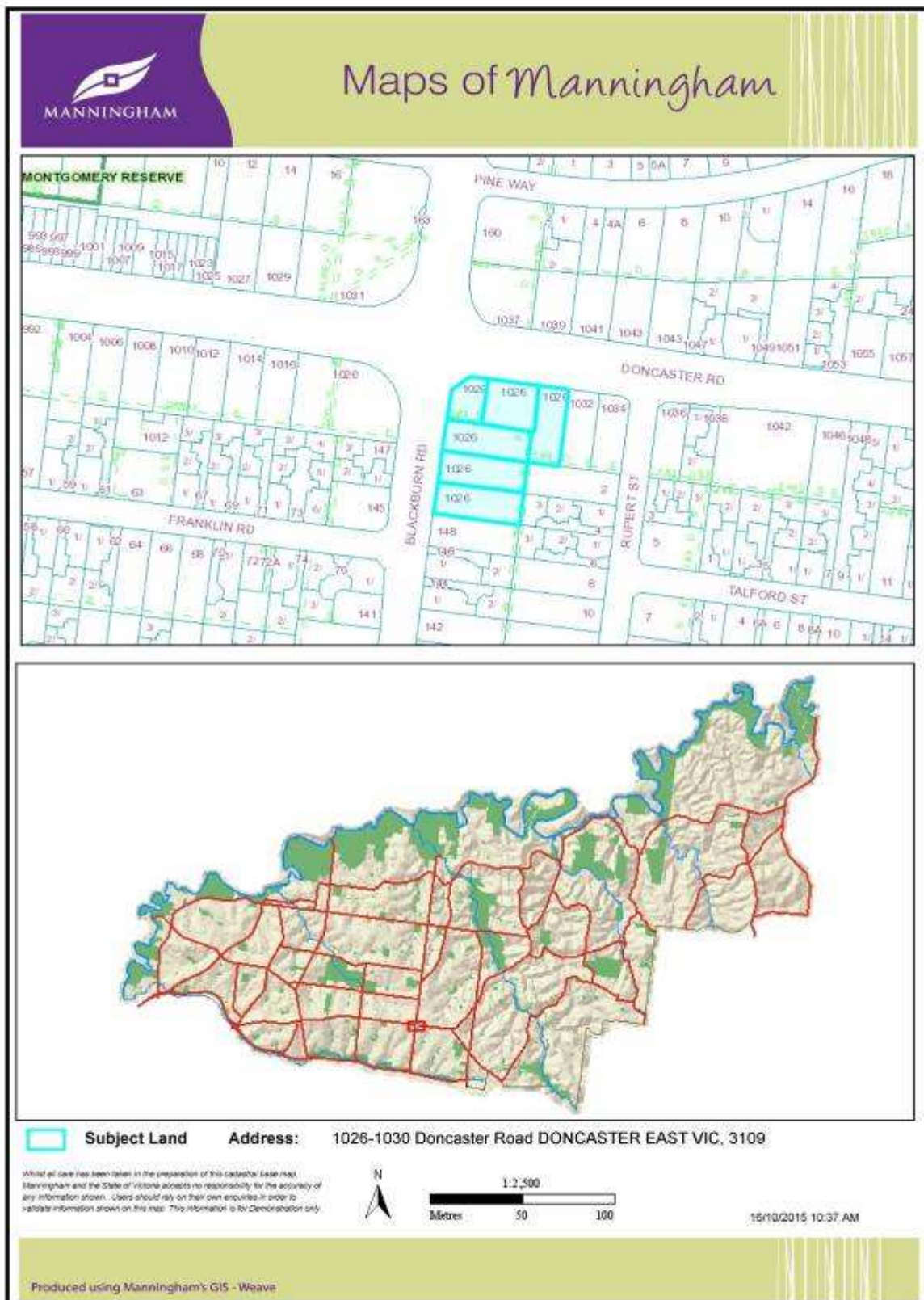
FOR (9): Councillors Galbally, Downie, Yang, O'Brien, Haynes, Gough, Grivokostopoulos, Kleinert & McLeish.

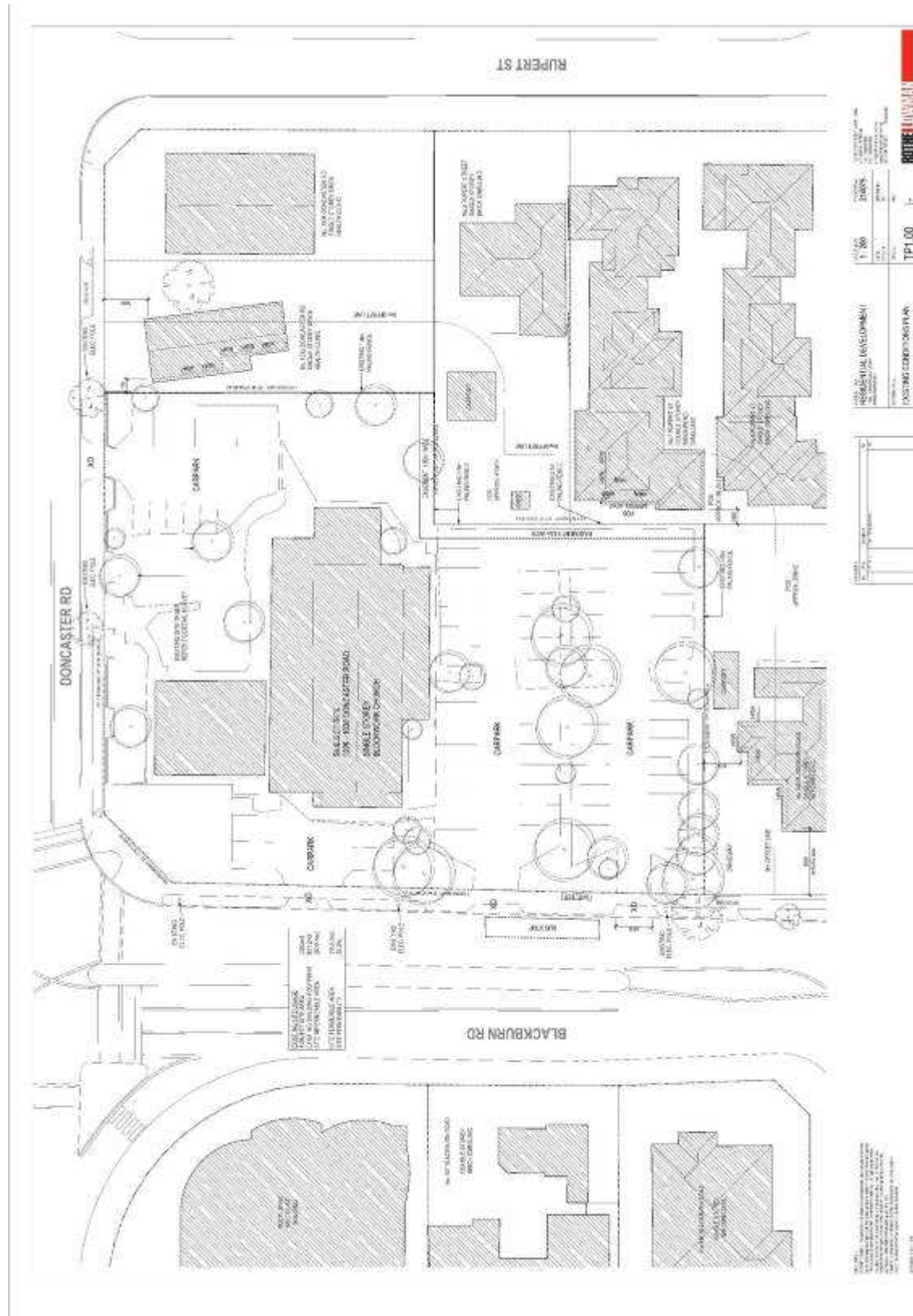
AGAINST (0): Nil.

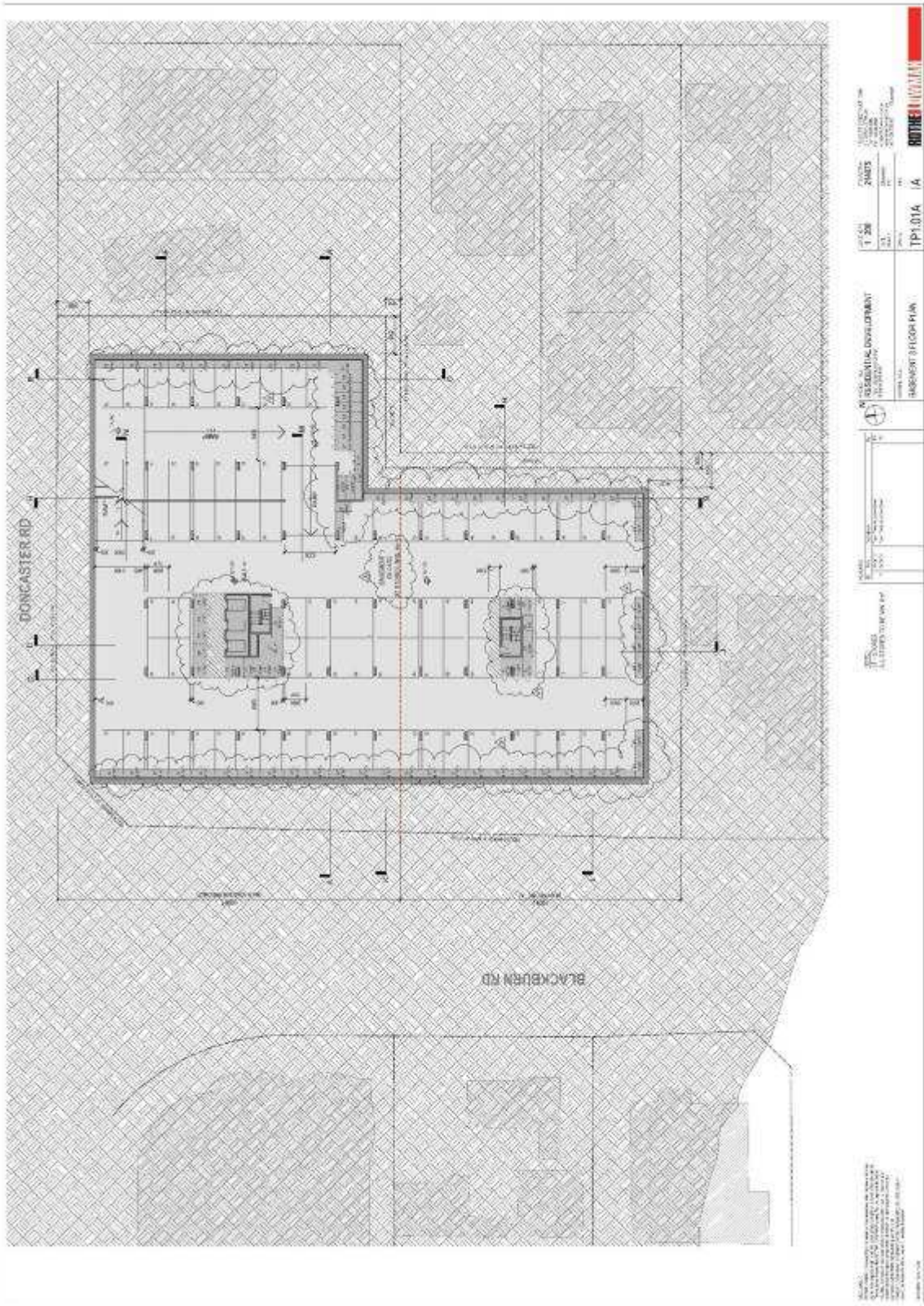
THE MOTION WAS DECLARED CARRIED

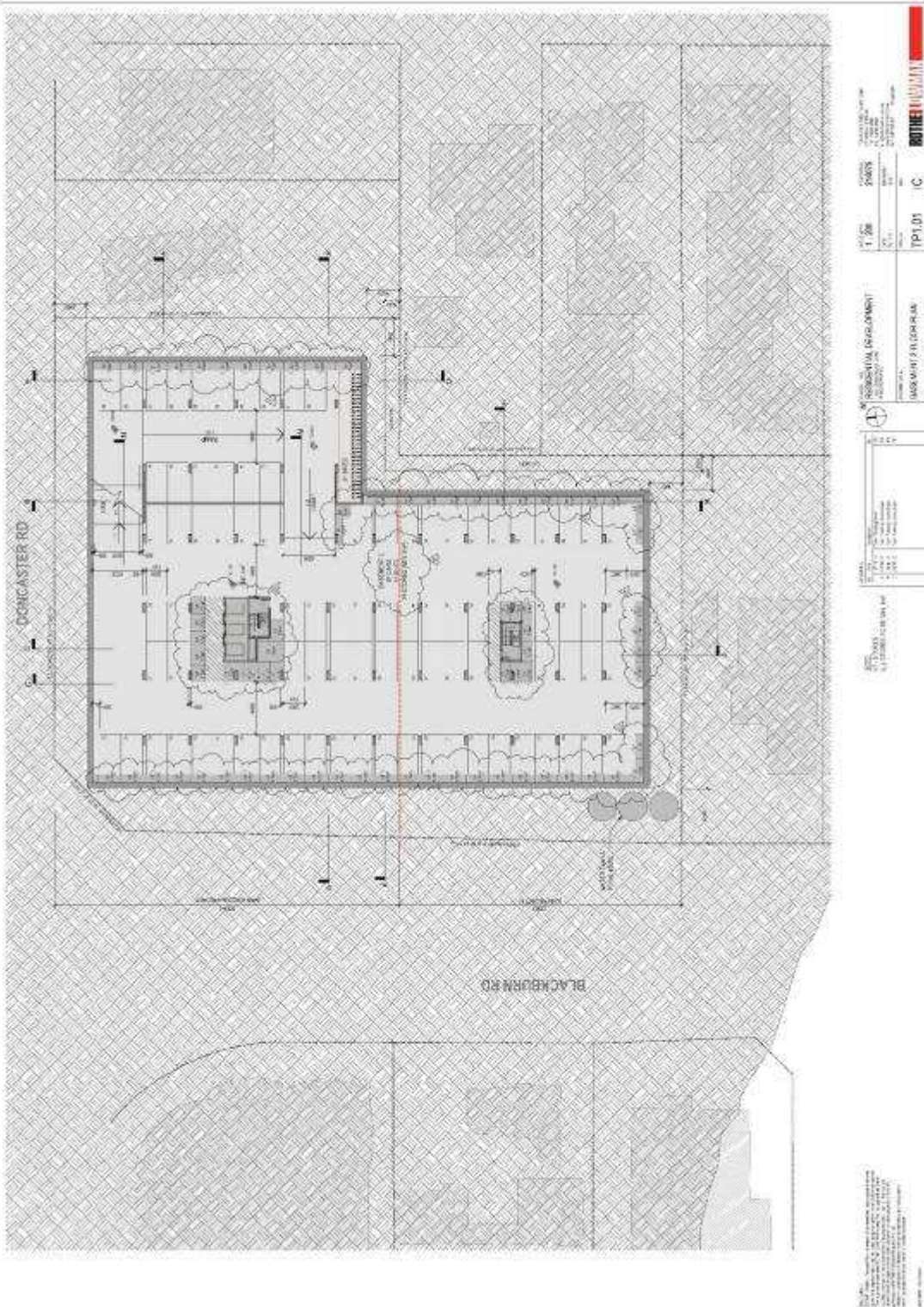
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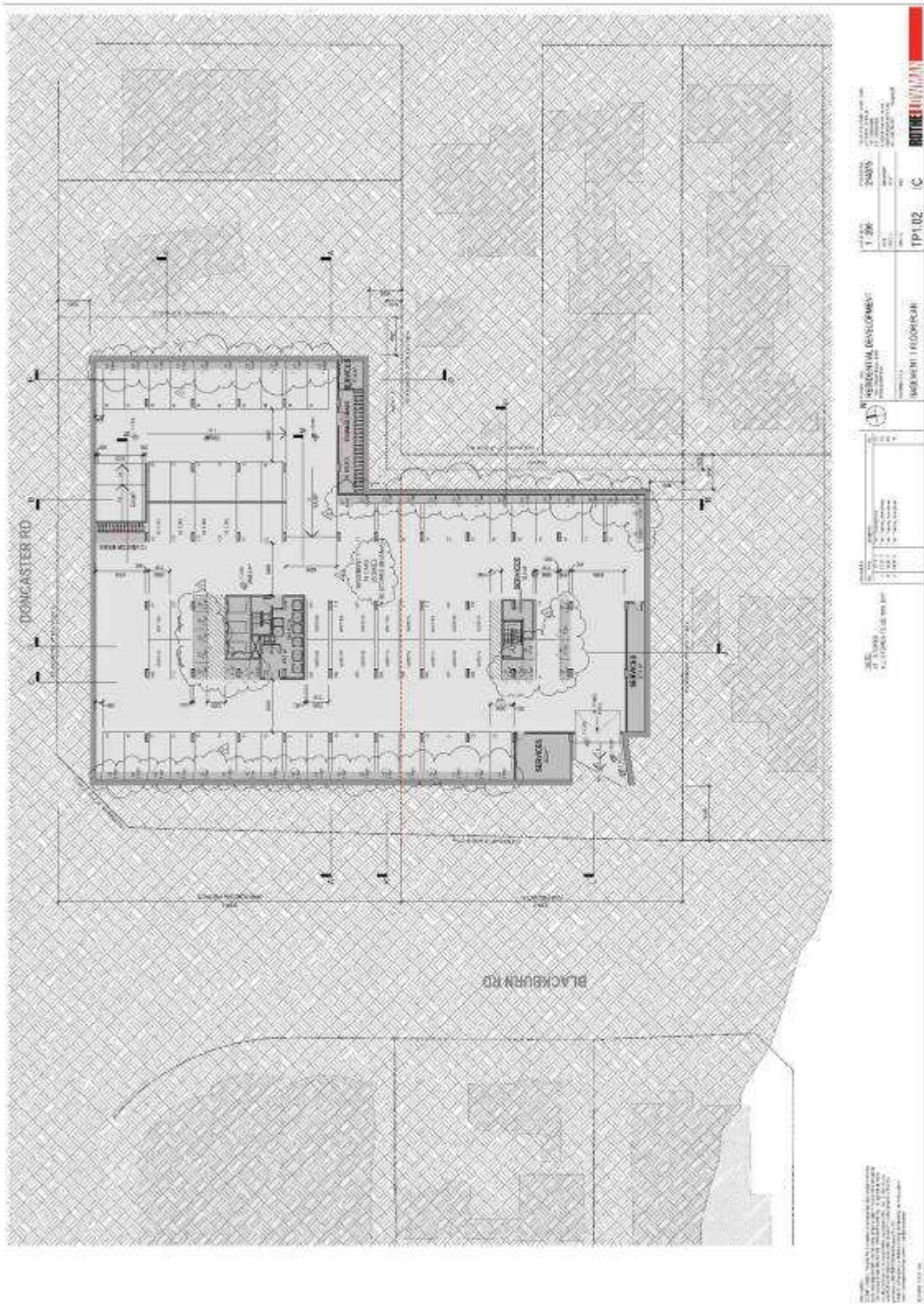
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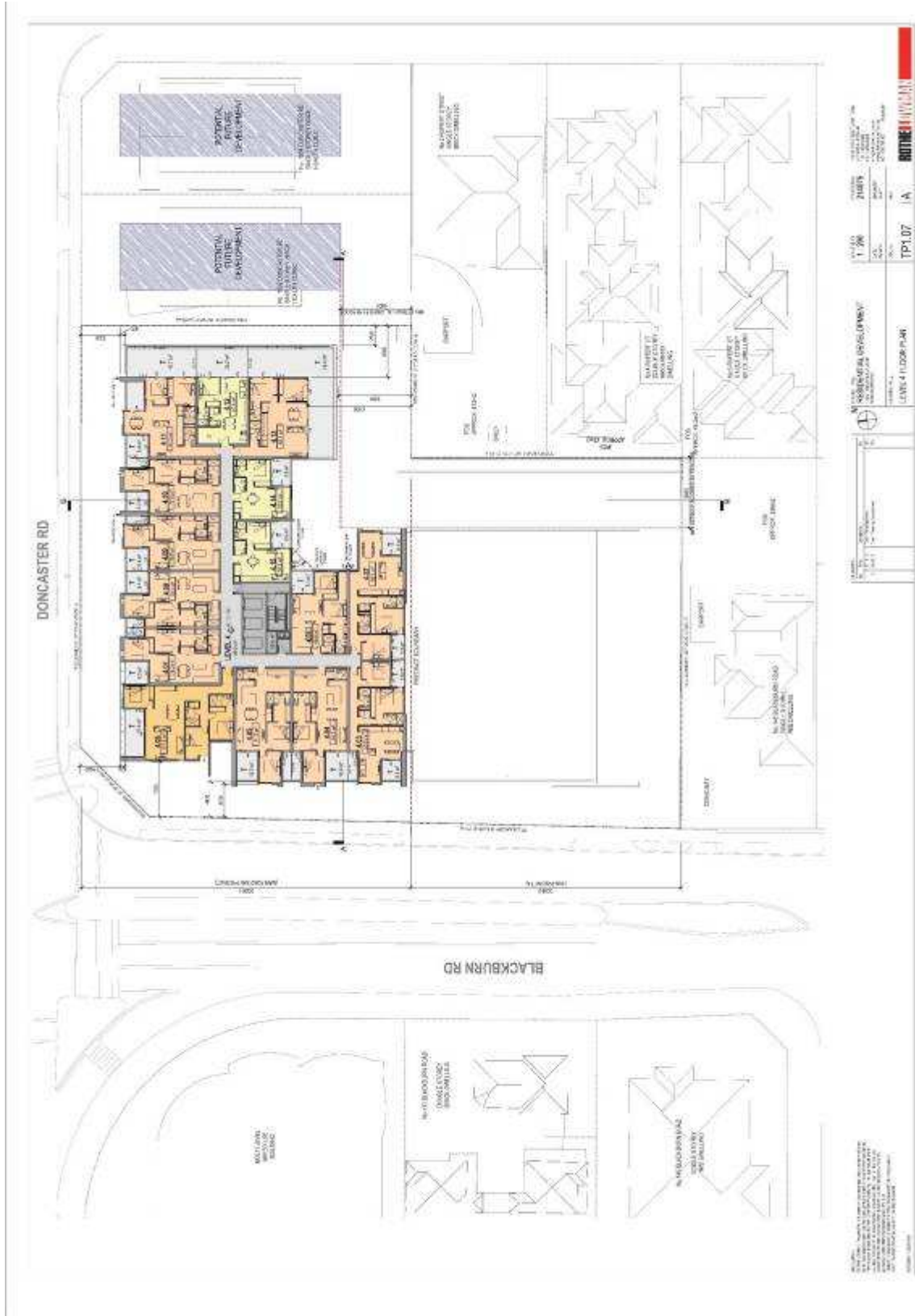


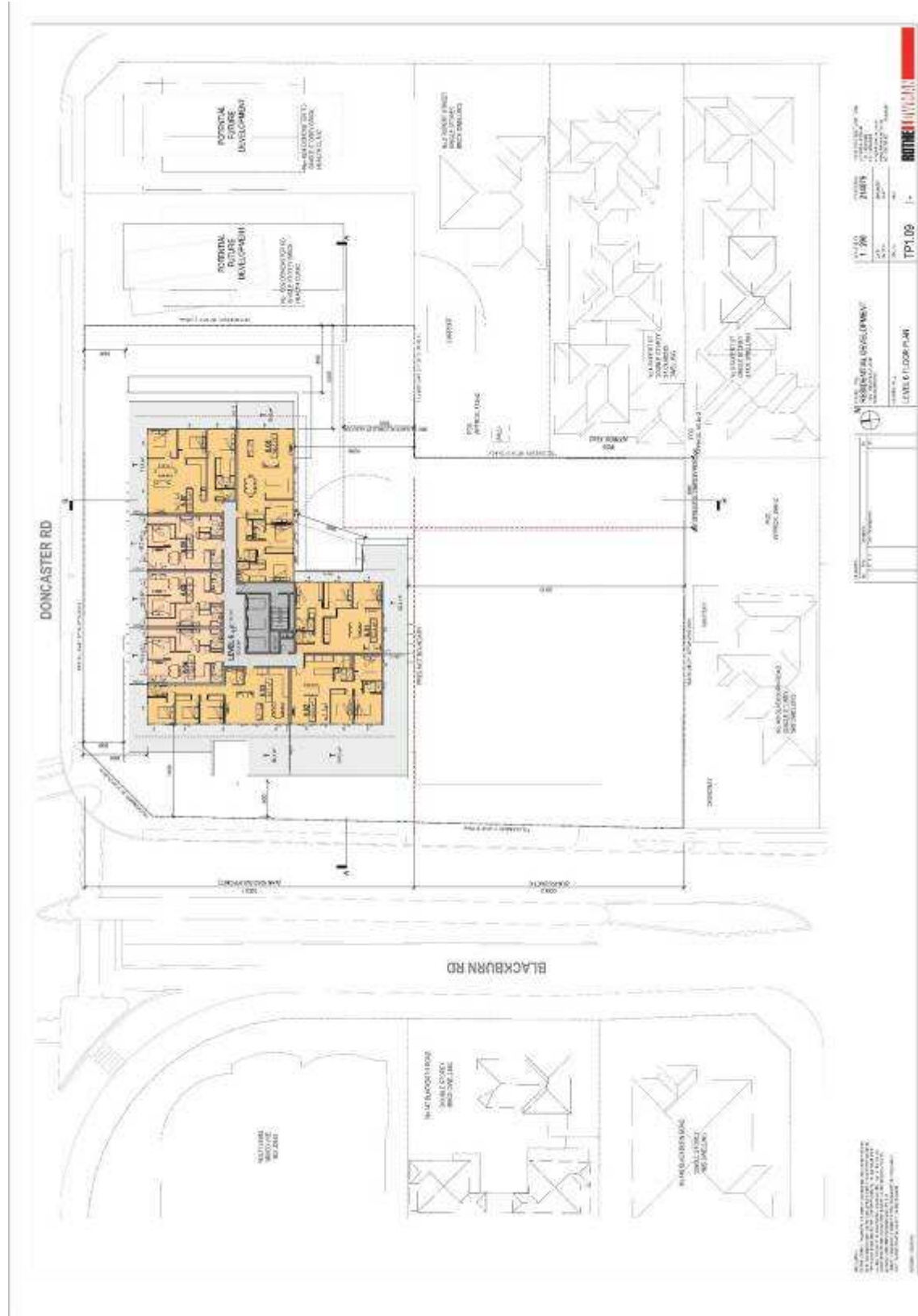


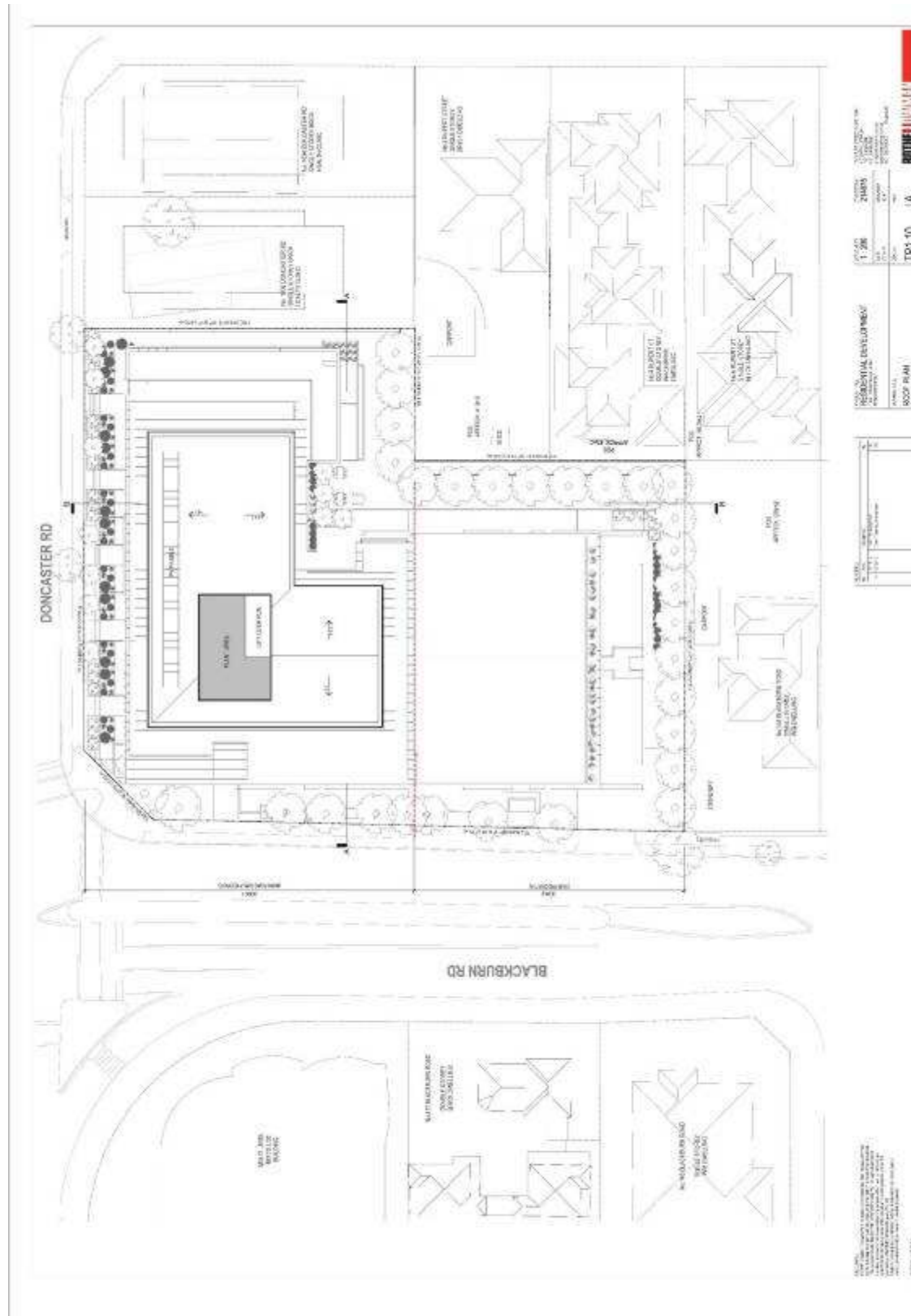


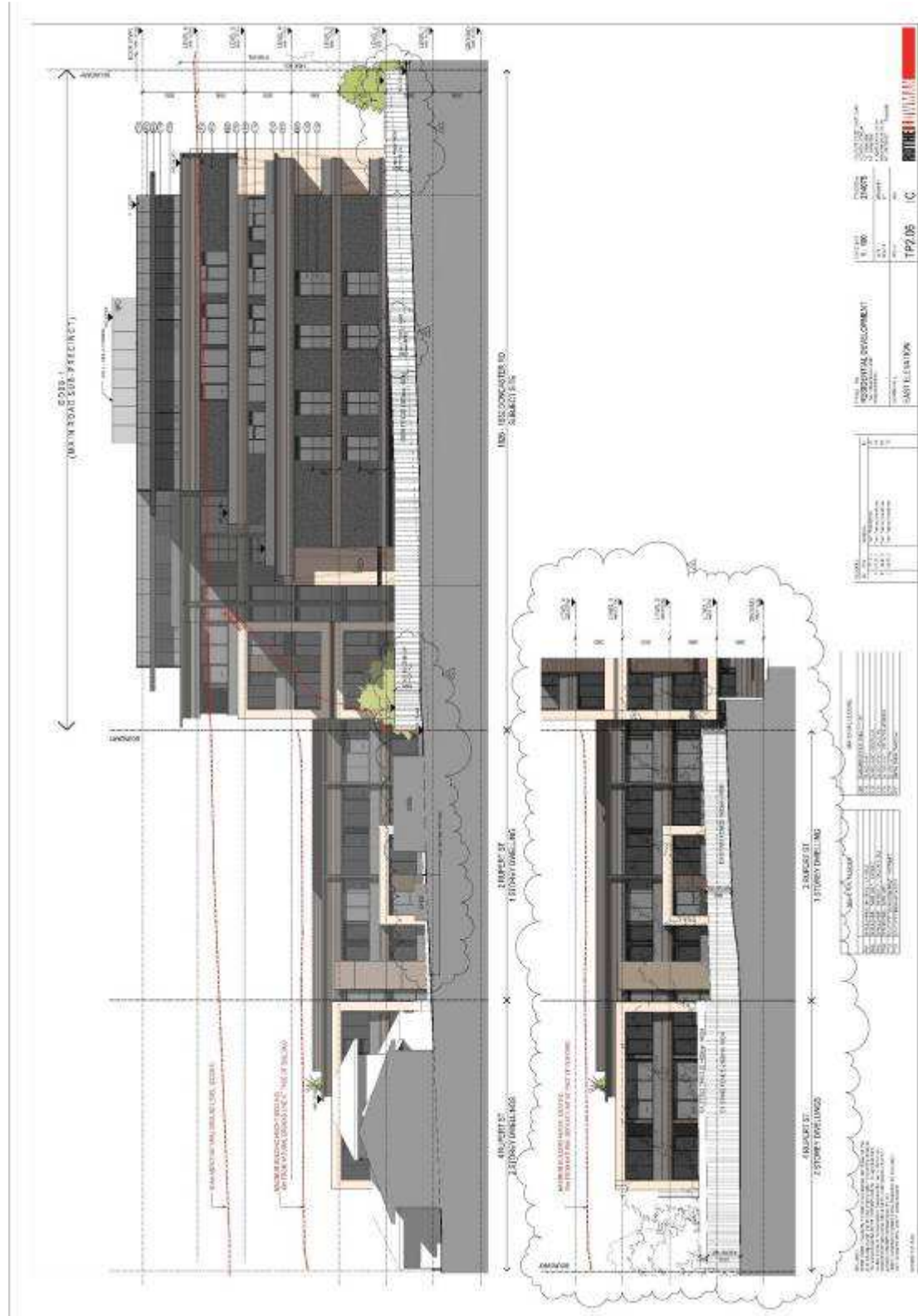


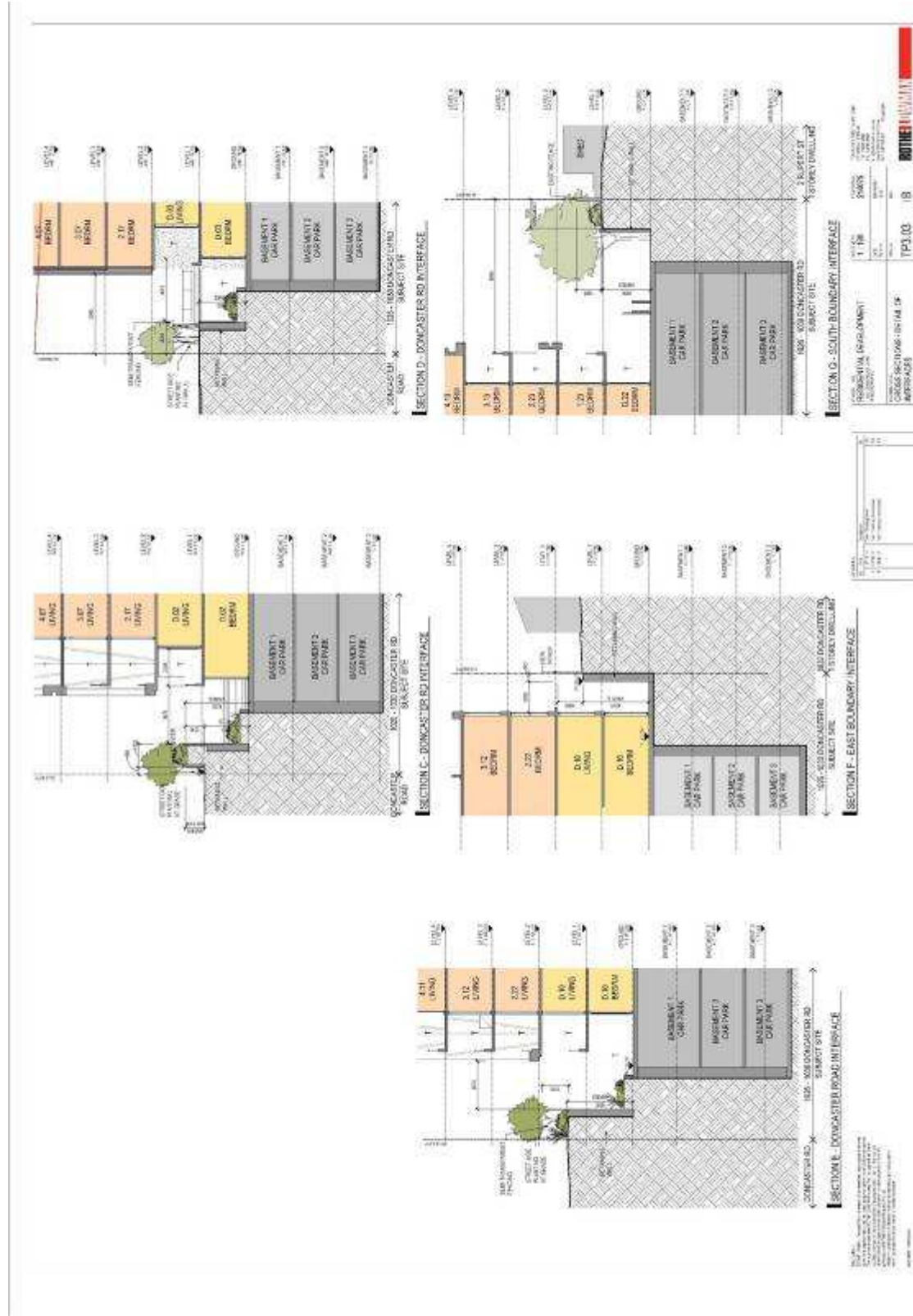


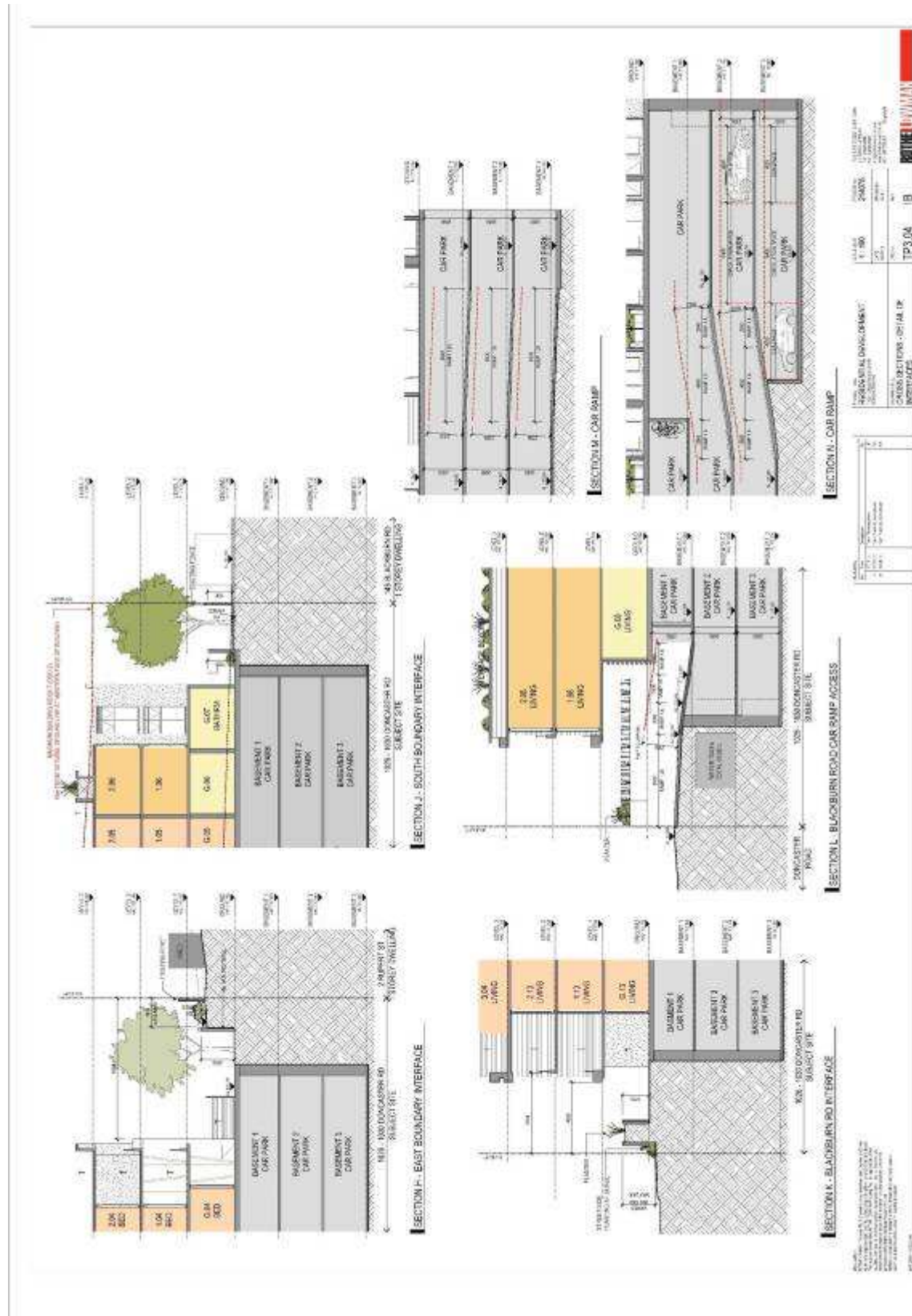


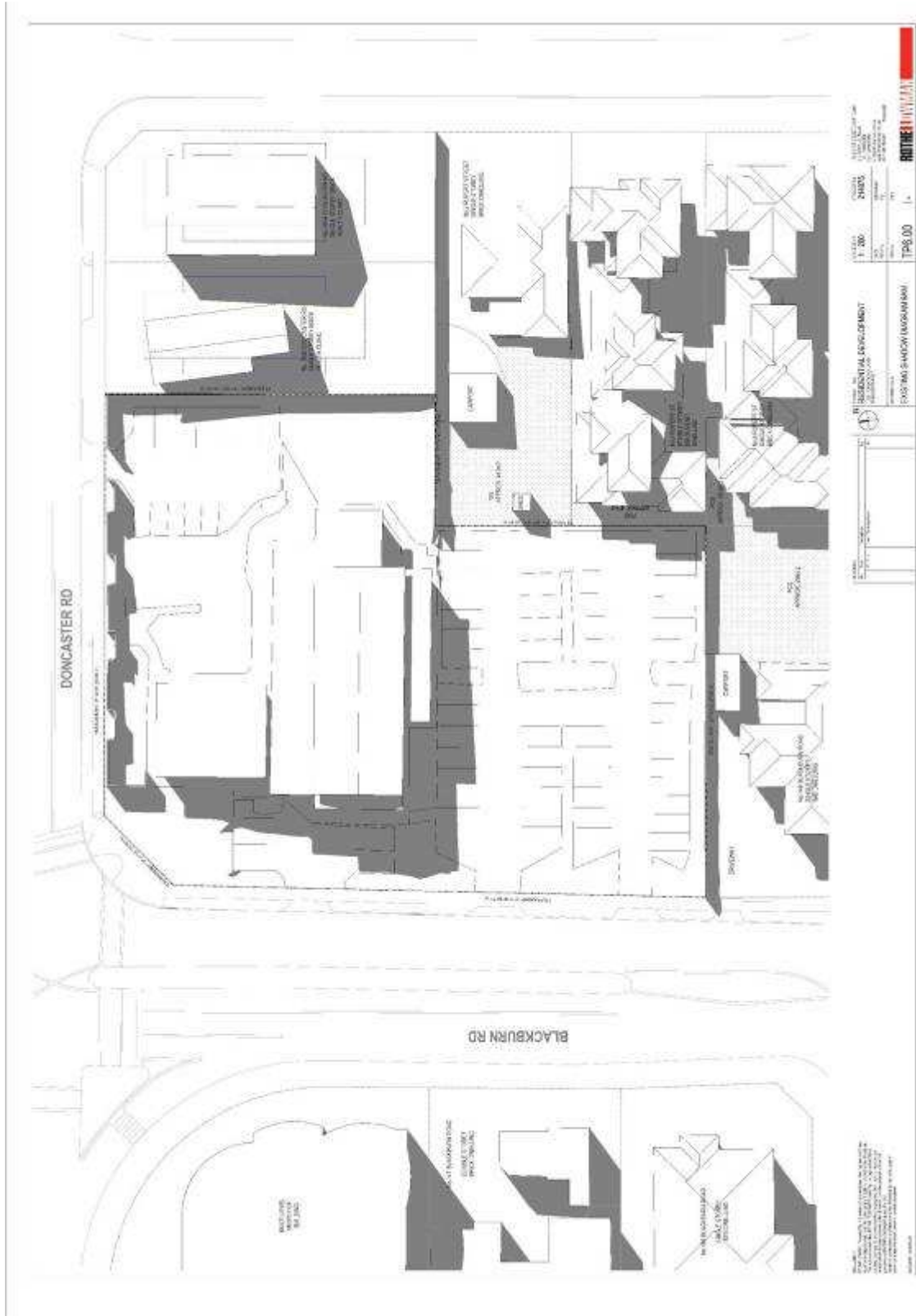


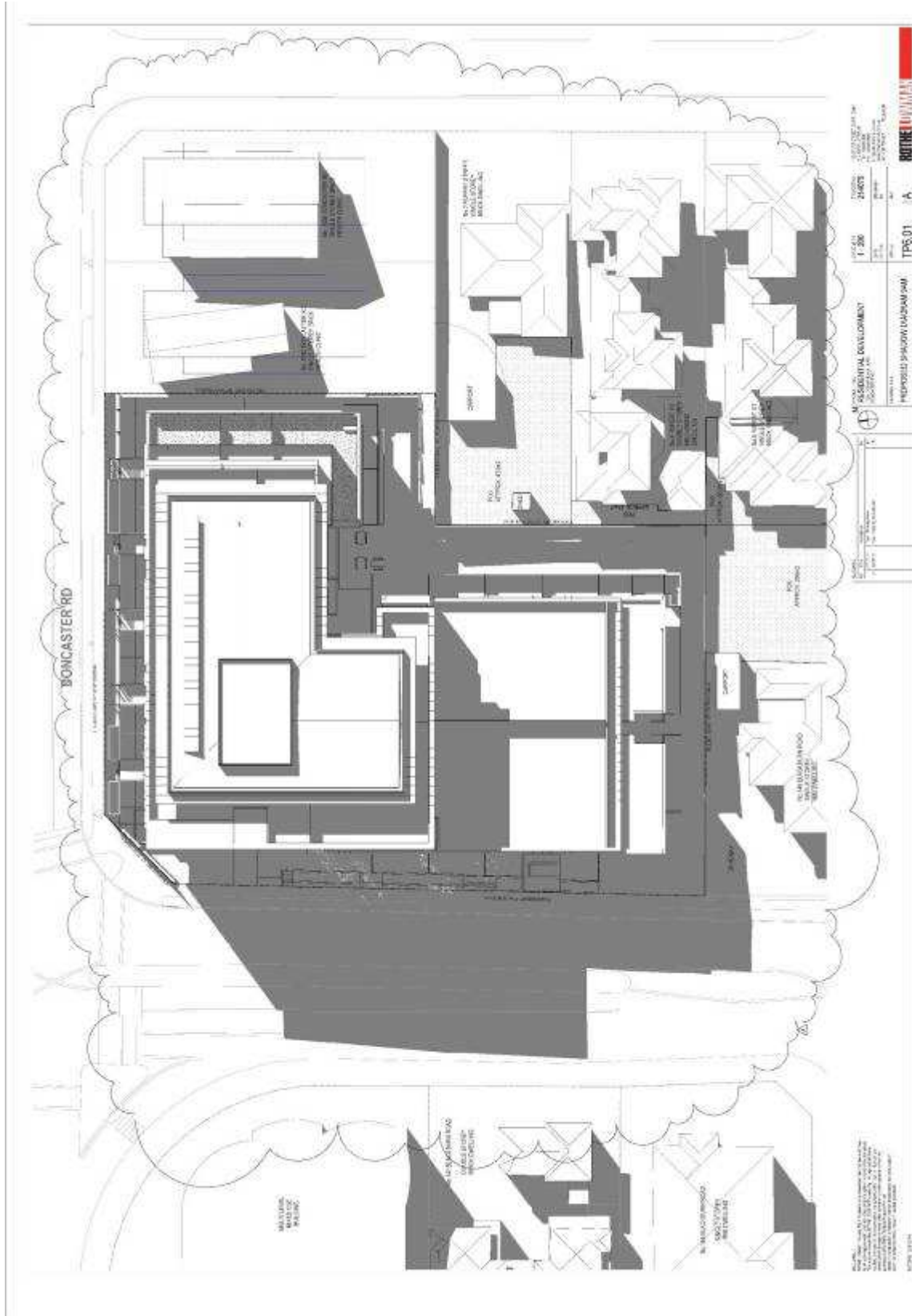


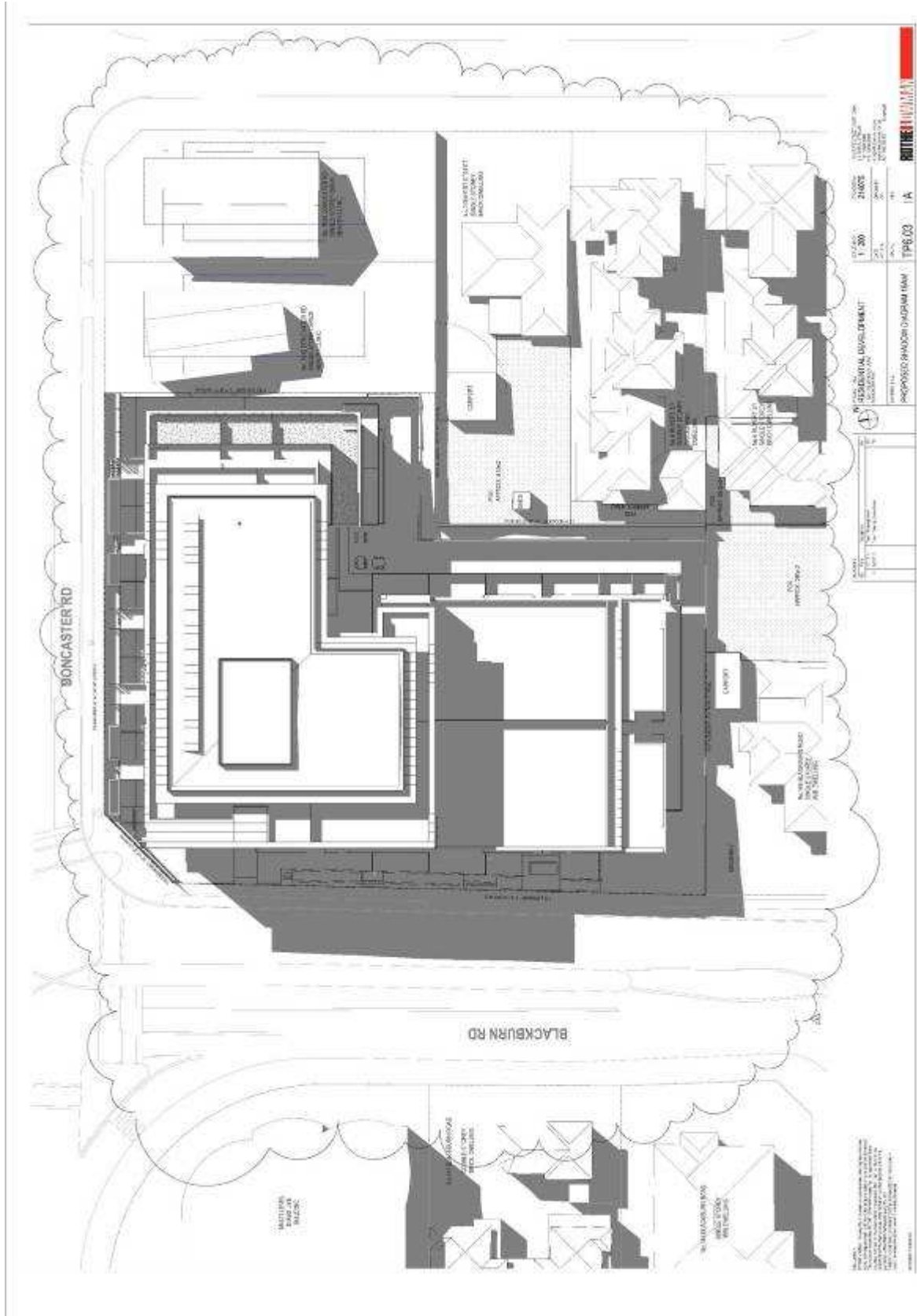


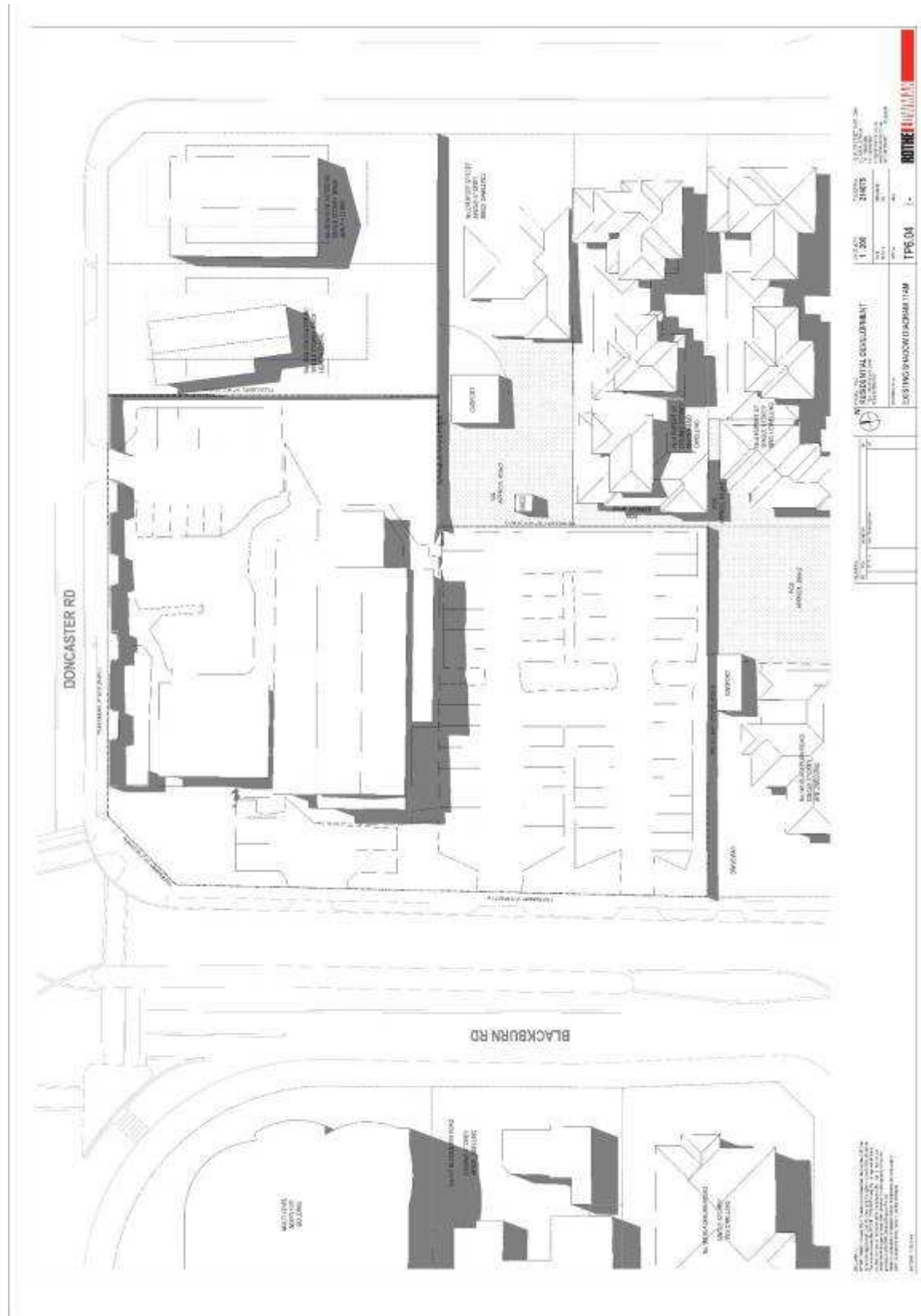


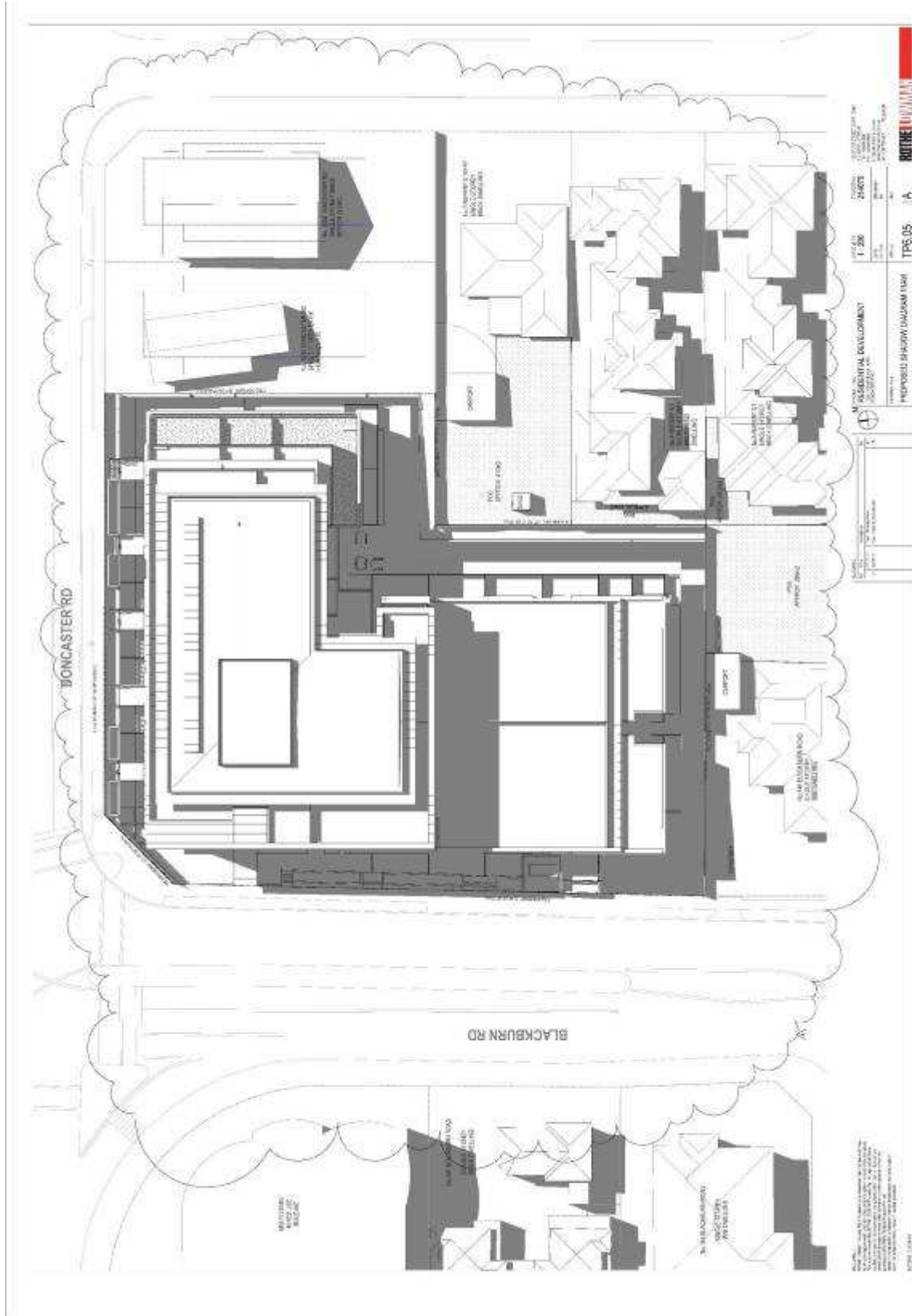


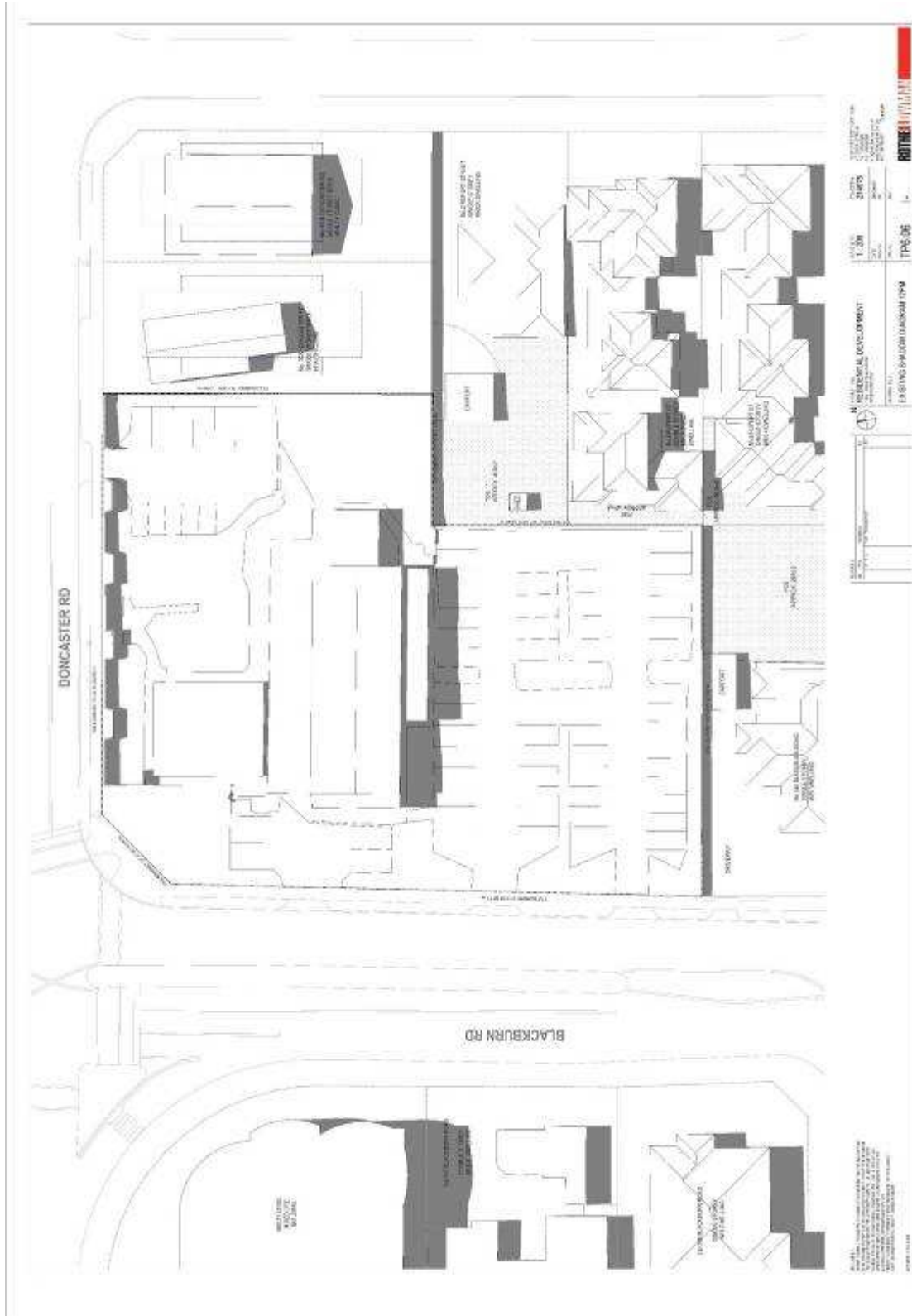


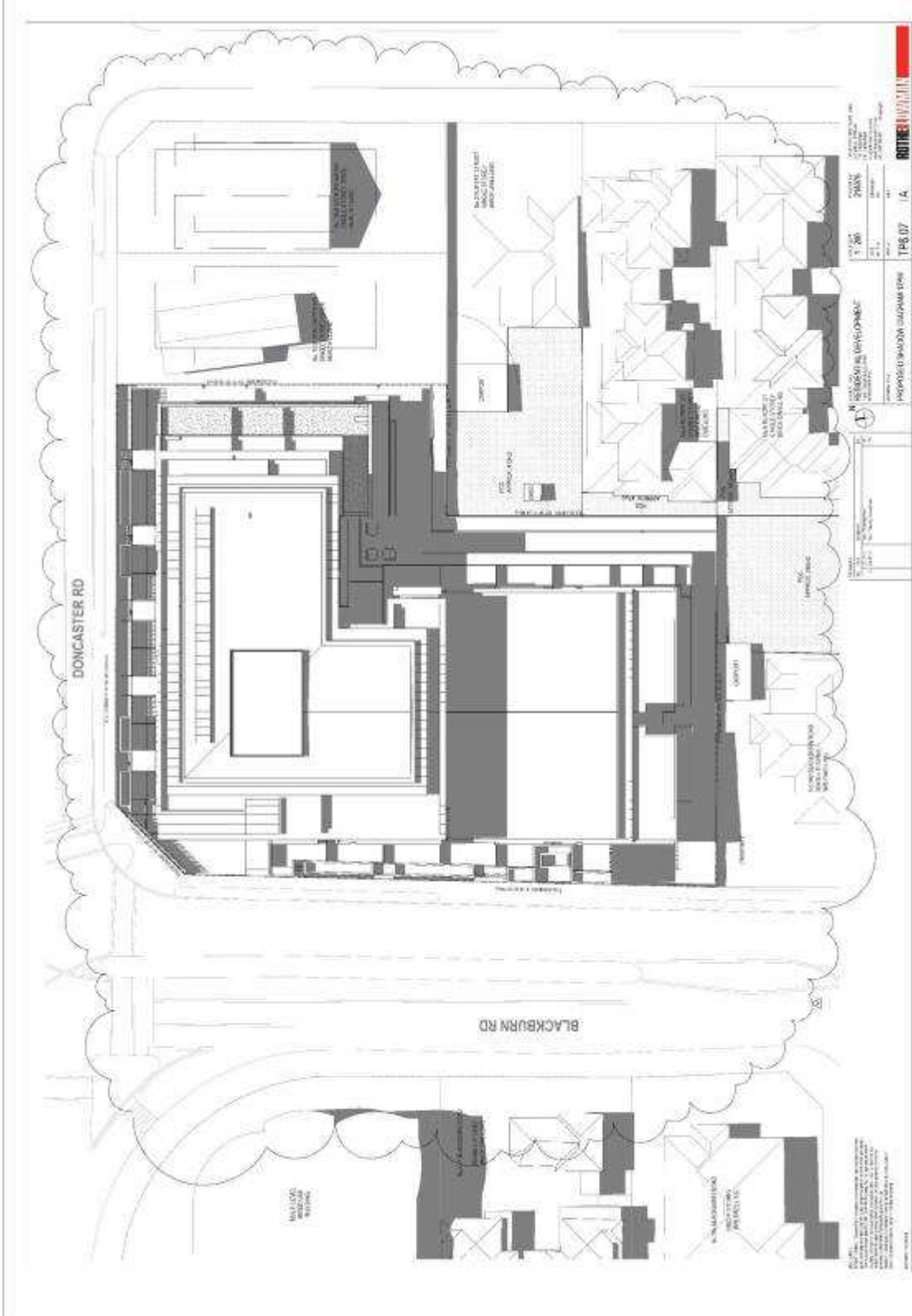


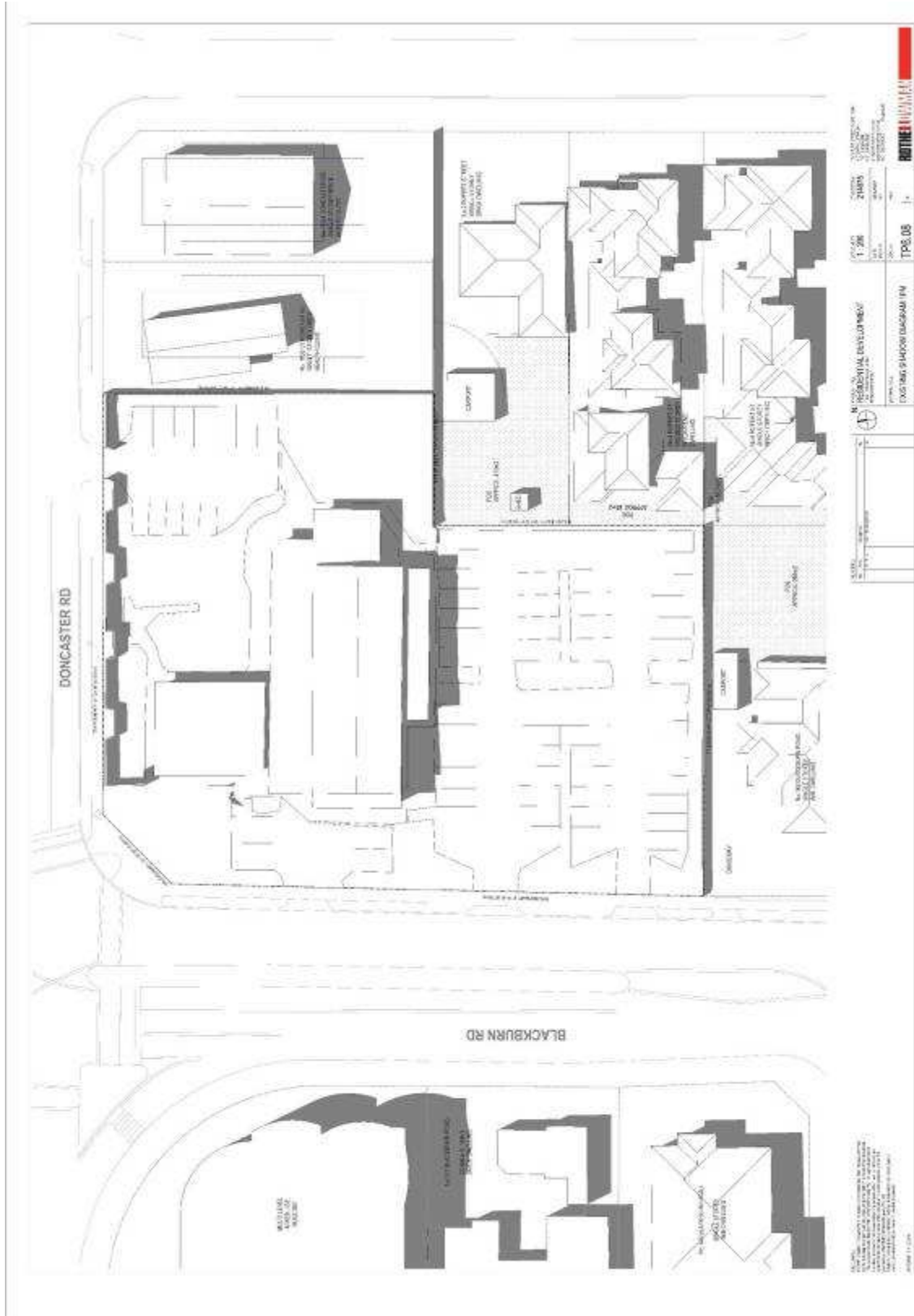


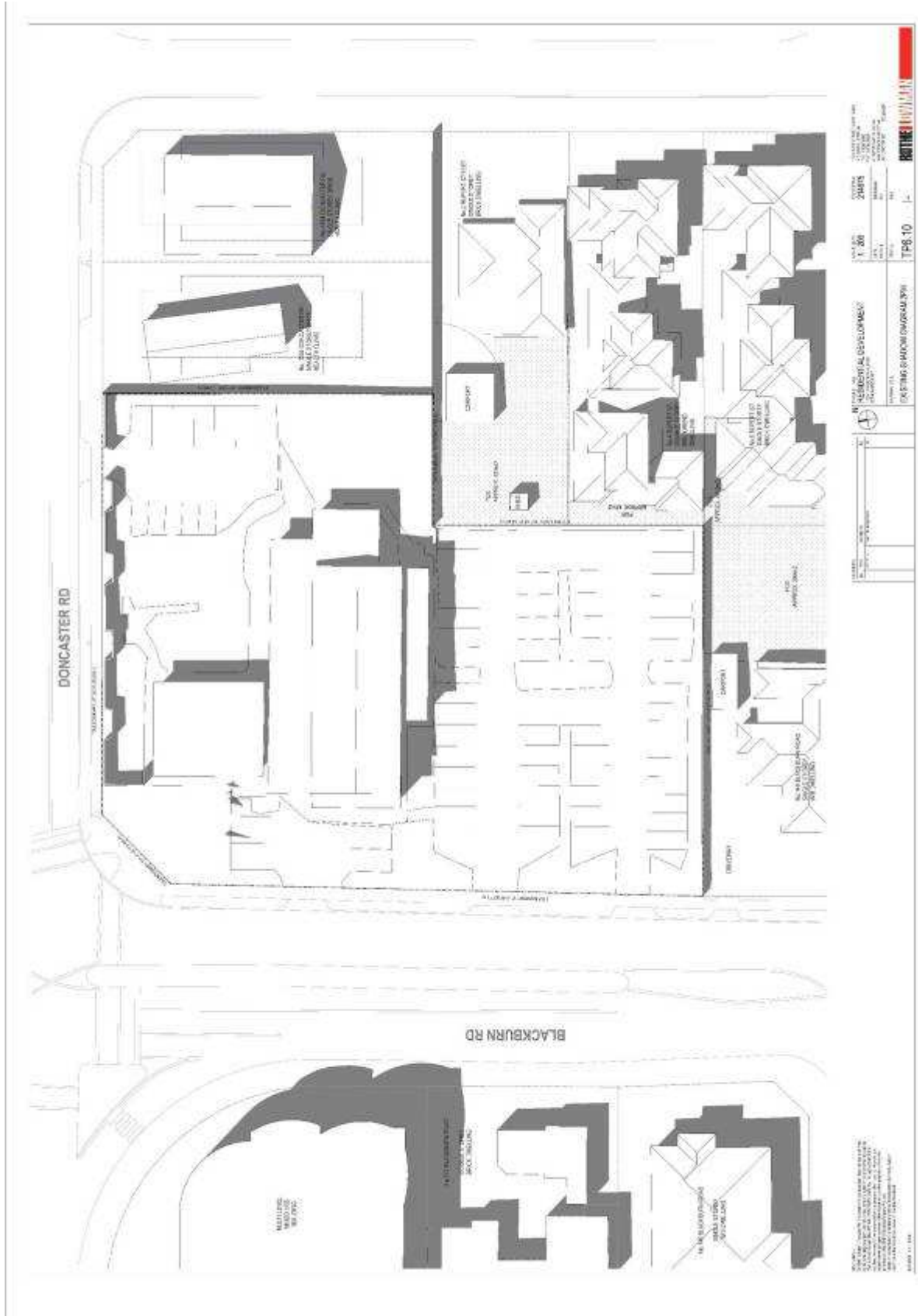


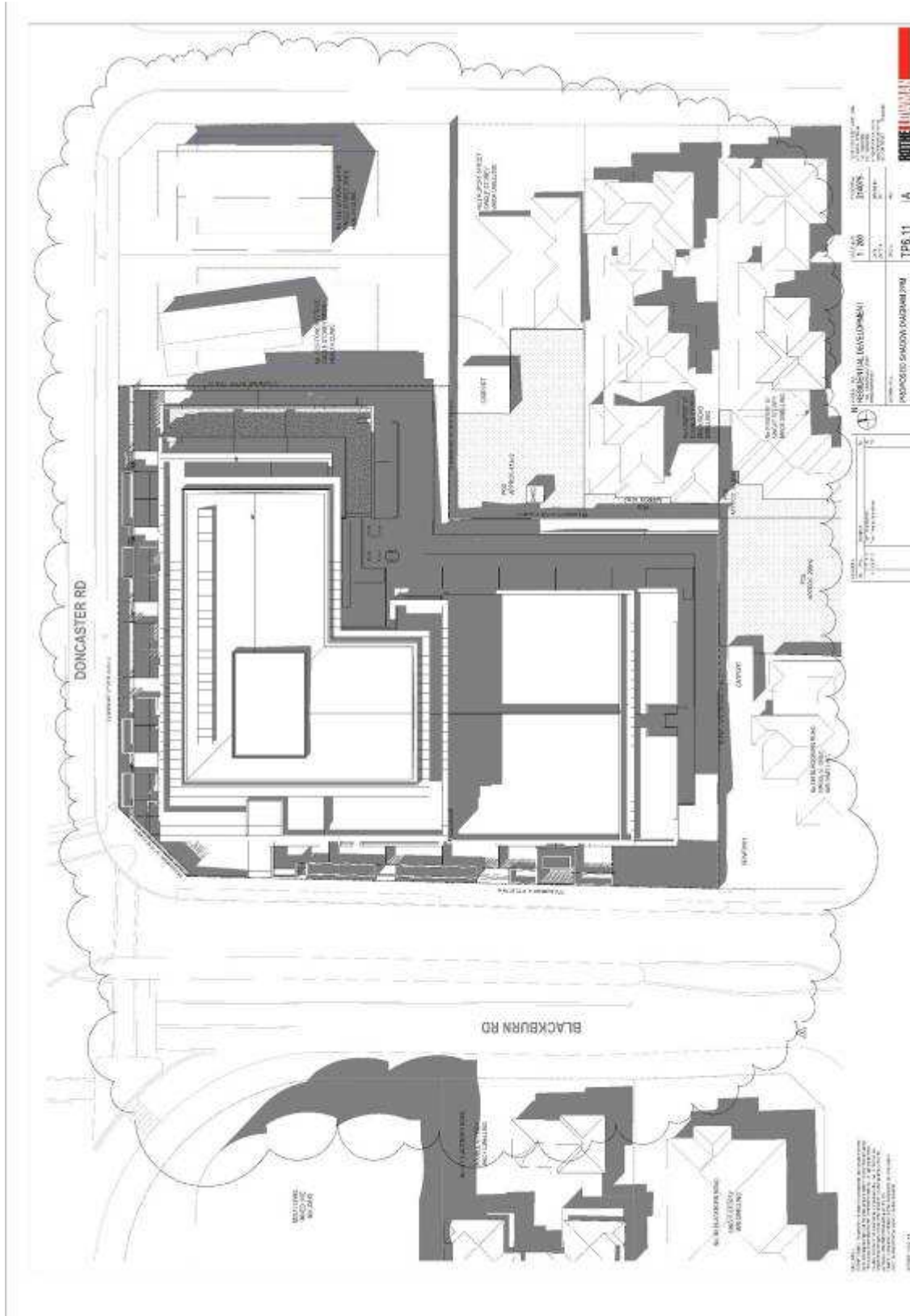












8.2 Planning Application No. PL15/024973 for 13-15 May Street, Doncaster East - Construction of fifteen (15) dwellings comprising eleven (11) three storey dwellings and four (4) two storey dwellings with associated car parking at 13-15 May Street, Doncaster East

Responsible Director: Director Planning & Environment

File No. PL15/024973

Neither the responsible Director, Manager nor the Officer authoring this report has a conflict of interest in this matter.

Land:	13 May Street, Doncaster East 15 May Street, Doncaster East
Zone	General Residential Zone Schedule 2 (GRZ2) Design & Development Overlay Schedule 8 (DD08)
Applicant:	Sky Hao Architects
Ward:	Koonung
Melway Reference:	34B11, 34C11, 34B11, 34B12
Time to consider:	26 October 2015

SUMMARY

It is proposed to develop two residential lots known as 13 and 15 May Street, Doncaster East with a total of fifteen (15) dwellings.

More specifically, the proposal consists of eleven (11) three-storey dwellings and four (4) two-storey dwellings with associated car parking.

Given the combined lot area of 2000 square metres, the Schedule 8 to the Design and Development Overlay (DD08) provides for development of the land up to a mandatory height of eleven (11) metres. The proposed dwellings range in overall maximum building height from 5.7 metres to 10.4 metres.

The application was advertised and attracted two (2) objections. The grounds of objection include: overshadowing, impact to existing boundary fencing, insufficient on-site car parking, traffic implications, demolition and construction management concerns.

The proposal is an example of the higher density, contemporary architecture contemplated by the Manningham Planning Scheme for this site as expressed in the Schedule 8 to the Design and Development Overlay (DD08). The proposal minimises off-site amenity impacts by meeting the car parking requirements of Clause 52.06 Car Parking (including three (3) visitor car parking spaces), providing good buildings setbacks at all levels and creating opportunities for meaningful perimeter landscaping. Some minor concerns of officers with regard to internal amenity are resolvable by permit condition.

It is therefore Council officers' recommendation to support the application, subject to conditions.

1 BACKGROUND

- 1.1 The subject site comprises two lots known as 13 and 15 May Street, Doncaster East. The lots are legally described as: Lot 19 on LP 23320, Volume 7940 Folio 189 and Lot 20 on LP 23320 Volume 7803 Folio 085.
- 1.2 The site has a western, front boundary and a rear, eastern boundary of 36.6 metres. The length of side boundaries, north and south, are 54.64 metres and 54.43 metres, respectively. The total site area is 2000 square metres.
- 1.3 The site rises from its front, southern corner to its rear, northern corner by 3.7 metres.
- 1.4 No easements or covenants affect the site.
- 1.5 Each lot currently accommodates one single storey brick dwelling with pitched, tiled roofing. Both dwellings are positioned centrally on each allotment. Both lots have two outbuildings to their rear and vehicle access for both is via crossovers and driveways positioned adjacent to their respective northern boundaries.
- 1.6 Minimal paved areas exist in either open space with open expansive lawn areas characterising both rear yards. A small number of scattered trees are located in the rear yard of both dwellings. The lot at No 13 May Street has a large English Oak tree adjacent to its rear boundary.
- 1.7 There is no fencing across either frontage. Overgrown trees and shrubs are scattered across the front setback, particularly of No. 15 May Street, screening views of existing buildings from the streetscape.
- 1.8 The height of boundary fencing varies across the site. Two (2) metre high timber palings line the rear boundary, while side boundaries having fencing ranging in height from 1.5 metres to 1.65 metres.
- 1.9 An established Paperbark tree and an immature Pear tree are located within the nature strip forward of the site. A Council parking restriction pole and sign is also positioned here.
- 1.10 The site has boundaries common with four (4) properties, as follows:

Direction	Address	Description
South	No. 11 May Street	<ul style="list-style-type: none"> The lot is 991 sqm (approx). It accommodates a double fronted, single storey, weatherboard dwelling with tiled pitched roofing. The dwelling has a 17 metre setback to the front of the site. An attached carport and brick garage is situated to the south-east of the dwelling adjacent to its southern boundary. Across its northern side, the dwelling is stepped so that it has multiple setbacks to the boundary common with the subject site. At its minimum,

Direction	Address	Description
		<p>the dwelling is set back by 3 metres increasing to a maximum 6.5 metres.</p> <ul style="list-style-type: none"> The dwelling has a total of four (4) windows across its northern side which face towards the subject site. Two of these windows are to habitable rooms, and two of these are to non-habitable rooms. Similar to the subject site, this lot has a large open lawn area characterising its secluded private open space. An established Golden Elm tree is situated in the front setback no more than 4 metres from the front title boundary.
North	No. 17 May Street	<ul style="list-style-type: none"> The lot is 298 sqm (approx). It accommodates one compact double storey townhouse constructed of brick with tiled pitched roofing. An upper level verandah provides an outlook onto May Street. An attached double car garage is accessed via a crossover and driveway situated at the southern end of the lot's frontage. Habitable room windows are situated across the southern side of this dwelling at both ground and upper levels. The lot's secluded private open space is situated to its north-east. The front setback is characterised by paving softened by a small strip of lawn and small manicured low level planting.
	No. 2-4 George Street	<ul style="list-style-type: none"> The lot is 1471 sqm (approx). A large homestead style, single storey brick dwelling with tiled, hipped roofing stretches the width of the allotment. The dwelling is used as a medical centre providing a range of health services, including medical imaging. A large setback of 20 metres is

Direction	Address	Description
		<p>provided to George Street in which a large open air car park is located. Some small garden beds with low to medium level planting are positioned along the front title boundary.</p> <ul style="list-style-type: none"> • A minimum setback of 1.65 metres is provided to the boundary common with the site, excluding a verandah. The verandah itself is positioned adjacent to the shared boundary. • A number of air conditioning units are positioned on the rooftop of the medical centre set back by only a few metres from the common boundary with the site.
East	No. 233 Blackburn Road (2 lots)	<ul style="list-style-type: none"> • The combined total of the lots is 1776 sqm (approx). • Both lots form part of the open air concrete car park associated with the Taipan Restaurant. • Vegetation of various maturities is located adjacent to the boundary common with the site, including a Pin Oak tree that is positioned about 3.5 metres from the western boundary. • The site is currently the subject of a separate planning application which is being managed by the same permit applicant and progresses the construction of a four storey apartment building and a series of three storey townhouse style dwellings with associated basement car parking. Plans have been advertised. That application has not been determined to this time.

- 1.11 The subject site is located within a diverse streetscape which comprises a mix of older, more traditional suburban housing, unit development from the 1990s and early 2000s and an emergence of more modern development, such as the small apartment building on the south-west corner of the May and George Street intersection.
- 1.12 Due to the absence of solid, high level fencing, the eastern side of May Street has a more open feel than the west side in the vicinity of the subject site.

- 1.13 The landscape character of the surrounding area is similarly diverse. A number of established exotic trees, such as various species of Oaks, are scattered across the neighbourhood.
- 1.14 May Street is a local street with a width between kerbs of approximately 8 metres. Parking is permitted on both sides. While the west side of May Street is unrestricted, there are 1 hour parking restrictions applicable 8am – 6pm Mon - Sunday (resident permit exceptions) on the east side of May Street.
- 1.15 May Street connects to George Street to the north and Blackburn Road to the south-east. George Street is a collector road in the local road network which, in the vicinity of the site, provides a single traffic lane in each direction.
- 1.16 The site is exceptionally well located to the Donburn Neighbourhood Activity Centre at a distance of between 220-250 metres. An extensive range of bus services are available along George Street and Blackburn Road. Bus stops along these main roads are all within 250-300 metres. The site provides access to the Melbourne Central Activity District, Westfield Doncaster, train stations at Heidelberg, Mitcham and Box Hill and to a large range of local schools and inner city schools.
- 1.17 Doncaster East Secondary College is positioned within 200 metres from the site. Dryden Reserve, a neighbourhood park with playground equipment and Zerbes Reserve, a larger open space with sporting grounds, are situated within 700 metres of the site.

Planning History/Application History

- 1.18 There is no relevant planning permit history for the subject site.
- 1.19 The proposal was presented to a Sustainable Design Taskforce meeting on 9 April 2015 where the application was generally well received. The main area of feedback related to improving internal amenity.

2 PROPOSAL

- 2.1 It is proposed to demolish the existing dwellings and all other buildings on the site, and remove all vegetation in order to construct a total of fifteen (15) dwellings with associated car parking.

Dwelling Breakdown

- 2.2 The proposal for fifteen dwellings consists of eleven (11) three-storey dwellings and four (4) two-storey dwellings.
- 2.3 The development is proposed to be configured in two rows of attached built form along the length of the site. In this regard, Dwellings (labelled) 1, 2, 5-10 are to be situated along the northern side of the site, while Dwellings 3, 4 and 11-15 are to be positioned along the southern side of the site. The two rows are physically separated by the one, centrally located vehicular crossover and accessway. This accessway will service all dwellings, their respective garages and the three (3) visitor spaces at the rear of the site.
- 2.4 The proposed two storey dwellings are Dwellings 3, 7, 11 and 14. These are to be situated within the two rows of attached built form thereby offering visual breaks when viewing the development from neighbouring properties located on either side of the site. All other dwellings are proposed as three-storey.

2.5 A summary of the dwelling breakdown is provided in the table below:

Dwelling No.	No. of Storeys	No. of Bedrooms	No. of Car Parking Spaces
1.	Three	3	2
2.	Three	3	2
3.	Two	3	2
4.	Three	3	2
5.	Three	3	2
6.	Three	3	2
7.	Two	3	2
8.	Three	3	2
9.	Three	2	1
10.	Three	2	1
11.	Two	3	2
12.	Three	3	2
13.	Three	3	2
14.	Two	3	2
15.	Three	2	2

Street Setbacks

Western Boundary

2.6 Dwellings 1 and 2 will have a streetscape presentation to May Street. Both dwellings are proposed to have a minimum street setback of 6 metres at ground level, increasing to 6.6 metres at the first level and 8.2 metres at the second level. Balconies to both dwellings would encroach into this setback at the first level.

Rear/Side Setbacks

Eastern Boundary

2.7 Minimum wall setbacks to the eastern boundary, otherwise known as the boundary common with the Taipan Site at No. 233 Blackburn Road, are as follows:

2.7.1 Ground Level – 3.86 metres (Dwelling 10);

2.7.2 Second Level – 3.34 metres, with a 2.88 balcony setback (Dwelling 10);

2.7.3 Third Level – 3.94 metres (Dwelling 10).

Northern Boundary

- 2.8 Minimum setbacks to the northern boundary, otherwise known as the boundary common with 17 May Street and 2-4 George Street, are as follows:
- 2.8.1 Ground Level – 3.56 metres (Dwelling 10);
 - 2.8.2 Second Level – 4.64 metres (Dwelling 10); and
 - 2.8.3 Third Level – 4.64 metres (Dwelling 10).

Southern Boundary

- 2.9 Minimum setbacks to the southern boundary, otherwise known as the boundary common with 11 May Street, are as follows:
- 2.9.1 Ground Level – 3.9 metres (Dwelling 2);
 - 2.9.2 Second Level – 2.5 metres (Dwelling 4); and
 - 2.9.3 Third Level – 5 metres (Dwelling 12).

Materials/Colours/Finishes

- 2.10 The proposed dwellings will be constructed with a range of building materials and finishes with a range of textures and colours. It is proposed to draw on a combination of face brickwork (dark brown), rendered brickwork (dark grey and white), cladding (timber, bronze and *Colorbond* – dark grey), glazing and solid balustrading. Detailed finishes such as to garage openings and patterned concrete treatments are also proposed.

Building Heights

- 2.11 Due to the combination of two and three storey developments across the two rows of attached built form, the development steps up and down across both northern and southern elevations.
- 2.12 The proposed development has a maximum building height of 10.4 metres above natural ground level. This occurs at Dwelling 2's south-west corner (see the western, streetscape elevation of the advertised plans). Dwelling 1, also across the May Street streetscape, has a maximum building height of 9.95 metres above natural ground level.
- 2.13 Across the northern row of dwellings, building heights vary from the front of the site (Dwelling 1), being 9.1 metres, to 5.9 metres to 8.62 metres to 5.7 metres, rising up to 8.9-9 metres (Dwelling 10).
- 2.14 Across the southern row of dwellings, building heights vary from the front of the site (Dwelling 2), being 10.4 metres, to 9.6 metres to 7.5 metres to 9.6 metres to 7.3 metres and rising up to 9.5 metres (Dwelling 15).
- 2.15 New 1.8 metre high boundary fencing is proposed along the full length of the southern and northern boundaries. The rear, eastern boundary is to be unfenced. A plan notation explains that it is intended that the development on the adjoining land (Taipan site) will be spatially connected to the subject site, rather than fenced off.

Vehicle Access

- 2.16 Access to all dwellings is proposed via the one, centrally located crossover and accessway.

- 2.17 The crossover is proposed to be 5.5 metre wide and will require alteration to one of the two existing crossovers to the site. The other is proposed to be removed.
- 2.18 The accessway will be 5.5 metres wide for the first 3.75 metres and will then reduce in width to 3 metres for a short distance, before increasing to 6.4 metres.
- 2.19 The accessway is proposed to service a total of thirty (30) vehicles, including twelve double car garages, three single car garages and three visitor car spaces. The finished surface level of the accessway, garages and visitor car parking spaces varies but ramps upwards with the rise in the land.
- 2.20 A patterned concrete treatment is to be applied to the common accessway and to visitor car parking spaces. The materials schedule indicates that three different patterned treatments are to be applied, although it is not clear from the plans as to which will apply where. **Condition required.**

Pedestrian Access

- 2.21 Each dwelling would have its own pedestrian access from one of the two pedestrian accessways provided. Both pedestrian paths link up to the May Street footpath.
- 2.22 A 1.2 metre wide pedestrian path is proposed adjacent to the northern boundary, on the northern side of the northern row of dwellings. A 1.2 metre wide pedestrian path is proposed adjacent to the southern boundary, on the southern side of the southern row of dwellings.
- 2.23 Landscaping is proposed on either side of the pedestrian pathways, with sizeable landscape strips adjacent to site boundary and opportunities for lower level landscaping adjacent to front entries. Each dwelling is also proposed to have a 1.2 metre high concrete blockwork front fence to demarcate "future" private title.

Earthworks

- 2.24 In order to facilitate the proposal, some earthworks will be required. A cut of up to one (1) metre is necessary at the rear of the site. To this end, a retaining wall is proposed along the length of the boundary with 233 Blackburn Road.
- 2.25 Along the northern boundary, a site cut of up to 1.4 metres will also be required. Retaining walls to manage this cut are shown on the proposed site plan. They extend along the full length of this boundary. Retaining walls are to be set back a distance of at least 1.1 metres from the side boundary to allow for landscaping to be planted at natural ground level (i.e. on top of the retaining wall).

Site Coverage/Impervious Surface Calculations

- 2.26 The site coverage for the overall proposal is indicated to be 48%.
- 2.27 The impervious site area is shown to be 32%.
- 2.28 In support of the planning application, the following documentation was submitted:
- 2.28.1 Architectural and colour perspective drawings, as prepared by Sky Hao Architects, dated 30 June 2015.

- 2.28.2 Planning Report, including Rescode Assessment, prepared by Melbourne Planning Solutions, dated 10 June 2015.
- 2.28.3 A Concept Landscape Plan, as prepared by Thai Tongue, dated 1 July 2015.
- 2.28.4 An Arborist Report, prepared by BlueGum, dated 28 December 2014.
- 2.28.5 A Traffic Impact Assessment, as prepared by TTM, dated 20 July 2015.
- 2.28.6 Waste Management Plan (WMP), Leigh Design, 3 June 2015.
- 2.28.7 An Infrastructure and Spatial Report, dated 29 April 2015.
- 2.28.8 A Feature Survey Plan, prepared by Victorian Survey Group, dated 12 November 2014.

PRIORITY/TIMING

- 2.29 The statutory time for considering a planning application is 60 days. Allowing for the time taken to advertise the application, the statutory time lapses on 26 October 2015.

3 RELEVANT LEGISLATION

- 3.1 The *Planning and Environment Act 1987 (the Act)* is the relevant legislation governing planning in Victoria. The Act identifies subordinate legislation in the form of Planning Schemes to guide future land use and development.
- 3.2 Section 60 of the Act outlines what matters a Responsible Authority must consider in the determination of an application. Before deciding on an application, the Responsible Authority must consider:
 - the relevant planning scheme, in this case being the Manningham Planning Scheme; and
 - the objectives of planning in Victoria; and
 - all objections and other submissions which it has received and which have not been withdrawn; and
 - any decision and comments of a referral authority which it has received; and
 - any significant effects which the responsible authority considers the use or development may have on the environment or which the responsible authority considers the environment may have on the use or development; and
 - any significant social effects and economic effects which the responsible authority considers the use or development may have.
- 3.3 Section 61(4) of the Act makes specific reference to covenants. The subject site is not affected by any covenant.

4 MANNINGHAM PLANNING SCHEME

Zoning

- 4.1 The site is included in the General Residential Zone, Schedule 2 (GRZ2) pursuant to the Manningham Planning Scheme.
- 4.2 Adjoining land to the north and south and land to west is also contained within the General Residential Zone, Schedule 2.
- 4.3 Adjoining land to the east, i.e. land at 233 Blackburn Road, is zoned Residential Growth Zone Schedule 2.
- 4.4 A planning permit is required to construct two or more dwellings on a lot in the GRZ2 under Clause 32.08-4.
- 4.5 The purpose of the General Residential Zone is:
- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
 - To encourage development that respects the neighbourhood character of the area
 - To implement neighbourhood character policy and adopted neighbourhood character guidelines.
 - To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.
 - To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.
- 4.6 Assessment is required under the provisions of Clause 55 of the Manningham Planning Scheme.
- 4.7 The purpose of Clause 55 is generally to provide well designed and lifestyle choice for occupants, while at the same time, maintaining the amenity and character of the locality, with particular emphasis on the amenity of adjoining residents.
- Overlays**
- 4.8 The site is also included in the Design and Development Overlay Schedule 8 (DDO8) under the provisions of the Manningham Planning Scheme.
- 4.9 The subject site is located within DDO8-2 Sub-Precinct A, where the maximum allowable building height for land more than 1800 square metres in size is 11 metres. The 11 metre height limit is a mandatory requirement, and a permit cannot be granted to allow a higher building.
- 4.10 Surrounding land is similarly affected by the DD08, although land fronting Blackburn Road is situated within the Main Roads Precinct (DD08-1), as opposed to land to the north, south and west which is contained within Sub Precinct A (DD08-2) – the same as the subject site.
- 4.11 The Design Objectives of the DD08 are:
- *To increase residential densities and provide a range of housing types around activity centres and along main roads.*

- *To encourage development that is contemporary in design that includes an articulated built form and incorporates a range of visually interesting building materials and façade treatments.*
 - *To support three storey, 'apartment style', developments within the Main Road subprecinct and in sub-precinct A, where the minimum land size can be achieved.*
 - *To support two storey townhouse style dwellings with a higher yield within subprecinct B and sub-precinct A, where the minimum land size cannot be achieved.*
 - *To ensure new development is well articulated and upper storey elements are not unduly bulky or visually intrusive, taking into account the preferred neighbourhood character.*
 - *To encourage spacing between developments to minimise a continuous building line when viewed from a street.*
 - *To ensure the design and siting of dwellings have regard to the future development opportunities and future amenity of adjoining properties.*
 - *To ensure developments of two or more storeys are sufficiently stepped down at the perimeter of the Main Road sub-precinct to provide an appropriate and attractive interface to sub-precinct A or B, or other adjoining zone.*
 - *Higher developments on the perimeter of sub-precinct A must be designed so that the height and form are sufficiently stepped down, so that the scale and form complement the interface of sub-precinct B or other adjoining zone.*
 - *To ensure overlooking into adjoining properties is minimised.*
 - *To ensure the design of carports and garages complement the design of the building.*
 - *To ensure the design of basement and undercroft car parks complement the design of the building, eliminates unsightly projections of basement walls above natural ground level and are sited to allow for effective screen planting.*
 - *To create a boulevard effect along Doncaster Road and Manningham Road by planting trees within the front setback that are consistent with the street trees.*
 - *To encourage landscaping around buildings to enhance separation between buildings and soften built form.*
- 4.12 Planning permission is required for buildings and works, which must comply with the requirements set out in either Table 1 or Table 2 of the Schedule.
- 4.13 There is a range of requirements outlined in Schedule 8 to the DDO under the headings of building height and setbacks, form, car parking and access, landscaping and fencing.

State Planning Policy Framework (SPPF)

- 4.14 Clause 15.01-1 (Urban Design) seeks to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity. Strategies towards achieving this are identified as follows:
- *Promote good urban design to make the environment more liveable and attractive.*
 - *Ensure new development or redevelopment contributes to community and cultural life by improving safety, diversity and choice, the quality of living and working environments, accessibility and inclusiveness and environmental sustainability*
 - *Require development to respond to its context in terms of urban character, cultural heritage, natural features, surrounding landscape and climate.*
 - *Ensure transport corridors integrate land use planning, urban design and transport planning and are developed and managed with particular attention to urban design aspects*
 - *Encourage retention of existing vegetation or revegetation as part of subdivision and development proposals.*
- 4.15 Clause 15.01-4 (Design for Safety) seeks to improve community safety and encourage neighbourhood design that makes people feel safe. The strategy identified to achieve this objective is to ensure the design of buildings, public spaces and the mix of activities contribute to safety and perceptions of safety.
- 4.16 Clause 15.01-5 (Cultural Identity and Neighbourhood Character) seeks to recognise and protect cultural identity, neighbourhood character and sense of place. The clause emphasises the importance of neighbourhood character and the identity of neighbourhoods and their sense of place. Strategies towards achieving this are identified as follows:
- *Ensure development responds and contributes to existing sense of place and cultural identity.*
 - *Ensure development recognises distinctive urban forms and layout and their relationship to landscape and vegetation.*
 - *Ensure development responds to its context and reinforces special characteristics of local environment and place.*
- 4.17 Clause 15.02-1 (Energy and Resource Efficiency) seeks to encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.
- 4.18 Clause 16.01-1 (Integrated Housing) seeks to promote a housing market that meets community needs. Strategies towards achieving this are identified as follows:
- *Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations.*
 - *Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.*

- 4.19 Clause 16.01-2 (Location of Residential Development) seeks to locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport. Strategies towards achieving this are identified as follows:
- *Increase the proportion of housing in Metropolitan Melbourne to be developed within the established urban area, particularly at activity centres, employment corridors and at other strategic sites, and reduce the share of new dwellings in greenfield and dispersed development areas.*
 - *In Metropolitan Melbourne, locate more intense housing development in and around Activity centres, in areas close to train stations and on large redevelopment sites.*
 - *Encourage higher density housing development on sites that are well located in relation to activity centres, employment corridors and public transport.*
 - *Facilitate residential development that is cost-effective in infrastructure provision and use, energy efficient, incorporates water efficient design principles and encourages public transport use.*
- 4.20 Clause 16.01-4 (Housing Diversity) seeks to provide for a range of housing types to meet increasingly diverse needs. Strategies towards achieving this are identified as follows:
- *Ensure housing stock matches changing demand by widening housing choice, particularly in the middle and outer suburbs.*
 - *Encourage the development of well-designed medium-density housing which respects the neighbourhood character.*
 - *Improves housing choice.*
 - *Makes better use of existing infrastructure.*
 - *Improves energy efficiency of housing.*
 - *Support opportunities for a wide range of income groups to choose housing in well serviced locations.*
- 4.21 Clause 16.01-5 (Housing affordability) seeks to deliver more affordable housing closer to jobs, transport and services.
- Local Planning Policy Framework (LPPF)
Municipal Strategic Statement (Clause 21)**
- 4.22 Clause 21.03 (Key Influences) identifies that future housing need and residential amenity are critical land-use issues. The MSS acknowledges that there is a general trend towards smaller household size as a result of an ageing population and smaller family structure which will lead to an imbalance between the housing needs of the population and the actual housing stock that is available.
- 4.23 This increasing pressure for re-development raises issues about how these changes affect the character and amenity of our local neighbourhoods. In meeting future housing needs, the challenge is to provide for residential redevelopment in appropriate locations, to reduce pressure for development

in more sensitive areas, and in a manner that respects the residential character and amenity valued by existing residents.

- 4.24 Clause 21.05 (Residential) outlines the division of Manningham into four Residential Character Precincts. The precincts seek to channel increased housing densities to around activity centres and main roads where facilities and services are available. In areas which are removed from these facilities a lower intensity of development is encouraged. A low residential density is also encouraged in areas that have identified environmental or landscape features.
- 4.25 The site is within "Precinct 2 – Residential Areas Surrounding Activity Centres and Along Main Roads".
- 4.26 This area is aimed at providing a focus for higher density development and a substantial level of change is anticipated. Future development in this precinct is encouraged to:
- *Provide for contemporary architecture*
 - *Achieve high design standards*
 - *Provide visual interest and make a positive contribution to the streetscape.*
 - *Provide a graduated building line from side and rear boundaries.*
 - *Minimise adverse amenity impacts on adjoining properties.*
 - *Use varied and durable building materials.*
 - *Incorporate a landscape treatment that enhances the overall appearance of the development*
 - *Integrate car parking requirements into the design of buildings and landform.*
- 4.27 Within this precinct, there are three sub-precincts which each stipulate different height, scale and built form outcomes to provide a transition between each sub-precinct and adjoining properties, primarily those in Precinct 1 – Residential Areas Removed from Activity Centres and Main Roads.
- 4.28 The three sub-precincts within Precinct 2 consist of:
- Sub-precinct – Main Road (DDO8-1)** is an area where three storey (11 metres) 'apartment style' developments are encouraged on land with a minimum area of 1,800m². Where the land comprises more than one lot, the lots must be consecutive lots which are side by side same sub-precinct. All development in the Main Road sub-precinct should have a maximum site coverage of 60 percent.

Higher developments on the perimeter of the Main Road sub-precinct should be designed so that the height and form are sufficiently stepped down, so that the scale and form complement the interface of sub-precinct A or B, or other adjoining zone.

Sub-precinct A (DDO8-2) is an area where two storey units (9 metres) and three storey (11 metres) 'apartment style' developments are encouraged.

Three storey, contemporary developments should only occur on land with a minimum area of 1800m². Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage. The area of 1800m² must all be in the same sub-precinct. In this sub precinct, if a lot has an area less than 1800m², a townhouse style development proposal only will be considered, but development should be a maximum of two storeys. All development in Sub-precinct A should have a maximum site coverage of 60 percent.

Higher developments on the perimeter of sub-precinct A should be designed so that the height and form are sufficiently stepped down, so that the scale and form complement the interface of sub-precinct B, or other adjoining zone.

- 4.29 **Sub-precinct B (DDO8-3)** is an area where single storey and two storey dwellings only will be considered and development should have a maximum site coverage of 60 percent. There is no minimum land area for such developments.
- 4.30 The site is located within **Sub-Precinct A (DDO8-2)**.
- 4.31 Clause 21.05-2 Housing contains the following objectives:
- *To accommodate Manningham's projected population growth through urban consolidation, infill developments and Key Redevelopment Sites.*
 - *To ensure that housing choice, quality and diversity will be increased to better meet the needs of the local community and reflect demographic changes.*
 - *To ensure that higher density housing is located close to activity centres and along main roads in accordance with relevant strategies.*
 - *To promote affordable and accessible housing to enable residents with changing needs to stay within their local neighbourhood or the municipality.*
 - *To encourage development of key Redevelopment Sites to support a diverse residential community that offers a range of dwelling densities and lifestyle opportunities.*
 - *To encourage high quality and integrated environmentally sustainable development.*
- 4.32 The strategies to achieve these objectives include:
- *Ensure that the provision of housing stock responds to the needs of the municipality's population.*
 - *Promote the consolidation of lots to provide for a diversity of housing types and design options.*
 - *Ensure higher density residential development occurs around the prescribed activity centres and along main roads identified as Precinct 2 on the Residential Framework Plan 1 and Map 1 to this clause.*

- *Encourage development to be designed to respond to the needs of people with limited mobility, which may for example, incorporate lifts into three storey developments.*
- 4.33 Clause 21.05-4 (Built form and neighbourhood character) seeks to ensure that residential development enhances the existing or preferred neighbourhood character of the residential character precincts as shown on Map 1 to this Clause.
- 4.34 The strategies to achieve this objective include:
- *Require residential development to be designed and landscaped to make a positive contribution to the streetscape and the character of the local area.*
 - *Ensure that where development is constructed on steeply sloping sites that any development is encouraged to adopt suitable architectural techniques that minimise earthworks and building bulk.*
 - *Ensure that development is designed to provide a high level of internal amenity for residents.*
 - *Require residential development to include stepped heights, articulation and sufficient setbacks to avoid detrimental impacts to the area's character and amenity.*
- 4.35 Clause 21.10 (Ecologically Sustainable Development) highlights Council's commitment to ESD and outlines a number of ESD principles to which regard must be given. These relate to:
- *Building energy management*
 - *Water sensitive design*
 - *External environmental amenity*
 - *Waste management*
 - *Quality of public and private realm*
 - *Transport.*

Local Planning Policy

- 4.36 Clause 22.08 (Safety through urban design) is relevant to this application and seeks to provide and maintain a safer physical environment for those who live in, work in or visit the City of Manningham. The policy seeks attractive, vibrant and walkable public spaces where crime, graffiti and vandalism is minimised.
- 4.37 Clause 22.09 (Access for disabled people) is relevant to this application and seeks to ensure that people with a disability have the same level of access to buildings, services and facilities as any other person.

Particular Provisions

- 4.38 Clause 52.06 (Car Parking) is relevant to this application. Pursuant to Clause 52.06-5, car parking is required to be provided at the following rate:
- *1 space for 1 and 2 bedroom dwellings*

- *2 spaces for 3 or more bedroom dwellings*
 - *1 visitor space to every 5 dwellings for developments of 5 or more dwellings.*
- 4.39 Clause 52.06-8 outlines various design standards for parking areas that should be achieved.
- 4.40 Clause 55 (Two or More Dwellings on a Lot) applies to all applications for two or more dwellings on a lot. Consideration of this clause is outlined in the Assessment section of this report.
- 4.41 Clause 65 (Decision Guidelines) outlines that before deciding on an application, the Responsible Authority must consider, as appropriate:
- *The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
 - *The purpose of the zone, overlay or other provision.*
 - *The orderly planning of the area.*
 - *The effect on the amenity of the area.*

5 ASSESSMENT

- 5.1 Council has, through its policy statements throughout the Manningham Planning Scheme, and in particular by its application of Schedule 8 to the Design and Development Overlay over the subject site and part of this neighbourhood, created a planning mechanism that has, and will in time further alter the existing neighbourhood character in this part of Doncaster East.
- 5.2 As articulated by the DD08, Council's planning preference is for higher density, multi-unit developments which can include apartment style developments on larger lots. Higher density housing is thereby envisaged as the "preferred neighbourhood character" guided by the design elements contained within the Schedule 8 to the Design and Development Overlay, in conjunction with an assessment against Clause 21.05 and Clause 55 (Rescode). In DD08 areas, a substantial level of change is anticipated from the existing character of primarily single dwellings and dual occupancies. As a consequence, the resultant built form is contemplated to comprise a more intense and less suburban outcome.
- 5.3 Notwithstanding the opportunity to increase residential densities in areas well located to public transport, and in this case the Donburn Neighbourhood Activity Centre, any design response must have careful and considered regard to its potential impacts on local amenity.
- 5.4 Given the 2000sqm site area, a maximum building height limit of 11 metres is applicable. On this basis, there is policy support for a 3 storey apartment style development on the site.
- 5.5 Rather than propose an apartment building on the subject site, the applicant has sought to develop the site with a total of fifteen (15) townhouse style dwellings. It is understood this was a conscious decision by the applicant to provide a development that would be more respectful to the May Street streetscape.

- 5.6 An assessment of the proposal will now be made against the following planning controls:
- Clause 21.05, 21.10, 22.08 & 22.09
 - Schedule 8 to the Design and Development Overlay (DD08)
 - Clause 52.06 Car Parking
 - Clause 55 Two or More Dwellings on a Lot
 - Clause 65 Decision Guidelines

Local Planning Policy Assessment

Clause 21.05 Residential

- 5.7 The development site is situated within Precinct 2 – Residential Areas Surrounding Activity Centres and Along Main Roads, Sub Precinct A (DD08-2) where high density is encouraged. Given the site exceeds 1800sqm in area, and is located within Sub Precinct A (DD08-2), a maximum building height of 11 meters is applicable.
- 5.8 Notwithstanding this opportunity, there are expectations in regards to the standard of development and what constitutes a reasonable level of development.
- 5.9 While the development proposes a higher density outcome, the proposal comfortably comes within the maximum building heights possible within this Sub Precinct and has a proposed site coverage well beneath the permissible 60%.
- 5.10 The proposal provides generous setbacks to all boundaries, thereby providing spacing and good separation from/to adjoining properties. Consequently, opportunities for landscaping can be realised along the perimeter of the site, in particular adjacent to sensitive interfaces to the north and south.
- 5.11 In addition to good setbacks, the design response across all elevations is considered to be of a high standard. Visual interest is provided across all elevations by the incorporation of a variety of building materials comprising a neutral colour palette. Articulation is offered via a combination of cantilevering of the first level over ground level and by recessing the uppermost level of three storey dwellings.
- 5.12 Garages have been integrated into the built form and decorative concrete treatments are to be applied throughout the development to heighten visual interest.
- 5.13 Overall, the design response is considered to be consistent with Council's policy expectations at Clause 21.05 Residential.

Clause 21.10 Ecologically Sustainable Development

- 5.14 Council's MSS outlines ESD requirements to be incorporated into larger developments within the municipality.
- 5.15 A Sustainability Management Plan, which will be a requirement of permit condition, will ensure that the proposal offers a number of positive ESD measures, such as the incorporation of rainwater tanks and solar hot water

systems into the design response which would satisfy this Clause. **Condition 3.**

Clause 22.08 Safety through Urban Design

- 5.16 Council's Local Planning Policy at Clause 22.08 applies to all land in the municipality and therefore has a broad range of objectives and policy requirements in relation to the design of buildings, street layout/access, lighting and car parks.
- 5.17 While a number of items are not relevant to this application, a number of the requirements in relation to building design are, including *"Buildings be orientated to maximise surveillance of entrances and exits from streets"* and *"The location of building entrances and windows maximise opportunities for passive surveillance of streets and other public spaces"*.
- 5.18 By the very layout of the development it wouldn't be possible to have all dwellings face the street, but the proposal manages to orientate the front two dwellings (Dwelling 1 and 2) to integrate successfully with the May Street streetscape. By the provision of two (2) sizeable pedestrian paths with windows and balconies looking over/down it, it is considered the design response provides a high level of surveillance over these common areas.

Clause 22.09 Access for Disabled People

- 5.19 The Access for Disabled People Policy is based on the *Disability Discrimination Act* and requires that persons with a disability have the same level of access to buildings, services and facilities as any other person.
- 5.20 Based on the lack of stair or minimal stair access to the ground level, a number of the dwellings throughout the development present good examples of dwellings which would be suitable for access by persons of limited mobility. Examples include Dwellings 1-3.

Schedule 8 to the Design and Development Overlay (DD08)

- 5.21 An assessment follows against the design requirements of the DD08:

Requirement	Level of Compliance
<p>DDO8-1 (Sub-Precinct A)</p> <ul style="list-style-type: none"> • 11 metres provided the condition regarding minimum land size is met. <p>If the condition is not met, the maximum height is 9 metres, unless the slope of the natural ground level at any cross section wider than eight metres of the site of the building is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.</p>	<p>Met</p> <ul style="list-style-type: none"> • As the land area of the subject site is 2000 square metres, the site is permitted to have a maximum building height of eleven (11) metres. This is a mandatory requirement and the development is not permitted to exceed this height limit. • Advertised elevation plans show that the proposal comfortably comes within this height requirement. The maximum building above natural ground level is 10.4 metres which applies to Dwelling 2 at its south-west corner. • A key characteristic of the

Requirement	Level of Compliance
	<p>development is the diversity offered in the design response in respect to overall building heights. To this end, building heights range from 5.7 metres to 10.4 metres, with a number of the dwellings at around the 9 metre height mark.</p>
<ul style="list-style-type: none"> Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser. Minimum side street setback is the distance specified in Clause 55.03-1. 	<p>Met</p> <ul style="list-style-type: none"> A 6 metre, ground floor level street setback is provided to both Dwellings 1 and 2 along the May Street frontage. Setbacks at upper levels are over 6 metres. Not-applicable.
<p>Form</p> <ul style="list-style-type: none"> Ensure that the site area covered by buildings does not exceed 60 percent. 	<p>Met (with condition)</p> <ul style="list-style-type: none"> While advertised plans suggest that the building site coverage is 48% of the site area, it is unclear from the development summary table whether this does or does not include balconies at the upper levels. A condition of permit will require this to be clarified, however, this is to ensure an accurate calculation only. Even including the area of the site covered by these balconies it is not considered that the proposal would fail to come within the 60%. Condition 1.29.
<ul style="list-style-type: none"> Provide visual interest through articulation, glazing and variation in materials and textures. 	<p>Met</p> <ul style="list-style-type: none"> Various materials, colours and finishes are proposed across all elevations to provide for a visually stimulating presentation across all elevations. A neutral colour palette, comprising of greys, browns and white, is proposed to be used in a manner that creates a high level of visual interest. The combined use of face brickwork, two tones of render, three varieties of cladding (bronze, timber and <i>Colorbond</i> in a dark grey) will provide an appropriate level of variation and texture. An appropriate level of glazing is also proposed to mitigate visual

Requirement	Level of Compliance
	<p>bulk.</p> <ul style="list-style-type: none"> • Additional paving treatments, such as the three varieties of coloured concrete further heighten the visual interest proposed by the development. • A high level of articulation is provided across all elevations, with a combination of stepping and cantilevering utilised. • Balconies are spaced to avoid their appearance across side elevations as one long continuous form, which is a positive outcome. Along the southern elevation, balconies are located at different levels. This has been carefully considered and further assists to articulate the built form. • The proposal has provided a combination of two and three storey dwellings and, in doing so, provided opportunities for visual breaks across side elevations to offer visual relief to adjoining properties. The careful placement of two storey dwellings has also maximised access to natural light and sunlight to aid internal amenity. For example, Dwellings 4 and 13 and their north facing balconies along the southern row of dwellings benefit from the gap provided between Dwellings 1 and 5 and between Dwellings 6 and 8, respectively.
<ul style="list-style-type: none"> • Minimise buildings on boundaries to create spacing between developments. 	<p>Met</p> <ul style="list-style-type: none"> • The absence of any boundary wall is a highlight of the proposal. • The retaining wall along the eastern boundary is considered to be appropriate having regard to the adjoining property to the east being the subject of a current development application that is being managed by the same applicant.
<ul style="list-style-type: none"> • Where appropriate ensure that buildings are stepped down at the 	<p>Met</p> <ul style="list-style-type: none"> • The design response does not step

Requirement	Level of Compliance
<p>rear of sites to provide a transition to the scale of the adjoining residential area.</p>	<p>down to the rear of the site as is sought by the design element. However, this is considered appropriate in this instance for a few reasons. Firstly, the physical context and the fact that the adjoining land presently is a restaurant car park, rather than a sensitive residential interface. Secondly, the adjoining land to the rear is affected by the same DD08 planning control and indeed is affected by the RGZ2, a zone that aspires a higher density outcome. Thirdly, the adjoining lot to the east is currently the subject of a planning application that is being managed by the same applicant where it is also proposed to have three storey townhouse style developments of a similar to higher scale to the heights proposed by Dwellings 10 and 15.</p>
<ul style="list-style-type: none"> Where appropriate, ensure that buildings are designed to step with the slope of the land. 	<p>Met</p> <ul style="list-style-type: none"> The design response steps subtly with the rise in the land and this is considered appropriate.
<ul style="list-style-type: none"> Avoid reliance on below ground light courts for any habitable rooms. 	<p>Met</p> <ul style="list-style-type: none"> The proposal does not rely on below ground habitable rooms as part of the design response.
<ul style="list-style-type: none"> Ensure the upper level of a two storey building provides adequate articulation to reduce the appearance of visual bulk and minimise continuous sheer wall presentation. 	<p>Met</p> <ul style="list-style-type: none"> Four of the fifteen dwellings are proposed to be two storey dwellings. These dwellings are Dwellings 3, 7, 11 and 14. All of these dwellings have upper levels with balconies which cantilever over the ground level below. This is considered to provide an articulated built form outcome without causing any adverse amenity impacts to adjoining properties.
<ul style="list-style-type: none"> Ensure that the upper level of a three storey building does not exceed 75% of the lower levels, unless it can be demonstrated that there is sufficient architectural 	<p>Met</p> <ul style="list-style-type: none"> The remaining eleven (11) dwellings (being Dwellings 1-2, 4-6, 8-10, 12-13, 15) will have a three storey built form.

Requirement	Level of Compliance
<p>interest to reduce the appearance of visual bulk and minimise continuous sheer wall presentation.</p>	<ul style="list-style-type: none"> The third level footprints of these dwellings are relatively modest and generally all recessed from the level below. In particular, across streetscape and sensitive residential interfaces, the third level is stepped in from the level directly below. This mitigates any visual bulk concerns and provides for an acceptable presentation across all elevations.
<ul style="list-style-type: none"> Integrate porticos and other design features with the overall design of the building and not include imposing design features such as double storey porticos. 	<p>Met</p> <ul style="list-style-type: none"> It is considered that there are no imposing design elements and all design expressions are considered to be well integrated into the overall design of the building.
<ul style="list-style-type: none"> Be designed and sited to address slope constraints, including minimising views of basement projections and/or minimising the height of finished floor levels and providing appropriate retaining wall presentation. 	<p>Met (with condition)</p> <ul style="list-style-type: none"> The design has considered the crossfall and proposed appropriate finished floor and surface levels. The construction of townhouses, rather than a large apartment building, is considered to be a more site responsive outcome. This conclusion is based on the ability for dwellings to be designed in a more site responsive manner than an apartment, which typically relies on basement construction that is not so readily able to be stepped with the natural contours of the land. While the site requires some excavation to facilitate appropriate driveway levels, this is considered reasonable, with maximum site cuts not exceeding 1.4 metres, and typically being less than 1 metre. Along the south side of the building, the development will be generally constructed at grade. Driveway levels have been considered by Council's Engineers and deemed appropriate. Details for retaining wall materials and overall presentation, including a

Requirement	Level of Compliance
	<p>requirement for the encroaching retaining wall across the pedestrian pathway along the rear boundary be deleted, is the subject of planning permit conditions. Conditions 1.28, 30.</p>
<ul style="list-style-type: none"> Be designed to minimise overlooking and avoid the excessive application of screen devices. 	<p>Met</p> <ul style="list-style-type: none"> The finished floor levels of the dwellings result in no overlooking issues at ground level. New boundary fencing will be provided at 1.8 metres which will ensure privacy is maintained to adjoining properties. At upper levels, some screening is inevitable but it is considered that the design response has sought to minimise the application of unnecessary screening, whilst preserving the privacy of adjoining properties in accordance with Clause 55.04-6 of the Manningham Planning Scheme. This will be further discussed in response to this Clause later in this report.
<ul style="list-style-type: none"> Ensure design solutions respect the principle of equitable access at the main entry of any building for people of all mobilities. 	<p>Met</p> <ul style="list-style-type: none"> Pedestrian entries to the ground level of some dwellings, including Dwellings 1, 2 and 3, are at grade, which is a good outcome. Dwellings 1 and 2 have both bedrooms and sitting areas at ground level which can be easily accessed by persons with limited mobility. While not all dwellings would be suitable for persons of limited mobility, it is considered that the proposal provides for some level of diversity in housing layout and type which could allow some of the dwellings to be suitable to persons of limited mobilities.
<ul style="list-style-type: none"> Ensure that projections of basement car parking above natural ground level do not result in excessive building height as viewed by neighbouring properties. 	<p>Not applicable</p>

Requirement	Level of Compliance
<ul style="list-style-type: none"> Ensure basement or undercroft car parks are not visually obtrusive when viewed from the front of the site. 	<p>Met</p> <ul style="list-style-type: none"> Car parking associated with the development is sufficiently integrated with the overall built form and will not be visually obtrusive across the streetscape elevation due to the provision of an operable metal gate fronting the street. A condition of permit will require the design detail of the opening to be provided to ensure it does not compromise vehicle ingress/egress. Condition 1.14.
<ul style="list-style-type: none"> Integrate car parking requirements into the design of buildings and landform by encouraging the use of undercroft or basement parking and minimise the use of open car park and half basement parking. 	<p>Met</p> <ul style="list-style-type: none"> As above, the garages associated with the dwellings are appropriately integrated with the overall development.
<ul style="list-style-type: none"> Ensure the setback of the basement or undercroft car park is consistent with the front building setback and is setback a minimum of 4.0m from the rear boundary to enable effective landscaping to be established. 	<p>Not applicable</p>
<ul style="list-style-type: none"> Ensure that building walls, including basements, are sited a sufficient distance from site boundaries to enable the planting of effective screen planting, including canopy trees, in larger spaces. 	<p>Met (with condition)</p> <ul style="list-style-type: none"> Along the rear boundary (at the northern end), a minimum 3.9 metre setback is provided from Dwelling 10 to the eastern boundary in which a communal open space area is proposed. This area can be complemented by appropriate landscaping, including canopy trees. The setback to the rear boundary at the southern end (to Dwelling 15) is up to 6.6 metres. As with the area between Dwelling 10, there is some communal open space proposed which can be further complemented by landscaping. A consistent 950mm to 1 metre landscaping strip is proposed along the length of the eastern boundary which could offer some green relief.

Requirement	Level of Compliance
	<p>However, Council’s Engineers recommend that this be removed to provide an increased paved area to improve egress for vehicles using the rear of the site. As a dedicated area will also need to be provided for waste collection (with the present proposal adjacent to garage openings not supported by Council Engineers), it is considered appropriate to require the landscaping strip to be substituted for permeable paving. Condition 1.15.</p>
<ul style="list-style-type: none"> • Ensure that service equipment, building services, lift over-runs and roof-mounted equipment, including screening devices is integrated into the built form or otherwise screened to minimise the aesthetic impacts on the streetscape and avoids unreasonable amenity impacts on surrounding properties and open spaces. 	<p>Met</p> <ul style="list-style-type: none"> • With the exception of solar hot water system/solar panels, there is no proposal to install any equipment atop any of the roofs. • These services are proposed to be screened by the use of aluminium louver style screens, which is considered appropriate.
<p><u>Car Parking and Access</u></p> <ul style="list-style-type: none"> • Include only one vehicular crossover, wherever possible, to maximise availability of on street parking and to minimise disruption to pedestrian movement. Where possible, retain existing crossovers to avoid the removal of street tree(s). Driveways must be set back a minimum of 1.5m from any street tree, except in cases where a larger tree requires an increased setback. 	<p>Met (with condition)</p> <ul style="list-style-type: none"> • It is proposed to alter (by widening) the existing crossover to 5.5 metres. • The proposal has minimised the number and size of this crossover. • The crossover will not affect any street tree but will require the relocation of a Council parking restriction sign. Condition 1.21.
<ul style="list-style-type: none"> • Ensure that when the basement car park extends beyond the built form of the ground level of the building in the front and rear setback, any visible extension is utilised for paved open space or is appropriately screened, as is necessary. 	<p>Not applicable</p>
<ul style="list-style-type: none"> • Ensure that where garages are located in the street elevation, they are set back a minimum of 1.0m from the front setback of the 	<p>Not applicable</p>

Requirement	Level of Compliance
dwelling.	
<ul style="list-style-type: none"> Ensure that access gradients of basement carparks are designed appropriately to provide for safe and convenient access for vehicles and servicing requirements. 	<p>Met</p> <ul style="list-style-type: none"> The driveway gradient to the common accessway rises with the upward slope of the land but does not present any gradient challenges. Council's Engineers raise no concern in this regard.
<p>Landscaping</p> <ul style="list-style-type: none"> On sites where a three storey development is proposed include at least 3 canopy trees within the front setback, which have a spreading crown and are capable of growing to a height of 8.0m or more at maturity. On sites where one or two storey development is proposed include at least 1 canopy tree within the front setback, which has a spreading crown, and is capable of growing to a height of 8.0m or more at maturity. 	<p>Met (with condition)</p> <ul style="list-style-type: none"> Given the 6 metre setback to May Street, there is ample room in which to locate at least three canopy trees within the front setback of the site. Indeed a total of five canopy trees are earmarked on the concept landscape plan advertised with the proposal and it is considered a total of six can be provided in this front space. The full species details of these canopy trees will be required to be provided on a final landscape plan. Condition 8.5.
<ul style="list-style-type: none"> Provide opportunities for planting alongside boundaries in areas that assist in breaking up the length of continuous built form and/or soften the appearance of the built form. 	<p>Met (with condition)</p> <ul style="list-style-type: none"> Given the sizeable areas along the southern boundary and at the rear (adjacent to communal spaces), there is an exciting opportunity to provide some appropriately sized canopy trees in these spaces. An avenue of Ornamental Pears, for example, would be an aesthetically pleasing outcome along this southern boundary, providing a quality entry to the southern group of dwellings, while softening the built form to the adjoining property to the south. Deciduous, ornamental trees could also be utilised to the north of both communal areas to provide some valuable shade to these spaces. Condition 8.6. Along the northern boundary, given the narrower space between the edge of the retaining wall and the boundary,

Requirement	Level of Compliance
	<p>a combination of canopy, shrub planting and smaller plants could be provided to constitute a layered landscape effect. Condition 8.7.</p>
<p><u>Fencing</u></p> <ul style="list-style-type: none"> • A front fence must be at least 50 per cent transparent. • On sites that front Doncaster, Tram, Elgar, Manningham, Thompsons, Blackburn and Mitcham Roads, a fence must: <ul style="list-style-type: none"> • not exceed a maximum height of 1.8m • be setback a minimum of 1.0m from the front title boundary <p>and a continuous landscaping treatment within the 1.0m setback must be provided.</p>	<p>Met</p> <ul style="list-style-type: none"> • While front fencing within the May Street frontage is solid concrete blockwork (and thereby not transparent), the fencing is no greater than 1.2 metres above natural ground level and is set in from the front title boundary by a minimum of 3 metres. The layout of fencing is angled and does not extend along the length of the site, rather serves to delineate some “private” open space to Dwellings 1 and 2. It is considered a reasonable design response and can be complemented by the landscaping which is to be provided within the front setback. <p>Not applicable</p>

5.22 Having regard to the above assessment against the requirements of Schedule 8 to the Design and Development Overlay, it is considered that the proposed development provides a high level of compliance.

5.23 The role of the DD08 is to facilitate increased densities in well-located areas without compromising internal or external amenity. It is considered that the proposal achieves this.

Clause 52.06 Car Parking

5.24 Prior to a new use commencing or a new building being occupied, Clause 52.06-2 requires the number of car parking spaces outlined at Clause 52.06-5 to be provided on the land or as approved under Clause 52.06-3 to the satisfaction of the Responsible Authority.

- 5.25 This clause requires resident car parking at a rate of one space for each dwelling with one or two bedrooms and two spaces for each dwelling with three or more bedrooms.
- 5.26 Visitor car parking is required at a rate of one car parking space for every 5 dwellings.
- 5.27 In terms of provision, the proposal complies with the number of resident and visitor car parking spaces required by the Planning Scheme. Each three bedroom dwelling is provided with a double car garage, while the three two bedroom dwellings each have a single car garage. A total of three (3) visitor car parking spaces are provided uncovered at the rear of the site.
- 5.28 The following tables provides an assessment of the proposal against the seven (7) design standards at Clause 52.06-8:

Design Standard	Met/Not Met
1 - Accessways	<p>Met with condition</p> <p>The access has been proposed to enable vehicles to exit the site in a forward direction.</p> <p>Passing areas have not been provided in accordance with this design standard, but this can be addressed by permit condition. Condition required.</p> <p>There are no encroachments within corner splays adjacent to the crossover to adversely affect sightlines.</p>
2 – Car Parking Spaces	<p>Not Met</p> <p>Council’s Engineering department has considered the layout and size of proposed car parking spaces and aisle widths and considered them to be appropriate.</p> <p>However, access for the waste collection vehicle has been assessed to be tight. Further detail and potential adjustments will be required to demonstrate waste collection can safely occur from within the site. Condition 1.12.</p>
3 - Gradients	<p>Met</p> <p>Council’s Engineering department have raised no concern with the proposed grade of the accessway and garage access.</p>
4 – Mechanical Parking	Not applicable – No mechanical parking proposed.
5 – Urban Design	<p>Met</p> <p>The presentation of the accessway, as viewed from the public realm, is deemed to be appropriate.</p>
6 – Safety	<p>Met with condition</p> <p>Lighting bollards are shown at ground level adjacent to garage openings although this has been raised by Council’s Engineers as an issue. As such, lighting will be required atop</p>

	garage openings, rather than at ground level. Condition 1.24.
7 – Landscaping	Met Landscaping is proposed adjacent to the accessway, and although this will be reduced to achieve compliance with Design Standard 1, the resulting amount of landscaping provided is acceptable.

- 5.29 It follows from the above assessment that the proposal is generally compliant with the applicable design standards at Clause 52.06-8 of the Manningham Planning Scheme. Areas of minor concern can be resolved by permit condition.

Clause 55 Two or More Dwellings on a Lot

- 5.30 This clause sets out a range of objectives which must be met. Each objective is supported by standards which should be met. If an alternative design solution to the relevant standard meets the objective, the alternative may be considered.
- 5.31 The following table sets out the level of compliance with the objectives of this clause:

OBJECTIVE	OBJECTIVE MET/NOT MET
55.02-1 - To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that development responds to the features of the site and the surrounding area.	Met As outlined in the assessment of the proposal against the policy requirements of the Schedule 8 to the Design and Development Overlay (DD08), it is considered that the proposed development will provide a positive contribution to the preferred neighbourhood character and can respect the natural features of the site, and its surrounds as contemplated by this planning control.
55.02-2 - To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. To support medium densities in areas where development can take advantage of public transport and community	Met The application was accompanied by a written statement that explained how, in the view of the permit applicant, the development accords with State, Local and Council policy. Council's assessment concludes that the proposal is a respectful example of a higher density, built form outcome in an area nominated for a substantial level of change and where a preferred neighbourhood area has been envisaged.

OBJECTIVE	OBJECTIVE MET/NOT MET
infrastructure and services.	
55.02-3 - To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	<p>Met</p> <p>The development proposes a mix of two and three bedroom dwellings across two and three storeys.</p> <p>Some dwellings offer sitting/living areas at ground level and many provide at least one bedroom at the ground level. The front two dwellings will have some ground level open space, albeit within the front setback. Balconies vary in size and layout. The diversity offered by the design response is considered satisfactory.</p>
<p>55.02-4 - To ensure development is provided with appropriate utility services and infrastructure.</p> <p>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</p>	<p>Met (with condition)</p> <p>The site has access to all services. The applicant will be required to provide an on-site stormwater detention system to alleviate pressure on the drainage system. Conditions 11, 12.</p>
55.02-5 - To integrate the layout of development with the street.	<p>Met</p> <p>A good level of integration is offered in the design response to the May Street elevation. Dwellings 1 and 2 have a number of openings, including their front doors and balconies, presenting to the streetscape which will provide a high level of surveillance and engagement with the neighbourhood.</p>
55.03-1 - To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.	<p>Met</p> <p>As discussed earlier in this report, the front setback of the development complies with the 6 metre requirement set by the DD08, thereby meeting the preferred neighbourhood character.</p>
55.03-2 - To ensure that the height of buildings respects the existing or preferred neighbourhood character.	<p>Met</p> <p>The maximum building height (Dwelling 2) is beneath the permissible 11 metres. The maximum building heights of most dwellings are within the 9-10 metre range, and double storey dwellings are typically less than 6.5 metres in overall building height above natural ground level. It is considered the proposal is respectful of the preferred</p>

OBJECTIVE	OBJECTIVE MET/NOT MET
	neighbourhood character and its implications to the amenity of existing dwellings.
<p>55.03-3 - To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</p>	<p>Met (with condition)</p> <p>The site coverage, while not exceeding 60%, may not be accurate on the basis of it appearing to exclude overhanging balconies and cantilevering elements of the proposal. This will be clarified by permit condition, although it is considered that the objective will be met as the site coverage will come well within the 60% requirement. Condition 1.29.</p>
<p>55.03-4 - To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p>	<p>Met</p> <p>The impervious surface calculation for the overall development at 32% is considered will provide a sufficient area in which to absorb run-off.</p>
<p>55.03-5 - To achieve and protect energy efficient dwellings.</p> <p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p>	<p>Met</p> <p>The majority of dwellings have living areas and open space positioned to the north (or east or west, where north is not an option) to gain greatest solar exposure.</p> <p>It is considered that the permit applicant has sought to maximise the northerly aspect to the extent possible with balconies to the northern row of dwellings all orientated to the northern side of these dwellings.</p> <p>In regard to the southern row of dwellings, placing balconies on the north side of these dwellings at the second level would have had no practical benefit due to internal overshadowing (and the consequence of reducing internal separation between dwellings which would be undesirable from an internal and external visual amenity perspective).</p> <p>Some dwellings at the third level within the southern row of dwellings have balconies facing north (for example Dwelling 4 and 13). Dwellings 2 and 15 have been provided with westerly and easterly solar exposure, respectively. These are all good outcomes for these dwellings across this southern row.</p>

OBJECTIVE	OBJECTIVE MET/NOT MET
<p>55.03-6 – To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</p>	<p>Met</p> <p>Given the rectangular layout of the site, and the provision of the common accessway through the central core of the site, there is limited opportunity to locate the communal open space in a central location. Therefore, its positioning at the eastern end of the site is considered to be a reasonable outcome. It will have good amenity due to solar exposure (easterly and northerly sun) and be situated within a landscaped setting.</p> <p>Both the northern and southern communal spaces are readily accessible by pedestrians via the two pedestrian walkways and there will also be awareness as to these recreational areas based on the proximate location of visitor car parking spaces. To ensure these spaces are safe it is considered appropriate to require, by permit condition, safety measures. This will include wheel stops to visitor car spaces and a physical barrier (fencing) between car parking and communal areas.</p> <p>Conditions 1.18, 1.19.</p>
<p>55.03-7 - To ensure the layout of development provides for the safety and security of residents and property.</p>	<p>Met</p> <p>The proposal offers a level of passive surveillance within the development by the extent of openings over common areas and the placement of balconies over both pedestrian accessways. Both pedestrian pathways are well considered with lighting and appropriate landscaping to be provided.</p>
<p>55.03-8 - To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p> <p>To encourage the retention of mature vegetation on the site.</p>	<p>Met (with condition)</p> <p>There are several positives of the landscape design response across the overall development.</p> <p>Firstly, the front setback provides ample room in which to locate a significant number of canopy trees which can, over time, make a positive contribution to the May Street streetscape. The concept plan submitted with the development indicates five to be provided in this space. It is considered up to six could be located given the canopy spread of the Prickly Paperbark street tree is shown rather generously (and this tree has indeed been severely lopped to avoid impact to overhead powerlines). It is appropriate to condition this accordingly. Condition 8.5.</p>

OBJECTIVE	OBJECTIVE MET/NOT MET
	<p>Secondly, the rear of the site provides another great opportunity to achieve a well considered landscape outcome, particularly with regards to the proposed communal spaces. The concept landscape plan offers some suggested treatments, including inbuilt outdoor furniture with the potential for a BBQ surrounded by permeable paving. A final landscape plan should further consider and confirm final treatments for both communal spaces as well as plan the location of trees carefully to offer shade to these spaces. Condition 8.6.</p> <p>Thirdly, the northern boundary offers an opportunity to plant continuously along the length of this boundary atop a 1 metre+ high retaining wall. Suitable species of plants should be placed atop these spaces and this too can be finalised by permit condition. Condition 8.7.</p> <p>Fourthly, there is an exciting opportunity to create an avenue of canopy trees down the length of the southern boundary with ample room to also include low level planting around canopy trees. It is considered appropriate to condition this outcome accordingly. Conditions 8.6, 8.8.</p> <p>A good density of low level planting will also be required adjacent to dwellings. Condition 8.9.</p>
<p>55.03-9 - To ensure vehicle access to and from a development is safe, manageable and convenient</p> <p>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</p>	<p>Met (with condition)</p> <p>The proposal seeks to utilise the one 5.5 metre crossover resulting in a net decrease in one crossover. While the new crossover will be wider, there will be a gain in on-street parking at the northern end of the site by the decommissioning of No. 15 May Street's existing crossover.</p> <p>Council's Engineers have considered the proposed vehicle access and deemed it to be suitable, subject to a condition requiring a passing area to be provided in accordance with Design Standard 1 of Clause 52.06-8.</p>
<p>55.03-10 - To provide convenient parking for resident and visitor vehicles.</p> <p>To avoid parking and traffic difficulties in the development</p>	<p>Met (with condition)</p> <p>The proposed visitor and residential car parking will be convenient located and conveniently accessible for residents and visitors, subject to some permit changes. These include minor adjustments to the</p>

OBJECTIVE	OBJECTIVE MET/NOT MET
<p>and the neighbourhood. To protect residents from vehicular noise within developments.</p>	<p>location of landscaping, the addition of an intercom and design detail to demonstrate the security gate will provide for a safe opening. Conditions 1.12, 1.13, 1.14.</p>
<p>55.04-1 - To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p>Met</p> <p>In terms of wall setbacks to the northern, eastern and southern boundaries, there are no non-compliances with the Standard in respect of any dwelling at any level.</p> <p>A key characteristic of the overall development is the good level of spacing offered to side and rear boundaries with ground level setbacks all over 3 metres, first level setbacks no less than 2.5 metres and second level setbacks no less than 3.9 metres.</p> <p>In many instances, at the uppermost level, dwellings have over 4.5 metre setbacks to side boundaries (northern boundary) and over 5 metre setbacks to the southern boundary.</p>
<p>55.04-2 - To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p>Not applicable</p> <p>No are no building walls on boundary are proposed as part of the development.</p> <p>(There is a retaining wall proposed along the length of the eastern boundary).</p>
<p>55.04-3 - To allow adequate daylight into existing habitable room windows.</p>	<p>Met</p> <p>Due to the generous setbacks from boundaries, as mentioned above, the proposal will not compromise the ability for any existing habitable room window to achieve daylight access.</p>
<p>55.04-4 - To allow adequate solar access to existing north-facing habitable room windows.</p>	<p>Met</p> <p>As above, the generous spacing provided from the southern row of dwellings to the two habitable room windows on 11 May Street will ensure that the solar access to these windows will not be compromised. Except for the introduction of higher boundary fencing, the property to the south at 11 May Street will have no overshadowing implications as a consequence of the development.</p>
<p>55.04-5 - To ensure buildings</p>	<p>Met</p>

OBJECTIVE	OBJECTIVE MET/NOT MET
do not significantly overshadow existing secluded private open space.	<p>Except for the introduction of higher boundary fencing, the property to the south at 11 May Street Doncaster (situated to the south of the site) will have no overshadowing implications as a consequence of the development.</p> <p>As demonstrated by the submitted shadow diagrams, there will not be any other overshadowing consequence to 11 May Street.</p> <p>Only at 3pm at the September equinox is there a small shadow implication to the adjoining lot to the rear at 233 Blackburn Road. In addition to this being a very minor level of shadow for a small period of the day, it is also noted that this site is not a sensitive abuttal, rather it is presently used as a restaurant car park.</p>
55.04-6 - To limit views into existing secluded private open space and habitable room windows.	<p>Met (with condition)</p> <p>Given their streetscape outlook, there is no requirement to screen windows or balconies across the western elevation (Dwellings 1 and 2).</p> <p>Similarly, across the eastern elevation (Dwellings 10 and 15), the outlook towards the Taipan Restaurant car park is not one that is required to be protected by this Clause. However, having regard to the potential development on the adjoining lot to the east, the designer has proposed obscured windows to the uppermost level of these dwellings.</p> <p>Across the southern, external elevation, first and second level habitable room windows and balconies are all screened and fully comply with Standard B22. This is to address unreasonable overlooking to the secluded private open space and habitable room windows of No. 11 May Street. There are no concerns with ground level windows overlooking secluded private open space or habitable rooms windows, particularly given the introduction of higher (1.8 metre) boundary fencing.</p> <p>Across the northern, external elevation, the outlook for the majority of these dwellings is towards the George Street Medical Centre, rather than secluded private open space or habitable room windows of a residential dwelling. On this basis, the Clause offers no protection to this building. As such, the permit applicant has sought to capitalise on this by proposing a number of habitable room</p>

OBJECTIVE	OBJECTIVE MET/NOT MET
	<p>windows and unscreened balconies to this northern row of dwellings. In this circumstance, this is considered to be acceptable.</p> <p>The exception is to the north facing openings applicable to Dwellings 1 and 3 which are within 9 metres of the habitable room windows of No. 17 May Street. Upper levels windows and balconies to these dwellings will need to be screened in accordance with Standard B22. Condition 1.1.</p> <p>Furthermore, a detailed section will be required to demonstrate that balcony screening is compliant with Standard B22. Condition 1.10.</p>
<p>55.04-7 - To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</p>	<p>Met (with condition)</p> <p>Given the configuration and internal layout of the development, a very close assessment to ensure there are no unreasonable internal views is critical to this application.</p> <p>Across the northern, external elevation and southern external elevation, Dwellings 1 and 2, respectively are proposed to have identical sitting room and bedroom arrangements which have window openings looking onto their corresponding pedestrian walkways. All openings are within 1 metre of the pedestrian path. Given this pathway is intended to service either 7 or 8 dwellings, it is considered appropriate for these openings to have raised sill heights. A condition of approval will require these changes to assist the internal amenity (privacy) of Dwellings 1 and 2. Conditions 1.2, 1.3, 1.4.</p> <p>All other dwellings further down the eastern end are provided with some habitable space, usually a bedroom at the ground level adjacent to the walkway, however these have a slightly larger setback to the pedestrian walkway (up to 1.3 metres along the southern row) and/or have a low level front fence and an entry gate as a barrier between the window and the pathway. On this basis, it is considered that there will be no formal measure employed to require an adjustment to these windows.</p> <p>In respect of the internal, southern elevation, first and second level (where applicable) balconies and openings to habitable room windows are proposed to be unscreened to capitalise on their northerly</p>

OBJECTIVE	OBJECTIVE MET/NOT MET
	<p>exposure. Importantly, habitable room windows (there are no balconies) facing south (and therefore directly at these openings) across the internal northern elevation are all proposed to have obscured or highlight windows. This is shown consistently on both the relevant floor plan and the internal elevations.</p> <p>Between balconies along the first level of the northern row of dwellings, and between balconies 11 & 12, and 14 and 15 in the southern row, it is appropriate to consistently require internal screening to a minimum height of 1.7 metres above finished balcony level. (Some notations have been provided to this effect, but not for all dwellings).</p> <p>Condition 1.5.</p> <p>Given their small area, it is not considered necessary to extend the requirement to the second level balconies.</p>
<p>55.04-8 - To contain noise sources in developments that may affect existing dwellings.</p> <p>To protect residents from external noise.</p>	<p>Met</p> <p>In terms of existing residents, the location of air conditioning units has been shown on proposed plans and they are to be located on the rooftop where they are to be appropriately screened and at a sufficient distance away from neighbouring properties.</p> <p>As Council's Urban Designer has noted, the minimum separation distance between the northern and southern row of dwellings is, at its minimum, 5.3 metres. While at first glance this could present some acoustic challenges, having regard to the fact that all rooms along this central stretch of the development are bedrooms, rather than living areas or balconies, it is considered that there will be no unreasonable noise consequence to future residents.</p>
<p>55.05-1 - To encourage the consideration of the needs of people with limited mobility in the design of developments.</p>	<p>Met</p> <p>While all dwellings do not provide accessible entries, there are examples within the overall development which offer habitable room spaces at ground level. Examples include Dwellings 1, 2 and 3.</p>

OBJECTIVE	OBJECTIVE MET/NOT MET
<p>55.05-2 - To provide each dwelling or residential building with its own sense of identity.</p>	<p>Met (with condition) All dwellings are accessible via a pedestrian walkway which has been well thought-out, by virtue of an appropriate attractive pavement treatment, lighting and complimentary landscaping. The width of the pathway and spacing on either side is appropriate.</p> <p>Each dwelling has a fenced area demarcating the entry and providing a sense of personal address and transitional space. Balconies and cantilevering elements of the first floor level offer some shelter protection to the ground level.</p> <p>A further sense of entrance can be provided by the numbering of dwelling entries “1, 2, 3, 4 or 5”, as applicable. Condition 1.8.</p>
<p>55.05-3 - To allow adequate daylight into new habitable room windows.</p>	<p>Met All habitable room windows proposed throughout the 15 dwellings are located to face an outdoor space clear to the sky ensuring direct access to daylight.</p>
<p>55.05-4 - To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	<p>Met All dwellings have at least one balcony with at least an area of 8 sqm, with a minimum 1.6m width and access from a habitable room, usually a living area. Dwellings 1 and 2 also have ground level open space.</p>
<p>55.05-5 - To allow solar access into the secluded private open space of new dwellings and residential buildings.</p>	<p>Met Most dwellings will achieve northerly orientated private open space which is a good outcome. This occurs even for some dwellings along the southern row where the third level is used to site the balcony.</p> <p>Inevitably, it is not possible to achieve northerly exposure to all townhouses. However, it is considered where this has not occurred, that the designer has utilised either a westerly or easterly location (Dwellings 1, 2, 10 and 15 are examples of this).</p> <p>The only purely south facing open spaces are thereby to Dwellings 11, 12 and 14 being 3 of the 15 dwellings (at 20% of the overall development). This is considered to be an acceptable outcome</p>

OBJECTIVE	OBJECTIVE MET/NOT MET
	given the orientation of the allotment.
55.05-6 - To provide adequate storage facilities for each dwelling.	<p>Met</p> <p>All dwellings are to be provided with storage provision of approximately 6 cubic metres within their respective garages.</p>
55.06-1 - To encourage design detail that respects the existing or preferred neighbourhood character.	<p>Met (with condition)</p> <p>The proposal offers a high level of detailed design work to demonstrate that it will be an appropriate addition to the May Street streetscape as part of its transition towards a preferred neighbourhood character for this neighbourhood. The proposal also provides interesting treatments to side and rear elevations to ensure that it will present both interestingly and respectfully to the private realm.</p> <p>The use of an interesting and varied mix of materials, colours and finishes accentuates the level of articulation across all elevations. The combined use of render colours and dark brown face brickwork together with three varieties of cladding will provide a high level of visual interest. Indeed Council's Urban Designer recognises the significance of maintaining the proposed external materials palette, which she considers to be a <i>"key element of the architectural language of the building"</i>. She calls for any building material substitutions to be <i>"carefully assessed"</i>.</p> <p>It is Council's Urban Designer's view that the development proposes a <i>"well-articulated design through the modulation of form and surface treatments, including varying facades, fenestration (arrangement of windows) and rooflines, to create strong visual interest and reduce the overall massing of the building form"</i>.</p> <p>In particular, the use of bronze cladding that wraps around the south-west corner of Dwelling 2 and the north-east corner of Dwelling 1 is especially a bold architectural statement employed in the design response. The necessity for it to project up to 7 metres above natural ground level (Dwelling 2) along the southern elevations and by about 6 metres (Dwelling 1) along the northern elevation is queried. Indeed, it is considered that it need not extend beyond the height of the balustrading to the first level balconies to both dwellings. A condition to</p>

OBJECTIVE	OBJECTIVE MET/NOT MET
	<p>this effect will be included. Condition 1.6.</p> <p>A lightweight canopy (detached from the balustrading) can be introduced over these west facing balconies to provide solar relief. Condition 1.7.</p> <p>A combination of cantilevering and recessing of upper levels relative to levels below has been employed in the overall design response to achieve a good level of articulation. Critically, across the streetscape elevation, the level of separation between the two rows of dwellings has been maximised. Similarly, an appropriate level of separation is to be provided between Dwellings 10 and 15 at the rear of the site.</p> <p>Dedicated pedestrian walkways have been well planned and will be finished with an interesting concrete treatment. The common accessway will also employ a decorative concrete treatment while a further treatment will be utilised to highlight visitor car parking spaces. The materials schedule and plans will need to clarify what type of concrete treatment is to be provided where. Condition 1.9.</p> <p>Finer grain detail has also been carefully considered in respect of materials and finishes to fencing, security gates, screening and garage door treatments.</p> <p>A bicycle rack and letterbox structures are shown, although a condition will require a rack to be provided adjacent to each of the pedestrian walkways, where it is considered to more practically located. Condition 1.26.</p> <p>Lastly, garages do not present as visual intrusions on the streetscape. This is a further positive of the overall development. The accessway being for vehicles only is a good outcome for internal amenity.</p>
<p>55.06-2 - To encourage front fence design that respects the existing or preferred neighbourhood character.</p>	<p>Met</p> <p>The design and height of proposed fencing to May Street is considered to be appropriate for the reasons discussed earlier in the report.</p>
<p>55.06-3 - To ensure that communal open space, car parking, access areas and site facilities are practical,</p>	<p>Met</p> <p>The common areas, including the accessways and their associated landscaping will be maintained by</p>

OBJECTIVE	OBJECTIVE MET/NOT MET
<p>attractive and easily maintained.</p> <p>To avoid future management difficulties in areas of common ownership.</p>	<p>an Owners' Corporation. There are no apparent difficulties associated with future management of these areas, particularly as landscaping is considered to be easily accessible.</p> <p>Given a communal open space area is proposed, it is appropriate to require plans to include the details of the furniture and facilities to be provided in these spaces. Condition 1.31.</p>
<p>55.06-4 - To ensure that site services can be installed and easily maintained.</p> <p>To ensure that site facilities are accessible, adequate and attractive.</p>	<p>Met (with conditions)</p> <p>Two communal mailbox structures are proposed adjacent to both the northern and southern pedestrian walkways although both will need to be relocated adjacent to the front title boundary to meet Australia Post guidelines. Condition 1.27.</p> <p>Solar hot water systems are proposed as an energy measure and these are to be situated atop the roof of each dwelling with rooftop screening to be applied.</p> <p>Rainwater tanks have not been shown but are likely to be required by a Sustainability Management Plan and/or to fulfil OSD requirements. A permit condition will require this detail having regard to the conclusions drawn from the OSD and SMP assessments. Condition 1.30, 3, 11, 12.</p> <p>A permit condition will require retractable clotheslines to be installed to all balconies to ensure they do not present as visual eyesores to neighbouring properties. Condition 1.11.</p> <p>Waste collection is proposed to be collected privately and from within the site, although the precise location and manner in which this will occur will need to be demonstrated by permit condition. Conditions 1.16, 1.17.</p>

Clause 65 Decision Guidelines

- 5.32 Clause 65 states because a planning permit can be granted, does not imply that a permit should or will be granted. The Responsible Authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause. Before deciding on an application, the Responsible Authority is required to consider up to twelve items which include *“the matters set out in Section 60 of the Planning and Environment Act 1987”*, *“the orderly planning of the area”* and *“the effect on the amenity of the area”*.

- 5.33 Having regards to the decision guidelines of this clause, it is considered that the proposed development constitutes orderly planning and will not have an unreasonable effect on the amenity of the neighbourhood for reasons discussed throughout this report.

6 REFERRALS

- 6.1 There were no external referral authorities for the application.
- 6.2 The application was referred to a number of Service Units within Council. The following table summarises their responses:

Service Unit	Comments
Engineering & Technical Services Unit (Drainage)	<ul style="list-style-type: none"> • Point of discharge is available for the site. All runoff is to be directed to the point of discharge subject to standard conditions. • Requires the provision of an on-site stormwater detention system.
Engineering & Technical Services Unit (Vehicle Crossings)	<ul style="list-style-type: none"> • Existing crossover (which is not to be utilised as part of the development) needs to be removed and the nature strip, kerb and channel and footpath reinstated.
Engineering & Technical Services Unit (Access & Driveway)	<ul style="list-style-type: none"> • Proposed accessway serves more than 10 car spaces and the accessway is more than 50m long. Applicant must keep a 5m wide and 7m long passing area at the entrance in accordance with Design Standard 1 of Clause 52.06-8. • Proposed landscaped strip at the end of the accessway requires to be removed and the accessway to be extended by 1m as Visitor 02 and visitor 03 car spaces are at blind aisles. • The proposed landscaped buffer at each side of BR 01 of Unit 1 and Unit 2 affects the vehicle manoeuvres of Unit 1 and Unit 2 western car spaces. • Waste truck swept paths appear to be too tight and requires more than 3 manoeuvres. Waste truck vehicle manoeuvres obstruct the three visitor car spaces and overhang the proposed garden bed. • Proposed small buffers between two garages requires to be removed and wall mounted lighting arrangement is

Service Unit	Comments
	<p>proposed instead the bollards.</p> <ul style="list-style-type: none"> Visitor car parking space needs to be signed and directed.
Engineering & Technical Services Unit (Parking & Traffic)	<ul style="list-style-type: none"> The development is compliant in respect of resident and visitor car parking provision.
Engineering & Technical Services Unit (Waste Management)	<ul style="list-style-type: none"> Advises private waste collection is required. Requires an on-site location for the waste bins to be collected by the waste truck to be specified which is not along the 6.4m width accessway where it would obstruct the vehicle manoeuvres of the residential garages. The developer is required to demonstrate (swept path diagrams) that a private waste collection vehicle can collect waste from within the development, have the ability to perform a 3 point turn within the site as well as enter/exit in a forward direction. The developer must show there is sufficient room surrounding visitor parking bay 1/2 & 3 to undertake a 3 point turn by a waste collection vehicle.
Engineering & Technical Services Unit (Construction Management)	<ul style="list-style-type: none"> Requires a Construction Management Plan to be lodged as any condition of approval.
Economic & Environmental Planning (Urban Design)	<ul style="list-style-type: none"> Suggests the development is a well-articulated design through its modulation of form and surface treatments, including varying facades, fenestration (arrangement of windows) and rooflines, to create strong visual interest and reduce the overall massing of the building form. Considers the material palette to be of a high quality and a key element of the architectural language of the building. Suggests that any building material substitutions be carefully assessed by Council. Recognises that the first floor levels of

Service Unit	Comments
	<p>units are stepped in and out along the alignment of the central driveway; with a minimum (window to window) dwelling separation distance of 5.3m between Dwellings 3 & 4, 6 & 12, and 8 & 14. Notes if space was afforded, then suggests that this separation be increased to provide a more generous acoustic buffer. However, in this case, considers an increase of the width of the driveway – even with the deletion of a unit - would create a number of much more serious amenity issues both for these future residents, and for the neighbouring properties to the north and south. With that in mind, and understanding also that the driveway will have little to no pedestrian movement along it, thinks that widening it is not required in this circumstance.</p> <ul style="list-style-type: none"> • Identifies building entries to be well-designed with integrated letterboxes and the provision of bicycle racks. • Notes path lighting is to be provided but considers is should be integrated into the landscape, be vandal-proof, and that it be designed to minimise light spill into neighbouring properties. • Hard landscaping materials and design are adequate. The proposal seeks to maximise the opportunity for feature canopy trees on the boundaries of the site.

6.3 It is considered the above matters arising from the referral of the application to internal council departments can be, as necessary, applied as permit conditions to any decision to issue.

7 CONSULTATION

7.1 The planning application was placed on public notice for a three (3) week period which concluded on 3 September 2015. The public were notified by the sending of letters to adjoining and nearby properties and by the display of two (2) signs across the frontage of each lot comprising the site.

7.2 Council has received two (2) objections from the following properties:

Address
11 May Street, Doncaster East (abutting property to the south of the site)

Address

2-4 George Street, Doncaster East
(abutting property to the north of the site)

- 7.3 The following is a summary of the grounds upon which the above properties have objected to the proposal:

- 7.3.1 Overshadowing,
- 7.3.2 Impact to existing boundary fencing
- 7.3.3 Insufficient on-site car parking
- 7.3.4 Traffic implications
- 7.3.5 Demolition & construction management issues.

- 7.4 A response to the above grounds is provided in the below paragraphs:

Overshadowing

- 7.5 The property owner to the south of the site, at 11 May Street, has objected on overshadowing grounds.

- 7.6 Having assessed the shadow diagrams submitted with the application, there are no shadow implications at any time of the day as a consequence of the proposed development to the objector's property. There will only be a very minor increase in shadow to this property caused by a higher boundary fence that is proposed across the common boundary.

Impact to existing boundary fencing

- 7.7 The objecting property owner at 11 May Street has also raised concern with regard to impact to existing boundary fencing during the construction phase of the development. In particular, the objector is concerned for her privacy during the construction process. This is a valid concern and one that can be managed (and enforced if need be) by permit condition. **Condition 28.**

Insufficient on-site car parking

- 7.8 Both objectors have expressed concern with the car parking provision for the development.

- 7.9 As discussed under the response to the assessment of the proposal against Clause 52.06 of the Manningham Planning Scheme, the development is providing the commensurate number of car parking spaces relative to bedroom numbers. Also, the proposal is providing three (3) on-site visitor car spaces at the rear of the site which is similarly compliant with the requirements of the Planning Scheme.

- 7.10 While it is noted that both objectors have raised the current pressure on on-street car parking within May Street, this is not a matter that can be considered as part of this planning application noting that the applicant is providing the required number of on-site car parking spaces. Opportunities to alleviate pressure on on-street car parking and consideration of any other measures along May Street is a matter that can be looked into by Council's Engineering department. As such, it has been forwarded to this department for further investigation.

Traffic implications

- 7.11 In relation to this application, it is not considered that the traffic challenges of May Street and those surrounding the site should prevent its redevelopment. While it is acknowledged that objectors consider this proposal would exacerbate the existing situation, the applicant is providing the required number of on-site car parking spaces and submitted a traffic report which, in the expert opinion of its author, concludes that the level of traffic to be generated by the proposal *“is well within the capacity of May Street and will have a minimal impact on traffic operations on the surrounding road network”*. This view is not challenged by Council’s Engineering department.

Demolition & construction management issues

- 7.12 The property owner to the south of the site at 11 May Street has expressed concerns about the impact of the demolition of the existing buildings on the subject site and the impacts to her amenity during the construction phase of the development.
- 7.13 With the exception of heritage properties, the planning process does not regulate the demolition of buildings. As such, the demolition process cannot be controlled by any planning permit to issue.
- 7.14 In terms of construction management, it is appropriate to require a Construction Management Plan as a condition of any approval. A Construction Management Plan will require, among other things, details as to where workers attending the site will park legally to ensure no adverse amenity impacts to the objector and other properties within May Street.

8 CONCLUSION

- 8.1 The proposal presents a number of positive elements, including an opportunity to introduce an increased level of density in a well located site proximate to public transport along Blackburn Road and George Street and within comfortable walking distance to the Donburn Neighbourhood Activity Centre and East Doncaster Secondary College.
- 8.2 The proposal presents no unreasonable external amenity impacts while some minor issues with the development are rectifiable with permit condition.
- 8.3 It is therefore considered appropriate to support the planning application, subject to conditions.

RECOMMENDATION

That having considered all objections A NOTICE OF DECISION TO GRANT A PERMIT be issued in relation to Planning Application No. PL15/024973 for the construction of fifteen (15) dwellings with associated car parking in accordance with the endorsed plans and subject to the following conditions –

- 1. Before the development starts, two copies of amended plans drawn to scale and dimensioned, must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the plans submitted with the application (prepared by Sky Hao Architects, dated 30 June 2015 and as received by Council on 3 July 2015) but modified to show:**

Dwellings

- 1.1. Dwelling 1 and 3's balconies and habitable room windows screened in accordance with Standard B22 of Clause 55.04-6 of the Manningham Planning Scheme;
- 1.2. Dwelling 1 and 2's, Bedroom 2 with a operable highlight window;
- 1.3. Dwelling 1's, north facing Sitting Room with a operable highlight window/s;
- 1.4. Dwelling 2's, south facing Sitting Room with a operable highlight window/s;
- 1.5. Barriers between balconies at the first level to be non-transparent and a minimum of 1.7 metres high above finished floor level to ensure internal privacy for future occupants. This to be notated on the first floor plan and the relevant elevations;
- 1.6. The bronze cladding treatment to Dwelling 1 and 2 to extend no higher than the first level, balustrading;
- 1.7. The provision of solar protection to all west and north facing windows and the use of a lightweight canopy to the upper level west facing balconies of Dwellings 1 and 2;
- 1.8. A sense of personal address adjacent to the entry of all dwellings by numbering the entry "1, 2, 3, 4, etc, as applicable";
- 1.9. An updated colour schedule (to correspond to elevations, as applicable) to include details of all materials and colours, including paving, fencing, screening, retaining walls and all building and facade treatments, including specification as to where the various concrete treatments are to be applied across the site;
- 1.10. The design detail of proposed external balcony screening at a scale of 1:20 or 1:50 to achieve full compliance with Standard B22 of Clause 55.04-6 of the Manningham Planning Scheme;
- 1.11. Retractable clotheslines to all balconies to limit their visibility to public and private realms;

Vehicle Accessway/Car Parking

- 1.12. Deletion of the landscaping within the passing area at the entrance of the development (i.e. within the first 7 metres) to accord with Design Standard 1 of Clause 52.06-8 of the Manningham Planning Scheme;
- 1.13. An intercom (connected to each dwelling) to facilitate convenient 24 hour access to the visitor car parking spaces and to enable access to the site for waste collection purposes;
- 1.14. The design detail of the security gate across the accessway demonstrating it will not impede entering and exiting vehicles;
- 1.15. A permeable paving treatment along the eastern boundary in the section adjacent to visitor car parking spaces;
- 1.16. A designated location at the rear of the site where a private waste contractor will collect all waste. This may encompass the permeable paved area referred to in Condition 1.15 but may need to

be larger to cater to the surface area required for bin storage. This must be determined in accordance with the Waste Management Plan required by Condition 6 of this permit;

- 1.17. A swept path diagram/s to illustrate the ability for a waste collection vehicle to conveniently enter and exit the rear of the site in order to undertake waste collection in accordance with the Waste Management Plan required by Condition 6 of this permit;
- 1.18. A physical barrier, such as timber slat fencing, to separate visitor car parking spaces from communal areas;
- 1.19. A wheel stop to all visitor car parking spaces;
- 1.20. The provision of a visitor spaces sign visible from the site frontage to direct visitors to car parking at the rear of the site. The sign must be integrated with the built form;
- 1.21. A plan notation that the Council parking restriction sign within the nature strip is to be relocated to facilitate the widened crossover;
- 1.22. A plan notation that the redundant crossover is to be removed and the footpath, nature strip and kerbing reinstated to the satisfaction of the Responsible Authority;
- 1.23. A plan notation that on-street car parking is to be modified in light of the development's crossover location;
- 1.24. Lighting along the vehicle accessway to be situated atop garage openings, rather than at ground (surface) level;

Pedestrian Accessway

- 1.25. Lighting adjacent to pedestrian accessways to be integrated with the landscaping treatments required by Condition 8 of this permit;
- 1.26. The bicycle racks relocated adjacent to each of the pedestrian accessways;
- 1.27. The relocation of both sets of letterboxes to the front title boundary;
- 1.28. The encroachment of the retaining wall within the pedestrian accessway along the rear boundary deleted;

General

- 1.29. A site coverage calculation that includes overhanging balconies and cantilevering elements;
- 1.30. Any further modifications required as a result of the Plans required by Conditions 3, 6 and 12, including the nomination and location of rainwater tank/s (if applicable);
- 1.31. Details of the furniture and facilities to be provided in the communal open space areas.

Endorsed Plans

2. The development as shown on the approved plans must not be modified for any reason, without the written consent of the Responsible Authority.

Sustainability Management Plan

3. **Before the development starts or the issue of a building permit for the development, whichever is the sooner, two copies of a Sustainability Management Plan (SMP), prepared by a suitably qualified environmental engineer or equivalent must be submitted to and approved by the Responsible Authority. When approved the plan will form part of the permit. The recommendations of the plan must be incorporated into the design and layout of the development and must be implemented to the satisfaction of the Responsible Authority before the occupation of any dwelling. The Plan must include, but not be limited to the following:**
 - 3.1. **Identify how the development will achieve the sustainability objectives of the Manningham Planning Scheme contained in Clause 21.10;**
 - 3.2. **Identify the responsibilities and timing for achieving the above objectives;**
 - 3.3. **Identify the key performance indicators which give effect to the relevant policy and statutory obligations;**
 - 3.4. **Encourage initiatives which range from current best practice, emerging technology to continuous innovation;**
 - 3.5. **Demonstrate that the design elements, technologies and operational practices that comprise the SMP can be maintained over time;**
 - 3.6. **The individual components of the Sustainability Management Plan should address:**
 - 3.6.1. **Building Energy Management**
 - 3.6.2. **Water Sensitive Design**
 - 3.6.3. **External Environmental Amenity**
 - 3.6.4. **Waste Management**
 - 3.6.5. **Quality of Public and Private Realm**
 - 3.6.6. **Transport.**
4. **Prior to the occupation of any building approved under this permit, a report from the author of the SMP report, approved pursuant to this permit, or similarly qualified person or company, must be submitted to the satisfaction of the Responsible Authority. The report must confirm that all measures specified in the SMP have been implemented in accordance with the approved Plan.**

Construction Management Plan

5. **Before the development starts, two copies of a Construction Management Plan must be submitted to and approved by the Responsible Authority. When approved the plan will form part of the permit. The plan must address, but not be limited to, the following:**
 - 5.1. **A liaison officer for contact by residents and the responsible authority in the event of relevant queries or problems experienced;**
 - 5.2. **Hours of construction in accordance with the Manningham Local Law;**

- 5.3. Delivery and unloading points and expected frequency;
- 5.4. On-site facilities for vehicle washing;
- 5.5. Parking facilities/locations for construction workers to be illustrated in map form and to be informed by existing parking restrictions in the immediate area;
- 5.6. Other measures to minimise the impact of construction vehicles arriving at and departing from the land;
- 5.7. Methods to contain dust, dirt and mud within the site, and the method and frequency of clean up procedures;
- 5.8. The measures for prevention of the unintended movement of building waste and other hazardous materials and pollutants on or off the site, whether by air, water or other means;
- 5.9. An outline of requests to occupy public footpaths or roads, and anticipated disruptions to local services;
- 5.10. The measures to minimise the amount of waste construction materials;
- 5.11. Measures to minimise impact to existing boundary and front fencing on adjoining properties;
- 5.12. The measures to minimise noise and other amenity impacts from mechanical equipment/construction activities, especially outside of daytime hours; and
- 5.13. Adequate environmental awareness training for all on-site contractors and sub-contractors.

Waste Management Plan

6. Before the development starts, or the issue of a building permit for the development, whichever is the sooner, an amended Waste Management Plan must be submitted and approved to the satisfaction of the Responsible Authority. When approved the plan will form part of the permit. The Plan must generally be in accordance with the plan prepared by Leigh Design, as prepared on 3 June 2015, but modified to provide for:
 - 6.1. A layout plan consistent with the Condition 1 plans;
 - 6.2. Future occupants of the site to place their bins at a dedicated location at the rear of the site, rather than along the vehicle accessway, in accordance with the Condition 1 development plan. The size of this area must be informed by the size required for relevant bin storage;
 - 6.3. The waste collection contractor to collect waste bins from the rear of the site, rather than along the vehicle accessway;
 - 6.4. The nomination of a waste collection vehicle that can safely and conveniently enter and exit the site to the satisfaction of the Responsible Authority. This is to be informed by the provision of swept path diagrams and turning templates to demonstrate that a waste service vehicle can undertake a 3-point turn and manoeuvre within the basement in order to exit the site in a forward direction;

- 6.5. The nomination of a waste collection vehicle that can achieve the requirements of Condition 6.3 and 6.4;
 - 6.6. The hours and frequency of pick up for general waste and recyclables to the satisfaction of the Responsible Authority.
 - 6.7. A statement that no bins are to be left on the nature strip or elsewhere on the site in common areas, other than the dedicated on-site waste collection area.
7. The Management Plans approved under Conditions 6, 8 and 9 of this permit must be implemented and complied with at all times to the satisfaction of the Responsible Authority unless with the further written approval of the Responsible Authority.

Landscape Plan

8. Before the development starts, a landscaping plan prepared by a landscape architect or person of approved competence must be submitted to the Responsible Authority for approval. Such plan must be generally in accordance with the approved plan, and must show species, locations, approximate height and spread of proposed planting and the retention of existing trees and shrubs, where appropriate or as directed by any other condition of this Permit. Such plan must show:
 - 8.1. Any details as relevant or directed by any other condition of this Permit;
 - 8.2. A layout consistent with the plans approved under Condition 1, including the location of all retaining walls;
 - 8.3. A planting schedule detailing the species, numbers of plants, approximate height, spread of proposed planting and planting/pot size for all trees, shrubs and all other plants;
 - 8.4. Surface treatments;
 - 8.5. A minimum of six (6) canopy trees within the front setback of the site, four (4) of which must be capable of reaching a height of eight (8) metres at maturity. The trees must be a minimum height of 1.5 metres at the time of planting;
 - 8.6. A row of deciduous ornamental trees, such as Ornamental Pears, along the full length of the southern boundary and to provide shade within the communal open spaces at the rear;
 - 8.7. Layered landscaping (low to medium level) along the full length of the northern property boundary atop the retaining wall;
 - 8.8. Low to medium level landscaping along the full length of the southern boundary;
 - 8.9. Low level landscaping adjacent to dwelling entries.

The use of synthetic grass as a substitute for open lawn area within secluded private open space or a front setback will not be supported. Synthetic turf may be used in place of approved paving decking and/or other hardstand surfaces.

Landscape Bond

9. Before the release of the approved plans under Condition 1, a \$15,000 cash bond or bank guarantee must be lodged with the Responsible Authority to ensure the completion and maintenance of landscaped areas and such bond or bank guarantee will only be refunded or discharged after a period of 13 weeks from the completion of all works, provided the landscaped areas are being maintained to the satisfaction of the Responsible Authority.
10. Before the occupation of the dwellings, landscaping works as shown on the approved plans must be completed to the satisfaction of the Responsible Authority and then maintained to the satisfaction of the Responsible Authority.

Stormwater — On–Site Detention System

11. The owner must provide onsite storm water detention storage or other suitable system (which may include but is not limited to the re–use of stormwater using rainwater tanks), to limit the Permissible Site Discharge (PSD) to that applicable to the site coverage of 35 percent of hard surface or the pre existing hard surface if it is greater than 35 percent. The PSD must meet the following requirements:
 - 11.1. Be designed for a 1 in 5 year storm; and
 - 11.2. Storage must be designed for 1 in 10 year storm.
12. Before the development starts, a construction plan for the system required by Condition No. 11 of this permit must be submitted to and approved by the Responsible Authority. The system must be maintained by the Owner thereafter in accordance with the approved construction plan to the satisfaction of the Responsible Authority.

Drainage

13. Stormwater must not be discharged from the subject land other than by means of drainage to the legal point of discharge. The drainage system within the development must be designed and constructed to the requirements and satisfaction of the relevant Building Surveyor.

Vehicle Accessways

14. Prior to occupation of the approved dwellings, any modified vehicular crossover must be constructed in accordance with the approved plans of this permit to the satisfaction of the Responsible Authority.
15. Before the occupation of the approved dwellings, all visitor car parking spaces must be line–marked and signposted to the satisfaction of the Responsible Authority.
16. Visitor parking spaces must not be used for any other purpose to the satisfaction of the Responsible Authority.
17. Any redundant vehicle crossover must be removed and the footpath, nature strip and kerbing reinstated to the satisfaction of the Responsible Authority.

Site Services

18. Unless depicted on a roof plan approved by this permit, no roof plant (includes air conditioning units, basement exhaust ducts, solar panels or hot water systems) which is visible to immediate neighbours or from the

street may be placed on the roof of the approved building, without details in the form of an amending plan being submitted to and approved by the Responsible Authority.

19. If in the opinion of the Responsible Authority, roof plant proposed under the permit is acceptable subject to the erection of sight screens, such sight screen details must be included within any amending plan and must provide for a colour co-ordinated, low maintenance screen system with suitable service access to the satisfaction of the Responsible Authority.
20. If allowed by the relevant fire authority, external fire services must be enclosed in a neatly constructed, durable cabinet finished to complement the overall development, or in the event that enclosure is not allowed, associated installations must be located, finished and landscaped to minimise visual impacts from the public footpath in front of the site to the satisfaction of the Responsible Authority.
21. All upper level service pipes (excluding stormwater downpipes) must be concealed and screened respectively to the satisfaction of the Responsible Authority.
22. No air-conditioning units may be installed on the building so as to be visible from public or private realm, including on balconies, to the satisfaction of the Responsible Authority.
23. Any clothes-drying rack or line system located on a balcony must be lower than the balustrade of the balcony and must not be visible from off the site to the satisfaction of the Responsible Authority.
24. An intercom and an automatic door opening system (connected to each dwelling) must be installed, so as to facilitate convenient 24 hour access to the visitor car parking spaces to the satisfaction of the Responsible Authority.
25. A centralised TV antenna system must be installed and connections made to each dwelling to the satisfaction of the Responsible Authority.
26. No individual dish antennas may be installed on balconies or walls.
27. All services, including water, electricity, gas, sewerage and telephone, must be installed underground and located to the satisfaction of the Responsible Authority.

Maintenance/Nuisance

28. In the event of excavation causing damage to an existing boundary fence, the owner of the development site must at their own cost repair or replace the affected fencing to the satisfaction of the Responsible Authority.
29. Privacy screens, obscure glazing, replacement boundary fencing as shown on the approved plans must be installed prior to occupation of the dwellings to the satisfaction of the Responsible Authority and maintained thereafter to the satisfaction of the Responsible Authority. The use of the obscure film fixed to transparent windows is not considered to be obscured glazing or an appropriate response to screen overlooking.

30. All retaining walls must be constructed and finished in a professional manner to ensure a neat presentation and longevity to the satisfaction of the Responsible Authority.
31. Buildings, paved areas, drainage and landscaping must be maintained to the satisfaction of the Responsible Authority.
32. Communal lighting must be connected to reticulated mains electricity and be operated by a time switch, movement sensors or a daylight sensor to the satisfaction of the Responsible Authority.
33. All noise emanating from any mechanical plant must comply with the relevant State noise control legislation and in particular, any basement exhaust duct/unit must be positioned, so as to minimise noise impacts on residents of the buildings and adjacent properties to the satisfaction of the Responsible Authority.

Time Limit

34. This permit will expire if one of the following circumstances apply:
 - 34.1. The development and use are not started within two (2) years of the date of the issue of this permit; and
 - 34.2. The development is not completed within four (4) years of the date of this permit.

The Responsible Authority may extend these periods referred to if a request is made in writing by the owner or occupier either before the permit expires or in accordance with Section 69 of the *Planning and Environment Act 1987*.

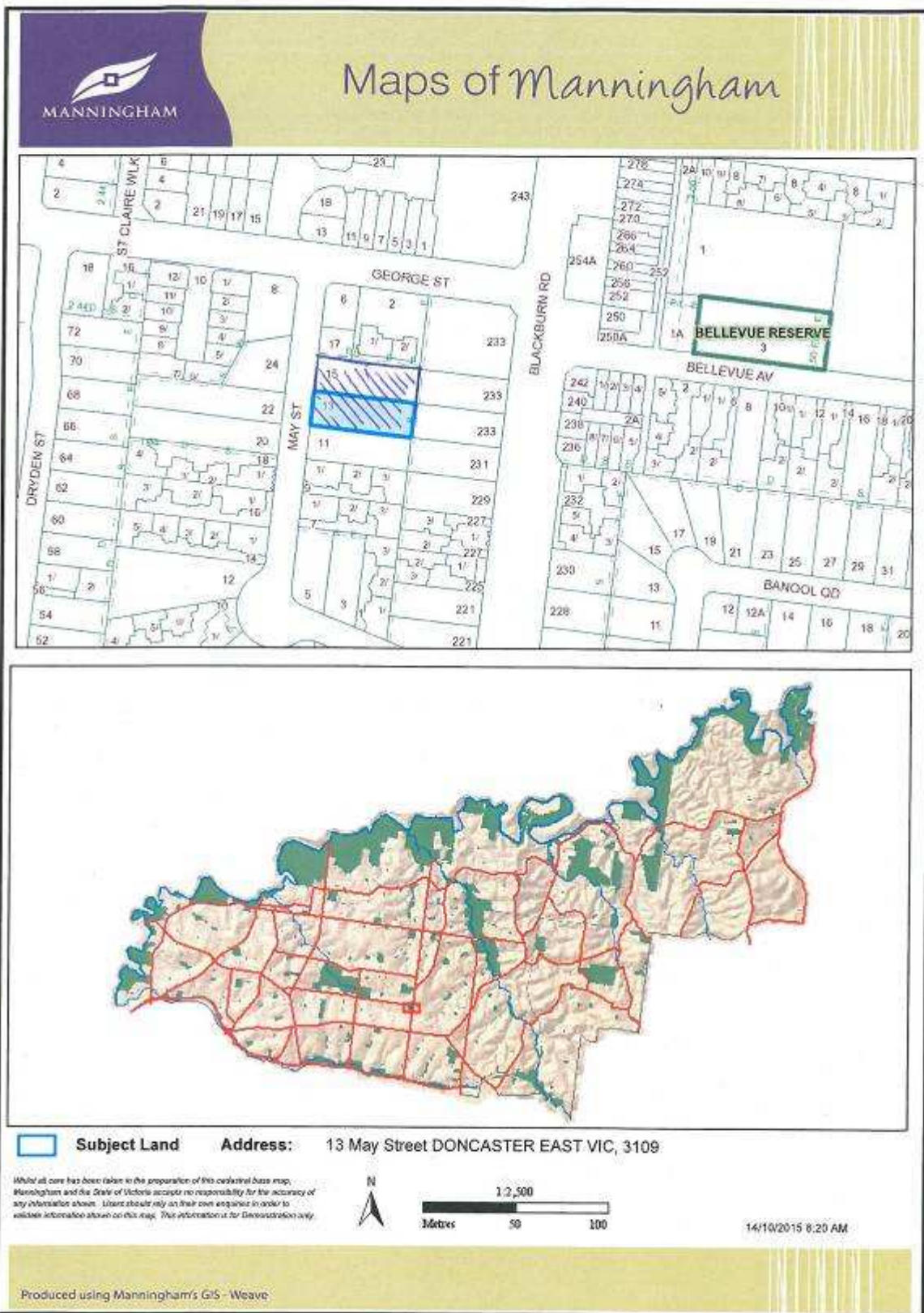
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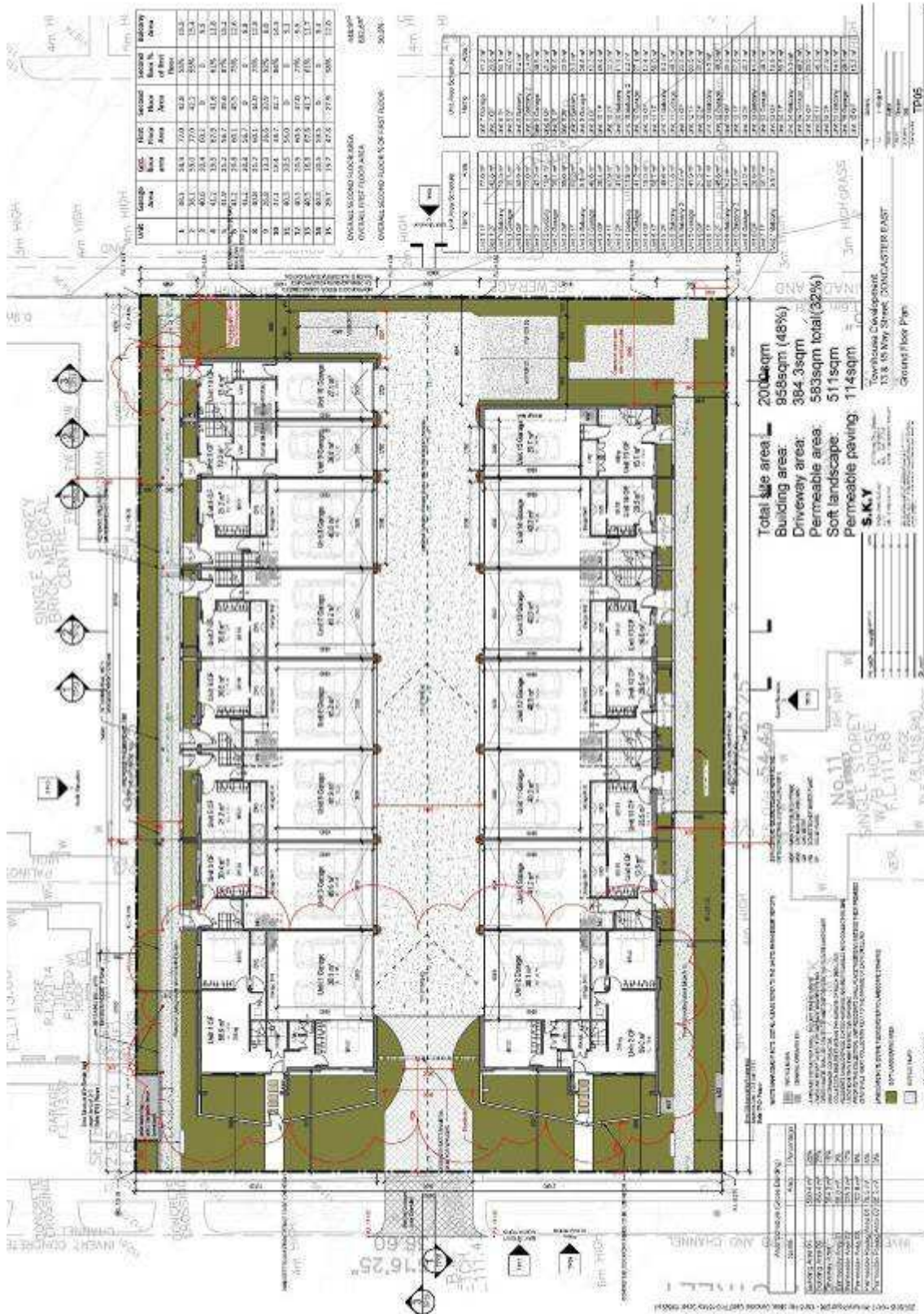
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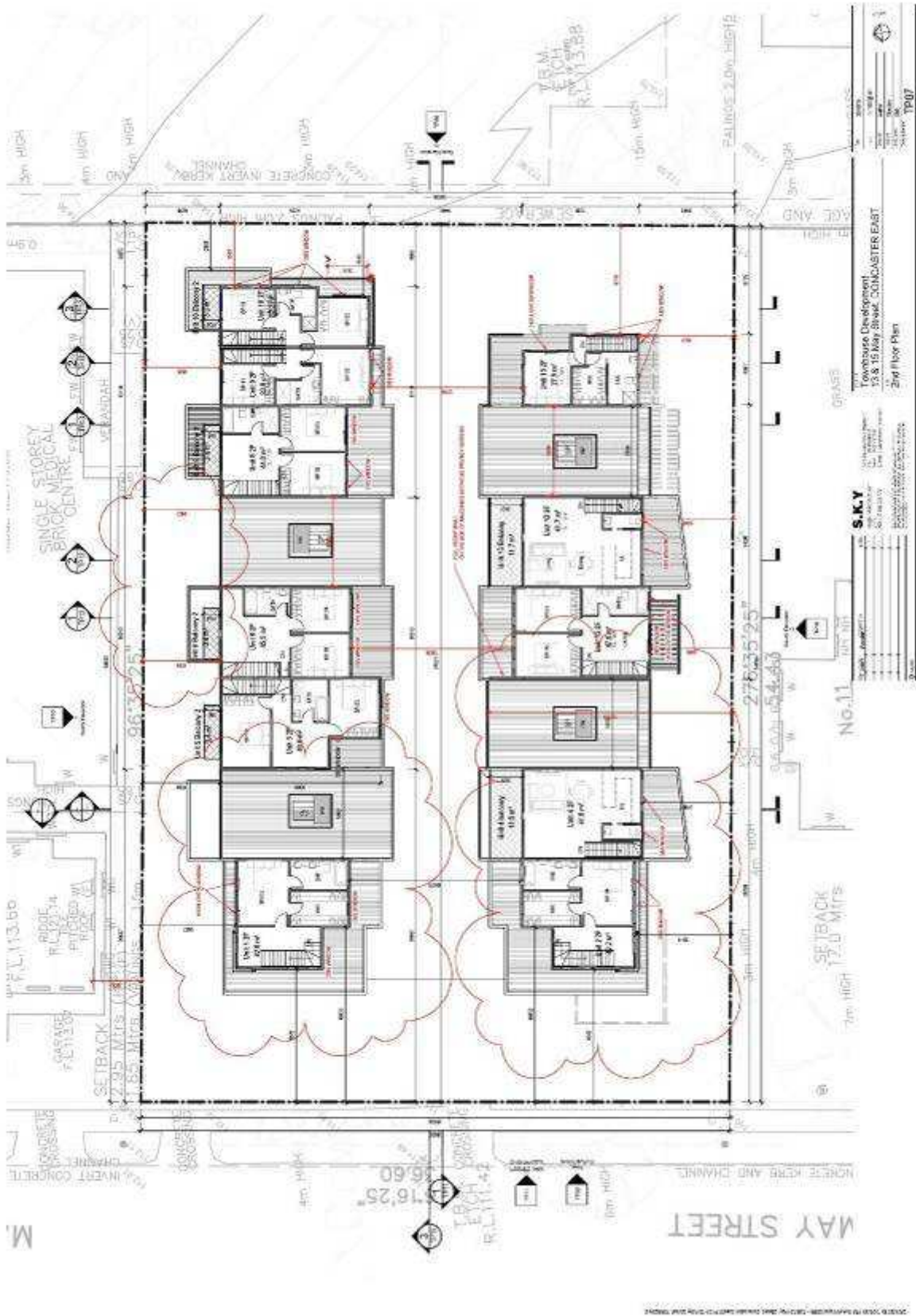
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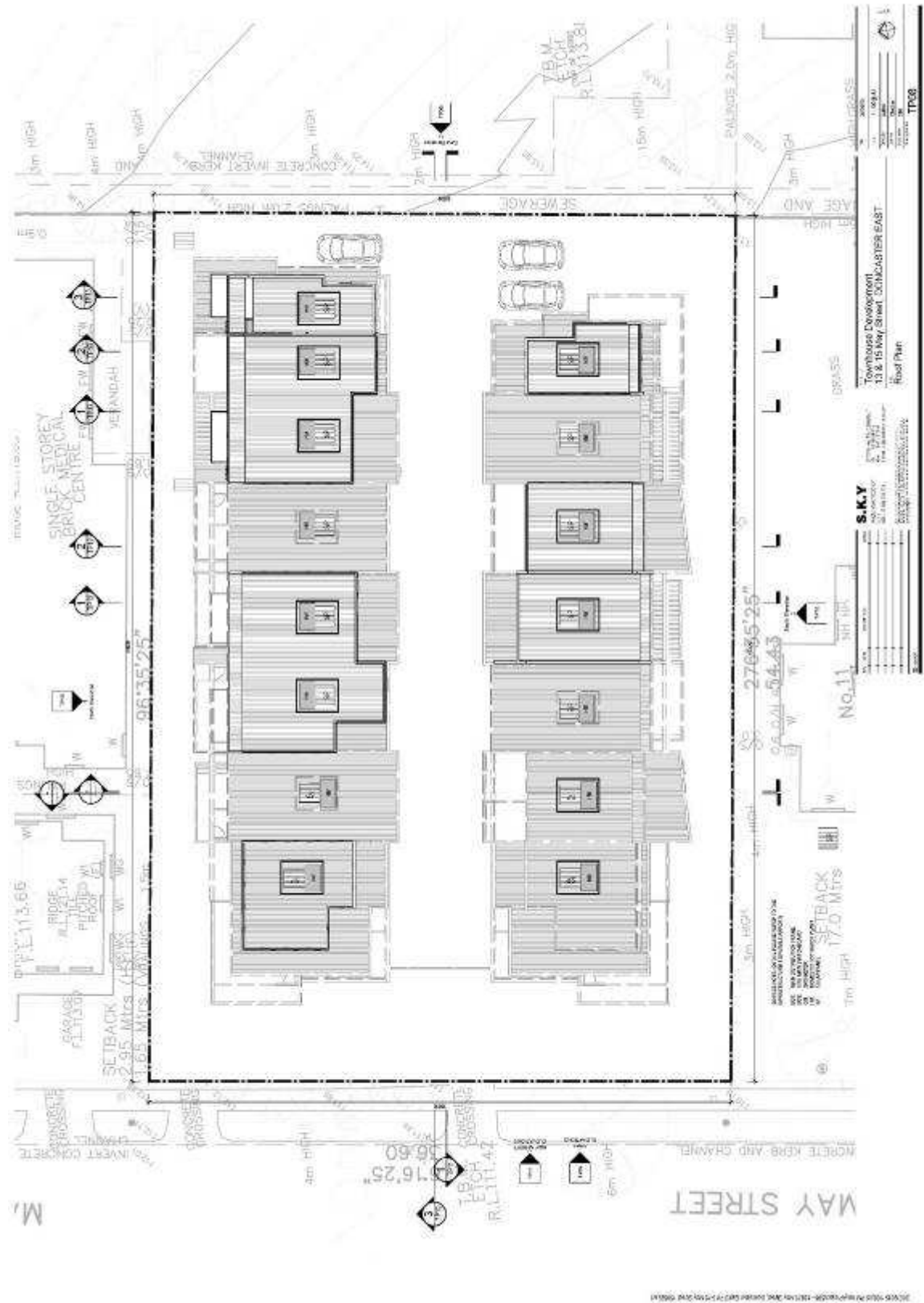
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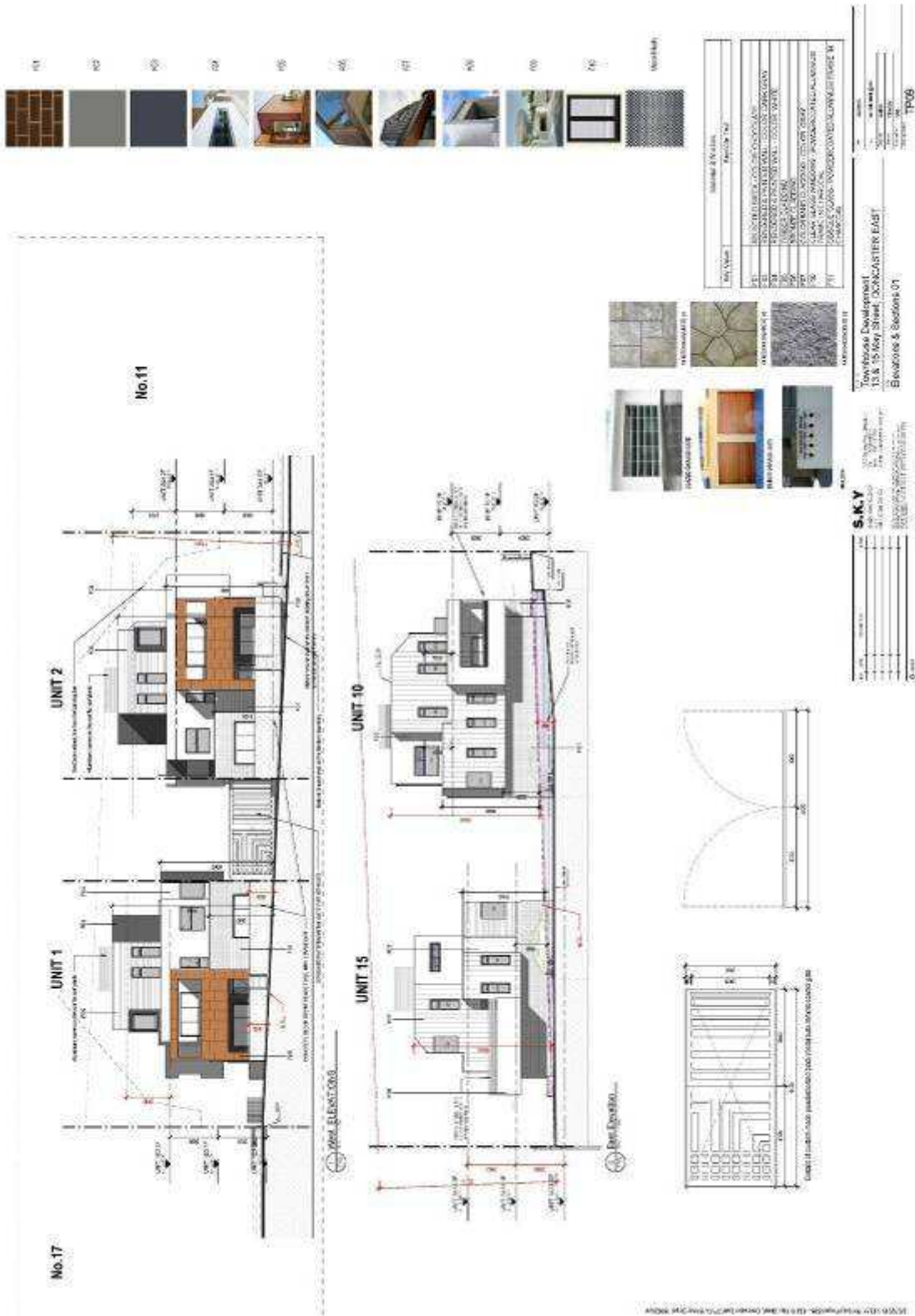
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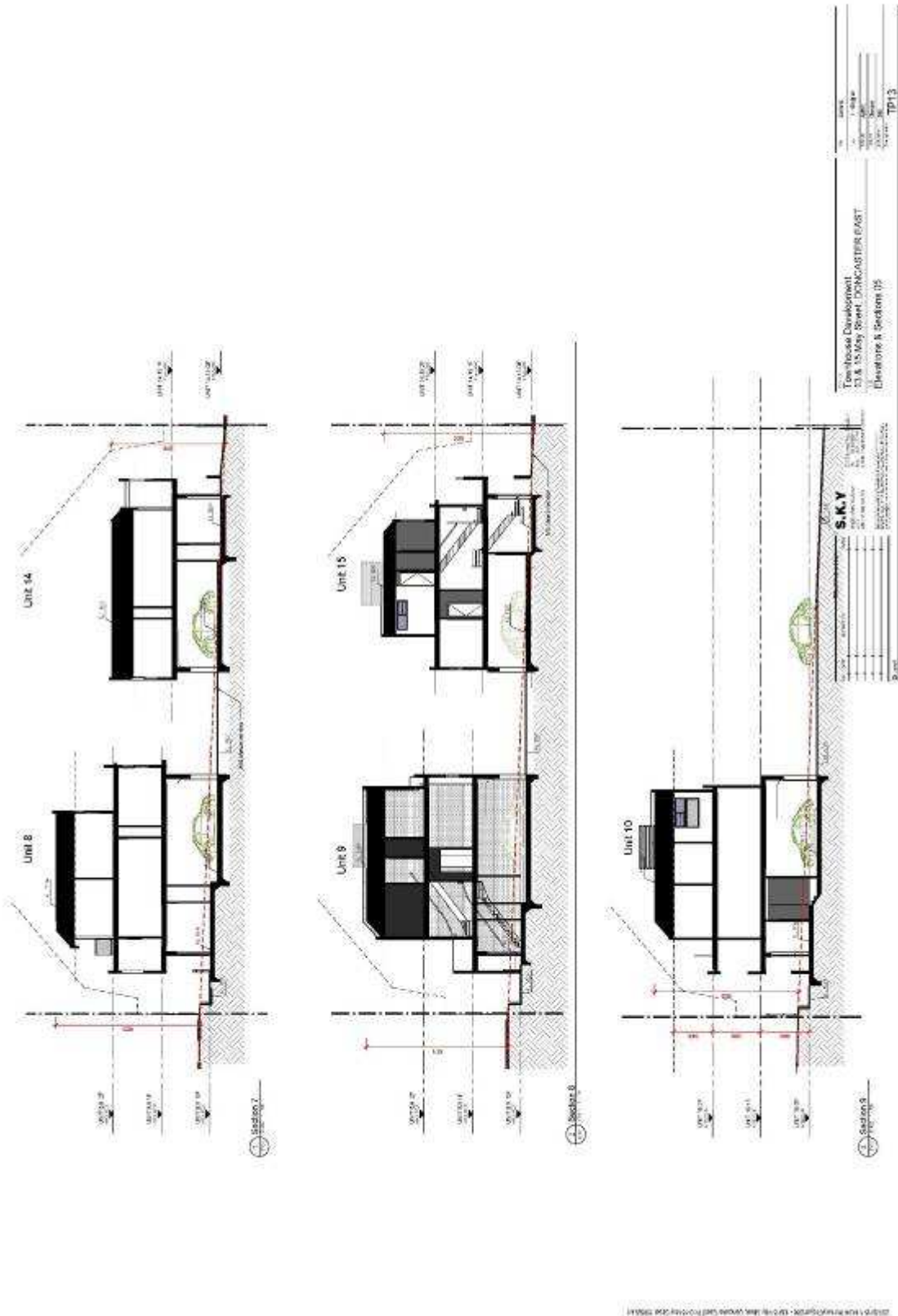


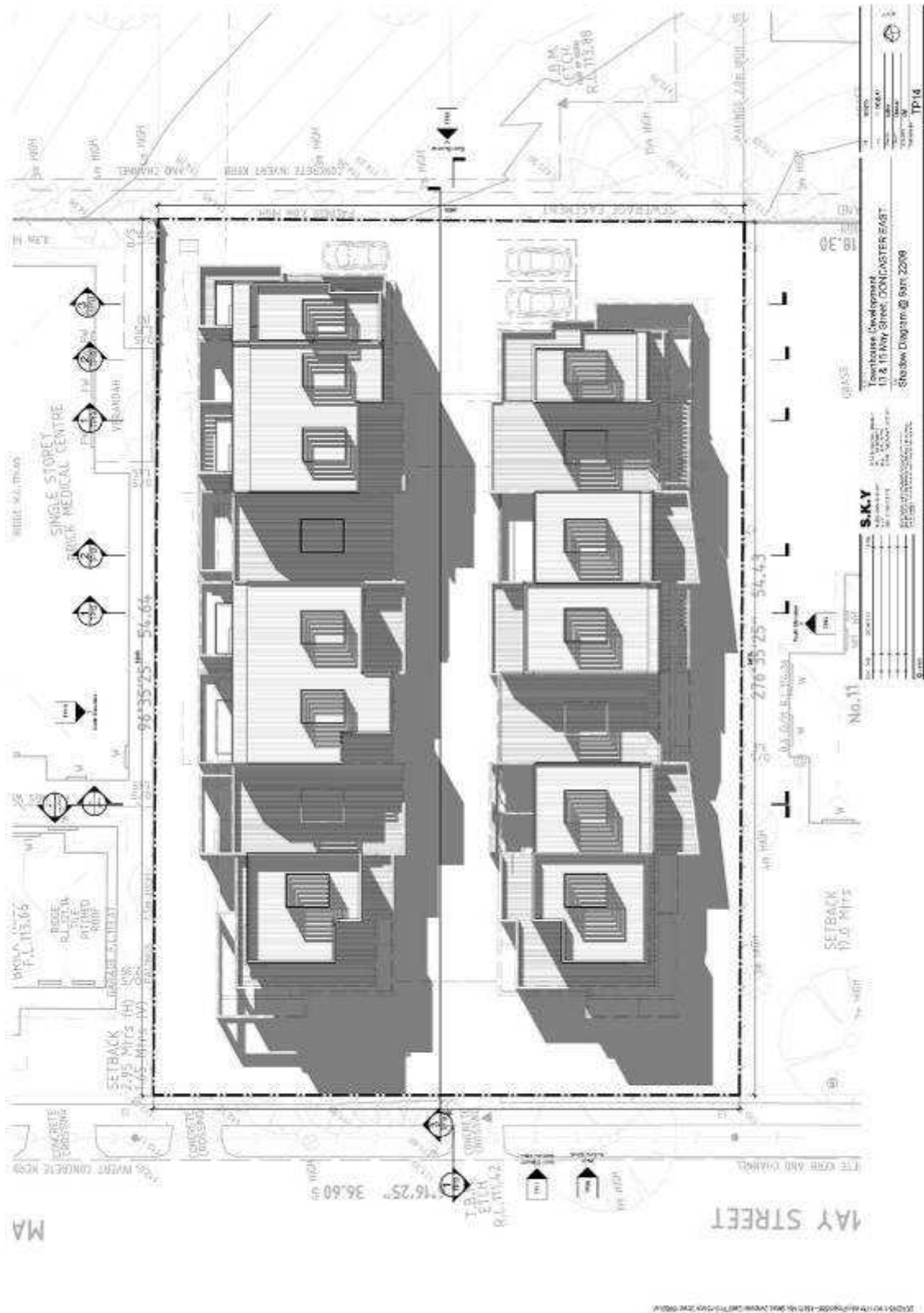


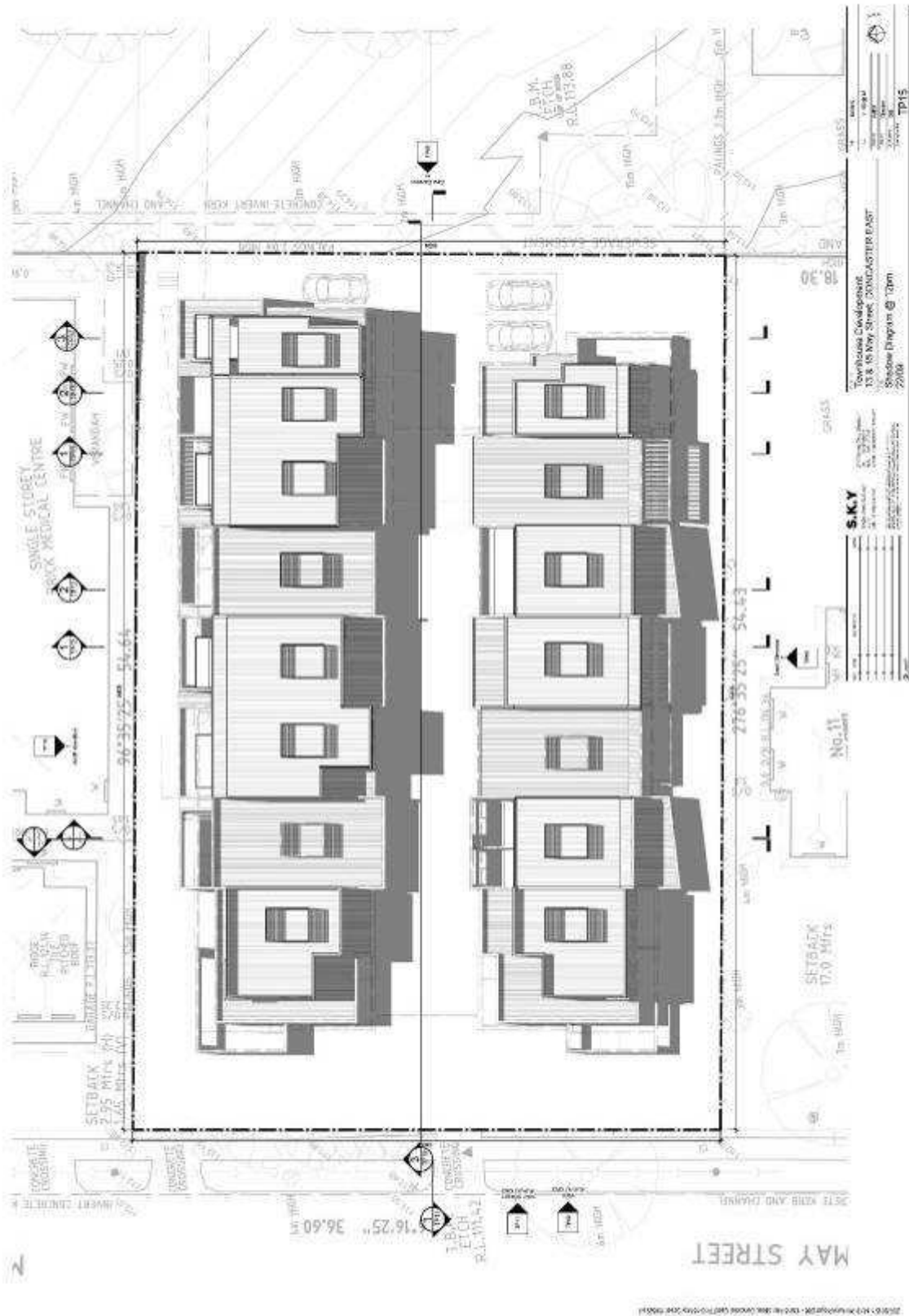


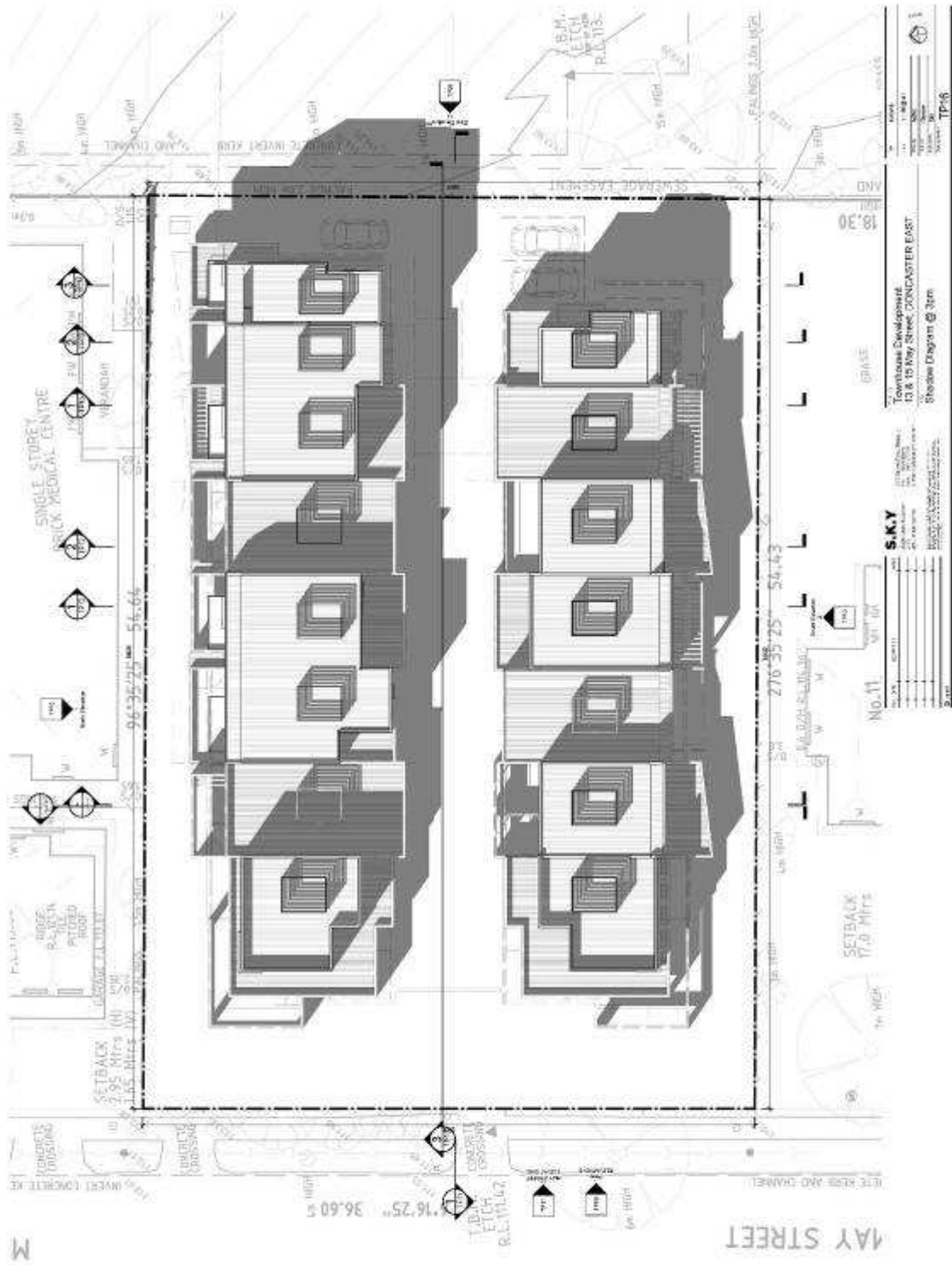














STREET VIEW FROM NORTH-WEST CORNER



STREET VIEW FROM SOUTHWEST CORNER



STREET VIEW FROM SITE FRONT



VIEW 04

S.K.V.		Project Name	
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9. PLANNING & ENVIRONMENT

9.1 Amendment C110 - Review of Statutory and Policy Gaps (Non-Residential Uses, Aged Care Facilities and Outbuildings in the LDRZ - Adoption of Amendment

Responsible Director: Director Planning & Environment

TRIM No. T15/192

File No.

The ultimate destination for this report is: COUNCIL AGENDA

Neither the responsible Director, Manager nor the Officer authoring this report has a conflict of interest in this matter.

SUMMARY

The purpose of this report is for Council to consider the adoption of Amendment C110 to the Manningham Planning Scheme.

The Amendment affects all properties within the Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone and Low Density Residential Zone.

The Amendment seeks to address a number of statutory and policy gaps in the Manningham Planning Scheme that were identified as actions and recommendations, either within the Manningham Residential Strategy (2012), the Planning Scheme Review (2014), or as part of more recently identified planning issues. More specifically, the amendment seeks to:

- amend the Municipal Strategic Statement (MSS) at Clause 21.06 Low Density and Clause 21.16 Key References to introduce a new reference document;*
- amend two existing Clause 22 policies (Clause 22.04 Residential Accommodation and 22.05 Non-Residential uses in Residential Areas); and*
- introduce a new policy at Clause 22.19 Outbuildings in the Low Density Residential Zone and to insert a permit trigger for outbuildings into the schedule to the Low Density Residential Zone.*

These statutory and policy gaps in the Scheme have emerged, in part, as a result of emerging development trends and the recent changes to a range of planning provisions, including the new reformed residential zones. In particular, a shortcoming of the current policy framework is that there needs to be a distinction as to the suitability of residential and non-residential uses and development, based on the level of change anticipated for the particular residential zoning.

The Amendment was exhibited from 20 August to 21 September 2015. No submissions have been received. However, minor changes to the exhibited amendment have subsequently been proposed by Council officers to address typographical errors to refine the proposed controls to better reflect the use of appropriate planning terminology, provide greater clarity and to ensure a more consistent approach between the MSS, local policy and guidelines.

As no submissions were received during the exhibition period, it is recommended that pursuant to section 29 of the Planning and Environment Act 1987, Council adopts Amendment C110 to the Manningham Planning Scheme generally as exhibited but with some minor changes, as identified in Attachment 1 (parts 1A to 1I) and forwards the Amendment as adopted to the Minister for Planning for approval in accordance with section 31 of the Act.

1 BACKGROUND

1.1 A number of policy gaps in the Manningham Planning Scheme have been highlighted as actions and recommendations within the *Manningham Residential Strategy (2012)*, the *Planning Scheme Review (2014)*, and as part of more recently identified planning issues.

Manningham Residential Strategy (2012)

1.2 Relevant short (1-4 years) and medium (5-10 years) actions are as follows:

- Action 1:11 (short-long term)
'Investigate mechanisms to minimise the 'under-development of sites' including:
 - *Site consolidation;*
 - *Review of the existing policies such as Clause 22.05 'Non-residential uses in Residential Areas Policy.'*
- Action 1.19 (short term)
'Assess the location of retirement villages and determine the locations and areas where they would be encouraged and discouraged. Review Clause 22.04 'Accommodation Premises Policy' and provide more direction regarding the location, design and siting of retirement villages.'
- Action 1.20 (medium term)
'Determine the implications of having retirement villages in the municipality and their social and economic implications.'

Manningham Planning Scheme Review (2014)

1.3 Relevant recommendations in the *Manningham Planning Scheme Review (2014)*, are as follows:

- Recommendation No. 2 (medium priority - to commence 2015/16 depending on resources)
'Examine the need for a policy to provide guidance for built form and earth works in Green Wedge areas, along the Yarra River corridor and in Low Density Residential areas.'
- Recommendation No. 11 (high priority - to commence 2014/15)
'Review the Non-residential Uses in Residential areas Policy taking into consideration potential competition for land between commercial uses and diversity of housing.'
- Recommendation No. 21 (low priority - unlikely to commence before 2016/17)

'Examine the need for additional policy guidance for non-residential land uses within DDO8 areas in particular, evaluate the need to discourage non-residential uses within DDO8 areas and along main roads.'

- Recommendation No. 23 (high priority - to commence 2014/15)

'Review policy to improve management of built form and increased pressure for aged care facilities and other non-residential uses in low density areas.'

Emerging Planning Issues

- 1.4 A statutory and policy planning gap relating to outbuildings in the Low Density Residential Zone (LDRZ) was also identified as a high priority for review.
- 1.5 Whilst this issue had not previously been identified in either the *Manningham Residential Strategy (2012)* or the *Manningham Planning Scheme Review (2014)*, it emerged through more recent development trends.
- 1.6 It has been identified that 6% of all properties (approximately 287 properties) within the LDRZ have no permit trigger for the assessment of outbuildings. The majority of the properties within the LDRZ are also affected by Overlay provisions which include tighter permit triggers i.e. the Environmental Significance Overlays (ESO) and Significant Landscape Overlays (SLO) and these overlay controls trigger the need for a permit for an outbuilding.
- 1.7 The amenity impacts of large scale outbuildings has highlighted the need for clearer guidance in the Manningham Planning Scheme in relation to the size, design, siting and function of outbuildings in the LDRZ.
- 1.8 On 23 June Council considered a report in relation to Amendment C110 to the Manningham Planning Scheme. More specifically, Council resolved to:
 - (A) ***Note the statutory and policy changes being proposed as part of Amendment C110 to the Manningham Planning Scheme; and***
 - (B) ***Under section 8A of the Planning and Environment Act 1987 requests that the Minister for Planning authorises Council to prepare Amendment C110 to the Manningham Planning Scheme to:***
 1. ***introduce a permit trigger requirement for outbuildings within the schedule to the Low Density Residential Zone at Clause 32.03;***
 2. ***amend the MSS at Clause 21.06 to introduce information on the role of traffic, parking and the road network in the Low Density Residential Zone;***
 3. ***introduce a new Reference Document in Clause 21.16 Key References;***
 4. ***amend existing policies Clause 22.04 Accommodation Premises Policy and Clause 22.05 Non Residential Uses in Residential Areas Policy; and***
 5. ***introduce a new Local Planning Policy on Outbuildings at Clause 22.19 Outbuildings in the Low Density Residential Zone,***

(C) Advises the Minister for Planning that:

- ***Pursuant to Section 19(1A) of the Planning and Environment Act 1987, Council considers it impractical to notify all owners and occupiers individually of Amendment C110. Given the large number of properties affected by Amendment C110 (all properties within the Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone and Low Density Residential Zone), it is proposed to only directly notify the property owners and occupiers (approximately 300 properties) that will be affected by the statutory changes which seek to introduce a permit trigger of 80sqm in the schedule to the Low Density Residential Zone (LDRZ); and***
- ***Council will give notice of the amendment in accordance with section 19(1B) of the Act (including giving notice in a paper circulating within the affected areas inviting submissions to be made) and will also undertake non-statutory consultation measures to ensure awareness of the proposed amendment.***

- 1.9 Amendment C110 was subsequently placed on public exhibition from 20 August to 21 September 2015. Notices were sent to owners and occupiers within the LDRZ affected by the permit trigger for outbuildings, key resident groups and aged care facility operators and to prescribed Ministers on 17 August 2015. Notices were placed in the Manningham Leader and the Government Gazette and an article appeared in the September 2015 edition of Manningham Matters.
- 1.10 Whilst no submissions have been received in response to the public exhibition of the Amendment, officers are proposing minor changes to address typographical errors to refine the controls to better reflect the use of appropriate planning terminology, to provide greater clarity and to ensure a more consistent approach between the MSS, local policy and guidelines.

2 PROPOSAL/ISSUE

- 2.1 It is proposed to address the issues and actions identified in the *Manningham Residential Strategy (2012)*, the *Manningham Planning Scheme Review (2014)*, and as part of more recently identified emerging issues in Amendment C110 to the Manningham Planning Scheme. These actions and recommendations are outlined in the background of this report.
- 2.2 The Amendment seeks to address three key themes:
- Non Residential uses in Residential Areas (in particular Residential Growth Zone and Low Density Residential Zone Areas);
 - Residential Aged Care Facilities in Low Density Residential Zone Areas; and
 - Outbuildings in the Low Density Residential Zone.

Overview of Changes Proposed in Amendment C110

- 2.3 Amendment C110 to the Manningham Planning Scheme seeks to address the identified statutory and policy gaps in the Manningham Planning Scheme by providing additional statutory and policy direction.

- 2.4 Within the Residential Growth Zone, the proposed changes will:
- Ensure that the preferred development character of the area is achieved;
 - Avoid the underdevelopment of strategic sites; and
 - Encourage more intensive forms of mixed use development, while ensuring that the internal amenity of the building and the amenity of the surrounding neighbourhood is protected.
- 2.5 Within the General Residential Zone and the Neighbourhood Residential Zone, the proposed changes will:
- Ensure that the use and development is responsive to existing neighbourhood character and environmental and landscape values.
- 2.6 Within the Low Density Residential Zone, the proposed changes will:
- Ensure that the use and development is responsive to existing neighbourhood character, road network and typology, environmental and landscape values; and
 - Ensure that there are clear criteria to guide the appropriate location, design and siting of residential and non-residential development, with a permit trigger to control the size of outbuildings.

Details of Key Changes Proposed in Amendment C110

Non-Residential Uses in Residential Areas (Residential Growth Zone and Low Density Residential Areas)

- 2.7 Amendment C110 proposes to amend Clause 22.05 *Non-Residential Uses in Residential Areas* Policy to ensure that discretionary non residential uses are responsive to the existing or preferred character and amenity of their residential location as follows:
- In the Residential Growth Zone areas, discretionary non-residential uses need to be responsive to the preferred neighbourhood character and additional objectives are to:
 - encourage the consolidation of existing allotments to facilitate integrated mixed use development on larger sites, to avoid the underutilisation of land;
 - encourage non-residential uses within the Residential Growth Zone to be integrated at ground level within development with residential uses above; and
 - encourage more intensive forms of mixed use development while ensuring that the internal amenity of the building and amenity of the surrounding neighbourhood area is protected.
- 2.8 In addition, the MSS, at Clause 21.06 Low Density, is proposed to be amended to address a gap in the Clause, with the inclusion of a new section in the overview titled '*Traffic and Carparking*'. This new section acknowledges the characteristics of the local road network in parts of the low density areas, as well as objectives and strategies to respond to the identified key issues relating to traffic and carparking within the LDRZ. In particular, it recognises that the existing local road network within some locations of the Low Density Residential Area is characterised by narrow, single lane roads, including unsealed roads, well vegetated road verges, unmade kerbs and channels and no footpaths and that this will have

implications for the location of non-residential uses (and residential aged care facilities) in these areas.

Residential Accommodation (Residential Aged Care) in Low Density Residential Areas

- 2.9 Amendment C110 proposes to address policy gaps in Clause 22.04 *Accommodation Premises* (title to be changed to *Residential Accommodation*) by the inclusion of criteria to assess residential or other sensitive interfaces, topography, environmental and landscape values, traffic and carparking requirements, access to infrastructure and reticulated sewerage and proximity to activity centres, services and public transport.
- 2.10 As noted earlier, the Amendment also proposes to make changes to *Clause 21.06 Low Density* to reflect the importance of the existing local road network and typology to the character of the low density residential area.

Outbuildings in the Low Density Residential Zone

- 2.11 There is currently an absence of planning control over the construction of outbuildings for approximately 6% (287 properties) within the LDRZ, that are not affected by overlay controls that trigger the need for a permit for outbuildings.
- 2.12 Based on an assessment of planning applications for outbuildings within the LDRZ, it is considered that outbuildings with an area greater than 80sqm, have the potential to detrimentally impact on the amenity and the low density character of the LDRZ area.
- 2.13 Amendment C110 therefore proposes to amend the schedule to Clause 32.03 LDRZ to introduce a permit trigger of 80sqm for outbuildings within the zone.
- 2.14 Amendment C110 also proposes to introduce a new policy at Clause 22.19 *Outbuildings in the Low Density Residential Zone* to guide the siting, size, design, and function of outbuildings.
- 2.15 Amendment C110 also proposes to include '*Manningham City Council, Guidelines for Outbuildings in the Low Density Residential Zones, October 2015*' as a Reference Document within Clause 22.16. The Guidelines will be a 'user-friendly' handbook, that includes illustrations to assist property owners with the appropriate siting and design of outbuildings.

Changes following Exhibition of Amendment C110

- 2.16 Whilst no submissions have been received in respect to the exhibited C110, a number of minor changes to the exhibited documents, are being proposed by Council officers, to refine the proposed controls to address typographical errors to better reflect the use of planning terminology; to provide greater clarity, and to ensure a more consistent approach between the MSS, local policies and guidelines.
- 2.17 Table 1 describes the proposed key changes to the exhibited amendment documents in more detail.
- 2.18 It is important to note that the changes proposed in Table 1 do not alter the policy intent of the exhibited amendment.

TABLE 1: Proposed key changes to exhibited amendment documents

1.	22.04 Residential Accommodation (Attachment 1E)	<p>Under Clause 22.04-2 Objectives:</p> <p>Amend the second dot point to state: <i>'To ensure that safe and convenient vehicle and pedestrian access is provided with, to and from the site.'</i></p> <p>And</p> <p>Add in as a fifth dot point an additional objective which states: <i>'To ensure that the location of the use does not adversely affect the role and function of the road network and that adequate provision is made for on site carparking.'</i></p>	<p>The MSS Clause 21.06 identifies as a key issue the capacity of the existing road network. This issue is not adequately reflected in the objectives of Clause 22.04 and 22.05. There needs to be a strengthening of the objectives in Clauses 22.04 and 22.05 to better reflect the capacity of the surrounding road network as a key planning consideration. The intent of the revised objectives is to ensure that the capacity of the surrounding road network, including pedestrian accessibility is not compromised by the intensification of the proposed use. This is of particular relevance where there is a cluster of non residential and/or aged care facilities in the same location.</p>
2.	Clause 22.04 Residential Accommodation (Attachment 1E)	<p>Under 22.04-3 'Policy', under 'Location', remove the reference to the requirement <i>that 'land is within 800m walking distance to an activity centre and community facilities external to the site'</i> and replace with <i>'The land has convenient access to an activity centre and community facilities external to the</i></p>	<p>The intent of this requirement will be better met by removing reference to the 800m walking requirement to an activity centre or community facility and include a more performance-based terminology, which allows for flexibility and greater discretion in its interpretation and application. This</p>

		<p><i>site</i>'.</p>	<p>change will also provide for consistency with terminology used in the remainder of the policy. More specifically, it will assist in the exercise of discretion in assessing development applications, acknowledging that the level of mobility of residents will differ between facilities. i.e. higher care versus lower care aged care facilities.</p> <p>This proposed change to a more performance based requirement rather than being a more prescriptive requirement may also avoid the excessive 'clustering' affect of uses within the 800m catchment.</p>
3.	<p>Clause 22.04 Residential Accommodation</p> <p>(Attachment 1E)</p>	<p>Under Clause 22.04-3 Design and Built form, include:</p> <p>The addition of a preamble stating that it is policy that the requirements apply to all zones identified in the preamble to this clause, unless specifically identified otherwise.</p> <p>and</p> <p>Amend the second dot point with the addition of the bolded text to read as follows: <i>'Building and site design should avoid excessive overshadowing and visual bulk to adjoining residential properties to maintain the privacy of adjoining residential</i></p>	<p>This change is required to provide clarity in the consideration of the requirements.</p> <p>This change is required to provide clarity to the policy requirement which seeks to address amenity impacts to neighbouring</p>

		<i>properties</i> '.	properties.
4.	22.05 Non-Residential uses in Residential Areas (Attachment 1F)	Under Clause 22.05-2 'Objectives', amend the sixth dot point six to read as follows; <i>'To ensure that the location of the use does not adversely affect the role and function of the road network and that adequate provision is made for on-site carparking.'</i>	The MSS Clause 21.06 identifies as a key issue the capacity of the existing road network. This issue is not adequately reflected in the objectives of Clause 22.04 and 22.05. There needs to be a strengthening of the objectives in Clauses 22.04 and 22.05 to better reflect the capacity of the surrounding road network as a key planning consideration. The intent of the revised objectives is to ensure that the capacity of the surrounding road network, including pedestrian accessibility is not compromised by the intensification of the proposed use. This is of particular relevance where there is a cluster of non residential and/or aged care facilities in the same location.
5.	22.05 Non-Residential uses in Residential Areas (Attachment 1F)	Under Clause 22.05-3 Policy, amend the preamble with the inclusion of the wording: <i>It is policy that non-residential discretionary uses are assessed against the following criteria which applies to all zones identified in the preamble to this clause,</i>	This change is required to provide clarity in the consideration of the requirements.

		<i>unless specifically identified otherwise;</i>	
6.	22.19 Outbuildings in the Low Density Residential Zone (Attachment 1G)	Under 22.19-3 'Policy', change first dot point to replace the word <i>'incidental'</i> with <i>'ancillary'</i> .	To state that 'outbuildings shall be used for purposes ancillary to the domestic use of the dwelling is more appropriate. The use of the word 'ancillary' is a more recognised planning term and also creates consistency between the terminology used in the policy and the proposed Outbuilding Guidelines.
7.	Development Guide – Outbuildings in the Low Density Residential Zone (Attachment 1I)	Amend the following part of the last paragraph on Page 1 which states: <i>'The majority of the properties within the LDRZ are also affected by Overlay provisions which include tighter controls over the size of outbuildings above which a planning permit its required. i.e. the Environmental Significance Overlays (ESO) and Significant Landscape Overlays (SLO) and these overlay controls trigger the need for a permit for an outbuilding that exceeds 50sqm in size.'</i> With: <i>'The majority of the properties within the LDRZ are also affected by Overlay provisions i.e. the Environmental Significance Overlays (ESO) and Significant Landscape Overlays</i>	The changes seek to clarify that there are different permit trigger requirements. While the majority of properties affected by ESO or SLO controls have a trigger for outbuildings exceeding 50sqm, ESO1 and ESO2 includes a permit trigger for buildings and works associated with any outbuilding.

		<p><i>(SLO) which include tighter planning permit triggers for an outbuilding’.</i></p> <p>Amend the date of the document to reflect when the updated changes were made (October 2015). Reflect this change in all relevant amendment documentation.</p>	<p>Updates date on Reference Document to reflect date of most recent changes made to the document</p>

2.19 The amendment documents recommended for adoption by Council in Attachment 1 have been amended to incorporate the above changes.

3 PRIORITY/TIMING

3.1 Subject to Council’s resolution, it is proposed that the adopted Amendment C110 to the Manningham Planning Scheme, be submitted generally in accordance with documents in Attachment 1 (parts 1A to 1I) to the Minister for approval, pursuant to section 31 of the Act.

4 POLICY/PRECEDENT IMPLICATIONS

- 4.1 It is considered that the changes proposed as part of Amendment C110 to the Manningham Planning Scheme are not substantial shifts in planning policy, with the exception of outbuildings which proposes a permit requirement for outbuildings to be included in the LDRZ and a new policy to guide Council discretion.
- 4.2 Amendment C110 seeks to address statutory and policy gaps in the Manningham Planning Scheme that were identified, either as actions within the *Manningham Residential Strategy (2012)*, the *Planning Scheme Review (2014)*, or as a more recently identified planning issue.
- 4.3 It is considered that the minor changes proposed by officers post exhibition further refine the intent of the changes proposed by Amendment C110.
- 4.4 As part of amending or preparing the new local policies, regard has been given to use of language and formatting being consistent with the State Government *Planning Practice Note 8 – Writing a Local Planning Policy (September 2013)*.

5 CUSTOMER/COMMUNITY IMPACT

5.1 It is considered that the changes will positively benefit property owners / applicants by providing greater clarity and certainty regarding the manner in which a property can be developed for non-residential uses, aged care facilities and the construction of outbuildings.

6 FINANCIAL RESOURCE IMPLICATIONS

- 6.1 The resourcing of the work to prepare Amendment C110 to the Manningham Planning Scheme has been supported by a specific budget allocation of \$40,000 identified in the 2014/15 Budget to implement the short term actions of the Manningham Residential Strategy 2012 in the context of the State Government's reformed residential zones and Metropolitan Strategy.
- 6.2 Planning Scheme Amendments are prepared and administered by the Economic and Environmental Planning Unit. Administrative costs incurred as part of the Amendment will be covered through the allocated budget.

7 SUSTAINABILITY

- 7.1 It is considered that the statutory and policy changes as proposed by the amendment documents included in Attachment 1 (parts 1A to 1I) will result in social and environmental benefits by ensuring that uses are more responsive to the existing or preferred neighbourhood character, as follows:
- Within areas designated for residential growth, the policy changes seek to encourage the consolidation of existing allotments to facilitate integrated mixed use development to avoid the underutilisation of land; and
 - Within areas designated for incremental or limited change, the policy changes seek to encourage the uses to be more responsive to the existing neighbourhood character and environmental landscape values.
- 7.2 Amendment C110 also seeks to ensure that the on site amenity and amenity of the surrounding area is protected.

8 CONSULTATION

- 8.1 The Amendment was placed on public exhibition for four (4) weeks from 20 August to 21 September 2015. Public notice of the Amendment was placed in the Manningham Leader on 17 August and in the Government Gazette on 20 August 2015.
- 8.2 Notice of the Amendment was sent by mail to the owners and occupiers of approximately 300 properties that were affected by the statutory changes which seek to introduce a permit trigger of 80sqm for outbuildings in the schedule to the Low Density Residential Zone (LDRZ).
- 8.3 Council gave notice of the amendment in accordance with section 19(1B) of the Act (including giving notice in a paper circulating within the affected areas inviting submissions to be made) and also undertook non-statutory consultation measures to ensure awareness of the proposed amendment. In addition to the statutory notices that appeared in the Manningham Leader and the Government Gazette, Amendment C110 was also made available for viewing on Council's website, the front counter of the municipal offices and the branch libraries.
- 8.4 Relevant resident/community groups were also directly notified of the Amendment.
- 8.5 It is important to note, however, that while no submissions were received, the visitor summary report to the Amendment C110 page on Council's website recorded a total of 139 site visits.

- 8.6 Whilst no submissions were received, officers are proposing a number of minor changes to the amendment. It is considered that the changes proposed are not substantial shifts in policy and are intended to address typographical errors and provide further clarity and refinement to guide decision making in the residential zones.

9 CONCLUSION

- 9.1 Amendment C110 to the Manningham Planning Scheme seeks to address statutory and policy gaps in the Manningham Planning Scheme that were identified, either as actions within the *Manningham Residential Strategy (2012)*, the *Planning Scheme Review (2014)*, or as more recently identified planning issues.
- 9.2 Given that no submissions have been received, Council is now in a position to consider adopting the subject Amendment and submitting it to the Minister for Planning for approval.
- 9.3 Whilst it is considered that the proposed changes in the exhibited Amendment address the identified statutory and policy gaps in the Scheme, in adopting the Amendment, it is considered appropriate to address typographical errors and to refine the proposed controls in order to better reflect the use of appropriate terminology, provide greater clarity and ensure a more consistent approach between the MSS, local policy and the outbuilding guidelines.

OFFICER'S RECOMMENDATION

That Council:

- (A) Pursuant to section 29 of the *Planning and Environment Act 1987*, adopts Amendment C110 to the Manningham Planning Scheme as exhibited with minor changes in accordance with the amendment documentation included in Attachment 1 (parts 1A to 1I); and
- (B) Requests that the Minister for Planning approve Amendment C110 to the Manningham Planning Scheme under section 31 of the *Planning and Environment Act 1987*, generally in accordance with the amendment documentation included in Attachment 1 (parts 1A to 1I).

MOVED: GOUGH
SECONDED: DOWNIE

That the Recommendation be adopted.

CARRIED

"Refer Attachments"

Attachment 1 (parts 1A to 1I): Manningham Planning Scheme Amendment C110

* * * * *

ATTACHMENT 1A

Planning and Environment Act 1987

MANNINGHAM PLANNING SCHEME**AMENDMENT C110****EXPLANATORY REPORT****Who is the planning authority?**

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

The Amendment has been made at the request of Manningham City Council.

Land affected by the Amendment

The Amendment applies to land within the City of Manningham affected by the following Zones:

- Residential Growth Zone (RGZ);
- General Residential Zone (GRZ);
- Neighbourhood Residential Zone (NRZ); and
- Low Density Residential Zone (LDRZ).

What the amendment does

The Amendment responds to a number of identified statutory and policy gaps in the Manningham Planning Scheme by providing clearer guidance within the particular residential zones.

In particular, the Amendment changes the Manningham Planning Scheme by:

- amending the Municipal Strategic Statement (MSS) at Clause 21.06 Low Density to reflect the importance of the existing local road network and typology to the character of the Low Density Residential Area;
- amending the MSS at Clause 21.16 Key References, to include a new Reference Document, *'Manningham City Council Development Guide: Outbuildings in the Low Density Residential Zone, October 2015'*;
- amending the *'Accommodation Premises Policy'* (title changed to *Residential Accommodation Policy*) at Clause 22.04 to provide clear policy direction and criteria for the location, siting and design of aged care facilities within the Low Density Residential Zone (LDRZ);
- amending the *'Non-Residential Uses in Residential Areas Policy'* at Clause 22.05 having particular regard to the appropriateness of non-residential uses in locations identified for residential growth along main road frontages (land zoned Residential Growth Zone) covered by DDO8-1;
- introducing a new local policy at Clause 22.19 *'Outbuildings in the Low Density Residential Zone Policy'* to provide policy guidance for the size, siting, design and function of outbuildings. The policy includes as a Reference Document, *'Manningham City Council Development Guide: Outbuildings in the Low Density Residential Zone, October 2015'*; and
- amending the schedule to Clause 32.03 Low Density Residential Zone to introduce a permit trigger of 80sqm for outbuildings within the zone.

Strategic assessment of the Amendment

Why is the Amendment required?

Amendment C110 addresses a number of statutory and policy gaps in the Manningham Planning Scheme that were identified either as actions within the *Manningham Residential Strategy (2012)*, the *Planning Scheme Review (2014)*, or as more recently identified planning issues.

It is considered that these statutory and policy gaps in the Scheme, had emerged in part as a result of emerging development trends, the evolution of a range of planning provisions, including the new reformed residential zones, which define areas where growth will be directed and where only incremental and minimal change will be encouraged. In particular, there is a need for clear distinction as to the suitability of residential and non-residential uses and development, according to the level of change set out in the strategic direction for the particular residential zoning.

The Amendment addresses these subject statutory and policy gaps in the Planning Scheme by providing clearer guidance within the particular residential zones. This is to be achieved by introducing additional statutory and policy direction, as follows:

- Within the Residential Growth Zone areas, the aim of the changes are to:
 - Ensure that the preferred development character of the area is achieved;
 - Avoid the underdevelopment of strategic sites; and
 - Encourage more intensive forms of mixed use development whilst ensuring that the internal amenity and the amenity of the surrounding is protected.
- Within the Low Density Residential areas, the aim of the changes are to:
 - Ensure that the use and development is responsive to existing neighbourhood character, road network and typology, environmental and landscape values; and
 - Ensure that there is clear criteria to guide the appropriate location, design and siting of residential and non-residential development, which also includes a permit trigger to control the size of outbuildings.

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

The Amendment implements the objectives of planning in Victoria in particular:-

- to provide for the fair, orderly, economic and sustainable use, and development of land: Section 4 (1) (a);
- to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria: Section 4(1)(c);
- to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), and (d) : Section 4(1)(f).

By encouraging residential and non-residential uses and development to respond to the level of change set out in the strategic direction for the particular residential zoning, the potential for negative impacts on the local community is minimised. The Amendment will furthermore help to achieve more sustainable community outcomes by encouraging the clustering of non-residential uses in residential areas and integrated mixed use developments in areas designated for residential growth.

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

The changes to the LDRZ schedule and the local policy provisions are intended to provide a balanced outcome taking in account environmental, social and economic considerations.

Environmental Effects:

The Amendment considers the environmental impact of discretionary non residential uses and development by encouraging such use and development to be responsive to the existing or preferred character, amenity and environmental landscape values of their residential location.

Social and Economic benefits:

The Amendment addresses social and economic impacts by recognising the need to provide diverse housing choices in locations with convenient access to services, facilities and public transport and for residential zones to accommodate a range of non-residential uses that service local community needs and are clustered together to allow the benefits of multi-purpose trips to be made. In particular, the Amendment aims to achieve economic benefits by encouraging the integration of non-residential uses as part of higher density development in the residential growth areas within Manningham.

Does the Amendment address relevant bushfire risk?

The Amendment is not likely to result in any increase to the risk to life as a priority, property, community infrastructure and the natural environment from bushfire. The Amendment does not alter the areas affected by the Bushfire Management Overlay.

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 Amendment meets the requirements of Ministerial Direction No 11 Strategic Assessment of Amendments.

The Amendment is consistent with Ministerial Direction 9 Metropolitan Strategy. The Metropolitan Strategy (Plan Melbourne: Metropolitan Planning Strategy 2014) includes a number of Outcomes, Objectives and Directions which have implications for the proposed Amendment.

One of the Outcomes and Objectives in Plan Melbourne is to: *Provide a diversity of housing in defined locations that cater for the different households and are close to jobs and services.* The Amendment is consistent with the intent of this objective as it seeks to provide a diversity of residential accommodation in locations with convenient access to services, facilities and public transport.

Another Outcome and Objective in Plan Melbourne relates to: *Creating healthy and active neighbourhoods and maintain Melbourne's identity as one of the most liveable cities.* This objective is underpinned by Direction 4.1: Create a city of 20-minute neighbourhoods. The Amendment is consistent with the intent of this objective and direction as it seeks to cluster non-residential uses together by allowing multi-purpose trips to be made, reducing car dependency and providing opportunities for social interaction.

The Amendment is not affected by any of the other Minister's Directions under section 12 of the Planning and Environment Act 1967.

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

The Amendment is consistent with and supports the following elements of the State Planning Policy Framework:

- Clause 11- Settlement: 11.01-1 Activity centre network:
To build up activity centres as a focus for high-quality development, activity and living for the whole community by developing a network of activity centres.
- Clause 12- Environmental and Landscape Values: 12.01-1: Protection of Biodiversity:

To assist the protection and conservation of Victoria's biodiversity, including important habitat for Victoria's flora and fauna and other strategically valuable biodiversity sites.

- Clause 15 Built Environment and Heritage: 15.01-1

To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.

- Clause 16 Housing: 16.01-2 Location of residential development:

To locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport.

- Clause 16.02-3 Residential Aged Care facilities:

To facilitate the timely development of residential aged care facilities to meet existing and local needs.

- Clause 16.02-4 Design and location of residential aged care facilities:

To encourage well-designed and appropriately located residential aged care facilities.

- Clause 18 Transport: 18.02-5 Car parking:

To ensure an adequate supply of car parking that is appropriately designed and located.

How does the Amendment support or implement the Local Planning Policy Framework (LPPF), and specifically the Municipal Strategic Statement (MSS)?

The Amendment supports the objectives of the LPPF by providing further guidance in the exercise of discretion for considering proposals for non residential uses and aged care facilities in residential areas and outbuildings in low density residential areas. In particular, the changes will implement the following MSS and policy objectives:

- Municipal Strategic Statement (MSS) objectives at Clause 21.05 – Residential, which seek to *'provide a range of housing densities in locations with convenient access to services, facilities and public transport'*;
- Municipal Strategic Statement (MSS) objectives at Clause 21.06 – Low Density, recognises that *'increased densities and residential development in low density residential areas are constrained by land capability, environmental values and lack of convenient access to physical and community infrastructure.'*;
- Municipal Strategic Statement (MSS) objectives at Clause 21.14 – Community Health and Well-Being, seeks to ensure that residential accommodation responds to the diverse lifestyles of people, taking into account consideration their health, safety and well being;
- Clause 22.04 *Accommodation Premises Policy*, provides local policy direction for the use and development of residential accommodation including aged care facilities in residential zones. This policy focuses on the need for such accommodation to be located, designed and operated to provide a safe and pleasant environment while maintaining the amenity of the neighbourhood setting; and
- Clause 22.05 *Non Residential Uses in Residential Areas Policy* provides local policy direction for the development of non residential uses in residential zones. This policy focuses on encouraging non residential uses which do not detract or impact on the amenity of the adjoining residential area.

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

The amendment has been prepared in accordance with State Government Practice Notes – *Writing a Local Planning Policy and Strategic Assessment Guidelines: for planning scheme amendments.*

In particular the Amendment makes proper use of the Victoria Planning provisions as:

- local planning policies are appropriate tools to guide decision making in relation to a specific discretion; and
- the Municipal Strategic Statement includes broad strategic support for the local policy position.

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

The views of relevant agencies and other servicing authorities were sought during the exhibition period.

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

The Amendment is not likely to have a significant impact on the transport system or the objectives under Part 2, Division 2 of the Transport Integration Act 2010.

Resource and administrative costs

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

It is not anticipated that the Amendment will have a significant impact on the resource and administrative costs of the responsible authority. It is considered that by addressing the statutory and policy gaps, the amendment provides clearer guidance with regards to the assessment of planning permits for non residential uses in residential areas, aged care facilities and outbuildings in the Low Density Residential Zone.

Where you may inspect this Amendment

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

- during office hours, at the office of the planning authority, Manningham City Council, 699 Doncaster Road, Doncaster
- at the Department of Transport, Planning and Local Infrastructure website www.dtpli.vic.gov.au/publicinspection .

ATTACHMENT 1B*Planning and Environment Act 1987***MANNINGHAM PLANNING SCHEME****AMENDMENT C110****INSTRUCTION SHEET**

The planning authority for this amendment is the Manningham City Council.

The Manningham Planning Scheme is amended as follows:

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

1. In Local Planning Policy Framework – replace Clause 21.06 Low Density with a new Clause 21.06 in the form of the attached document.
2. In Local Planning Policy Framework – replace Clause 21.16 Key references with a new Clause 21.16 in the form of the attached document.
3. In Local Planning Policy Framework – replace Clause 22.04 (Accommodation Premises Policy) with a new Clause 22.04 in the form of the attached document.
4. In Local Planning Policy Framework – replace Clause 22.05 (Non Residential Uses in Residential Areas Policy) with a new Clause 22.05 in the form of the attached document.
5. In Local Planning Policy Framework – insert a new Clause 22.19 (Outbuildings in the Low Density Residential Zone) in the form of the attached document.
6. In Zones – Clause 32.03, replace Schedule with a new Schedule in the form of the attached document.

End of document

MANNINGHAM PLANNING SCHEME

21.06 LOW DENSITY21/02/2013
C64**21.06-1 Overview**21/02/2013
C64
Proposed C119

The low density residential areas shown on Low Density Framework Plan 2 are characterised by undulating landform with prominent ridges, dissected by creeks and drainage lines. These areas form a buffer between the green wedge and Yarra River corridor and urban residential areas. These areas offer a choice for people who are seeking a more spacious and attractive environmental setting.

Parts of the low density residential areas have significant native vegetation and biodiversity values, whilst other low density residential areas have a unique landscape character due to the predominance of large canopy pine and cypress trees.

Housing

Housing development should be responsive to identified environmental values and landscape character of land in the Low Density Residential Zone. Development of housing is constrained by the capacity to treat and contain effluent on site. Proposals for residential development must have regard to vegetation, infrastructure provision, topography, waterways, landslip, wildfire, flooding and environmental or landscape significance.

Subdivision

Effective subdivision design in low density residential areas should appropriately respond to and address site opportunities and constraints. Any proposals to subdivide land will need to consider land capability, environmental and landscape values, topography, physical and community infrastructure.

Built form and landscape character

New development should be designed and sited to reinforce and be respectful of the landscape and environmental characteristics of the site and its surroundings. The importance of retaining and enhancing native vegetation cover and in some circumstances pine and cypress tree cover is an intrinsic part of the preferred character of low density residential areas.

Traffic and Carparking

The existing local road network within some parts of the Low Density Residential Zone is characterised by narrow roads, including single lane and unsealed roads, well-vegetated road verges, unmade kerbs and channels and no footpaths. The undulating topography in these locations can create issues associated with impaired lines of vision for vehicles and limited pedestrian accessibility. This semi-rural road network contributes to the low density character of the area. The intensity of use and development should not detrimentally impact on the capacity or safety of the existing local road network, with all associated car parking to be provided on site.

Environmental issues

Many properties within the low density residential areas are not sewered. A key issue is the number of ineffective and poorly maintained septic tank systems across the municipality, which pose a significant threat to water quality. The challenge for Council is to find a

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balance between the expectations of landowners to develop their site and the capacity of land to retain effluent on site.

The low density residential areas contain a number of sites of National, State or Regional Biological Significance and important associated buffer habitat. Manningham is proactive in the protection and enhancement of the natural environment and biodiversity. The challenge is to effectively manage Manningham's natural assets in response to any development pressures, particularly on land with environmental values, steep slopes and significant vegetation cover or which may be prone to landslip, wildfire or flooding.

Along habitat corridors and within treed residential areas, maintenance of native tree cover (and particularly the locally indigenous species) is an important requirement for facilitating wildlife movements. These movements are important for the survival of both the wildlife and many indigenous plants that rely on wildlife for pollination, seed dispersal or pest control.

Proposals to subdivide or develop land will need to avoid, minimise and offset native vegetation removal and impacts.

Economic development issues

Council encourages home occupations as an important means of achieving economic development and providing opportunities that enable residents to work from home. The needs of these businesses should be addressed while ensuring that residential amenity is not adversely affected.

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Housing

Key issues

- Dwindling land stock for the extension of existing residential areas resulting in development pressures of low density areas.
- Retaining the low density character of areas.
- Inappropriate forms of residential development.
- Number of existing lots less than 4000 square metres which are currently unsewered.
- Impact of housing on biodiversity.

Objectives

- To ensure that development does not adversely impact on the landscape character or environmental values of land.
- To maintain the low density character of the area.
- To discourage the rezoning of low density residential land, regardless of access to services and infrastructure (particularly reticulated sewerage).
- To recognise that increased densities and residential development in low density residential areas are constrained by land capability, environmental values and lack of convenient access to physical and community infrastructure.

Strategies

Strategies to achieve these objectives include:

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- Maintain the low density residential land as a buffer area between residentially zoned land and the green wedge and Yarra River corridor, by discouraging the rezoning of land.
- Retain the predominance of single dwellings on allotments and discourage inappropriate residential development.
- Discourage the use and development of land for a second dwelling except where a second dwelling is attached by roof, walls and floor.
- Ensure that the scale of development is appropriate to the capability of land to retain effluent on site.
- Avoid, minimise and offset native vegetation removal and impacts.
- Ensure that the siting and design of housing development and associated infrastructure and services minimises the extent of earthworks and responds to site constraints including slope, waterways and wildfire risk.

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Traffic and Carparking**Key issues**

- Capacity of existing road network.
- Impact of intensive forms of development on the road network.
- Impact of on-site access and carparking, including areas designated for vehicle manoeuvring.
- Limited pedestrian accessibility.

Objectives

- To ensure that use and development does not detrimentally impact on the safety and function of the existing road network.
- To recognise that the intensity of use and development within low density residential areas is constrained by the capacity of the existing local road network.
- To ensure that on-site access to the primary and any ancillary uses on the site is via a single crossover.
- To ensure all car parking is provided on site.
- To encourage the use of pervious surfaces in the design of on-site access and carparking, including areas designated for vehicle manoeuvring.

Strategies

Strategies to achieve these objectives include:

- Ensure that the intensity and scale of use and development is appropriate having regard to the capacity of the existing road network and pedestrian accessibility.
- Ensure the appropriate design and siting of on-site access, carparking, areas designated for vehicle manoeuvring and avoid the extensive use of hard surfaces.

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Implementation

These strategies will be implemented by:

Zones and overlays

- Applying the Low Density Residential Zone.
- Applying the Wildfire Management Overlay.
- Applying an Environmental Significance Overlay.
- Applying a Significant Landscape Overlay.

Policy and exercise of discretion

- Implementing the *Development Guide for Areas of Environmental and Landscape Significance* (2011).
- Implementing the *Manningham (Biosites) Sites of Biological Significance Review* (2004).
- Implementing the *Wildlife Movement and Habitat Needs in Manningham* (2009).
- Implementing the *Locally Threatened Plants in Manningham* (2010).
- Using local policy to conserve native vegetation (*Native vegetation policy, Clause 22.02*).
- Using local policy to guide residential accommodation (*Residential Accommodation, Clause 22.04*).
- Using local policy to guide non-residential uses in residential areas (*Non-Residential Uses in Residential Areas, Clause 22.05*).
- Using local policy to guide outbuildings in the Low Density Residential Zone (*Outbuildings in the Low Density Residential Zone, Clause 22.19*).
- Implementing the *Manningham City Council, Manningham City Council Development Guide: Outbuildings in the Low Density Residential Zone, October 2015*

Further strategic work

- Investigate the need for a Local Planning Policy to address built form and earthworks in the low density residential areas.

Other actions

- Advocating the provision of sewer connection by Yarra Valley Water for land in low density residential areas.
- Implementing the Domestic Wastewater Management Plan (2002).

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CS4

Subdivision**Key issues**

- Limited land available for further subdivision.
- Lot size in relation to effluent disposal.

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- Impact of subdivision on environmental values and landscape character of land.
- Fragmentation of habitat and loss of biodiversity.
- Access to physical and community infrastructure.

Objectives

- To encourage subdivision and associated works which appropriately responds to land capability, environmental and landscape values, wildfire risk, topography, physical and community infrastructure.
- To ensure that any application for subdivision avoids, minimises and offsets the removal of and impacts upon native vegetation.
- To ensure that subdivision adopts environmentally sustainable design principles.

Strategies

Strategies to achieve these objectives include:

- Ensure subdivision design and layout considers lot orientation, size and location of building envelopes and integrated water management to achieve ecologically sustainable design outcomes.
- Ensure that allotments created by the subdivision are capable of adequately treating and retaining wastewater within the boundaries of each allotment.
- Ensure that subdivision design and layout responds appropriately to topography and vegetation cover and is consistent with Net Gain objectives and principles to avoid, minimise and offset native vegetation removal and impacts, where appropriate.
- Ensure that subdivision and associated works in wildfire areas are appropriately sited, designed and managed to address wildfire risk.
- Encourage subdivision layouts to respond appropriately to neighbouring uses and buildings.
- Encourage subdivision layouts to provide for the safety and security of residents and property by considering wildfire, flooding, landslip and steep slopes.
- Ensure that building and effluent envelopes are located to protect vegetation, view lines and minimise the extent of earthworks.
- Encourage subdivision and associated works to be designed to provide adequate vehicle, pedestrian and bicycle links.
- Avoid the creation of new lots on slopes of greater than 20%.

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying the Low Density Residential Zone.
- Applying the Wildfire Management Overlay.
- Applying an Environmental Significance Overlay

Policy and exercise of discretion

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- Implementing the *Development Guide for Areas of Environmental and Landscape Significance* (2011).
- Implementing the *Manningham (Biosites) Sites of Biological Significance Review* (2004).
- Implementing the *Wildlife Movement and Habitat Needs in Manningham* (2009).
- Implementing the *Locally Threatened Plants in Manningham* (2010).
- Implementing the *Manningham Monterey Pine and Cypress Tree Assessment* (2003).
- Using local policy to conserve native vegetation (*Native vegetation policy, Clause 22.02*)
- Using Local Policy to guide subdivision design that is responsive to the environmental and visual characteristics of the streetscape (*Battle axe blocks policy, Clause 22.11*).
- Using Local Policy to guide the protection of environmental and landscape values in identified Wildfire Areas (*Environmental and landscape significance protection in identified wildfire areas policy, Clause 22.14*).

Further strategic work**Other actions**

- Advocating the provision of sewer connection by Yarra Valley Water for land in low density residential areas.

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21/02/2013
CS4

Built form and landscape character**Key issues**

- Design and construction of development in areas with topographical constraints, wildfire risks, landscape character, visual and environmental significance.
- Impact of vegetation removal and extensive earthworks on landscape character.

Objectives

- To ensure that land is developed in a way that is compatible with the character of the area, its landscape qualities, pattern of vegetation and environmental values.
- To minimise the extent of earthworks and to preserve and enhance natural drainage lines.
- To ensure the retention of existing trees, where appropriate, and that any landscaping complements the character of the area.
- To protect and enhance landscape quality, view lines and vistas.

Strategies

Strategies to achieve these objectives include:

- Encourage the siting and design of buildings and works, selection of materials and landscaping to minimise wildfire risk.
- Encourage development that meets higher construction standards and/or utilises alternative treatments to address wildfire risk in preference to vegetation removal.

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- Require that buildings and works minimise visual impact by locating away from ridgelines and exposed slopes, incorporating screening treatments and non-obtrusive materials and colours.
- Ensure that development on sloping sites adopts suitable design techniques that minimise earthworks and building bulk.
- Avoid development, including vegetation removal, on land with slopes greater than 20%.
- Ensure that development does not protrude above the prevailing height of the tree canopy.
- Ensure that existing trees are retained where appropriate and that replacement trees complement the character of the area.

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying a Significant Landscape Overlay.
- Applying an Environmental Significance Overlay.
- Applying the Wildfire Management Overlay.

Policy and exercise of discretion

- Implementing the *Development Guide for Areas of Environmental and Landscape Significance* (2011).
- Implementing the *Manningham Heritage Garden & Significant Tree Study – Stage 2* (April 2006) which identifies vegetation of significance to be protected and maintained.
- Implementing the *Manningham Monterey Pine and Cypress Tree Assessment* (2003).
- Using Local Policy to guide development in areas of identified wildfire risk (*Environmental and landscape significance protection in identified wildfire areas policy, Clause 22.14*).

Further strategic work

- Investigate the need for a Local Planning Policy to address built form and earthworks in low density residential areas.

Other actions

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Environmental issues**Key issues**

- Impact of effluent disposal.
- Impact of land use, development and management techniques on biodiversity.
- Impact of vegetation removal.

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- Impact of earthworks.
- Competing interests between environmental weeds and significant landscapes.
- Degradation of waterways and streamside environments.
- Fragmentation of habitats and loss of habitat connectivity.
- Impact of pest plants and animals.

Objectives

- To ensure that land use, development and land management practices protect and enhance soil, water and air quality, habitat corridors, waterways, threatened species of flora and fauna and the character of these areas.
- To achieve developments which are site responsive and which complement the topography of an area.
- To encourage the removal of weed species in areas where they have no cultural and heritage landscape significance.
- To ensure that development avoids, minimises and offsets removal of and impacts upon native vegetation.
- To improve habitat, vegetation, soil, water and visual qualities along streamside environments.
- To enhance the extent, condition and connectivity of habitat.
- To control and manage pest plants and animals.

Strategies

Strategies to achieve these objectives include:

- Require the preparation of a site analysis plan of the site and surrounds for all development and subdivision proposals showing the opportunities and constraints, and how a proposal appropriately responds to this analysis.
- Protect and enhance native vegetation including roadside vegetation as wildlife habitat and as corridors for flora and fauna.
- Protect and enhance wetland, stream and waterway environments to conserve soils, ensure water quality, avoid sedimentation and retention of native vegetation as wildlife habitat and as a corridor for wildlife movement.
- Ensure that sediment run-off is contained on site using best practice techniques during the use and development of any land.
- Require land use and development proposals to demonstrate compliance with Net Gain objectives and principles to avoid, minimise and offset native removal of and impacts upon native vegetation.
- Require development and landscaping to protect and enhance wildlife corridors.
- Ensure that subdivision, buildings and/or works in wildfire areas are appropriately sited, designed and managed to address wildfire risk.
- Encourage development that meets higher construction standards and/or utilises alternative treatments to address wildfire risk in preference to vegetation removal.
- Ensure that buildings are set back appropriate distances from property boundaries to provide for landscaping including canopy trees.
- Protect, conserve and enhance the environmental, recreational and heritage values of waterways (including natural drainage gullies) and their environments.

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- Ensure that effluent envelopes are located to minimise environmental impacts.
- Avoid development on land with slopes of greater than 20%.
- Require developers to create biological filtration systems along drainage systems.
- Discourage intrusive/inappropriate development on sites located adjacent to State Parks and other conservation reserves.

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying the Low Density Residential Zone.
- Applying an Environmental Significance Overlay or Significant Landscape Overlay.
- Applying the Heritage Overlay
- Applying the Land Subject to Inundation Overlay and/or Special Building Overlay.
- Applying the Wildfire Management Overlay.

Policy and exercise of discretion

- Implementing the *Manningham Biosites: Sites of (Biological) Significance Review* (2004).
- Implementing the *Development Guide for Areas of Environmental and Landscape Significance* (2011).
- Implementing the *Manningham Green Wedge Strategy* (2004).
- Implementing the *Wildlife Movement and Habitat Needs in Manningham* (2009).
- Implementing the *Locally Threatened Plants in Manningham* (2010).
- Using local policy to conserve native vegetation (*Native vegetation policy, Clause 22.02*)
- Using Local Policy to guide the protection of environmental and landscape values in identified Wildfire Areas (*Environmental and landscape significance protection in identified wildfire areas policy, Clause 22.14*).

Further strategic work

- Identifying the location of weed species to assist in developing appropriate management techniques.
- Identify areas for strategic revegetation to enhance habitat corridors and habitat connectivity.

Other actions

- Continuing to control and remove introduced pest plants and pest animals on a priority basis with special emphasis on the provisions made under the *Catchment and Land Protection Act 1994* and direction from the Catchment Management Authority.
- Continuing to liaise with Melbourne Water to co-operatively manage the stormwater and natural creek systems in the municipality.

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- Enhancing the outcomes of the Local Environment Assistance Fund or other measures to improve land management, sustainable use, and stewardship for relevant properties.
- Ensuring compliance with the *Domestic Wastewater Management Plan (2002)*.

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Economic development issues**Key issues**

- Impact of discretionary uses including business activities in low density residential areas on amenity.

Objectives

- To encourage uses with a community service role to locate within close proximity to activity centres or other community based facilities.
- To ensure that commercial uses do not compromise the amenity and character of the neighbourhood.
- To ensure that commercial uses do not exceed the servicing capacity of the land.

Strategies

Strategies to achieve these objectives include:

- Ensure that the establishment of uses with a community service role do not compromise the amenity the neighbourhood.
- Ensure that in considering planning permit applications for home occupations, adequate provision is made for on-site car parking and loading areas and these are adequately screened from the street and adjoining land.
- Ensure that the scale of development is appropriate to the capability of land to retain effluent on site.

Implementation

These strategies will be implemented by:

Zones and overlays**Policy and exercise of discretion**

- Implementing the *Home-Based Business Strategy (1996)* that encourages the establishment of appropriate businesses that do not unreasonably compromise residential amenity.
- Implementing the *Manningham City Council 2003-2006 Economic Development Strategy (2003)* to encourage the establishment of appropriate home based businesses and which do not unreasonably compromise the amenity of surrounding residential areas.
- Using Local Policy to ensure that non-residential and commercial uses do not unreasonably affect the amenity of the area. (*Residential Accommodation premises policy, Clause 22.04, Non-residential uses in residential areas policy, Clause 22.05 and Eating and entertainment policy, Clause 22.06*).

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- Using Local Policy to ensure that advertising signs do not adversely impact on visual amenity (*Outdoor advertising signs policy, Clause 22.97*).

Further strategic work**Other actions**

- Promoting and distributing Manningham's *Home-based Business Information Kit* (2005).

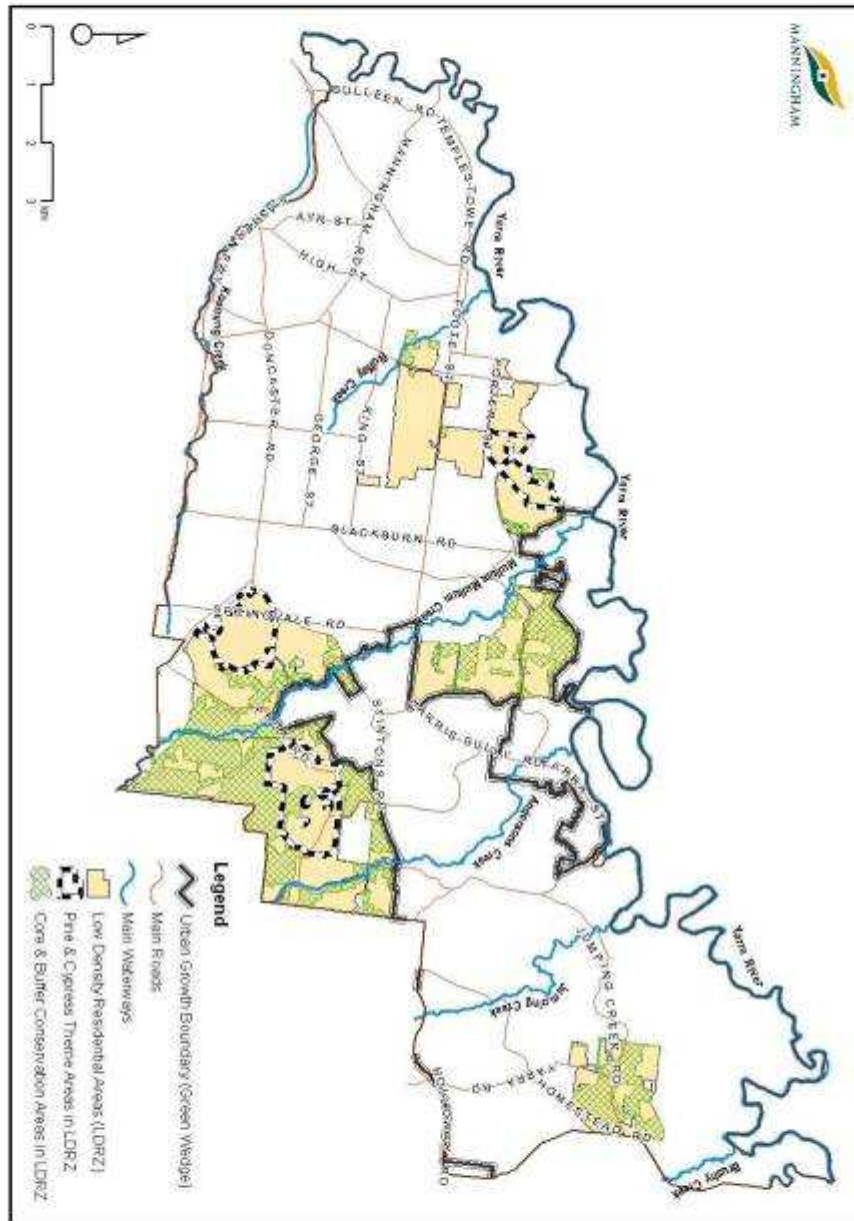
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LOW DENSITY FRAMEWORK PLAN 2



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RESIDENTIAL ACCOMMODATION PREMISES POLICY

This policy applies to the use and development of land for residential accommodation, which includes group accommodation, residential buildings, residential villages and retirement villages in the Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone and Low Density Residential Zone.

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Policy basis

This policy builds on the Municipal Strategic Statement (MSS) as it relates to the diversity and location of residential accommodation in Manningham. In particular, the policy gives effect to the following objectives of the MSS.

- Clause 21.05 – Residential, which seeks to provide a range of housing densities in locations with convenient access to services, facilities, and public transport. This Clause also states that accommodation should reflect the diverse needs, expectations and aspirations of people in the community and assist them to 'age in place' and that accommodation should be located, designed and operated to provide a safe and pleasant environment while maintaining the amenity of the neighbourhood setting.
- Clause 21.14 – Community Health and Well-Being, which seeks to ensure residential accommodation responds to the diverse lifestyles of people, taking into consideration their health, safety, and wellbeing.
- Clause 21.06 – Low Density, which seeks to ensure that the location of residential accommodation is appropriately sited and responsive to the significant landscape character of low density areas, recognising that these locations are constrained by land capability, environmental values, both narrow and unsealed roads, lack of kerbs and channels and lack of convenient access to public transport and physical and community infrastructure.

~~Accommodation facilities need to respond to the lifestyles of people and take into account their health, safety, and wellbeing. Accommodation should be located, designed and operated to provide a safe and pleasant environment while maintaining the amenity of the neighbourhood setting. The design of these facilities should ensure accessibility for all persons including those with limited mobility. Accommodation should reflect the needs, expectations and aspirations of people in the community and assist them to 'age in place'.~~

~~The Municipal Strategic Statement (MSS) encourages the provision of accommodation uses that provide a range of housing choices to meet the changing needs of residents in Manningham. The MSS also encourages housing diversity in locations where there is convenient access to services, facilities, and public transport opportunities.~~

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Objectives

The objectives of this policy are:

- ~~To ensure that these group accommodation, residential buildings, residential villages and retirement villages are appropriately located close to activity centres, main roads, community facilities and public transport networks, to optimise convenient access to these services and facilities.~~
- ~~To ensure that safe and convenient vehicle and pedestrian access points are provided within, to and from the site.~~
- ~~To ensure that adequate provision is made for on-site car parking.~~
- ~~To ensure that siting takes account of traffic generated on the street and effects on traffic flow and road safety.~~

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- To ensure that that the location of the use does not adversely affect the role and function of the road network and that adequate provision is made for on-site carparking.
- To ensure that adequate provision is made for utility services.
- To ensure that the design, scale, visual bulk and appearance of development minimises the impact on neighbourhood character and the streetscape.
- To ensure that these facilities minimise the impact on land with identified environmental and/or landscape values.
- To ensure that the amenity of the locality is not detrimentally affected by way of the operation of these uses, including the effects of noise, car parking and traffic.
- To ensure that the location and design of these facilities promotes a high level of amenity and accessibility for all users of the facility.
- To ensure that developers/operators provide a suitable level of support services and facilities for residents.

22.04-3

02/10/2020

C62

Proposed
C110**Policy**

It is policy that:

Location

- Group accommodation, residential buildings, residential villages and retirement villages uses should preferably be located within the Residential Growth Zone and General Residential Zone areas that are:
 - Conveniently located to ~~Where there is convenient~~ enable access to public transport, community and retail facilities and services.
 - Close to or adjoining existing community activities, to provide a focal point for community services and to create opportunities for interaction.
 - In areas where the slope of land is at a suitable grade which provides for easy pedestrian mobility both within the site and to externally located community facilities and services.
 - On a main or collector road so that the use does not depend on a local road for main vehicular movements, or in the case of smaller scale development, on local roads where it can be demonstrated that additional traffic movements will be well within the capacity of the local road network.
 - On a site with at least one, 15 metre minimum frontage.
 - On sites where extensive earth-works to create uniform site and floor levels are not required.
 - On sites where extensive vegetation removal is not required.
 - On sites with access to existing sealed roads and constructed pedestrian footpaths.
- Land within the Neighbourhood Residential Zone and Low Density Residential Zone is not a preferred location for residential accommodation. All of the following specific location requirements should be considered, including that the land:
 - Has convenient access to an activity centre and community facilities external to the site.
 - Is located on a main road or collector road so that the use does not depend on a local road for main vehicular movements; and

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- Is on a public transport route and within 400m walking distance to a public transport (bus stop).
- Within the Low Density Residential Zone, non-residential uses should also comply with all of the following location criteria:
 - The site is serviced by reticulated sewerage.
 - Access to the site is via a sealed main road with existing kerb and channel, avoiding the use of narrow and single lane roads;
 - The site is not constrained by factors such as a slope of more than 20%, significant vegetation cover, drainage lines or highly visible ridgelines or hilltops; and
 - The site does not require significant earthworks to facilitate the development.

Design and built form

The following applies to all zones identified in the preamble to this Clause, unless specifically identified otherwise:

- Building and site design responds to streetscape character ~~issues~~.
- Building and site design should ~~avoid~~ excessive overshadowing and visual bulk to adjoining residential properties to maintain the privacy of adjoining residential properties.
- Windows should be located to avoid unreasonable overlooking, without the need for screening.
- Building form, colours and materials, height, massing, setbacks, roof form and window and door proportions are responsive to the neighbourhood character.
- In Low Density Residential Zone areas the development (built form, setbacks, landscaping, service areas, open space, driveway and car park areas) should be designed to be subordinate and non intrusive in terms of scale, height, location, visibility and materials of construction, so as to respect the low density residential and landscape character of the area.
- The facility is designed and sited so as to minimise off site impacts from car parking, outdoor lighting, plant and equipment noise, deliveries and other facility operations.
- Plant and equipment (air conditioning/heating etc.) located at ground level is appropriately housed in an acoustic building/structure where appropriate.
- Roof mounted plant and equipment is permanently screened by appropriate materials, so that it generally cannot be seen from within the facility or from adjoining and nearby dwellings and the public realm.
- Appropriate outdoor lighting, including low-level pathway lighting, is provided for the safety and security of residents, staff and visitors.
- The design and layout of any building, car park and open space area be readily and safely accessible.
- The layout of buildings and outdoor areas meets the needs of persons with limited mobility.
- Accommodation for older persons be designed to:
 - Ensure the layout of buildings and design of outdoor areas meets the needs of persons with limited mobility;

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MANNINGHAM PLANNING SCHEME

- Make adequate provision for both indoor and outdoor leisure and recreational facilities with sufficient weather protection; and
- Include a sufficient area of private and/or communal open space to meet the needs of the future occupants.
- Retirement village, group accommodation, residential village and retirement village development in a residential zone should respond to the following siting and design requirements: topography of the site to ensure buildings and works are appropriately sited, having regard to existing slope and viewline characteristics.
- Walls of buildings should be set back from streets:
 - At least the distance specified in the schedule to the zone; or
 - If no distance is specified in the schedule to the zone, the distance specified in the Table below.

Development Context	Minimum Setback from front Street (Metres)	Minimum Setback from a Side Street (Metres)
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not applicable
The site is on a corner.	<p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</p>	<p>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p> <p>Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting</p>

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Development Context	Minimum Setback from front Street (Metres)	Minimum Setback from a Side Street (Metres)
		allotment facing the side street or 2 metres, whichever is the lesser.

- Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks specified in the Table above of this standard.
- The maximum building height should not exceed the maximum height specified in the zone, schedule to a zone or an overlay that applies to the land.
- If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.
- Changes of building height between existing buildings and new buildings should be graduated.
- A new building not on or within 150mm of a boundary should be set back from the side or rear boundaries:
 - At least the distance specified in the schedule to the zone, or
 - If no distance is specified in the schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.
- Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flutes, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks specified in the Table above of this standard.
- Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks specified in the Table above of this standard.

Open space and landscaping

- Developments are landscaped in a manner that softens the visual impact and assists with integration into streetscapes.
- The slope of land provides for easy pedestrian mobility within the site.
- Landscape plans incorporate designated communal open space areas and facilities which provide opportunities for residents to enjoy outdoor passive recreation.
- Public and communal open spaces are designed in a manner which protects natural features on the site, provides outlook for as many residential suites/lodging rooms as practicable, and enables ready access and usage.
- The removal of vegetation on sites of identified environmental or landscape significance is minimised.

Car parking and access

- Car parking areas and driveways contribute to the function, safety and appearance of a development by:

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MANNINGHAM PLANNING SCHEME

- Being designed for convenient access, having well-defined vehicle entry points, clearly separating vehicular and pedestrian circulation, and enabling vehicles to exit the site in a forward direction onto abutting roads.
- Being surfaced, drained, constructed and line-marked in accordance with good engineering practice and, where appropriate, be in accordance with an engineering construction plan submitted to and approved by the responsible authority.
- Car park areas should be adequately screened with landscaping and positioned to ensure minimal removal of existing vegetation.
- ~~Encourage~~ Paved surfaces and other hard standing areas to be constructed (where appropriate) with dark coloured concrete or bitumen, coloured patterned concrete or brick paving.
- Landscaping car-parking areas with appropriate canopy trees, where practical, and maintaining them in accordance with an approved landscape plan.
- Incorporating a planting strip of a minimum width of 1.5 metres along the residential boundary where at-grade car parking areas and driveways abut residential properties, in order to screen the parking area.
- Minimising the protrusion of basement car parks above ground level.
- Incorporating undercroft parking where appropriate, visually integrating multi-deck car parks with adjoining streetscapes.
- Designing and siting security lighting to minimise light spill to adjoining properties.
- Car parks, accessways and set down areas should provide for safe and efficient traffic movement.
- Adequate space be provided for waste removal vehicles to safely manoeuvre on site, where appropriate.
- On-site car parking be provided as required for:
 - Occupants, ~~(as required)~~
 - Staff;
 - Visitors;
 - Delivery and emergency vehicles (1 space each); and
 - Disabled persons (2 spaces).

~~• For a retirement village, car parking should be provided at the ratio of at least:~~

- ~~-1 car space per unit~~
- ~~• 1 independent visitor car space per 5 units.~~

~~• For a nursing home and a hostel, car parking should be provided at the ratio of at least:~~

- ~~-1 car space per 3 beds including at least 2 disabled persons parking spaces for the site as a whole~~
- ~~-1 space for delivery vehicles~~
- ~~-1 ambulance space.~~

02/10/2009
G42
Proposed
S110

22.04-4 Application requirements

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MANNINGHAM PLANNING SCHEME

~~+ An application~~ ~~Proposals to use and develop land~~ for group accommodation, residential buildings, residential villages and retirement villages should be accompanied by the following information, as appropriate ~~a report which addresses:~~

- A site analysis of the site and surrounding area including:
 - The type of accommodation proposed, including the level of care and the age group it will service, and an explanation regarding the support services to be provided to assist residents as they age in place.
 - The availability and need for ~~of~~ this type of accommodation.
 - The car parking provisions and layout, and traffic impacts on the surrounding street networks.
 - Location, elevations and setbacks of all buildings and works.
 - Topography of the land, including existing vegetation, view lines and slope.
 - The provision of private and communal open space (as required).
 - The level of accessibility provided to ensure that older persons and those with disabilities have equitable, convenient and safe access to all required facilities and services within and external to the site.
 - Access to public transport, activity centres and other community services and infrastructure.
 - Any other matters relevant to the site and environment.

22.04-5 Decision guidelines

02/10/2008
C92
Proposed
C318

Before deciding on an application, the Responsible Authority will consider as appropriate:

- The extent to which the application meets the objectives and directions of this policy.
- The availability of this type of facility.
- The design response.
- Suitability of the location of the facility, having regard to providing convenient access to public transport, activity centres and supporting community facilities and services.
- Whether a different setback would be more appropriate, ~~taking into account~~ consideration the prevailing setbacks of existing buildings on nearby lots and the topographic characteristics of the site.
- The value of retaining vegetation within the front setback.
- Any relevant neighbourhood character objective, policy or statement set out in the scheme.
- The effect of slope of the site on the height of the building.
- The relationship between the proposed building height and the height of existing adjacent buildings.
- The visual impact of the building when viewed from the street and from adjoining properties.

MANNINGHAM PLANNING SCHEME

22.05

19/06/2014
C106
Proposed
E110

NON-RESIDENTIAL USES IN RESIDENTIAL AREAS POLICY

This policy applies to non-residential uses in a Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone and Low Density Residential Zone.

22.05-1

02/10/2008
C53
Proposed
E110

Policy basis

This policy builds on the Municipal Strategic Statement (MSS) objectives in Clause 21.05 and 21.06 which aim to balance the need for residents to access services in residential locations while ensuring that residential amenity is not adversely affected.

The residential zones (Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone and Low Density Residential Zone) are encouraged to accommodate a range of non-residential uses that service local community needs.

Clustering of non-residential uses benefits the local community by allowing multi-purpose trips to be made, reducing car dependency and providing opportunities for social interaction.

However, non-residential uses in residential areas have the potential to adversely impact on the amenity and character of an area through high levels of on-site activity, traffic generation, the emission of noise, odour, light and visual disorder (storage of waste).

Based on the residential zones, which define areas where growth will be directed and where only incremental and minimal change will be encouraged, discretionary non-residential uses need to be responsive to the existing or preferred character and amenity of their residential location in the following ways:

- In the General Residential Zone and the Neighbourhood Residential Zone areas, discretionary non-residential uses need to be responsive to the existing neighbourhood character and environmental and landscape values.
- In the Low Density Residential Zone areas, discretionary non-residential uses need to be responsive and subordinate to existing neighbourhood character and environmental and landscape values.
- In the Residential Growth Zone areas, the integration of non-residential uses as part of higher density development is encouraged to avoid the underutilisation of land.

~~Residential zones are encouraged to accommodate a range of non-residential uses that service local community needs.~~

~~Clustering of non-residential uses benefits the local community by allowing multi-purpose trips to be made, reducing car dependency and providing opportunities for social interaction.~~

~~However, non-residential uses in residential areas have the potential to adversely impact on the amenity of an area through high levels of on-site activity, traffic generation, the emission of noise, odour, light and visual disorder (storage of waste).~~

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MANNINGHAM PLANNING SCHEME

~~Location~~

~~Clauses 21.05 and 21.06 of the Municipal Strategic Statement (MSS) seek to encourage uses with a community service role to locate in close proximity to activity centres or other community-based facilities.~~

~~Neighbourhood and streetscape character~~

~~The municipality contains a number of different environments as identified in Clauses 21.05 and 21.06 of the MSS. The development of land needs to respond to the characteristics of these environments so that streetscape and neighbourhood character is enhanced.~~

~~Urban design principles~~

~~Clause 19.03 (Design and built form) contains provisions that seek to achieve high quality urban design and architecture. Other design considerations include:~~

~~Building form~~~~Colours and materials~~~~Height and massing~~~~Setbacks~~~~Roof form~~~~Window and door proportions~~~~Pedestrian safety and access~~~~Entries~~~~Landscape design~~~~Traffic, car parking and driveway construction~~

~~The provision of car parking and vehicular access needs to be appropriately designed, constructed and drained to ensure functionality, safety and to enhance visual amenity. Landscaping within car parking areas should provide opportunity for shade and increase visual amenity.~~

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MANNINGHAM PLANNING SCHEME

22.05-2 Objectives

02/10/2008
C52

The objectives of this policy are:

- To encourage uses with a community service role to be located within or in close proximity to activity centres, avoiding linear commercial development outside this area.
- ~~To avoid the concentration of non-residential uses where it would:~~
 - ~~Create linear commercial development outside activity centres~~
 - ~~Isolate residential properties between non-residential uses.~~
- To ensure that the siting, design, scale and appearance of development reflects either the existing or preferred residential character and streetscape character of the area.
- To retain existing vegetation where possible when sites are developed for non-residential purposes and ensure that a high standard of landscaping is achieved.
- ~~To ensure that equal access is provided to all people. To ensure the layout of buildings and outdoor areas meets the highest standards of accessibility.~~
- To provide for a high level of privacy and protection from unreasonable overlooking ~~and noise for adjoining or nearby residents.~~
- To ensure that residential amenity is not detrimentally affected by the operation of non-residential uses including the effects of noise, car parking and traffic, light, odour and waste.
- To ensure that the location of the use does not adversely affect ~~is appropriate~~ to the role and function of the road network and that adequate provision is made for on-site car parking.
- ~~To ensure that land used for vehicle access and parking is properly designed, constructed and drained.~~
- To encourage the design of frontages of buildings at footpath level to offer visual interest, passive surveillance and opportunity for social interaction.
- To ensure that non-residential use and development within low density residential areas are subordinate to the bulk and scale of surrounding residential development and is sensitive to the landscape character and environmental values of the site and area.
- To ensure the design and siting of buildings are appropriate to the environment and low density housing character of the area.
- To encourage consolidation of existing allotments located in the Residential Growth Zone to facilitate integrated mixed use development on larger sites.
- To encourage non-residential uses within the Residential Growth Zone to be integrated at ground level within developments, with residential above.

22.05-3 Policy

19/05/2014
C105Proposed
C132

It is policy that non-residential discretionary uses are assessed against the following criteria which applies to all zones identified in the preamble to this clause, unless specifically identified otherwise:-

- ~~Location~~
- ~~Uses with a community service role should be located within or in close proximity to activity centres or close to other community based facilities.~~
- ~~Uses should be located:-~~

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MANNINGHAM PLANNING SCHEME

- ~~Close to or within commercial zones unless the use is of low intensity and scale and has limited off-site amenity impacts~~
- ~~Abutting a Road Zone or a road, which has vehicular access from a service road~~
- ~~On roads, which avoid the generation of additional through traffic on residential streets, particularly where such uses are likely to serve catchments beyond the local level.~~
- ~~Uses are discouraged from locating in residential zones if there are appropriate sites in nearby activity centres or commercial areas.~~
- ~~Uses should be located where they are readily and safely accessible by road and by pedestrians.~~
- ~~Commercial use and development, such as restaurants, hotels, reception rooms and convenience restaurants is discouraged in residential zones due to the likely detrimental impact on the amenity of the surrounding residential area.~~
- ~~Neighbourhood and streetscape character~~
- ~~Existing residential buildings are encouraged to be retained and converted to suit the use, in preference to a purpose-built premise.~~
- ~~The design, scale and appearance of uses are encouraged to complement the housing styles and general character of the area.~~
- ~~Front building setbacks are encouraged to be consistent with abutting residences.~~
- ~~High solid fences located along the site's frontage are to be avoided.~~
- ~~Landscape treatment should be compatible with the neighbouring area.~~

Urban design principles

- ~~Development complement the surrounding built form with respect to building form, colours and materials, height, massing, setbacks, roof form and window and door proportions.~~
- ~~Development be set back sufficient distances from side and rear boundaries to prevent detrimental impacts on neighbouring properties by way of building bulk and overshadowing and to enable appropriate landscape treatment to be provided.~~
- ~~Commercial building facades have visual interest, not exceed 70% glazing, and be articulated by non-glazed vertical and horizontal elements to accentuate windows and other openings.~~
- ~~Entries be clearly defined and accessible.~~
- ~~The choice of colours and materials be appropriate to the neighbourhood character, and where appropriate reflect the natural environment.~~
- ~~Pedestrians, cyclists and vehicles are able to move onto and around the site with safety and ease.~~
- ~~Canopy trees be included throughout the development where appropriate.~~
- ~~Indigenous and other mature vegetation, including ground storey, be retained on site wherever possible.~~
- ~~Landscape buffers are encouraged to ensure that the streetscape character and amenity of abutting residential properties is maintained.~~

Location

- Non-residential uses should be located close to or within activity centres or near other community based facilities.
- Non-residential uses should abut a Road Zone, and where possible, with vehicular access from a service road to avoid the generation of additional through traffic on residential streets, particularly where such uses are likely to serve catchments beyond the local level.

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MANNINGHAM PLANNING SCHEME

- Non-residential uses should be located where they are readily and safely accessible by road, public transport, bicycle and pedestrian networks.
- In locations not identified for residential growth, non-residential uses are encouraged to utilise existing residential buildings (where appropriate converted to suit the use), in preference to a purpose-built premise.
- Within Low Density Residential Zone areas, non-residential uses should also comply with all of the following location criteria:
 - The site is serviced by reticulated sewerage.
 - Access to the site is via a sealed main road with existing kerb and channel.
 - The site is not constrained by factors such as slope, significant vegetation cover, drainage lines and highly visible ridgelines or hilltops; and
 - The site does not require significant earthworks to facilitate the development.

Siting, Scale, Design and Built Form

- Buildings and works should complement the surrounding or preferred built form with respect to building scale, siting, height, massing, setbacks, existing roof form and window and door proportions.
- Buildings and works proposed within the Low Density Residential Zone should be subordinate to the existing scale of development and landscape character.
- Development should be set back sufficient distances from side and rear boundaries to prevent detrimental impacts on neighbouring properties by way of building bulk and overshadowing and to enable appropriate landscape treatment to be provided.
- Commercial building facades should have visual interest, not exceed 70% glazing, and be articulated by non-glazed vertical and horizontal elements to accentuate windows and other openings.
- Entries should be clearly defined and accessible.
- The choice of colours and materials should be appropriate to the existing or preferred neighbourhood character and, where appropriate, respond to the natural environment.
- High solid fences located along a site frontage should be avoided.

Landscape

- Native and other mature vegetation, should be retained on-site, wherever possible.
- Landscape buffers are encouraged to ensure that the streetscape character and amenity of abutting residential properties is maintained.
- A planting strip should be provided of a minimum width of 1.5 metres along the residential boundary where at-grade car parking areas and driveways abut residential properties, in order to screen the parking area.
- Landscaping of car parking areas should incorporate appropriate canopy trees, where practicable.
- Landscaping within car parking areas should provide opportunities for shade and increase visual amenity.

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MANNINGHAM PLANNING SCHEME

Amenity Residential interface

- Uses should not adversely affect the amenity of nearby residents by way of noise, loss of privacy, traffic, car parking, lighting, odours or disturbance associated with hours of operation.
- A respectful interface should be created with residential areas by:
 - Providing appropriate noise attenuation measures that inhibit the transmission of noise from buildings, car parking areas and external plant equipment (eg. exhaust fans, air conditioning units).
 - Maintaining the privacy of adjoining residential properties through the sensitive siting and design of car parks, windows, doors, service areas, outdoor and storage areas and the use of appropriate techniques including the treatment of windows, boundary fences, screening, and landscaping techniques.
 - Designing and siting security lighting to minimise light spill to adjoining properties.
- Animal holding areas in veterinary centres should be designed so that noise from animals does not affect the amenity of the area.
- Any external play areas within child care centres should be designed and located to provide a high standard of amenity with consideration to slope, solar orientation, shade techniques, external noise sources and landscaping.
- The visual and acoustic privacy of properties adjoining child care centres should be maintained through the sensitive siting of car parks, play areas, windows, doors and the use of appropriate design techniques.
- Adequate waste disposal facilities are provided on site should be appropriately located on site to reduce the potential for negative on site/offsite noise, visual appearance, lighting and odour impacts.

Traffic, car parking and driveway construction

- Any expected increase in traffic should not adversely affect the amenity, environment or safety of the residential neighbourhood.
- The demand for on-street car parking should not adversely affect the amenity, environment or safety of the neighbourhood.
- On-street carparking will be discouraged in locations where kerb and channel is not available.
- Car parking should be located at the side or rear of a property. For developments within the Residential Growth Zone, consideration should be given to the provision of car parking within basement and or undercroft parking areas.
- Car parks, accessways and set down areas should provide for safe and efficient traffic movement.
- Car parking areas and driveways should contribute to the function, safety and appearance of the development by:
 - Being designed for convenient access, having well-defined vehicle entry points, clearly separating vehicular and pedestrian circulation, and enabling vehicles to exit the site in a forward direction onto abutting roads.
 - Clearly delineating the separation between residential and non-residential parking areas within developments which include integrated residential and non-residential uses.

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- Being surfaced, drained, constructed and line-marked in accordance with good engineering practice and, where appropriate, be in accordance with an engineering construction plan submitted to and approved by the responsible authority.
- Encouraging paved surfaces and other hard standing areas to be constructed (where appropriate) with dark coloured concrete or bitumen, coloured patterned concrete or brick paving.
- Encouraging car park areas within the Low Density Residential Zone areas to be non-intrusive in scale, having regard to visibility and materials of construction.
- ~~Landscaping car parking areas with appropriate canopy trees, where practical, and maintaining them in accordance with an approved landscape plan~~
- ~~Providing a planting strip of a minimum width of 1.5 metres along the residential boundary where at grade car parking areas and driveways abut residential properties, in order to screen the parking area~~
- Minimising the height of basement car parks above ground level.
- Incorporating undercroft parking where appropriate, visually integrating multi-deck car parks with adjoining streetscapes.
- Adequately screening car park areas with landscaping and positioned to ensure minimal removal of existing vegetation.
- ~~Car parking for child care centres should be provided at the ratio of at least:~~
 - ~~1 car space per staff member.~~
 - ~~1 car space per 7 children or such lesser number, if car parking is available within driveway areas where one-way vehicle access is proposed or unrestricted on-street parking is conveniently available.~~

22.05-402/10/2009
C69Proposed
S112**Application requirements**

In addition to the zone requirements the following information is to be provided with an application to the satisfaction of the responsible authority:

- A written statement with details about the proposed use including, but not limited to: number of staff, hours of operation, attendees, and number of car spaces provided.
 - Information regarding how the use will serve the needs of the local residential community.
 - A traffic and parking demand assessment.
 - A site context assessment, outlining how the proposed development will respond to the existing or preferred residential character of the area.

22.05-5

02/10/2009

C69
Proposed
S112**Decision guidelines**

Before deciding on an application the Responsible Authority will consider as appropriate:

- The extent to which the application meets the objectives and directions of this policy.
- The objectives of the Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone and Low Density Residential Zone and relevant overlay provisions.
- The Municipal Strategic Statement (MSS), in particular Clauses 21.05 and 21.06.
- For sites within the Residential Growth Zone, how the proposal demonstrates its integration within apartment-style development on a minimum lot area of 1,800sqm.

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MANNINGHAM PLANNING SCHEME

- ~~The residential amenity of neighbouring and nearby residents.~~
- ~~Proposed hours of operation.~~
- ~~Screening techniques to minimise overlooking.~~
- ~~Acoustic treatments to minimise noise impacts.~~
- ~~Location and provision of storage areas.~~
- ~~Techniques or treatments to minimise odour.~~
- ~~Any traffic impacts, including the impact on the proposed use and development on the safety and efficiency of main roads.~~
- ~~Whether the location of the site promotes safe and convenient vehicle and pedestrian access.~~
- ~~The adequacy and efficiency of car parking, vehicle and pedestrian movement.~~

MANNINGHAM PLANNING SCHEME

22.19 OUTBUILDINGS IN THE LOW DENSITY RESIDENTIAL ZONE

Proposed
C110

This policy applies to all land within the Low Density Residential Zone.

22.19-1 Policy basis

Proposed
C110

This policy builds on the MSS objectives in clause 21.06 to ensure that new outbuildings are designed and sited to reinforce and be respectful of the landscape and environmental characteristics of a site and its surroundings.

Manningham's Low Density Residential Zone is characterised by undulating form with prominent ridgelines, dissected by creeks and drainage lines, and contains vegetation of landscape and environmental significance.

Areas within the zone offer a unique lifestyle choice for people looking for a more spacious and attractive environmental and landscape setting and there is a need to ensure that outbuildings do not negatively impact on the character of the area.

22.19-2 Objectives

Proposed
C110

The objectives of this policy are:

- To ensure that land is developed in a way that is compatible with the use and character of the area, its landscape qualities, pattern of vegetation and environmental values.
- To minimise the extent of earthworks and to preserve and enhance natural drainage lines.
- To ensure the retention of existing vegetation, where appropriate, and that the design of outbuildings and any replacement landscaping complements the character of the area.
- To protect and enhance landscape quality, viewlines and vistas.
- To ensure that the size, design and siting of outbuildings are acceptable, having regard to the low density residential character of the area.

22.19-3 Policy

Proposed
C110

It is policy that:

- Outbuildings shall be used for purposes ancillary to the domestic use of the dwelling or the residential activities conducted on the property and are sited in close proximity to a dwelling.
- Numbers of outbuildings are limited and that buildings are co-located, to reduce the scattered visual impact of buildings on the landscape.
- On a corner site, outbuildings are discouraged from fronting onto a different street frontage from the dwelling.
- Outbuildings other than a carport are not to be located within the primary street frontage.
- Buildings should be encouraged to be located wholly below the alignment of ridgelines to ensure silhouetting against the skyline does not occur and to allow buildings to blend into the natural landscape with the elevated ridgeline providing the appropriate backdrop.
- The siting of outbuildings on hill-tops/ridgelines is discouraged and will only be considered when it can be demonstrated that a building will be sited and designed so that it will be adequately screened from other properties and roads so as to not be prominent in the landscape.

ATTACHMENT 1G

MANNINGHAM PLANNING SCHEME

- Outbuildings should not be located on top of any easements, without prior approval from Council or the relevant authority responsible that benefits from the easement.
- Outbuildings are sited to reinforce and be respectful of the landscape and environmental characteristics of the site and its surroundings.
- The amenity of adjoining and surrounding properties is protected by ensuring that outbuildings are set back or developed appropriately to minimise visual bulk.
- The removal of native vegetation is minimised by ensuring that the outbuilding is appropriately sited.
- The design, scale, external colour and finishes of outbuildings respects the character of the area, by addressing the following:
 - The use of reflective building materials such as zincalume will not be supported, particularly where a building would be clearly visible from surrounding properties or roads; and
 - The use of muted tones on external surfaces will be supported, while the use of bright or contrasting colours will not be supported in areas that are clearly visible from surrounding properties or road.
- Appropriate mature screen planting is utilised to reduce the visual impact of the outbuilding from the adjoining and surrounding properties and from the road.
- The building be used for the storage of goods or vehicles that the property owner can demonstrate they own.
- Shipping containers are not converted for the purpose of an outbuilding.
- Development of outbuildings that have a greater floor space or height than the existing dwelling, is discouraged.

22.19-4 Application Requirements

Proposed
C110

An application for an outbuilding in a Low Density Residential Zone must be accompanied by the following information, as appropriate:

- A site analysis of the site and surrounding area including:
 - The location of the existing or proposed dwelling and associated outbuilding(s);
 - Existing land uses and buildings and works on the site and adjoining properties;
 - Demonstration of the impact on effluent disposal and location of septic systems;
 - Topography, existing vegetation and details of any proposed earthworks; and
 - Any other matters explaining the proposal and how it addresses this policy.

22.19-4 Decision guidelines

Proposed
C110

In assessing an application for the use and development of an outbuilding, the Responsible Authority will consider:

- The extent to which the application for an outbuilding meets the objectives and directions of this policy and the objectives and requirements of the Low Density Residential Zone and any other relevant State and Local planning provisions.

22.19-5 Policy references

Proposed
C110

Manningham City Council Development Guide: Outbuildings in the Low Density Residential Zone, October 2015.

ATTACHMENT 1H

MANNINGHAM PLANNING SCHEME

15/07/2013
VC100

[Proposed C110](#)

SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE

Shown on the planning scheme map as **LDRZ**.

Land		Area
Minimum subdivision area	All land	0.4ha

Dimensions above which a permit is required to construct an outbuilding	80sqm
---	-----------------------



ATTACHMENT 11



DEVELOPMENT GUIDE

Outbuildings
in the Low
Density
Residential
Zone



October 2015

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PURPOSE OF THE GUIDE

Background

Approximately 18.8% of the Manningham municipality is included in the Low Density Residential Zone (LDRZ).

The areas affected by the LDRZ play a key role in the residential character of Manningham and in particular have been identified as:

- Providing an alternative lifestyle choice for existing and future residents seeking a more spacious and attractive environment;
- A transitional residential area between the urban and non-urban areas; and
- Providing a key landscape and environmental contribution.

Whilst an outbuilding is not defined within the planning scheme (Victoria Planning Provisions), it is generally understood that outbuildings that are 'normal to a dwelling' will be considered as part of the broader concept of a dwelling. Outbuildings can include, but are not limited to, garages, sheds, hobby rooms, studios and greenhouses.

Within the Low Density Residential Zone (LDRZ), an outbuilding only requires a planning permit if it exceeds a dimension specified in a schedule to the Zone or Overlay. The schedule to the LDRZ in the Manningham Planning Scheme specifies that an outbuilding requires a planning permit if it exceeds 80sqm in size. The majority of the properties within the LDRZ are also affected by Overlay provisions i.e. the Environmental Significance Overlays (ESO) and Significant Landscape Overlays (SLO) which include tighter planning permit triggers for an outbuilding.

Manningham's Low Density Residential Zone is characterised by undulating land form, with prominent ridgelines, dissected by creeks and drainage lines and contain

vegetation of landscape and environmental significance.

The areas offer a unique lifestyle choice for people looking for a more spacious and attractive environmental and landscape setting and there is a need to ensure that building structures such as outbuildings do not negatively impact on the character of the area.

Manningham City Council aims to conserve and manage these areas of environmental and landscape significance so that the total quality of life that is enjoyed now can be maintained in the future.

This means making sure the size, design, siting and function of ancillary structures such as outbuildings are responsive to the environment and the landscape. In this way, Council aims (through its local policy on outbuildings and this guide) to ensure that the development of such structures is controlled.

What Does The Guide Do?

This guide applies to the development of all outbuildings within the Low Density Residential Zone in the City of Manningham that require a planning permit.

It is recommended that in cases where a planning permit is not required for an outbuilding, that land owners still give careful consideration to the Guide prior to commencing a development. This will ensure a site responsive design that respects the character of the area and the amenity of adjacent and surrounding neighbours.

This guide gives existing and potential property land owners a clear understanding, of what Council expects and what information is required for planning permit applications for Outbuildings in Low Density Residential Zone areas.

It provides information on how property owners could develop an outbuilding on their property in response to the characteristics of the site.

In particular, the Guide requires and encourages:

- Co-ordinated site planning for all outbuildings to achieve an integrated outcome for a site.
- Avoiding and minimising the removal of, or adverse impacts upon, native vegetation.
- Minimise the need for and extent of earthworks so as to preserve and

enhance natural drainage lines and waterways.

- The size, design and siting of outbuildings to respect and be responsive to the character of the area, its landscape qualities, pattern of vegetation and environmental values.

How to Use the Guidelines

The *Development Guide for Outbuildings in the Low Density Residential Zone* should be read in conjunction with the Manningham Planning Scheme. In particular, Council will use the Guide in conjunction with application of the local policy at Clause 22.19 of the Manningham Planning Scheme which will be used in consideration of any application for a planning permit for an outbuilding in the Low Density Residential Zone.

The local policy at Clause 22.19 "*Outbuildings in the Low Density Residential Zone*" is a statutory document contained within the Manningham Planning Scheme and **must** be considered in the determination of a planning application.

This guide is a Reference Document within the Planning Scheme and has been developed to help articulate the intent of and give effect to Clause 22.19 local policy.

The Development Guide includes illustrations which assist in describing the outcomes to be achieved in a development application.

1. Development Guidelines for Outbuilding IN LDRZ

Any outbuilding that requires a planning permit, will be assessed against the following siting and design guidelines.

1.1 Siting

Outbuildings should be set back from the boundary of the neighbouring properties to ensure that the use or development does not have an adverse impact upon the amenity of adjoining residents.

Side and rear setbacks must be of a sufficient distance to provide appropriate landscape buffers between the proposed outbuilding and neighbouring property, as demonstrated in *Figure 1*.

The proposed side and rear setbacks should also minimise the opportunity for the proposal to overshadow the existing buildings on adjoining properties or impact on the potential for adjoining properties to have solar access.

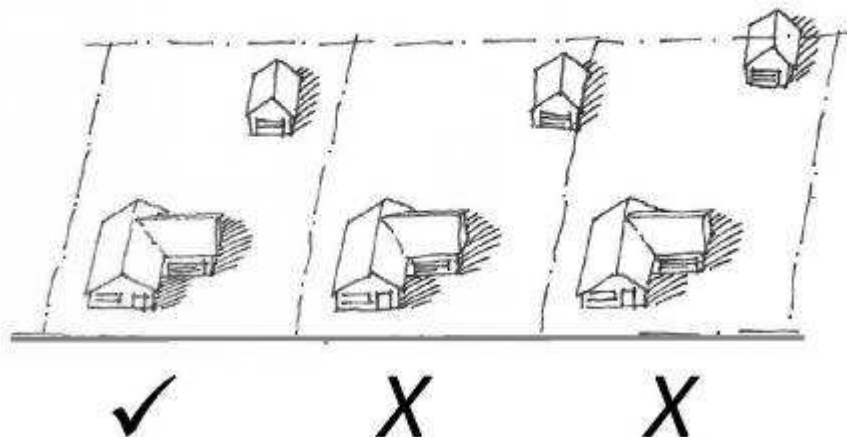


Figure 1 - Outbuildings should not be built on the side boundary if there is an existing dwelling on the adjacent side boundary. This creates unnecessary visual intrusion at the side setback and may impact on the amenity of neighbouring dwellings.

Outbuildings should not normally be sited any closer to a road than the front elevation of an existing dwelling. (Refer *Figure 2 below*).

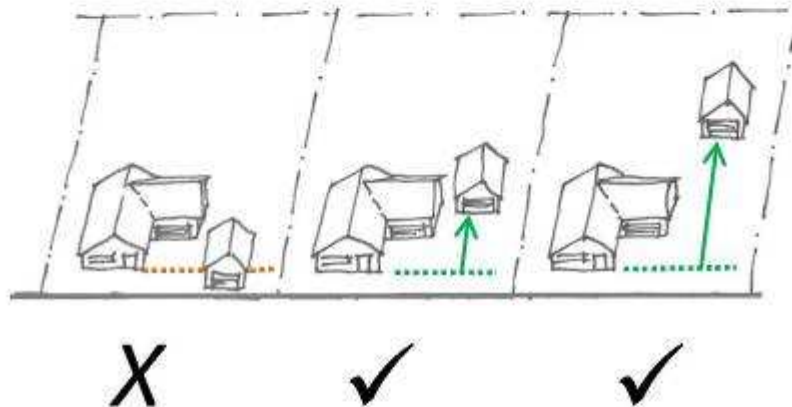


Figure 2- Outbuildings should not be sited any closer to the front boundary than the existing dwelling

Many properties in Manningham within the LDRZ include native vegetation of high conservation or landscape value. Outbuildings and sheds should be sited so as to minimise the need for vegetation clearance and be respectful of the landscape and environmental character of the site and its surrounds.

Outbuildings should not be visually obtrusive and should not adversely impact upon sightlines to hills. (See Figure 3). In this context, outbuildings should be encouraged to be located wholly below the alignment of ridgelines to ensure silhouetting against the skyline does not occur and to allow outbuildings to blend into the natural landscape with the elevated ridgelines providing the appropriate backdrop.

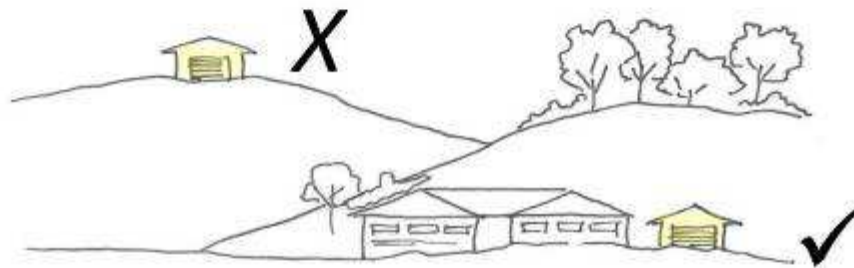


Figure 3 - Outbuildings should not be visually obtrusive from road frontages and should not adversely impact upon sightlines to hills

Isolated and dispersed outbuildings can lead to development that is visually conspicuous and intrusive into the landscape. – refer Figure 4 and 5. Outbuildings should be sited so as to minimise their visual impact and should normally be located in proximity to dwellings and other structures.

Numbers of outbuilding should also be limited and the co-location of buildings including outbuildings will be supported in order to reduce the visual impact of buildings on the landscape.

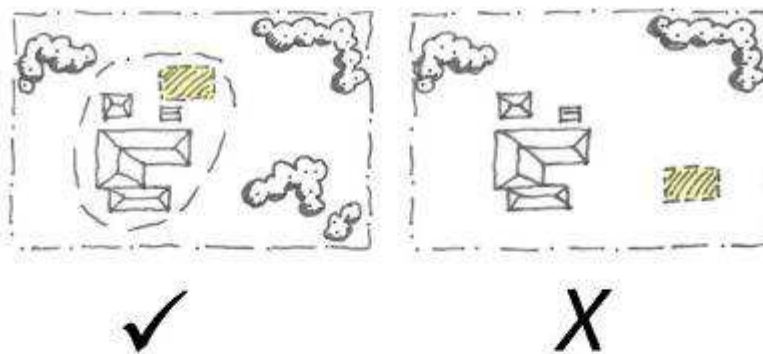


Figure 4- Outbuildings should be located near existing structures

Outbuildings should not be located over any easements without gaining approval from either Council or the relevant responsible authority that benefits from the easement.

1.2 Design/Visual Amenity

The design and external colour and finishes of outbuildings should respect the character of the existing dwelling on the same property and the surrounding area.

The external finish of outbuildings should be of materials and colours that are consistent and complementary to the existing dwelling and the surrounding area. The use of muted tones on external surfaces will be supported, while the use of bright or contrasting colours will not be supported in areas that are clearly visible from surrounding properties or roads.

The use of reflective building materials such as zincalume will not be supported, particularly where a building would be clearly visible from surrounding properties or roads. In appropriate situations, landscaping and screen planting should be utilised to ameliorate the visual impact of outbuildings and sheds. Planting should make use of species indigenous to the area and must be semi-mature – see *Figure 5*.

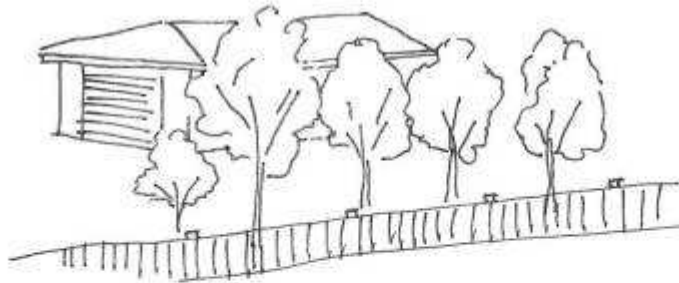


Figure 5 - Appropriate mature screen planting to reduce the visual impact of the outbuilding from neighbouring properties and the street.

1.3 Scale

Outbuildings should be of a size, scale and height that is consistent with the existing buildings on the site and should not have a greater floor space or height than the existing dwelling.

The height that is considered appropriate for outbuildings will depend on shielding features (trees and other buildings etc) the proposed use, the perceived impact of the outbuilding on neighbouring properties (bulk, height, visual intrusion etc) and the height of existing outbuildings in the neighbourhood - refer *Figure 7 and 8*.



Figure 7- Inappropriate bulk and height of the outbuilding

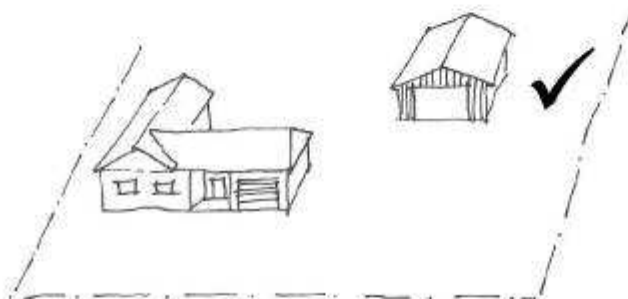
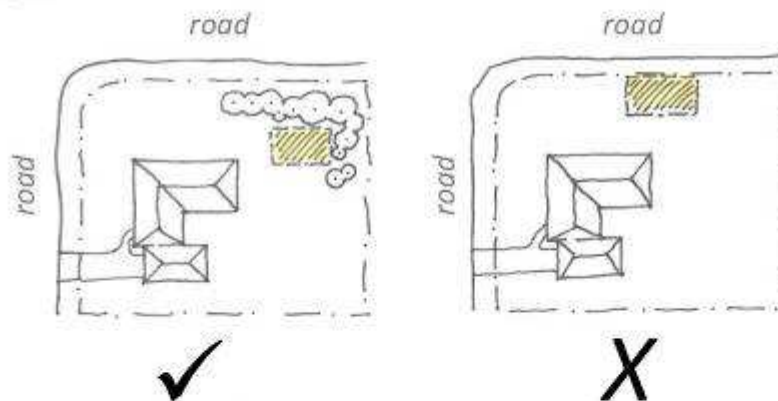


Figure 8- Appropriate front setback, height and bulk of the outbuilding

1.4 Siting of outbuildings on properties with more than one road frontage

For corner sites within the Low Density Residential Zone areas, outbuildings must not become the dominant feature from any street frontage. Council will not support the development of outbuildings that directly front onto a different street frontage than the dwelling. Council encourages the construction of fencing with landscaping treatments along side road frontages.

Figure 9- In corner locations, outbuildings must not directly front onto the side street. Fencing and landscape treatments are required.



1.5 Use

Outbuildings should be used for purposes that are associated with the domestic use of the dwelling or the residential activities conducted on the property and are sited in close proximity to a dwelling. Outbuildings are not considered habitable.

Council will not support the use of converted shipping containers for use as outbuildings.

1.6 Application Requirements

The *Development Guide for Outbuildings in the Low Density Residential Zone areas* is used in conjunction with the requirements of the Manningham Planning Scheme. This document assists Council and applicants when deciding what is an appropriate outbuilding development.

When assessing an application for a shed or outbuilding Council will consider the following:

- Zone and Overlay provisions.
- State and Local Planning Policy Framework including the Clause 22.19 policy.
- Other Manningham Planning Scheme provisions.
- Development Guidelines for Outbuildings and Sheds in the Low Density Residential Zone.
- Site and development plans.
- Location of any easements or restrictions on the plan of subdivision and any restrictive covenants or planning agreements registered on the certificate of title for the subject site.
- The effect on the amenity of the surrounding residents, including consistency with the existing neighbourhood character.

All applications for planning permits for outbuildings, which are submitted to Council for assessment must include the following:

- Completed application form
- Payment of fee
- Certificate of title including any registered covenants or planning agreements
- Written description detailing what the shed will be used for, if the shed is to be used for storage, and details on what is to be stored is required.
- Site analysis plan showing all existing structures, access provisions for the site and the outbuilding, proposed building and any existing vegetation. The site plan must show lot and building dimensions and all setbacks.
- Existing land uses.
- Topography, existing vegetation and details of any proposed earthworks.
- Location plan showing the existing outbuildings and significant on site features of the adjoining properties and the location of the proposed outbuilding on the subject site.
- Elevation plans detailing the building materials, wall and total height and the width and length of the proposal.
- Colour and materials schedule for the proposal.

If the development is going to impact on a significant view line, then a viewline plan may be required to be submitted with the application. The plan must show all the viewlines from the position of the proposal.

Additional information may be required, depending on the nature of the proposal and any site specific requirements. Further information can be requested in accordance with the *Planning and Environment Act, 1987*.

10. ASSETS & ENGINEERING

10.1 2015-2016 Capital Works Program - End of September Status Report

Responsible Director: Director Assets and Engineering

File No. T15/197

The ultimate destination for this report is: COUNCIL AGENDA

Neither the responsible director, manager nor the officer authoring this report has a conflict of interest in this matter.

SUMMARY

This attached Capital Works Status Report, for the period ending 30 September 2015, is provided for review and consideration.

To the end of September, the majority of projects are progressing satisfactorily and are meeting the specified timelines. Some minor delays have been experienced on a few projects, but none of these are considered beyond reasonable control. Project planning and design has commenced on a number of projects and several projects that were carried forward from 2014/15 are currently in progress or are at practical completion. Two projects will not proceed, and it is proposed that the unspent funds be transferred to the Aquarena Master Plan project to enable continued progress and effective utilisation of funds is made under the current program (Refer Table E in the attached Status Report).

The value of works completed at end of September is \$5.771 million, which is \$1.392 million (31.8%) above the YTD Budget of \$4.379 million and \$0.242 million (4.4%) above the YTD Forecast amount of \$5.529 million.

It can be concluded that the end of September position, with respect to the 2015/2016 Capital Works Program, reveals that satisfactory progress has been made in terms overall performance in the implementation of the Capital Works Program.

1 BACKGROUND

- 1.1 Reporting on the status of the 2015/2016 Capital Works Program is carried out on a quarterly basis to Council.
- 1.2 A financial chart of performance, with trend graphs and milestone program ('traffic light'), are presented as indicators of performance, which have been previously endorsed by Council as the agreed set of monitoring tools for status reporting. Commentary on performance is by exception and as appropriate.
- 1.3 Key Performance Indicators are also provided to assist in comparing our performance in terms of our budget position against the adopted budget and year end forecast, and in regard to measuring the scope and progress of key capital projects.

- 1.4 A year end expenditure of \$40.332 million is currently forecast against the adopted budget total of \$37.616 million. The increase in the projected capital expenditure arises from a higher level of carry forwards from 2014/15 of \$0.937 million, plus an increase of grant funded works of \$1.779 million for new works to be undertaken this financial year.
- 1.5 The value of works completed at end of September is \$5.771 million, which is \$1.392 million (31.8%) above the YTD Budget of \$4.379 million and \$0.242 million (4.4%) above the YTD Forecast amount of \$5.529 million.
- 1.6 Whilst in financial terms the completed works is shown as an unfavourable variance, this is largely due to work on those projects that were carried forward from 2014/15, or further advanced than originally planned. In terms of the delivery of the Capital Works Program, the YTD outcomes show a higher level of works being achieved when compared to the adopted budget.
- 1.7 Of the \$5.771 million of works completed at the end of September, the value of budgeted works completed, excluding the carry forward projects and new post budget adoption projects, is \$4.542 million. The completed value of the carry forward projects that were delayed from 2014/15, including those in the 2015/16 adopted budget, is \$1.108 million. The value of new post budget adoption projects is \$0.121 million.
- 1.8 Income received related to capital projects is ahead YTD budget income at the end of September, with a variance of 132.2%, which can be attributed to an increase in additional grants and income for works to be undertaken in 2015/16.
- 1.9 The 'traffic light' program of performance against key milestones is included with the attached Status Report. To the end of September, the majority of projects are progressing satisfactorily and are meeting the specified timelines. Some minor delays have been experienced on a few projects, but none of these are considered beyond reasonable control. Project planning is underway on a number of projects and several projects that were carried forward from 2014/15 are currently in progress or are at practical completion. The Leeds Street Indented Parking Bays and Sheahans Reserve upgrade projects have been deferred to 2016/17, and it is proposed that the unspent funds be transferred to the Aquarena Master Plan project to meet contractual requirements to enable continued progress and effective utilisation of funds is made under the current program.
- 1.10 The following explanations are provided on the performance of some projects where specific issues have been identified (in some cases projects have been flagged on the "traffic light" program and include comments 'Marginal delay', and it is anticipated, that whilst these projects are experiencing some minor delays, they are expected to be completed):

Drainage Strategy - Bolin Bolin Wetlands (Line 27) - A shortfall in funding has been identified to complete the works. A review is currently being undertaken to either value manage the project to meet the budget, or to seek additional external funding from the funding partners. Consultation and approval delays have also been encountered in relation to Melbourne Hill Road Drainage Scheme. A separate report regarding modifications to the scheme is expected to be presented to be presented to Council in November.

Aquarena Master Plan Implementation (Line 41) - Additional funds required to complete the Aquarena Master Plan project to meet contractual requirements following variations (increases in cost) due to latent soil conditions (excavation of rock under the indoor centre, and additional works created by deep soft spots found on the west side of the indoor centre). It is proposed that the cost increases be funded from a number of current year projects (Refer Table E in the attached Status Report).

Colman Park Pavilion Upgrade (Line 48) - A shortfall in funding has been identified for the Council option to upgrade the pavilion. Additional funds to be sought at the MYR or from potential savings identified under the current program. Additional external funds to be sought for the club option, if preferred, including the possibility of the club providing in-kind contributions.

Sheahans Road Highball Facility (Line 59) - The successful delivery of the project is dependent on a contribution of \$600K from the Bulleen Templestowe Basketball club, which will be required prior to the signing of the contract to commence works.

AMS Buildings - Swanston Street Gym (Line 82) - A potential funding shortfall has been identified to refurbish the building that includes opportunities for a mixed use facility. A review of scoping requirements is to be undertaken and SRV funding is to be sought.

2 PROPOSAL/ISSUE

- 2.1 It is proposed that the attached Capital Works Program Status Report for the period ending 30 September 2015 be noted.

3 FINANCIAL RESOURCE IMPLICATIONS

- 3.1 There are no adverse or unfavourable financial resource implications identified in this report. Works under the capital program are being implemented within budget, or where variations/shortfalls have been identified, these are accommodated within the current budget.

4 CONCLUSION

- 4.1 It can be concluded that satisfactory progress has been made in regard to the implementation of the Capital Works Program to the end of September.

OFFICER'S RECOMMENDATION

That Council:

- (A) Receive and note the attached Capital Works Program Status Report for the period ending 30 September 2015.
- (B) Note and approve the transfer of \$1.041 million, as indicated in the attached Status Report (Refer Table E), to enable effective utilisation of capital funds and additional progress is made under the program.

MOVED: GRIVOKOSTOPOULOS
SECONDED: O'BRIEN

That the Recommendation be adopted.

CARRIED

"Refer Attachments"

- Capital Works Status Report (Council) - September 15
- Traffic Light Program September 15

* * * * *



Heads Road Splitter Island

**2015/2016 Capital Works Program
Status Report - End of September**

Capital Works Program 2015/2016 - Status Report Reporting Period - End of September

This Status report covers the period ending 30 September 2015. Variances are reported against the Adopted Budget and YTD Forecast Outcome. The value of works completed at end of September is **\$5.771 million**.

- × YTD Completed Works \$1.39 million unfavourable to the YTD Adopted Budget ¹
- × YTD Completed Works \$0.24 million unfavourable to the YTD Forecast ¹

Legend ✓ - Favourable against YTD Target, × - Unfavourable against YTD Target

¹ This represents the financial outcome after accruing for works completed.

Financial Performance

Attachment A and B to this summary report provides a chart of financial performance for both Capital Works Expenditure and Income to end of September. The following table provides a snapshot of the performance in regard to the implementation of the Capital Works Program.

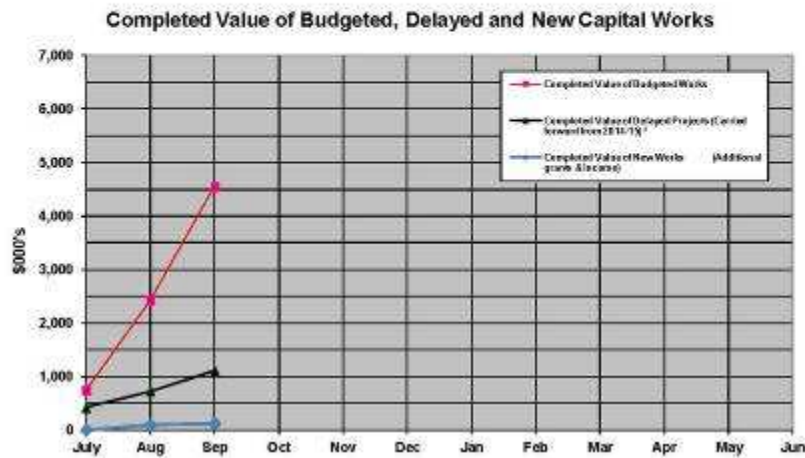
	End of Year Forecast Budget (YTD)							
	Adopted Budget \$'000	EoY Forecast \$'000	YTD Budget \$'000	YTD Forecast \$'000	YTD Actual \$'000	YTD Variance \$'000	YTD Variance %	Fav / Unfav
A. Compared to Adopted Budget								
Budget YTD Outcome	37,616	40,332	4,379		5,771	(1,392)	-31.8%	U
C. Compared to Forecast outcome								
Budgeted works	33,572	33,572	1,488	4,326	4,542	(216)		
Budgeted carry forwards	4,044	4,044	720	720	594	126		
Additional carry forwards from 2014/15		937	386	386	514	(128)		
New Works:								
Grants & Income received in advanced (Refer Table B)		149	-	53	77	(24)		
Additional grants and income (Refer Table C)		1,830	-	44	44	-		
Forecast YTD Outcome	37,616	40,332	2,594	5,529	5,771	(242)	-4.4%	U
D. Income (Table A)								
Budget including plant sales	5,085	5,085	198	472	528	(358)		
Grants & Income received in advanced (Refer Table B)		149	706	865	865	(149)		
Additional grants and income (Refer Table C)		1,830	-	848	848	-		
Forecast YTD Outcome	5,085	6,864	874	1,975	2,029	(1,155)	-132.2%	F

Legend: F - Favourable U - Unfavourable

At the end of September, **15.3%** of the total adopted budget allocation has been delivered (on ground value). Compared to the EoY forecast, **14.3%** of the total program allocation has been completed.

Of the \$5.771 million of works completed at the end of September, the value of budgeted works completed, excluding the carry forward projects and new post budget adoption projects is \$4.542 million. The completed value of the carry forward projects that were delayed from 2014/15, including those in the 2015/16 adopted budget, is \$1.108 million. The value of new post budget adoption projects is \$0.121 million at end of September.

The following provides a chart of the completed value of budgeted, delayed and new projects, at end of September.



² The value of completed carry forward projects that were delayed forms part of a combined carry forward amount of \$4,981 million.

Program Status and YTD Profile

A year end expenditure of \$40.332 million is currently forecast against the adopted budget total of \$37.616 million. The net difference being an increase in grants and income of \$1.779 million, plus additional carry forwards/adjustments of \$0.937 million that was not part of the 2015/16 Adopted Budget.

The value of works completed at end of September is \$5.771 million, which is \$1.392 million (31.8%) above the YTD Budget of \$4.379 million and \$0.242 million (4.4%) above the YTD Forecast amount of \$5.529 million.

The variance of \$1.392 million against the YTD budget can be attributed to a number of ongoing projects that were incomplete as at 30 June 2015 and carried forward to the 2015/16 financial year, or further advanced than originally planned. These projects are currently committed under a formal procurement arrangement and some of the more significant projects include; Aquarena Master Plan Implementation, Playspaces Development Program, Energy Efficiencies, Stintons Reserve Former Landfill Site, New Footpath Construction (Bowmore Ave and Springvale Road), Road Management Strategy Traffic and Road Use (Heads Road), Mullum Mullum Highball Facility and Drainage Strategy (Delatite Court and Gregory Court).

Trends

The value of completed works takes into account YTD cash payments and accruals to reflect the level of works in progress and is an informed estimate of actual on ground effort. The completed works exceeds the YTD budget and YTD forecast for the current program and can be largely attributed to a number of projects that were carried forward from 2014/15.

Whilst the value of completed works is shown as an unfavourable variance from a financial reporting perspective, the delivery of the Program shows a higher level of works being achieved from a project expenditure prospective when compared to the adopted budget.

Total expenditure plus commitments at end of September is \$10.5 million indicating that program planning is well advanced and a number of projects are currently operating at a high rate of construction/implementation.

Capital Income received is well ahead of YTD budget income at end of September with a variance of 132.2%. This variance can be attributed to a number of grants and income being received in advance plus additional unbudgeted grants and income that was not identified as a part of the 2015/16 budget, for works to be undertaken this financial year.

It can be concluded that satisfactory progress has been made in regard to the implementation of the Capital Works Program in terms of overall performance.

Milestone Performance

The 'traffic light' program of performance against key milestones is included as **Attachment C**. To end of September, the majority of projects are progressing satisfactorily and are meeting the specified timelines. Some minor delays have been experienced on a few projects, but none of these are considered beyond reasonable control. The Leeds Street indented parking bays and Sheahans Reserve upgrade projects have been deferred to 2016/17, and it is proposed that the unspent funds be transferred to the Aquarena Master Plan project to meet contractual requirements to enable continued progress and effective utilisation of funds is made under the current program (Refer Table E). On the whole, Progress against milestones is considered satisfactory.

Performance Indicators - Major Capital Projects

Key Performance Indicators have been prepared to assist in measuring the scope and progress of major capital projects against cost/time variations. (Note: Key Projects are defined as those which are one off large strategic projects that have significant, local and possible regional impact).

The following is the list of major projects currently identified on the Capital Works Program:

Line No.	Project Description	Total to Yr Project Allocation \$000's	Total to Yr Actual Income \$000's	Adopted Annual Budget Early Forecasts \$000's	6DY Current Forecast \$000's	YTD Forecast Including variations \$000's	YTD Actual \$000's	YTD Var \$000's	YTD Var %
5	New Footpath Construction (FPM)	14,550	0	1,101	1,157	157	76	81	52%
8	Stintons Reserve Former Landfill Site (Leachate Management and Rehabilitation)	200	0	102	200	153	125	18	12%
12	Jumping Creek Road (Strategy Review Year 1)	17,925	0	20	20	0	3	-3	100%
19	Road Management Strategy Upgrades Link Roads - Construction of Tindals Road Stage 1 (Mullum Mullum Creek to Stintons), Tindale Road Stage 2 (Stintons to Reynolds, Park Road (Midwayes to Heads - Street Lighting and Landscaping), and Stintons/Tindals Roundabout	40,317	5,859	2,602	2,773	611	515	56	16%
27	Drainage Strategy Implementation	31,902	400	3,293	2,891	150	192	-2	-2%
33	Neighbourhood Activity Centre (Jackson Court Stage 3)	5,109	15	670	765	145	150	5	3%
36	Mullum Mullum Creek Linear Park Stage 3 (Section 7 - Heads to Eastlink) and (Section 6 - Park Road to Heads)	2,055	650	1,561	1,361	14	12	2	14%
41	Aquarena - Master Plan Implementation Stages 4-6 (Therapy pool, increased dry fitness/exercise space, entry foyer and circulation area, cafe area, water play feature, increased disabled parking at the front, high level walkway access off the lower tier carpark, and civil works)	6,759	973	5,163	6,733	2,312	2,400	-88	-14%
48	Colman Park Pavilion Upgrade (Council option)	425		425	425	0	16	-11	-220%
50	Mullum Mullum Highball Facility	16,238	650	890	925	120	121	2	2%
57	Park Avenue Reserve Synthetic Soccer Pitch	954	300	954	954	0	0	0	0%
63	Sheahans Road Highball Facilities	1,400	1,300	1,400	1,400	0	10	-10	100%
67	Sportsground Refurbishment Program (Stintons Reserve and Wonga Park Reserve)	3,440	127	303	335	80	75	5	6%
	Total			18,264	25,149	3,730	3,845	85	2.3%

Of the 13 key projects listed on the Capital Works Program, all are currently meeting the specified timelines and 6 projects are showing a variance in excess of 10% against the YTD budget, but are not significant in value. Overall, a variance of 2.3% for all key projects is stated against the YTD Actual and forecast amount.

Further details regarding milestone performance of major capital projects can be obtained from the 'traffic light' program, included as **Attachment C**.

Income

At end of September Capital income is ahead of YTD budget income. The following table provides a summary of income to be received in 2015/16, towards the implementation of the projects listed:

Table A - Capital Works Income											
	Original Budget \$'000	Grant Total \$'000	Income Received to Date \$'000	Balance Available \$'000	YTD Budget \$'000	YTD Actual \$'000	YTD Var \$'000	YTD Var %	Income yet to be received \$'000	Comments	
Plant Replacement Program		950			158	195	37	24%	755	Plant costs (cash and) payable by Meter Rates.	
Road Safety/Improvement Council Link Road - • Morningside Driv - bridge to car park (Springvale Road) • Blackburn Road - Pines Shopping Centre	80		55		50	80	30	160%	29	Grants Commission. To be received in two instalments. \$50 received in advance.	
Road Management Strategy Upgrades Council Link Roads - • Tadpole / Serrano Roundabout • Long Street Service Alterations • Heady Rd / Winton Way - Roundabout • Heady Rd Winton - Intersection Treatment • Tadpole Road - Stage 2 (including street lighting)	348		30	318	50	68	14%	118	Allocated Roadside Recovery \$142. Additional \$176 to be received in 2016/17.		
Bicycle Strategy Implementation - • Park Road Shared Path (Paddock Lane to Creek) • Bayside Rd / Tuckers Rd • Rufey Lake Park - Asphalt Works • Blackburn Road - Cycles on Creek Road and Zepes Reserve • Church Road - Between Church Road and Old School • George Street - Walkways to Blackburn Road • Dandenong Street Shared Path	300		128		150	194	13%	144	Grants Commission. To be received in two instalments. \$150 received in advance.		
Tennis Courts (Deodar Link Road) - • Lardner Rd - Turning Area	59		28		28	32	7	114%	24	Grants Commission. To be received in two instalments. \$28 received in advance.	
Tennis Courts (Deodar Link Road) - • Blackburn Road & May Street • Richard Street and Hillway Parade	30		10		10	21	5	105%	14	Grants Commission. To be received in two instalments. \$10 received in advance.	
Tennis Management, Fee Implementation - • Beverly Street / Jack Street - Roundabout • Beverly Street / Hillon Street - Roundabout	117		50		50	71	15	141%	46	Grants Commission. To be received in two instalments. \$50 received in advance.	
Bus Bay Construction • Horseshoe Road - South of Jumping Creek Road	47		22		22	26	7	118%	18	Grants Commission. To be received in two instalments. \$22 received in advance.	
Chairs Strategy • Balm Balm Walkway	400		318		318	318	0	100%	82	Matched with income. \$100 received in advance.	
Highway Road Safety Centre (Jackson Court Stage 3 & 4 and Tunburton Square Stage 1 & 2)	0		15	15	0	15	15	100%	0	Dept of Justice grant received in advance.	
Mulvan Mulus Creek Linear Park Stage 3	505				0	0	0	0%	505	GRV grant	
Sportground Rehabilitation Program (Wonga Park Reserve)	0			55	0	79	79	0%	24	GRV grant and MTC Club contribution.	
Aquatics Master Plan Implementation Stages 4 & 5 (Therapy pool, increased by 2 lanes, water spa, entry level and circulation area, cafe area, water play features, increased disabled parking at the front, high level walkway access at the lower tier car park, and club vestia)	0			573	0	0	0	0%	573	GRV grant received in 2015/16. Council received \$16 of the grant in 2010/11, \$3319 in 2011/12, \$2004 in 2012/13 and another \$1114 in 2013/14. Remaining \$4006 of GRV grant to be received in 2014/15. Remaining \$174 of that Grant also to be received in 2015/16.	
Swimmers Road High School Facility	1,100				0	0	0	0%	1100	GRV grant and MTC Club Contribution	
Playspaces Program	60				0	54	54	0%	0	GRV grant	
Tennis Court Strategy Implementation (Upgrade and Refurbishment of Tennis Court Surfaces)	59				0	0	0	0%	59	Tennis Club contribution.	
RCC Equipment	0		52	52	0	52	52	100%	0	Dept of Tennis Services. \$52 received in advance.	
Woomang Park Upgrade of Footlights	127				0	68	68	0%	59	GRV grant, \$100 AFL, Centrolite and \$59 call call match.	
Canoe Yarra Lake Heliports Program	66		18	18	0	20	20	100%	62	Matched with income. \$18 received in advance.	
Street Furniture Throughout City	30		10	4	10	12	2	120%	28	Sustainability Action grant. \$10 received in advance.	
Park Avenue Reserve Synthetic Soccer Pitch	200				0	90	90	0%	110	\$100 GRV grant and \$100 Club Contribution	
Civic Precinct Identification Signage	4				0	0	0	0%	4	Community Group contribution	
Mulvan Mulus High School Facility	0		38	38	0	38	38	100%	0	GRV grant received in advance.	
Melbourne Water Corridor of Green	0		28	28	0	28	28	100%	0	Melbourne Water grant received in advance.	
Deodar Reserve Footlighting	0			40	0	0	0	0%	40	Club Contribution	
Wonga Park Tennis Club Pavilion	0			95	0	95	95	100%	0	Club Contribution	
Highgate Facilities (2005 St. Dunstons Building, CSC, MMR, Tennis, Pine Orchards Community Centre, Templedown Heights and Donnelly Centre)	0			492	0	492	492	100%	0	MTC contribution	
Total (including Plant Sales)	4,136	960	655	1,773	874	2,028	-1,154	-132.2%	4,808		

Land Purchases & Sales

A budget of \$300,000 has been provided for the development, upgrade and acquisition of public open space. The following is a summary of current Land Purchases:

Land Purchases	Adopted Budget \$'000	YTD Budget \$'000	YTD Actual \$'000	YTD Var \$'000	YTD Var %	Comments
Open Space						
<ul style="list-style-type: none"> • Warrandyte Bakery (193 Yarra Street) • Whitefiars College (Mullum Mullum Linear Trail) 	300	0	0	0	0%	Accommodated within budget.
Doncaster Hill Strategy						
Nil	0	0	0	0		
Forecast YTD Outcome	300	0	0	0	0%	

Year End Position 2015/16

It can be noted that an EoY forecast total of \$40,332 million is currently stated with the following variances and adjustments:

Summary of Variances	\$'000
Grants and Income Received in Advance (Table B)	149
Additional Grants and Income (Table C)	1,630
Carry Overs/Budget Adjustments from 2014/15 (Table D)	937
Savings (end of September)	Nil
Proposed Carry Overs to 2016/17	Nil
Proposed Deferrals/Transfers (Table E)	1,041

Grants and Income Received in Advance

The following is a list of grants and income received in advance in 2014/15 that was not carried forward and/or included in the 2015/16 Capital Budget, to be adjusted at the MYR:

Table B - Grants and Income in Advance	\$'000
• Melbourne Water Corridors of Green (Melbourne Water grant)	28
• Cleaner Yarra River Hotspots Program (Income received in advance for works to be undertaken in 2015/16)	16
• Mullum Mullum Highball Facility (SRV contribution received in advance for works to be undertaken in 2015/16)	38
• Neighbourhood Activity Centres (Dep't of Justice grant received in advance for works to be undertaken in 2015/16)	15
• ADS Equipment (DHS Grant)	52
Total	149

Additional Grants and Income

The following is a list of additional grants and income that was not included in the current program, for works to be undertaken in 2015/16, to be adjusted at the MYR:

Table C - Additional Grants and Income	\$'000
• Aquarena Master Plan Implementation (\$500K SRV grant and \$73K Taxi grant - Dep't of Transport)	573
• Zerbes Reserve Floodlighting (\$40K club contribution)	40
• AMS Buildings - Wonga Park Tennis Club (Club contribution)	95
• Road Management Strategy Upgrades - Tindals Road Stage 2 (Roads to Recovery Income)	371
• Sportsground Refurbishment Program - Wonga Park Reserve (SRV Income)	55
• Street Furniture Through City (Sustainability Victoria)	4
• Highball Facilities (MRA contribution towards refurbishment of Highball Facilities)	492
Total	1,630

Carry Forwards / Budget Adjustments (2015/16 MYR)

The following is a list of carry forwards/adjustments from 2014/15 that were not included in the 2015/16 budget, and will be adjusted at the 2015/16 MYR:

Table D - Additional Carry Forwards/ Adjustments	\$'000
• AMS Buildings - Wonga Park Tennis Club Refurbishment	133
• IT eLearning Software	20
• Doncaster Hill Open Space	40
• Yarra Street Pride of Place	60
• Neighbourhood Activity Centres - Jackson Court Stage 3	74
• Advanced Design Fees - Porter Street and Taroona Avenue	27
• New Footpath Construction (PPN) - Bowmore Ave, Springvale Road, Tresize Ave and Yarra Street	56
• Stintons Former Landfill Site (Rehabilitation)	98
• Energy Efficiencies	70
• Road Management Strategy Traffic & Road Use - Heads Road	79
• Traffic Management LATM Construction - Beverley Street	20
• Bicycle Strategy - Park Road and Serpells/Tuckers Road	10
• Drainage Strategy - Delatite Court and Gregory Court	108
• AMS Public Art Conservation	22
• Ted Ajani Reserve Protective Netting	15
• Tom Kelly Athletics Track - Replacement of Hammer Throw and Discus Throwing Cage	43
• Zerbes Reserve Floodlighting	27
• ADS Equipment	35
Total	937

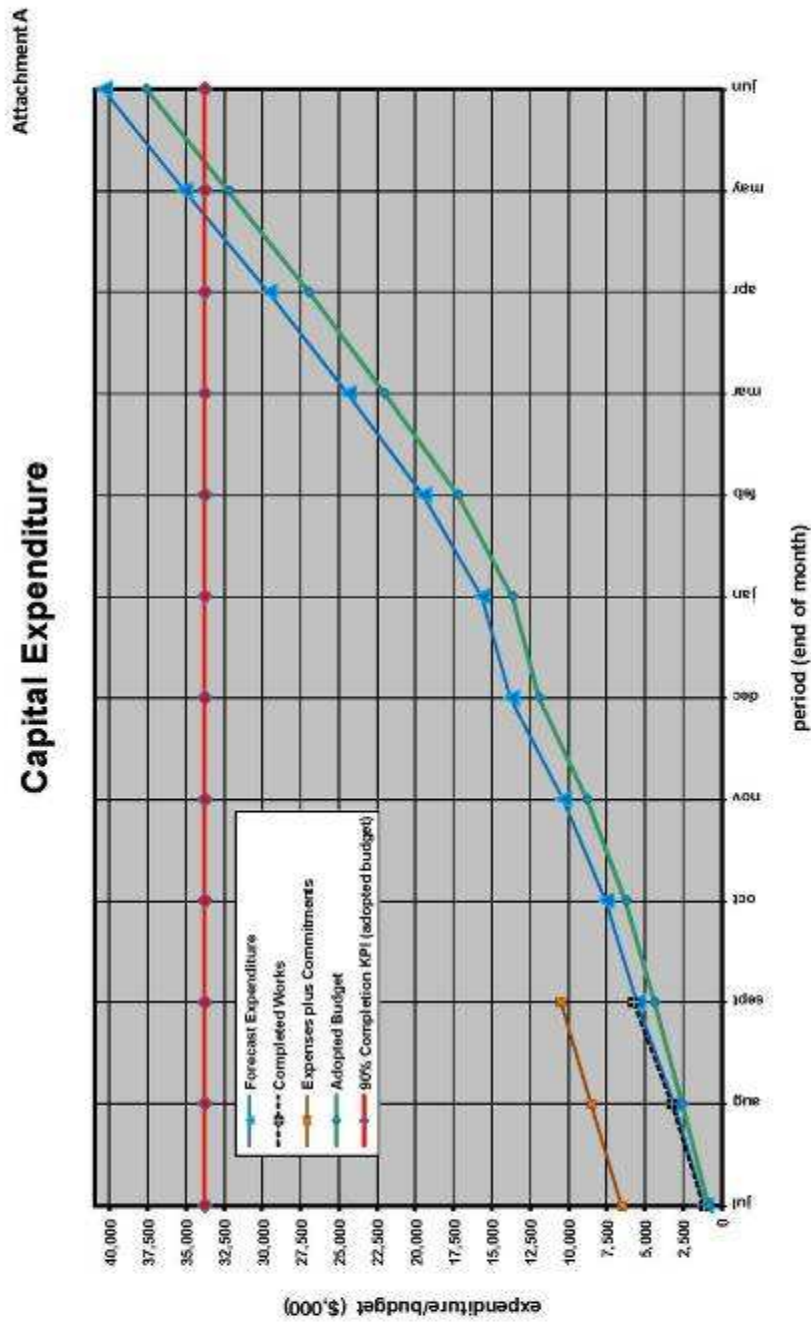
Proposed Transfers (to be approved by Council)

The transfer of funds is required on two projects in order to address contractual requirements and/or to meet asset and service needs.

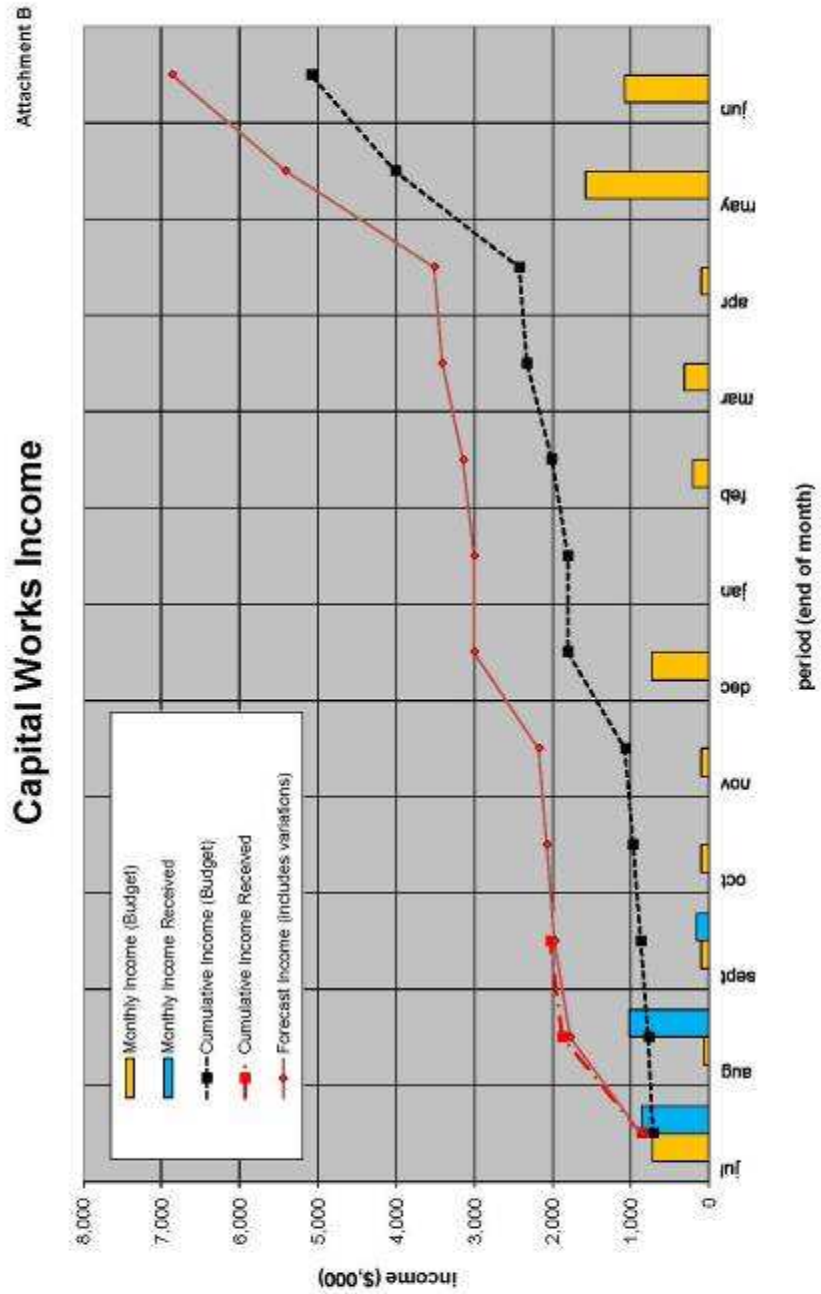
Additional funds are required to complete the Aquarena Master Plan project to meet contractual requirements following variations (increases in cost) due to unforecast latent soil conditions (excavation of rock under the indoor centre, and additional works created by deep soft spots found on the west side of the indoor centre). It is proposed that the works be funded from a number of current year projects that will have flow on effects in later years, which will need to be remodelled as part of future programs, in order to provide the necessary funds to cover the increased project costs for Aquarena.

The proposed transfer required to enable additional progress and effective utilisation of funds is made under the Capital Works Program is summarised below:

Table E - Proposed Transfers	\$'000	Comments
<ul style="list-style-type: none"> Aquarena Master Plan Implementation 	997	Transfer of \$300K from Drainage Strategy (Line 27), \$200K from Road Management Strategy Upgrades (Line 16), \$300K from Leeds Street Indented Parking Bays (Line 11), \$97K from Donvale Reserve Pavilion (Line 49) and \$100K from Sheahans Road Reserve Upgrade (Line 60). Note: The transferred amounts are to be restored to these projects in 2016/17 or later years by adjustments to other project budgets and cash flows
<ul style="list-style-type: none"> Implementation of Horse Riding strategy 	44	Transfer of \$44K from Doncaster Hill Streetscape infrastructure (Line 88) following the transfer of funds in 2014/15 from the Horse Riding Strategy for the installation of lighting at Doncaster Hill.
Total	1,041	



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Capital Works Status Report (Council) - September.docPage 10 of 10

ATTACHMENT C

TRAFFIC LIGHT PROGRAM

CAPITAL IMPROVEMENTS

Line No.	Line Code	DESCRIPTION OF IMPROVEMENT	ACCT/EST. NO.	PROJECT NO.	PROJECT LOCATION	ACQUIRED RIGHT-OF-WAY (SQ. FT.)	EST. COST (\$)	EST. COST (\$/SQ. FT.)	VEHICLE MILES TRAVELLED (VMT)	EST. VMT (\$)	EST. COST (\$/VMT)	START	END	COMPLETION DATE	COMMENTS
18	05	Street Sign - Speed Home at School Crossing	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
19	01	Unpaved Sidewalk - Training Area	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
20	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
21	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
22	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
23	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
24	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
25	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
26	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
27	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
28	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
29	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
30	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
31	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
32	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
33	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
34	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
35	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
36	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
37	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
38	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
39	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
40	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
41	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
42	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
43	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
44	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
45	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
46	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
47	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
48	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
49	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
50	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
51	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
52	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
53	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
54	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
55	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
56	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
57	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
58	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
59	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
60	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
61	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
62	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
63	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
64	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
65	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
66	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
67	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
68	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								
69	01	Truck Court/Industrial/Commercial	20												
		5000	05002.0000	P. In Roadwork	C. 5000.00	50	50								

11. COMMUNITY PROGRAMS

There are no Community Program reports.

12. CORPORATE SERVICES

12.1 2014/2015 Annual Report

Responsible Director: Director Shared Services

File No. T15/242

The ultimate destination for this report is: COUNCIL AGENDA

Neither the responsible Director, Manager nor the Officer authoring this report has a conflict of interest in this matter.

SUMMARY

Council publishes an Annual Report on its operations and financial position as part of Council's commitment to open and transparent governance. The Annual Report contains details required by the Local Government Act 1989 (the Act) and associated Regulations.

The 2014/2015 Annual Report was presented to the Minister for Local Government (the Minister) on 30 September 2015.

Section 134 (2a) of the Act and the supporting Local Government (Planning and Reporting) Regulations 2014 state that "a Council must hold a meeting to consider the annual report within one month after providing the annual report to the Minister pursuant to Section 131 (6) of the Act."

Public notice of this meeting of Council was given in The Age on 10 October 2015 and details provided in Council's half page advertisement printed in the Manningham Leader on 12 October 2015.

This report seeks endorsement to publish the 2014/2015 Annual Report.

1 BACKGROUND

1.1 The Annual Report provides the community with a report of Council's operations during the financial year, containing a range of information, including:

- A review of Council's performance against the 2013-2017 Council Plan and the strategic indicators contained within it
- An overview of the legislative, economic and other factors that have had an impact on Council's performance
- Performance, standard and financial statements
- Major policy initiatives, operations, works undertaken
- Information on the nature and range of activities and services delivered
- Highlights, achievements and challenges for Council
- Names of the Councillors and their details
- The administrative structure of Council, including the name of the Chief Executive Officer/senior officers and their areas of responsibility, the organisational chart, and Council's contact details.

- 1.2 This is the first year Council is reporting on a number of service performance, financial and sustainability indicators under the new Local Government Performance Reporting Framework (LGPRF).
- 1.3 A public notice was placed in *The Age* on 10 October 2015 advertising this meeting of Council to the public in accordance with Section 134 (2b) of the Act, with details also included in Council's half page advertisement printed in the *Manningham Leader* on 12 October 2015.
- 1.4 The public notice advised the community that the Annual Report was available for viewing at:
 - Civic Centre (Customer Service Desk) at 699 Doncaster Road, Doncaster, between 8.00 am and 5.00 pm, Monday to Friday
 - Public libraries within the boundaries of the City of Manningham, during library opening hours
 - Council's website, www.manningham.vic.gov.au
- 1.5 In addition, under Section 131 (12) of the Act, public notice must be given that the Council has received the copy of the Auditor's Report under Section 9 of the *Audit Act 1994*. This was also advertised in the public notice related to this meeting of Council.

2 PROPOSAL/ISSUE

- 2.1 The 2014/2015 Annual Report was submitted to the Minister on 30 September 2015. Discussing the Annual Report at Council's meeting in October ensures Council can meet its obligations under Section 134 (2a) of the Act.

3 PRIORITY/TIMING

- 3.1 Council has a statutory obligation to prepare an annual report that is in accordance with Section 131 of the *Local Government Act 1989*. The annual report must contain certain information, including: a report of the Council's operations, audited standard statements, audited financial statements, and an audited performance statement.
- 3.2 The performance statement, standard statements and financial statements were approved by Council at a Special Meeting of Council on 8 September 2015. Council also gave 'in principle' approval to the general contents and structure of the 2014/2015 Annual Report at the Council meeting on 29 September 2015.
- 3.3 The annual report must be lodged with the Minister for Local Government by 30 September each year.
- 3.4 The annual report is a requirement of the *Local Government Act 1989* and *Local Government (Planning and Reporting) Regulations 2014*, and Council is required to publicly discuss the report within 30 days of providing the annual report to the Minister.

4 COUNCIL PLAN/ MEASURE OF ACHIEVEMENT OF ACTION

- 4.1 The 2014/2015 Annual Report contains an overall summary of Council's performance against the strategic objectives in the 2013-2017 Council Plan.

5 FINANCIAL RESOURCE IMPLICATIONS

- 5.1 The general approach in producing the Annual Report is to minimise costs and maximise readability.

6 SUSTAINABILITY

- 6.1 An online version of the Annual Report 2014/2015 will be placed onto Council's corporate website to complement the printed publication.

7 COMMUNICATIONS STRATEGY

- 7.1 As required by the *Local Government Act 1989* public notice was given advising that the 2014/2015 Annual Report was available for public inspection.
- 7.2 The report includes the interpretation services icon and phone number on the back page to direct non-English readers to contact Council's language services for information about the document or Council services in general.
- 7.3 Following the Ordinary Council Meeting on 27 October 2015:
- An online version of the 2014/2015 Annual Report will be produced and placed on to Council's corporate website
 - Hard copies will be printed and made available at the Civic Centre and Manningham libraries
 - Copies will be distributed to the Executive Management Team (EMT), councillors, managers and co-ordinators, Eastern Regional Metropolitan councils, and other interested persons (upon request).

8 CONCLUSION

- 8.1 Ensuring the Annual Report is available provides the community with access to the main reporting document, which contains extensive information about Council's operations during the 2014/2015 financial year.

OFFICER'S RECOMMENDATION

That

- A. Council, having discussed the 2014/2015 Annual Report in accordance with Section 134 of the *Local Government Act 1989* and noting the actions that have been taken in compliance with legislative requirements, endorses the publication of the 2014/2015 Annual Report as presented.

OFFICER'S ALTERNATIVE RECOMMENDATION

That

- A. Council, having discussed the 2014/2015 Annual Report in accordance with Section 134 of the *Local Government Act 1989* and noting the actions that have been taken in compliance with legislative requirements, endorses the publication of the 2014/2015 Annual Report as presented; and
- B. The VAGO Independent Auditors Report be added to the 2014/2015 Annual Report.

MOVED: O'BRIEN
SECONDED: YANG

That the Alternative Recommendation be adopted.

CARRIED

'Refer Attachment'

- VAGO Independent Auditor's Report Annual Report 2014-15
- 2014/2015 Annual Report

* * * * *

Auditor General's Report



VAGO

Victorian Auditor-General's Office

Level 24, 35 Collins Street
Melbourne VIC 3000
Telephone 61 3 8601 7000
Facsimile 61 3 8601 7010
Email comments@audit.vic.gov.au
Website www.audit.vic.gov.au

INDEPENDENT AUDITOR'S REPORT

To the Councillors, Manningham City Council

The Financial Report

The accompanying financial report for the year ended 30 June 2015 of the Manningham City Council which comprises the comprehensive income statement, balance sheet, statement of changes in equity, statement of cash flows, statement of capital works, notes comprising a summary of the significant accounting policies and other explanatory information, and the certification of the financial report has been audited.

The Councillors' Responsibility for the Financial Report

The Councillors of the Manningham City Council are responsible for the preparation and the fair presentation of the financial report in accordance with Australian Accounting Standards, and the financial reporting requirements of the *Local Government Act 1989*.

The Councillors are responsible for such internal control as the Councillors determine is necessary to enable the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

As required by the *Audit Act 1994* and the *Local Government Act 1989*, my responsibility is to express an opinion on the financial report based on the audit, which has been conducted in accordance with Australian Auditing Standards. Those standards require compliance with relevant ethical requirements relating to audit engagements and that the audit be planned and performed to obtain reasonable assurance about whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The audit procedures selected depend on judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, consideration is given to the internal control relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control.

An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of accounting estimates made by the Councillors, as well as evaluating the overall presentation of the financial report.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Auditing in the Public Interest

Independent Auditor's Report (continued)*Independence*

The Auditor-General's independence is established by the *Constitution Act 1975*. The Auditor-General is not subject to direction by any person about the way in which his powers and responsibilities are to be exercised. In conducting the audit, the Auditor-General, his staff and delegates complied with all applicable independence requirements of the Australian accounting profession.

Opinion


In my opinion the financial report presents fairly, in all material respects, the financial position of the Manningham City Council as at 30 June 2015 and of its financial performance and its cash flows for the year then ended in accordance with applicable Australian Accounting Standards, and the financial reporting requirements of the *Local Government Act 1989*.

MELBOURNE
11 September 2015



John Doyle
Auditor-General

Auditor General's Report



VAGO
Victorian Auditor-General's Office

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INDEPENDENT AUDITOR'S REPORT

To the Councillors, Manningham City Council

The Performance Statement

The accompanying performance statement for the year ended 30 June 2015 of the Manningham City Council which comprises the statement, the related notes and the certification of performance statement has been audited.

The Councillors' Responsibility for the Performance Statement

The Councillors of the Manningham City Council are responsible for the preparation and fair presentation of the performance statement in accordance with the *Local Government Act 1989* and for such internal control as the Councillors determine is necessary to enable the preparation and fair presentation of the performance statement that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

As required by the *Local Government Act 1989*, my responsibility is to express an opinion on the performance statement based on the audit, which has been conducted in accordance with Australian Auditing Standards. Those standards require compliance with relevant ethical requirements relating to audit engagements and that the audit be planned and performed to obtain reasonable assurance about whether the performance statement is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the performance statement. The audit procedures selected depend on judgement, including the assessment of the risks of material misstatement of the performance statement, whether due to fraud or error. In making those risk assessments, consideration is given to the internal control relevant to the entity's preparation and fair presentation of the performance statement in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the overall presentation of the performance statement.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Independent Auditor's Report (continued)*Independence*

The Auditor-General's independence is established by the *Constitution Act 1975*. The Auditor-General is not subject to direction by any person about the way in which his powers and responsibilities are to be exercised. In conducting the audit, the Auditor-General, his staff and delegates complied with all applicable independence requirements of the Australian accounting profession.

Auditor's Opinion

In my opinion, the performance statement of the Manningham City Council in respect of the 30 June 2015 financial year presents fairly, in all material respects, in accordance with the *Local Government Act 1989*.

MELBOURNE
11 September 2015



John Doyle
Auditor-General



Welcome

Manningham Council provides a wide range of services and infrastructure to its community and is responsible for the effective management of \$2 billion of land and infrastructure assets (e.g. roads, drains, footpaths) across an area of 114 square kilometres in Melbourne’s north eastern suburbs.

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Manningham City Council

OUR MISSION

To serve our community by delivering valued services and programs that meet community expectations.

OUR VISION

To be a City that values people, heritage and resources. A City with a strong economy and diverse social and natural environment that will enrich our vibrant community.

OUR VALUES

Honesty

We commit to truth, integrity and goodwill in our community

Inclusiveness

We embrace and promote all people

Transparency

We will be open in our practices and communication with the community

Equity

We will be fair and impartial in serving the community

Respect

We will treat people with dignity and courtesy.

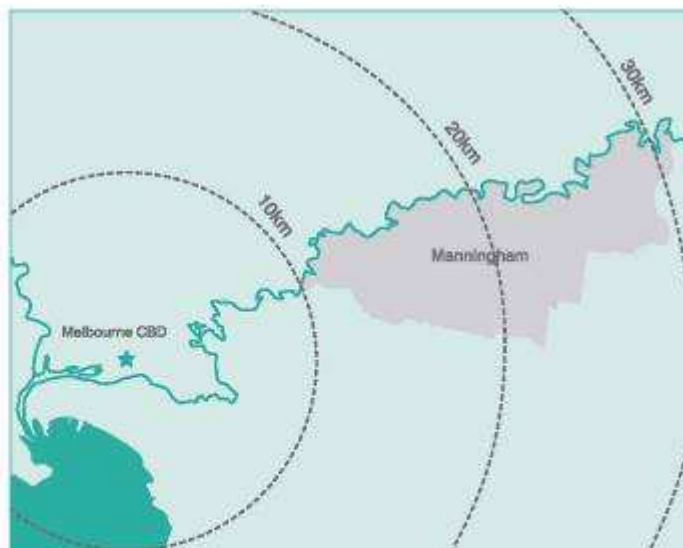
OUR STRATEGIC DIRECTION

Council’s objectives and actions to achieve our mission and further improve services and facilities are described in our Council Plan 2014 – 2017 delivered through our annual Strategic Resource Plan 2014/2015 and Budget 2014/2015 and are reported on in this document.

Council is committed to transparent reporting and accountability to the community and the Annual Report 2014/2015 is the primary means of informing the Manningham community of Council’s performance during this financial year.

This report incorporates all operational activities of Manningham and includes key issues and challenges facing the City and its community, and for the first time we are reporting on a number of service performance, financial and sustainability indicators under the new Local Government Performance Reporting Framework (LGPRF).

The following pages provide a summary of Council’s performance in 2014/2015. A more detailed performance report starts on page 29.



Performance highlights

2014 – 2017 COUNCIL PLAN STRATEGIC OBJECTIVES	OUR MAJOR ACHIEVEMENTS IN 2014/2015	RESULTS
OUR COMMUNITY SPIRIT More information on page 32	\$1.5 million provided in community grants to fund 104 projects.	11 cultural and civic events delivered to 17,450 people.
	Endorsed the inaugural Access, Equity and Diversity Strategy 2014 – 2017.	
	New online animal registration process launched.	66 per cent of residents feel part of the community.
	Continued implementation of Active for Life Recreation Strategy with 96 per cent of actions now complete.	
	Delivered an Emergency Management Prevention and Preparedness Education Program.	111 food premises issued a Five Star Food Safety Award.
	Adopted a new Road Safety Strategy Action Plan.	
	Commenced the Live Well in Buleen Community Strengthening Project.	
	Gaming Policy adopted by Council for inclusion in the Manningham Planning Scheme.	
ENJOY AND PROTECT OUR NATURAL SPACES More information on page 36	Recycled more than half of collected residential kerbside waste.	53.7 per cent household waste diverted from landfill.
	Signed a Memorandum of Understanding with Cofely Australia to prepare a district energy project proposal for Doncaster Hill.	11,030 trees/shrubs planted.
	Implemented a domestic solar panel program with sustainability provider Positive Charge.	5,408 people participated in sustainability programs.
	Completed a review of the Domestic Wastewater Management Plan.	
	Finalist in the LGPro Awards for Excellence for the Three Partners Environmental Research initiative.	
GETTING FROM PLACE TO PLACE More information on page 40	Doncaster Hill Mode Shift Plan adopted.	8 per cent of residents travel on buses.
	Installed a new pedestrian bridge over Mullum Mullum Creek to create a 4.5 kilometre off-road walking circuit.	
	Presented the Doncaster Rail petition containing more than 4,000 signatures to State Parliament.	1.09 kilometres of new shared/bicycle paths and 0.95 kilometres of new footpaths built.
	\$620,000 spent on footpath construction.	
	Five primary schools implemented Active Travel Plans supporting the behaviour change program to approximately 2,900 students and their families, encouraging them to be active in their commute to school.	

Welcome

2014 – 2017 COUNCIL PLAN STRATEGIC OBJECTIVES	OUR MAJOR ACHIEVEMENTS IN 2014/2015	RESULTS
PLANNING FOR WHERE WE LIVE More information on page 44	Tunstall Square Structure Plan adopted.	69 per cent of planning applications determined within 60 statutory days.
	Started implementation of the Mullum Mullum Reserve Management Plan, including design for a five court stadium.	920 planning applications processed comprising: — 100 Fast Track applications — 795 Non-Fast Track applications — 25 VicSmart applications.
	Stage two of Tindals Road reconstruction underway.	55 out of 61 Capital Works Projects delivered.
	\$1.88 million spent on drainage improvement works.	341 building permits issued for single dwellings, multi unit developments and apartments.
	Minister for Planning approved Amendment C101 to rezone the Eastern Golf Course site for residential development.	90,599m ² of Council roads resurfaced.
	In Doncaster Hill, five development sites are under construction and works are set to start at three more sites (690 apartments), along with 17 approved planning permits (2,420 apartments).	
EVERYTHING WE NEED IS LOCAL More information on page 50	87 per cent of all actions in the Economic Development Strategy delivered.	463,312 visits to Aquarena
	Started work on the final stages (four, five and six) of the Aquarena Aquatic and Leisure Centre Master Plan.	615,679 visits to Manningham libraries.
	Completed a major review of library services.	167,692 hours of Home and Community Care provided.
	Spent \$345,000 to refurbish the Bulleen and Templestowe Senior Citizen Centre.	Delivered 57 business events to 1,608 attendees.
	88.7 per cent satisfaction rate with Council's public immunisation service.	14,232 visits to the Manningham Gallery and 12 exhibitions.
	143 entries received for the 2015 Manningham Victorian Ceramic Awards.	
COUNCIL LEADERSHIP AND ORGANISATIONAL PERFORMANCE More information on page 56	Endorsed a new Community Engagement Framework.	Operating surplus of \$14.2 million.
	Completed an evaluation of the formal continuous improvement program.	29,480 customer service requests actioned.
	Implemented a new Customer Service Policy and Complaint Handling Procedure.	
	Adopted in principle a revised Reconciliation Action Plan 2015 – 2017.	Performance index rating of 68 out of 100 for overall performance, which is significantly higher than the state wide average of 60.
	Negotiated 2014 – 2017 Enterprise Agreement.	
	Solar panels (99 kW Photo Voltaic system) installed at the Council Depot.	Performance index rating of 58 out of 100 for community engagement, which is higher than the state wide average of 56.

* The source for results is the 2015 Local Government Community Satisfaction Survey.

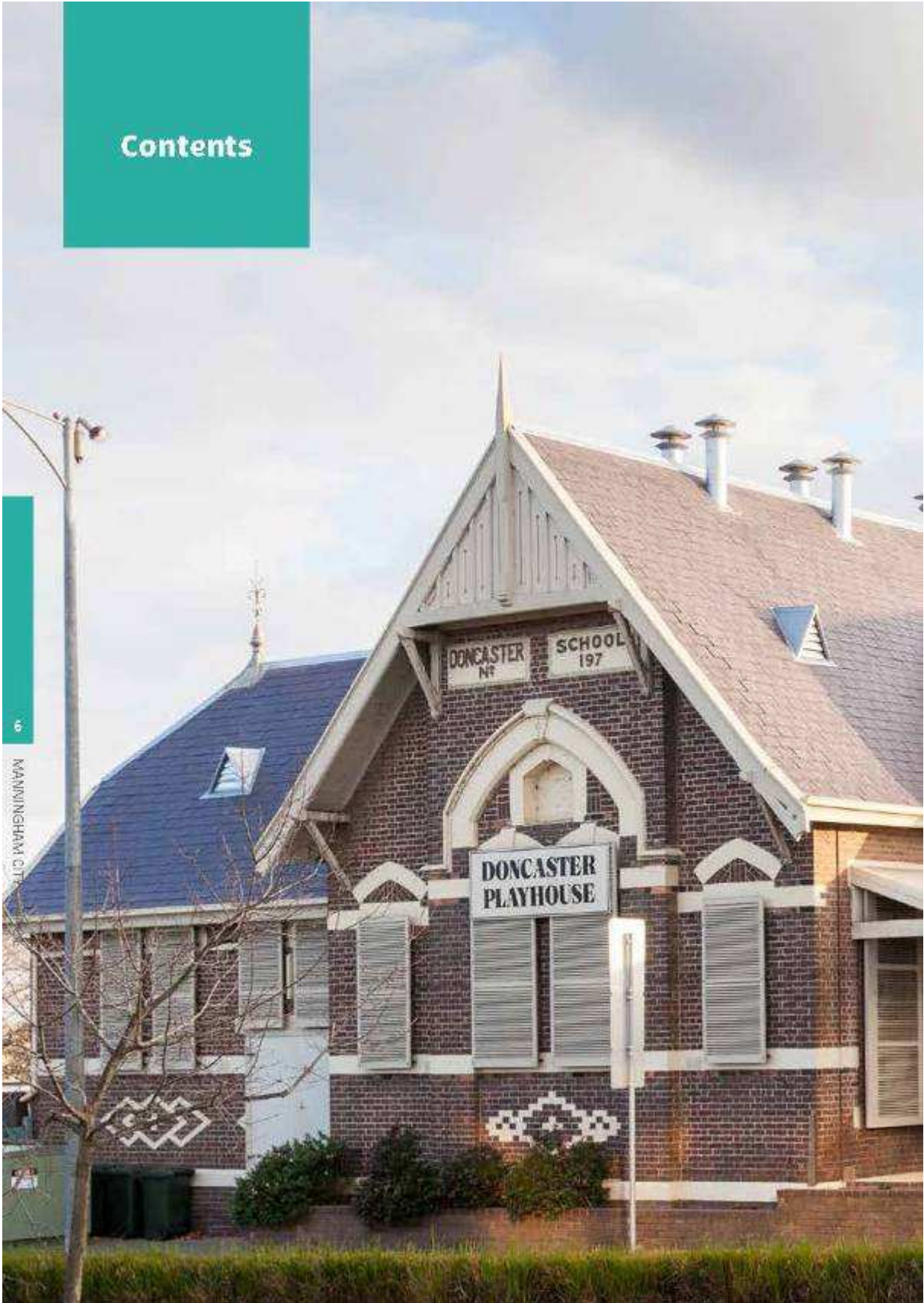
Challenges and future outlook

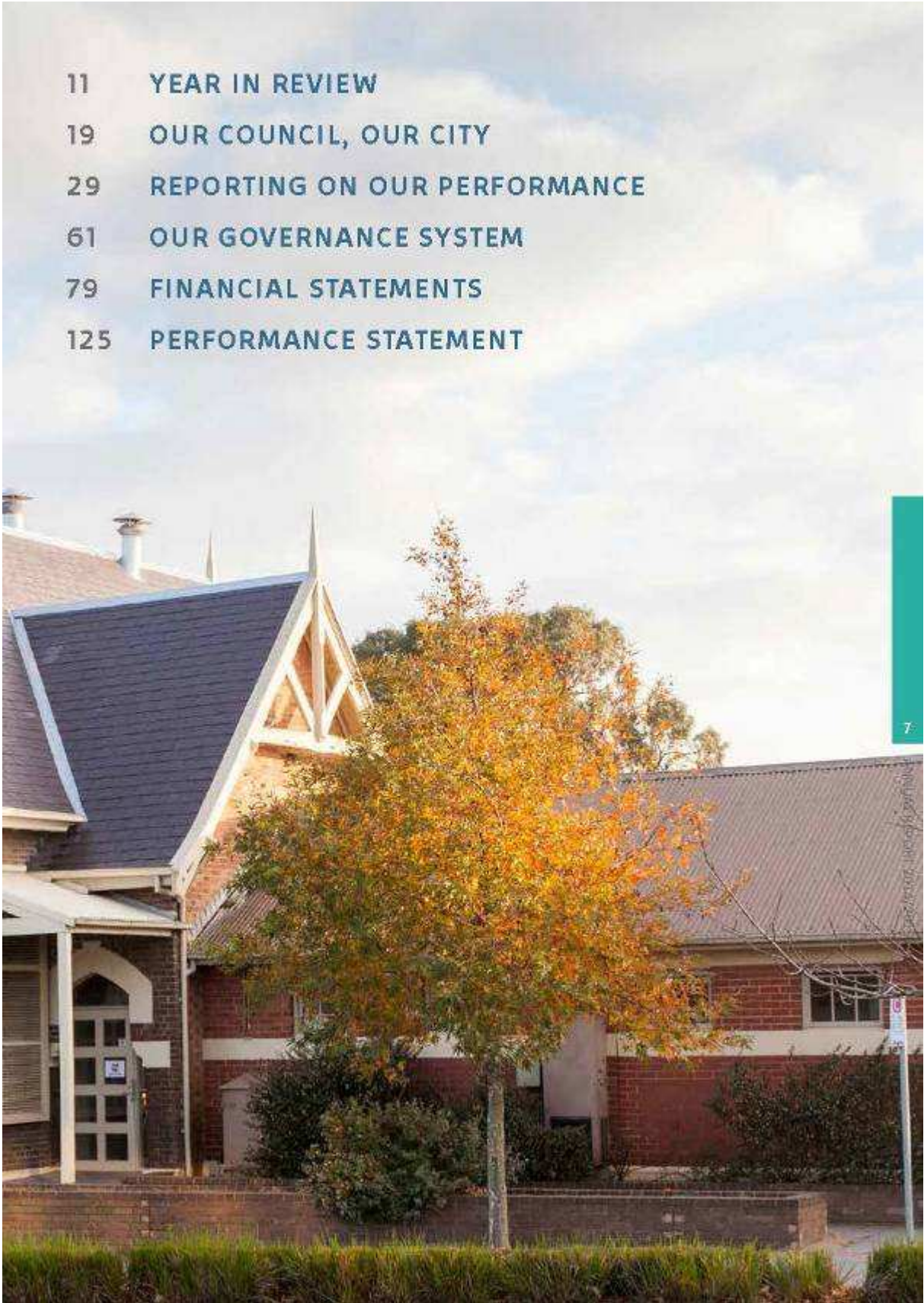
CHALLENGES

- The State Government intends to introduce legislation that will cap the rates of local government in Victoria. It is foreshadowed that this will have a significant impact on future financial forecasting in the Strategic Resource Plan beyond the 2015/2016 financial year
- Council's budget continues to be affected by the impact of long term cost shifting, grant reductions and increased charges from both State and Federal governments. Two such examples are:
 - × Federal Government freezing assistance grants funding which has reduced money available for roads in Manningham
 - × Library funding from the State Government has continually declined over the past decade, and Council has had to rely on rate revenue to cover the funding gap
- Council is pushing for the State Government to reassess its position not to proceed with Phase Two of the Doncaster Rail Study – the detailed planning work – to ensure delivery of rail to Doncaster by 2029.

LOOKING FORWARD

- Implementation of the Live Well in Bulleen Community Strengthening Project to promote better health outcomes and minimise social isolation and disadvantage
- Completion of the remaining one kilometre of the Mullum Mullum Trail
- Continuation of Council's advocacy for improved public transport options for Manningham, including heavy rail to Doncaster
- Finalising the planning permit for the proposed Mullum Mullum Stadium at Mullum Mullum Reserve
- Completing the final stage of the Aquarena Aquatic and Leisure Centre redevelopment, including the construction of a new indoor pool, expanded health club and the redevelopment of the entrance foyer and a skybridge from the car park
- Investigating options to improve our customer service to make it easier to do business with Council.





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Council snapshot

Population: 118,521 as of 30 June 2014* Up 1,086 from previous year <small>* The 2015 estimated resident population is yet to be released</small>	1,415 building permits issued
	8,710 kilometres of street sweeping completed
46,870 rateable properties	90,599m ² Council roads resurfaced
\$103 million operating budget	463,312 visits to Aquarena
15,663 cats and dogs registered	1,218,825 library items borrowed
718 requests for graffiti removal	167,692 hours of home and community care provided
14,232 visits to the Manningham Art Gallery	56,463 meals provided
\$1.5 million provided in community grants	Maternal and child health centres supported 1,124 births and 4,067 clients
11,030 trees planted	37 school crossings supervised
53.7 per cent household waste diverted from landfill	345,364 visits to www.manningham.vic.gov.au
\$30.419 million (non-capitalised) in capital works projects delivered	169,452 calls answered by customer service
920 planning applications determined	49 projects put out for public consultation

Service provided during 2014/2015 per \$100 of your rates:

<p>Capital Works Program</p>  <p>\$26.44</p>	<p>Roads, Footpaths and Drainage</p>  <p>\$13.70</p>	<p>Waste Services and Recycling</p>  <p>\$12.18</p>
<p>Parks, Gardens and Sportsgrounds</p>  <p>\$13.58</p>	<p>Planning and Environmental Management</p>  <p>\$9.50</p>	<p>Arts, Culture and Libraries</p>  <p>\$6.95</p>
<p>Aged and Disability Support Services</p>  <p>\$3.99</p>	<p>Health, Children and Families</p>  <p>\$4.45</p>	<p>Community Support and Development</p>  <p>\$4.30</p>
<p>Customer Service, Governance and Administration</p>  <p>\$0.30</p>	<p>Council Owned Community Buildings</p>  <p>\$2.81</p>	<p>Risk Management and Insurances</p>  <p>\$1.78</p>

Note: The above amounts cover only the funds raised from household rates and charges. Most services also attracted further funds, such as grants, Federal and State Government funding and other revenue.

Welcome

“

As a Council we are committed to supporting and working with our community to meet the ever changing needs of our City and its people and the environment. The past year has seen a great deal accomplished to support community wellbeing, build and maintain valuable community infrastructure, and improve service delivery.

– Cr Paul McLeish, Manningham Mayor

”

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The preparation of the Annual Report affords both Council and the community the opportunity to reflect on the year that has passed and provide a thorough and in depth report on the highlights, challenges and wide ranging activities undertaken on behalf of our residents.

– Joe Carbone, CEO

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Mayor's Message



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Manningham City Council

On behalf of my fellow Councillors it is with great pleasure that I present Manningham Council's 2014/2015 Annual Report. As a Council we are committed to supporting and working with our community to meet the ever changing needs of our City and its people and the environment.

The past year has seen a great deal accomplished to support community wellbeing, build and maintain valuable community infrastructure, and improve service delivery.

I am pleased to report at the end of our second financial year that we have continued to make significant progress in the implementation of our 2013 – 2017 Council Plan. The Council Plan is the major strategic document we developed, within the wider social and economic context, to outline the goals of Council and to guide the delivery of services and facilities.

In 2014/2015 a few of the highlights include:

- The start of work on the final stages of the Aquarena Aquatic and Leisure Centre Master Plan
- Providing \$1.5 million in community grants to fund 104 projects across Manningham
- The installation of a new pedestrian bridge over Mullum Mullum Creek to create a 4.5 kilometre off-road walking circuit
- Commencing the Live Well in Bulleen Community Strengthening Project
- Signing a Memorandum of Understanding with Cofely Australia to prepare a district energy project proposal for Doncaster Hill
- Presenting the Doncaster Rail petition with more than 4,000 signatures to State Parliament as part of our continued advocacy for heavy rail to Doncaster.

We have achieved a lot of important milestones this year; this report outlines our achievements and challenges as well as what is proposed in the year ahead for our Council and community.

In 2014/2015, Council's overall financial position remained strong and I encourage you look at the Financial performance overview starting on page 14 for more details.

One of the greatest challenges facing Manningham and all Councils in Victoria is the State Government's intention to introduce legislation that will cap the rates of local government in Victoria. When introduced, this will have a significant impact on future financial forecasting and planning for Council in and beyond the 2015/2016 financial year.

As a Council I believe we can all be proud of what has been achieved during 2014/2015 and I encourage all members of our community to read through this Annual Report to understand the wide range of initiatives underway and, the challenges and opportunities facing our City.

Cr Paul McLeish
Mayor

Chief Executive Officer's overview



The preparation of the Annual Report affords both Council and the community the opportunity to reflect on the year that has passed and provide a thorough and in depth report on the highlights, challenges and wide ranging activities undertaken on behalf of our residents.

We are living in testing and demanding times on both a national and state level, and local government in particular is about to go through a period of change and reform.

I am very pleased to report that thanks to many years of responsible governance and a range of recent initiatives, the City of Manningham is well positioned to not only provide for the current needs of our community but be flexible and resilient enough to face the future with confidence.

It is wonderful to have the opportunity to provide this update as I am very proud of what has been achieved throughout the past year with Council working with the community to deliver a variety of services and programs, complete a wide range of vital infrastructure projects and upgrades that support residents and community groups, while enhancing life in our City.

Our Capital Works program continues to deliver much needed community projects which includes both new and refurbished sports, recreation and community facilities, as well as upgrades to our much loved and highly frequented neighbourhood activity centres.

As part of our commitment to improve service and community wellbeing, some of our key activities included undertaking a major review of library services, introducing a new online animal registration process and delivering an emergency management prevention and preparedness education program.

In the past year we have also endorsed a new Community Engagement Framework to guide the way Council engages with our community and implemented a new Customer Service Policy and Complaint Handling Procedure.

We are continually endeavouring to find new and more efficient ways of doing things to improve the interaction between Council and our community and in 2014/2015 we completed an evaluation of our formal continuous improvement program with the goal of enhancing and expanding this program in the year ahead.

During the year there were also a number of changes to the organisational structure to assist us to better meet the needs of our internal staff and the community. This included some realignment of internal service units resulting in a reduced executive structure and formation of the Strategic Governance service unit. More details on these changes can be found on page 24 of this report.

In closing, I would like to take this opportunity to thank our Councillors, staff, volunteers and the community for their ongoing dedication to our wonderful City. I look forward to seeing what 2015/2016 will bring for Manningham as our city continues to grow and flourish.



Joe Carbone
Chief Executive Officer

Year in review

Financial performance overview

FINANCIAL PLANNING AND ACCOUNTABILITY FRAMEWORK

Manningham Council is committed to sound financial management and responsible stewardship of the community's assets to ensure long term sustainability.

Council's 10 Year Financial Strategy sets down the principles for financial management, together with financial performance goals and targeted outcomes for the years ahead.

Council's financial performance targets are documented in the Financial Strategy, resourced through its budgets and audited outcomes are reported to the community through the Annual Report.



FINANCIAL OVERVIEW 2014/2015

Council continues to maintain a strong financial position. A summary of Council's performance is outlined below. Detailed information relating to Council's financial position and performance is included within the Financial Statements section of this Annual Report, (see page 79).

Council's strong financial position will support the delivery of infrastructure and services for our community into the future.

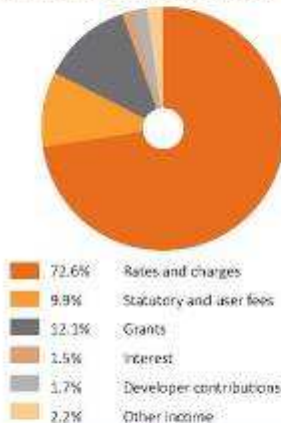
2014/2015 FINANCE OUTCOMES	ACTUAL (\$ MILLION)	BUDGET (\$ MILLION)	MOVEMENT (\$ MILLION)	
Operating surplus for the year	\$14.16	\$12.15	\$2.01	↑
Capital works program	\$34.27	\$29.18	\$5.09	↑
Net assets	\$1,800.09	\$1,585.08	\$215.01	↑
Operating revenues	\$120.21	\$115.56	\$4.65	↑
Operating expenditure	\$106.05	\$103.41	(\$2.64)	↑
Cash assets	\$48.82	\$35.06	\$13.76	↑
Borrowings	\$7.28	\$7.28	\$0	–

OPERATING SURPLUS

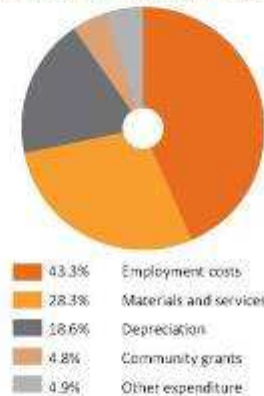
Council's operating surplus of \$14.16 million for 2014/2015 was \$2.01 million favourable to the Council's adopted budget of \$12.15 million.

The operating surplus includes funds raised through rates and charges to fund Council's extensive capital works program. As part of Council's long term strategy to meet the community asset renewal and upgrade needs, at least 33 per cent of each year's rate revenue is applied to capital. Without a strong surplus, Council would not be in a position to meet the community needs and expectations to renew and enhance community assets such as roads, drains, community buildings and sports and recreation facilities.

OPERATING INCOME 2014/2015



OPERATING EXPENDITURE 2014/2015



INCOME

A breakdown of Council's sources of income is shown in the graph above. Council remains dependant on rates and charges as its major source of income to fund community services and the renewal and upgrade of community assets. Other key sources of income include Government grants \$14.58 million (12.1 per cent of total income) and statutory and user fees of \$11.94 million (9.9 per cent).

Total income for the 2014/2015 financial year was \$120.21 million, \$3.88 million or 4 per cent above budget. The main factors contributing to the increase include:

- Higher than budgeted grants (operating and capital) of \$1.83 million; including \$1.59 million Financial Assistance Grants received in advance and \$440,000 in additional grants for the provision of Aged Care and Family and Children services
- Land assets transferred to Council from developers \$1.15 million
- Developer contributions for open space and development \$950,000
- User charges and fees \$640,000
- Interest on investments \$250,000.

EXPENDITURE

Council spent a total of \$106.05 million in 2014/2015 which was \$2.64 million, or 2.6 percent, more than the estimated. The result was mainly affected by the operating component of replacing infrastructure assets as part of the 2014/2015 capital works program. In addition to this, some expenditure budgeted in the capital works program has now been classified as non capital and transferred to operating expenditure.

A breakdown of Council's sources of income is shown in the graph above.

CAPITAL INVESTMENT

During 2014/2015, Council invested \$29.18 million in renewing and upgrading community assets throughout the municipality. The major categories of capital works were roads, drains and bridges (\$11.09 million), community buildings, parks and recreation facilities (\$10.47 million) and enhancing our streetscapes and open spaces (\$1.37 million). For more information on key capital projects delivered during 2014/2015 please refer to page 18.

FINANCIAL POSITION

Council's net worth (assets less liabilities) increased by \$215.01 million during 2014/2015 to \$1.80 billion.

The increase is mainly attributed to a 20.5 per cent increase in land assets of \$181.57 million that is broadly in line with property price increases in the community, and Council's extensive \$29.18 million investment in renewing and upgrading community assets through the capital works program.

Year in review

PERFORMANCE REPORTING

The Victorian Government has developed a new performance reporting framework to ensure that all councils are measuring and reporting on their performance in a consistent way. The framework became mandatory from 1 July 2014 and Council is required to report an audited performance statement (see page 125) as part of the 2014/2015 annual report.

The following table highlights Council's 2014/2015 performance across a range of key financial performance indicators.

FINANCIAL PERFORMANCE MEASURES			2014/2015	
			ACTUAL	ESTIMATE
EFFICIENCY				
E1	64	Average residential rate per residential property assessment	\$1,832	\$1,825
E2	63	Expenses per property assessment	\$2,282	\$2,225
E3	65	Resignations and terminations compared to average staff	8.3%	8.5%
LIQUIDITY				
L1	55	Current assets compared to current liabilities	206.1%	167.8%
L2	56	Unrestricted cash compared to current liabilities	60.4%	51.9%
OBLIGATIONS				
O2	57	Loans and borrowings compared to rates	8.3%	8.3%
O3	58	Loans and borrowings repayments compared to rates	0.3%	0.3%
O4	59	Non-current liabilities compared to own source revenue	8.0%	8.5%
O1	60	Asset renewal compared to depreciation	71.3%	85.7%
OPERATING POSITION				
OP1	54	Adjusted underlying surplus (or deficit)		
STABILITY				
S1	61	Rates compared to adjusted underlying revenue	76.5%	78.2%
S2	62	Rates compared to property values	0.2%	0.20%
SUSTAINABLE CAPACITY INDICATION				
C1	68	Expenses per head of municipal population	\$895	\$865
C2	69	Infrastructure per head of municipal population	\$5,944	\$5,786
C3	70	Population density per length of road	198	202
C4	66	Own-source revenue per head of municipal population	\$860	\$847
C5	67	Recurrent grants per head of municipal population	\$110	\$96
C6	71	Relative socio-economic disadvantage	10	10

Services delivered

SERVICES DELIVERED

In responding to community needs, Manningham Council provides more than 100 services in addition to the provision and maintenance of community assets. These services cover a range of areas, including aged care, parks and recreation, arts and culture, family and youth, building, planning, roads, governance, waste and recycling, environment, economic development, drains and footpaths.

For every \$100 of expenditure of which \$66.85 comes from rates, Council delivered the following services during 2014/2015.

SERVICES	AMOUNT FROM RATES	AMOUNT FROM OTHER REVENUE/ GRANTS	TOTAL
Capital works program	\$17.68	\$8.15	\$25.83
Roads, footpaths and drainage	\$9.16	\$0.77	\$9.93
Parks, gardens and sportsgrounds	\$9.08	\$0.26	\$9.34
Waste services and recycling	\$8.14	\$1.07	\$9.21
Planning and environmental management	\$6.35	\$1.24	\$7.60
Arts, culture and libraries	\$4.65	\$2.13	\$6.78
Health, children and families	\$2.98	\$3.91	\$6.89
Community support and development	\$2.88	\$0.09	\$2.97
Aged and disability support services	\$2.67	\$6.41	\$9.08
Council owned community buildings	\$1.88	\$0.01	\$1.89
Risk management and insurances	\$1.19	\$0.43	\$1.62
Customer service, governance, administration	\$0.20	\$8.67	\$8.87
TOTAL	\$66.85	\$33.15	\$100.00

Year in review

Manningham's major projects

Effective delivery of our capital projects is essential to achieving Council's aim to provide safe, accessible and appropriate infrastructure that meets the changing lifestyles of our community. See page 44 for a capital works expenditure breakdown.

Throughout 2014/2015, Council was committed to achieving real outcomes from our capital works program.

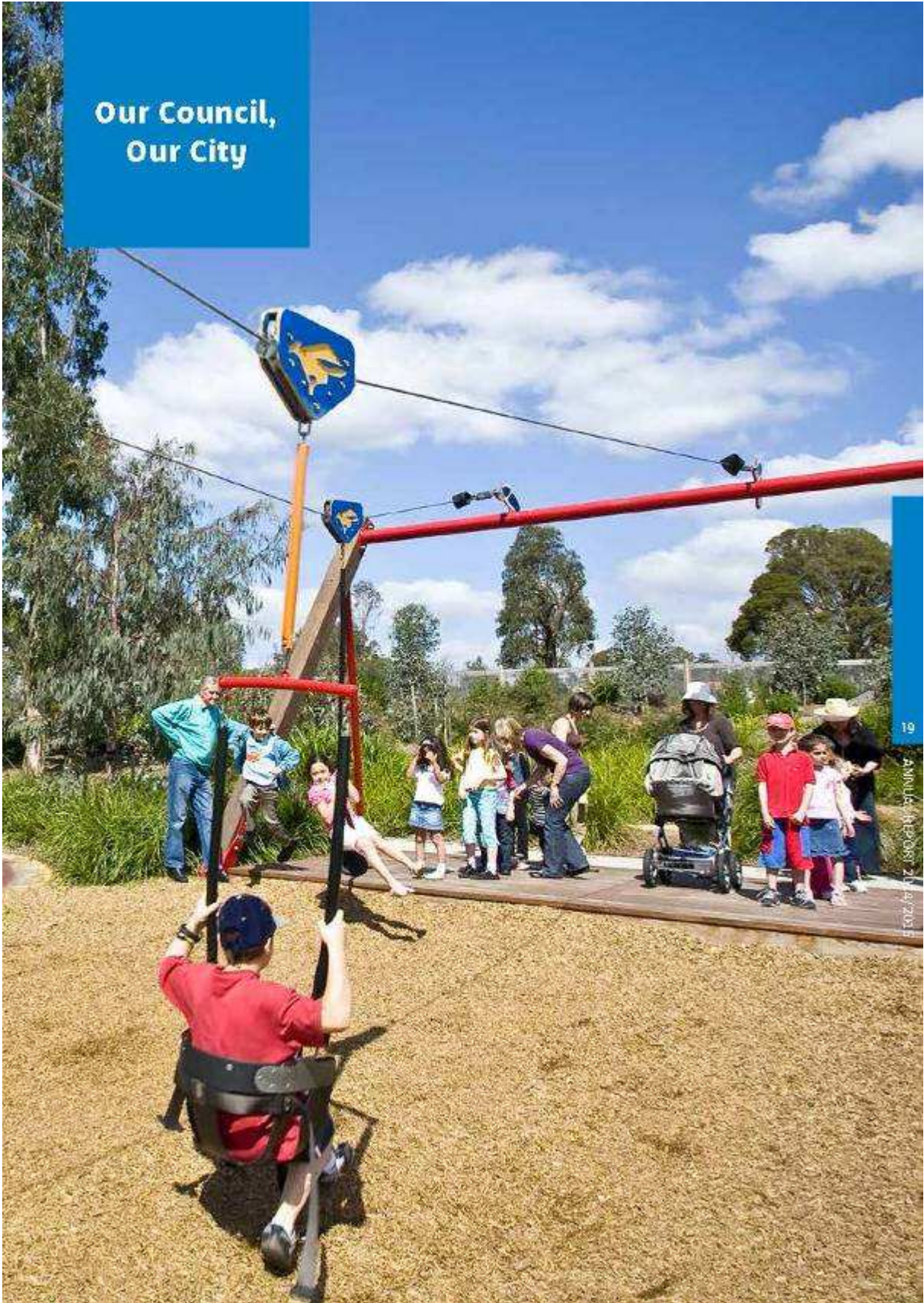


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Manningham City Council

\$30.419 million (non-capitalised) capital projects were delivered in 2014/2015. A summary of projects and detailed examples are shown below.

- Aquarena – completed Stage 3A of the Aquarena Master Plan implementation works (upgrade of plant room) and commenced construction of stages four, five and six (therapy pool, increased dry fitness/exercise space, entry foyer, cafe, water play feature, and high level walkway access off the lower tier car park) – \$5.99 million
- Tindals Road – completed construction of stage one (Mullum Mullum Creek to Rainbow Valley Road) and started construction of stage two (Rainbow Valley Road to Stintons Road) – \$1.97 million
- Drainage – continued implementation of the Drainage Strategy Program, including upgrade and improvement works at Rosella/Cassowary Street, Birrarung Park, Summitt Drive, Thea Grove and Caprice Court – \$1.88 million
- Neighbourhood Activity Centres – implemented improvements and upgrade works at Jackson Court and Tunstall Square
- shopping centres – \$75,000
- Mullum Mullum Creek Linear Park – constructed a footbridge and boardwalks; carried out landscaping, erosion control works, fencing, bushland works and improvements to the Currawong Bush Park Conference Centre – \$650,000
- Sportsground refurbishments – improvements at Colman Park and Wonga Park Reserve – \$800,000



Our Council, Our City

Manningham profile

Manningham's suburbs include:

- Bulleen
- Doncaster
- Doncaster East
- Donvale
- Nunawading (part)
- Park Orchards
- Ringwood North (part)
- Templestowe
- Templestowe Lower
- Warrandyte
- Warrandyte South
- Wonga Park.

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Manningham City Council

THE CITY

Manningham is located in Melbourne's north-eastern suburbs, about 10 kilometres from the Melbourne CBD at its western boundary in Bulleen and extending to Wonga Park at its eastern extremity, 32 kilometres from the CBD. The City is bounded by the Yarra River and the municipalities of Banyule and Nillumbik in the north, Yarra Ranges in the east, Maroondah, Whitehorse and Boroondara together with Koonung Creek in the south, and Banyule and the Yarra River in the west.

Covering 114 square kilometres, Manningham has large areas of open space with more than 300 parks and reserves, it also includes a mix of shopping and dining precincts, and vibrant residential neighbourhoods with a wide range of housing options and attractions such as local galleries, nurseries and community centres.

A large section of the eastern half of Manningham is designated as a 'green wedge' area for the protection of our significant natural and rural environment.

Manningham has a diverse and multicultural community, which brings a wealth of languages, music, food and cultural traditions to the area.

POPULATION

Manningham is a diverse community with its current estimated resident population of 118,521 spanning a wide range of ages, household types and cultures. Our residential population is constantly growing. By 2036 Manningham's population is expected to reach 139,771.

- 51.4 per cent are female, 48.6 per cent are male
- Median age 42 years
- Children 0 – 14 years of age make up 16.4 per cent of the population and people aged 65 years and over 19 per cent

- 36.5 per cent were born overseas, with China and Italy providing the highest representation
- 38.8 per cent, almost four out of ten, speak a language other than English at home. Almost 15 per cent speak a Chinese dialect at home.

Source: Australian Bureau of Statistics (ABS), 2011 Census of Housing and Population

OUR HISTORY

The history of Manningham dates back thousands of years to the Wundjuri tribe whose way of life was closely linked to the natural environment.

In the late 1830s, the first European settlers began growing wheat, vegetables and grapes before eventually planting orchards throughout the area. The district's real windfall came with the discovery of gold in Warrandyte and by 1851 thousands of fortune hunters were trying their luck panning the streams and digging the rich soil around Harris Gully.

Local government in the area dates back to the election of the Templestowe District Roads Board in 1856. On 28 February 1967, the Shire of Doncaster and Templestowe was proclaimed a City. The City of Manningham was formed in 1994 as a result of local government amalgamations.

For more information on Manningham's local history, visit www.manningham.vic.gov.au/local-history

Councillors

Manningham is divided into three wards – Heide, Koonung, and Mullum Mullum – with three Councillors elected to represent each ward.

Councillors are elected by the community for a four year term following an election.

Council elections are held every four years. The most recent election was held on 27 October 2012. Manningham's election was conducted by postal vote in accordance with a resolution of Council. The Victorian Electoral Commission (VEC) conducted the election. The next Council election is due in October 2016.

Together, the Councillors develop the strategies and policies, and make the key decisions to help shape how our City will develop in the future.



CR GEOFF GOUGH
HEIDE WARD
 Date elected: 27 October 2012
 p 0412 345 081
 e geoff.gough@manningham.vic.gov.au



CR DOT HAYNES
KOONUNG WARD
 Date elected: 27 October 2012
 p 0425 718 937
 e dothaynes@manningham.vic.gov.au



CR MEG DOWNIE
MULLUM MULLUM WARD
 Date elected: 27 October 2012
 p 0428 502 839
 e meg.downie@manningham.vic.gov.au



CR JIM GRIVOKOSTOPOULOS
HEIDE WARD
 Date elected: 27 October 2012
 p 0407 822 103
 e jim.grivas@manningham.vic.gov.au



CR STEPHEN O'BRIEN
KOONUNG WARD
 Date elected: 27 October 2012
 p 0448 147 238
 e stephen.obrien@manningham.vic.gov.au



CR SOPHY GALBALLY
MULLUM MULLUM WARD
 Date elected: 27 October 2012
 p 0409 417 369
 e sophy.galbally@manningham.vic.gov.au



CR MICHELLE KLEINERT (DEPUTY MAYOR)
HEIDE WARD
 Date elected: 27 October 2012
 p 0400 902 822
 e michelle.kleinert@manningham.vic.gov.au



CR JENNIFER YANG
KOONUNG WARD
 Date elected: 27 October 2012
 p 0419 041 454
 e jenniferyang@manningham.vic.gov.au



CR PAUL MCLEISH (MAYOR)
MULLUM MULLUM WARD
 Date elected: 27 October 2012
 p 0435 806 684
 e paul.mcleish@manningham.vic.gov.au

Our Council, Our City

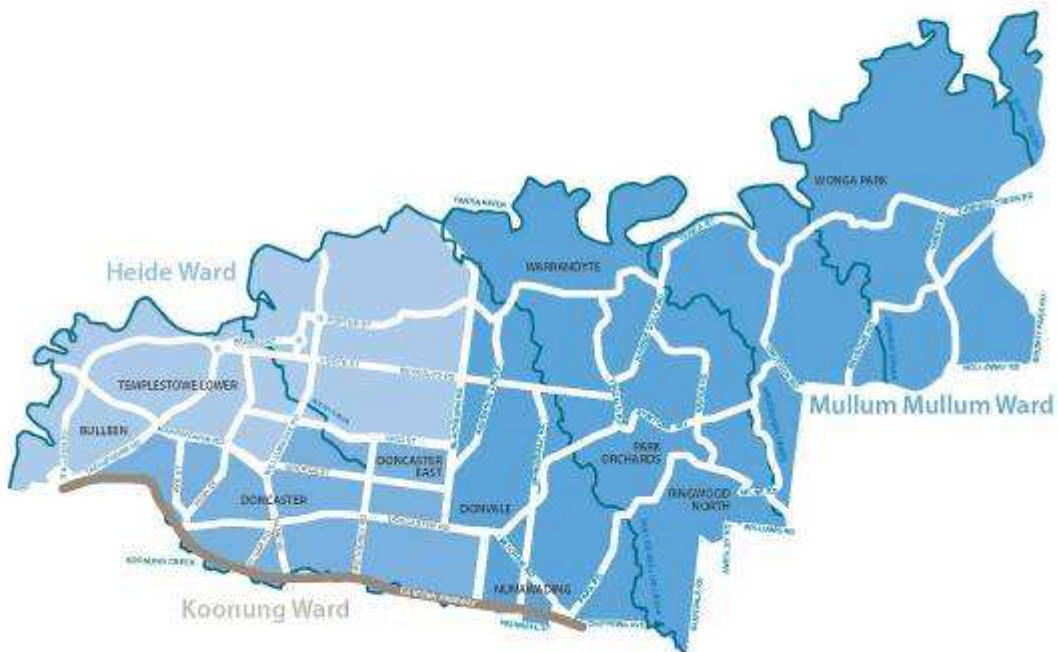
Council wards

Each ward currently contains around 30,000 voters. The current boundaries were drawn following an independent review of Council’s electoral representation structure in 2007. The next independent review of Council’s electoral representation structure is due before the 2016 elections.

HEIDE WARD	KOONUNG WARD	MULLUM MULLUM WARD
<ul style="list-style-type: none"> – Bulleen – Templestowe – Templestowe Lower 	<ul style="list-style-type: none"> – Doncaster – Doncaster East (south of Doncaster Road) – Nunawading (part) 	<ul style="list-style-type: none"> – Doncaster East – Donvale (significant parts) – Park Orchards – Ringwood North (part) – Warrandyte – Warrandyte South – Wonga Park

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Manningham City Council



The organisation

Manningham Council is led by the Chief Executive Officer, who operates under the guidance of the elected Council. The CEO is supported by four Directors, who collectively form the Executive Management Team.

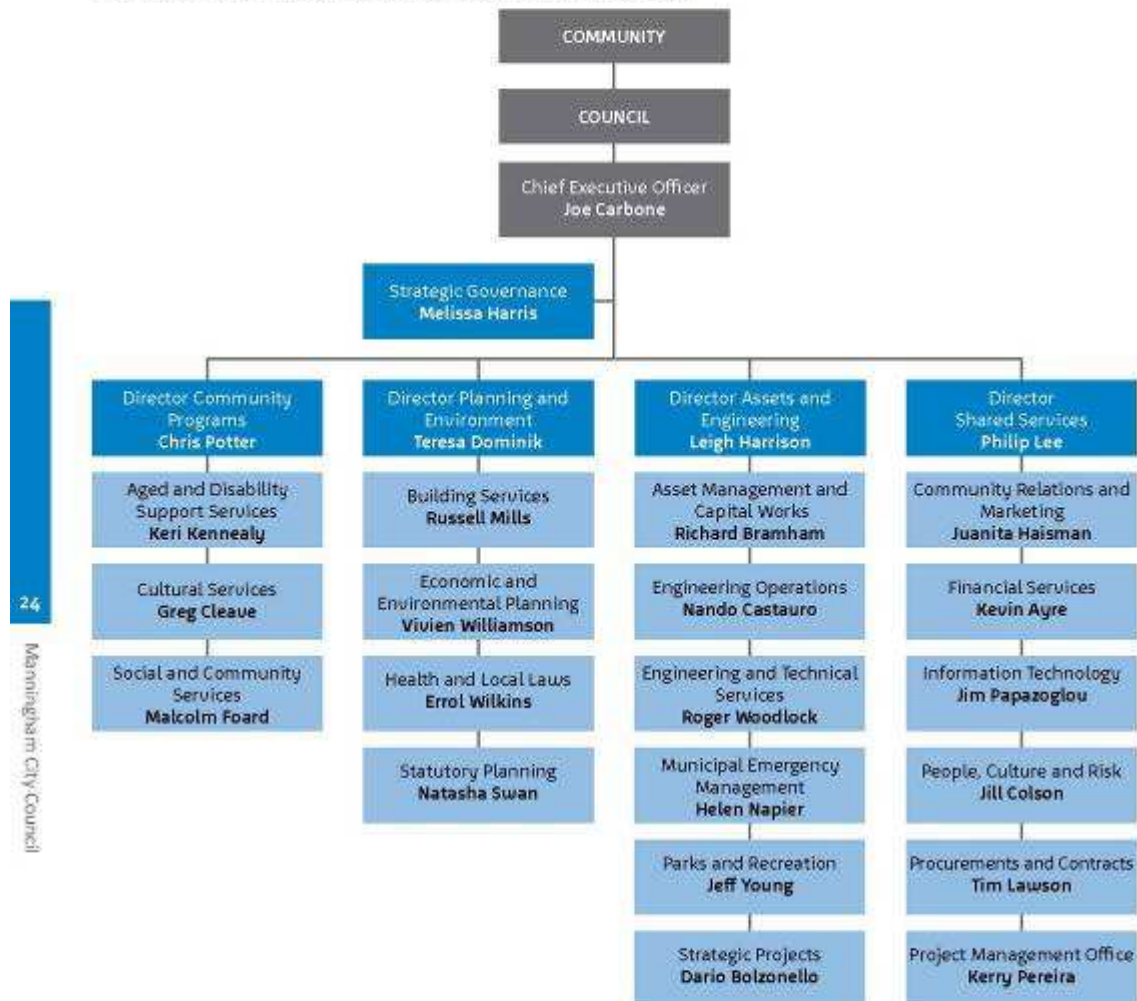
The CEO is directly accountable to the Mayor and Councillors who are elected by Manningham residents. The Executive Management Team oversees and manages the operations of Council. They are supported by service unit managers and their staff who have responsibility for implementing the policies and directions set by the Council.

<p style="text-align: center;">JOE CARBONE CHIEF EXECUTIVE OFFICER Commenced position January 2013</p> <p>Areas of responsibility</p> <ul style="list-style-type: none"> — Day to day running of Council on policy and strategic matters — Management of operations (i.e. financial, assets, human resources, governance) in line with the Council Plan — Strategic Advisory Committees <p>Qualifications Bachelor of Health Administration (UNSW)</p>	
<p style="text-align: center;">LEIGH HARRISON DIRECTOR ASSETS AND ENGINEERING Commenced position March 2010</p> <p>Areas of responsibility</p> <ul style="list-style-type: none"> — Asset Management — Building Maintenance — Capital Works Program — Emergency Management — Engineering Operations — Engineering and Technical Services — Parks and Recreation Services — Strategic Projects — Waste Management <p>Qualifications Bachelor Engineering (Civil) (RMIT), Post Graduate Diploma Municipal Engineering (Deakin), Certificate Qualification Municipal Engineer, Certified Practising Engineer (EA)</p>	<p style="text-align: center;">TERESA DOMINIK DIRECTOR PLANNING AND ENVIRONMENT Commenced position April 2012</p> <p>Areas of responsibility</p> <ul style="list-style-type: none"> — Building Services — Doncaster Hill Place Management — Economic Development and Tourism — Environmental Planning and Education — Health and Local Laws — Landscape Architecture — Open Space and Recreation Planning — Strategic Land Use Planning and Heritage — Statutory Planning — Urban Design <p>Qualifications Bachelor Arts (Honours) (Melb), Diploma Education (Melbourne State College), Post Graduate Diploma Urban and Regional Planning (RMIT), Graduate Certificate Management (UoB)</p>
<p style="text-align: center;">CHRIS POTTER DIRECTOR COMMUNITY PROGRAMS Commenced position July 2013</p> <p>Areas of responsibility</p> <ul style="list-style-type: none"> — Aged and Disability Support — Cultural Services — Library Services — Manningham Centre — Social and Community Services <p>Qualifications BSc Economics and Business Economics (UoH), and Qualified CPFA (Chartered Institute Public Finance and Accountancy) (LMU)</p>	<p style="text-align: center;">PHILIP LEE DIRECTOR SHARED SERVICES Commenced position December 2013</p> <p>Areas of responsibility</p> <ul style="list-style-type: none"> — Community Relations and Marketing — Customer Service and Function Centre — Financial Services — Information Technology — People, Culture and Risk — Procurement and Contracts — Project Management Office <p>Qualifications Master Business Administration (Melb), Graduate Diploma Finance and Investment (part) (SIA), Bachelor Engineering (Mech) (Monash)</p>

Our Council, Our City

Organisational chart

Manningham Council's organisational structure as at 30 June 2015.



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Manningham City Council

MAJOR CHANGES

During 2014/2015, there were a number of changes to the organisational architecture to realign the structure to better meet the needs of external and internal customers.

This included the realignment of the former Governance Services directorate. A number of service units changed reporting lines – Records Management to Information

Technology, Customer Service (Incorporating the Function Centre) and part of the Engagement and Corporate Development service unit to Communications and Marketing, and Continuous Improvement and Audit functions to Human Resources.

The changes included the formation of the Strategic Governance service unit, comprising the Governance Team, Mayor and Councillors Support, Corporate Planning, Grants and Advocacy.

As a result, there were changes to service unit names – Human Resources to People, Culture and Risk, and Communications and Marketing to Community Relations and Marketing – to more accurately reflect their portfolio scope.

Employee profile

The next few years will be a time of great transformation for the organisation as we prepare to meet the changing expectations of our community and State Government.

We need to shift mindsets to ensure that our customer is always at the centre of everything we do. We need to give our employees the tools to be resilient, adaptable and prepared to think differently about how we work to deliver our services. Some of the factors that the People Strategy takes into consideration include:

- Growing community expectations of service
- Rate capping and fiscal constraints
- Technology improvements
- Increased focus on regional collaboration
- An overall mandate to do more with available resources
- Ageing workforce.

Accordingly, our People Strategy is built around three themes, which serve to guide all of our people and culture activity, these include:

- Creating a contemporary workforce
- Building organisational leadership capability
- Great place to work.

OUR MAJOR ACHIEVEMENTS

- Enterprise Agreement 6 was successfully negotiated and approved by the Fair Work Commission on 29 January 2015. The agreement became operative on 5 February 2015 and is effective until 30 June 2017 and provides the terms and conditions of employment for our employees
- Completed a review and roll out of a new Staff Code of Conduct. The Code is pivotal in enabling Council to provide contemporary professional and ethical services to our community
- Undertook a review and refresh of Council's Reward and Recognition Program. A revitalised program for Service and Excellence Awards, comprising quarterly presentations recognising staff who have achieved a service milestone was launched in April 2015, with a formal awards program to be rolled out in late 2015
- Revised our recruitment policy and procedures
- Participated in the 2015 Local Government Managers Australia (LGMA) Leadership Challenge
- Refined our corporate learning calendar to ensure it fulfills our strategic needs
- Commenced implementation of e-learning and performance and review software to ensure that we fulfill our legislative obligations.

Our People Strategy is built around three themes which serve to guide all of our people and culture activity, these include:

- *Creating a contemporary workforce*
- *Building organisational leadership capability*
- *Great place to work.*

Our Council, Our City

Our people

As at 30 June 2015, Manningham employed 737 people in a full time, part time and casual capacity, in a diverse range of positions, including engineering, customer service, administration, finance, community and aged care, planning, waste management, parks and recreation, local laws, arts and culture and management. This equates to 507 full time equivalent (FTE) employees.

MANNINGHAM EMPLOYEES 2015

The tables below shows the total number of full time equivalent (FTE) Council employees as at 30 June 2015 by organisational structure, employment type and gender, and by employment classification and gender.

EMPLOYMENT TYPE/ GENDER	CHIEF EXECUTIVE	ASSETS AND ENGINEERING	COMMUNITY PROGRAMS	PLANNING AND ENVIRONMENT	SHARED SERVICES	TOTAL
Full Time – Female*	9	23	34	29	40	135
Full Time – Male*	6	124	4	32	36	202
Part Time – Female*	1	6	101	20	11	139
Part Time – Male*	0	2	14	4	2	22
Casual – Female	5	0	0	2	2	9
Casual – Male	0	0	0	0	0	0
TOTAL	21	155	153	87	91	507

* Includes permanent and temporary employees

WORKFORCE PROFILE

The majority of our workforce is aged over 35 years (80.9 per cent), which is slightly lower than in 2013/2014. As at 30 June 2015, 52.1 per cent of our employees were aged between 46 and 65 years and 19.1 per cent less than 35 years. Most of our employees are positioned at the officer level (96.2 per cent) with senior management representing just 3.8 per cent of the total workforce. As reflected in the table below, our staff turnover was nine per cent, which is a slight decrease from the turnover rate for 2013/2014.

EMPLOYMENT CLASSIFICATION	Female FTE	Male FTE	Total FTE
Band 1	4	4	8
Band 2	34	11	45
Band 3	38	56	94
Band 4	35	25	60
Band 5	54	31	85
Band 6	60	34	94
Band 7	27	24	51
Band 8	10	21	31
Band not applicable	18	21	39
TOTAL	280	227	507

	2012/2013	2013/2014	2014/2015
Staff turnover	8%	10%	9%
Age profile (<35 years)	80.7%	81%	80.9%
Other level	96%	96.1%	96.2%
Senior officers*	4%	3.9%	3.8%

* Comprises CEO, directors and managers

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Manningham City Council

Employees at Manningham are currently covered by the Manningham Council Enterprise Bargaining Agreement 2014 (EBA), which became operative on 5 February 2015.

Conditions of employment

Manningham offers a range of benefits to employees, including:

- Employee Assistance Program (for employees requiring personal or professional support. This program is provided confidential and independent support)
- Education Assistance Program to support staff to obtain TAFE and undergraduate/postgraduate qualifications. It provides up to \$2,406 per financial year towards tuition, books and other related costs and up to four hours per week study leave and exam leave
- Flexible working arrangements
- Corporate Learning and Development Program to meet a range of needs identified across the organisation (e.g. technology use, regulatory/governance training, project management)
- Leadership development, including participation in the annual LGMA Challenge and bi-monthly Manningham Leadership Team meetings.

EQUAL OPPORTUNITY EMPLOYMENT

Manningham Council is an Equal Opportunity (EO) employer committed to the principles of providing a working environment free from discrimination and harassment.

Council policies and practices meet both the diverse needs of employees and those of the community. The EO Policy prohibits discrimination and provides for all aspects of human resource management to be conducted, without regard to race, sex, colour, national origin, religion, sexual orientation, age, marital status, political affiliation or disability, in accordance with Section 96 and Schedule 6 of the *Local Government Act 1989* and the *Equal Employment Opportunity Act 2010*.

The EO Policy aims to ensure that all employees can work in an environment that fosters mutual employee respect and working relationships free from harassment and where each employee has the opportunity to progress to the fullest extent of his or her capabilities.

Council's commitment is also extended to members of the public in accessing our products and services.

In 2014/2015, the organisation partnered with the Australian Services Union (ASU) to deliver Equal Opportunity, Harassment and Bullying Awareness training across our indoor and outdoor Depot teams.

140 employees attended this training in 2014/2015, in addition to another 130 employees attending EO refresher training in 2013/2014.

The indicators that measure the effectiveness of the policy and the results for the year are:

- Indicator: Percentage of new employees receiving equal opportunity training within six months of commencement.
Target: 100 per cent.
Result: 98 per cent
- Indicator: Number of contact officers available across the organisation.
Target: 6. Result: 6.

An e-learning software has also been purchased and is currently being implemented, which will support further EO training as part of the organisation's induction program.

Our Council, Our City

Celebrating achievements

The contribution of staff is vitally important to the success of the organisation. Manningham has a Reward and Recognition Award program to promote and recognise employees for their achievements and contributions to Council.

Council also recognises the contribution of long serving staff and presents awards to staff at the completion of 10, 15, 20, 25, 30, 35, 40, 45 and 50 years of service with Council. This year, 69 employees celebrated notable lengths of service with Manningham.

Council thanks these staff for their commitment and dedication to local government and the community.

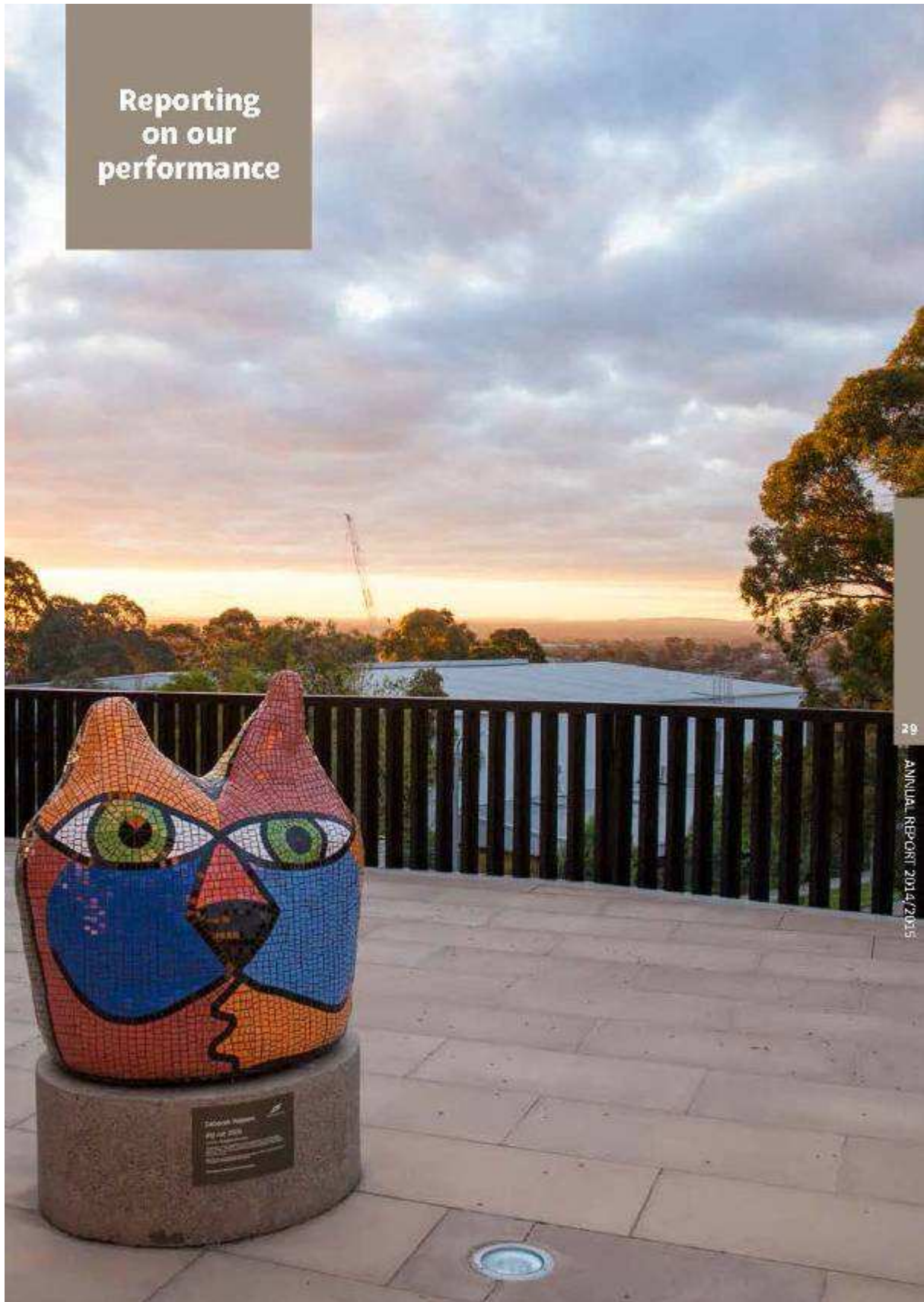
Manningham Council, individual staff and specific projects delivered by Council have also received external awards and recognition in 2014/2015, including:

- Annual Report Awards – the 2013/2014 Annual Report received a Gold Award at the Australasian Reporting Awards
- LGPro Awards for Excellence – finalist in the Special Projects category for the Three Partners Environmental Research initiative.

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Manningham City Council





Reporting on our performance

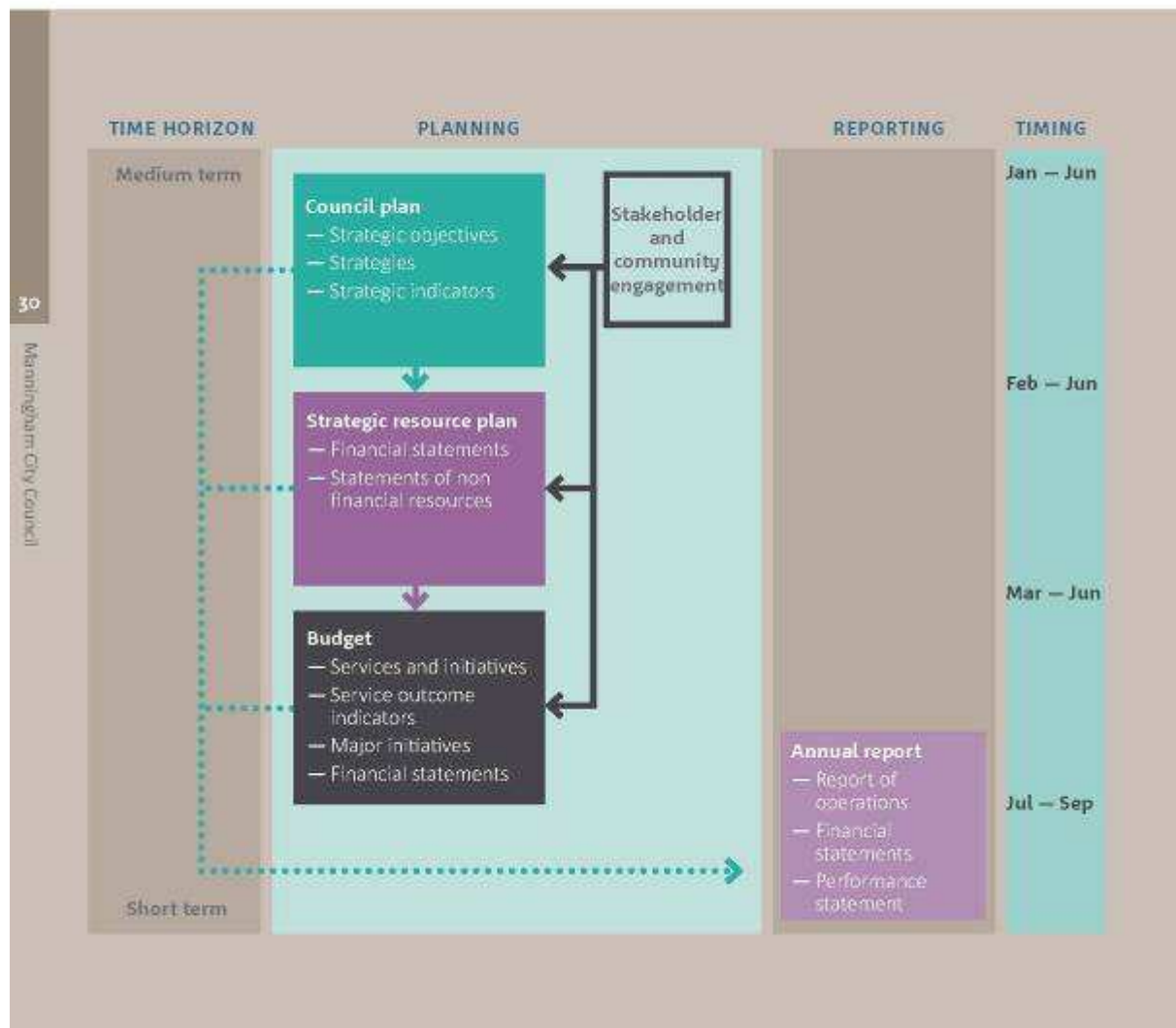
Planning and Reporting Framework

In January 2014, the *Local Government Amendment (Performance Reporting and Accountability) Act 2014* was passed by the Victorian Parliament.

It requires Councils to prepare the following planning and reporting documents:

- Council Plan within the six months after each general election or 30 June, whichever is later;
- Strategic Resource Plan for a period of at least four years;
- Budget for each financial year;
- Annual Report in respect of each financial year.

The following diagram shows the relationships between the key planning and reporting documents that make up the planning and accountability framework for local government.



Council Plan

The 2014/2015 Annual Report, which is a requirement of the *Local Government Act 1989*, measures Council's performance against what we said we would do in our 2013 – 2017 Council Plan.

For the first time, we will also be reporting on the outcomes of the annual Strategic Resource Plan 2014/2015 and annual Budget 2014/2015.

The Council Plan outlines the strategies to achieve the strategic objectives for the four year Council term. It also contains strategic indicators which are used to monitor the achievement of the strategic objectives.

The Strategic Resource Plan summarises the resources allocated and plans developed to achieve the strategic objectives and, in conjunction with the Budget, provides the financial framework for delivering all the everyday services and programs that the community enjoys and expects from their local Council.

The following are the six strategic objectives as detailed in the Council Plan.

PERFORMANCE

Council's performance for 2014/2015 has been reported against each strategic objective to demonstrate how we are performing in achieving the Council Plan. Performance has been documented as follows:

- Results achieved in relation to the Strategic Indicators in the Council Plan
- Progress in relation to the Initiatives and Major Initiatives identified in the Strategic Resource Plan
- Services funded in the Budget and the persons or sections of the community who are provided those services
- Results against the prescribed Service Performance Indicators and Measures.

In addition, we have included the key achievements and challenges for the year, along with service statistics, for each strategic objective, to further illustrate Council's performance for the 2014/2015 financial year.

OUR COMMUNITY SPIRIT	Our municipality is a collection of communities each with a distinct character. We support diversity and recognise how differences can strengthen community spirit. We value and recognise the need to preserve our rich history as an important part of our identity. We strive to ensure harmonious neighbourhoods where everyone feels safe and secure.
ENJOY AND PROTECT OUR NATURAL SPACES	Our unique balance of city and country is one of our defining traits. We value Manningham's natural environment and endeavour to maintain and protect it as a valuable community resource.
GETTING FROM PLACE TO PLACE	We acknowledge the importance of an integrated and efficient transport network, with a variety of accessible, safe and affordable transport options to enable travel, in, out and around the area. The reduction on the reliance on cars is a priority for Council and we will endeavour to ensure pedestrian and bicycle routes are well integrated with connections to public transport and the City.
PLANNING FOR WHERE WE LIVE	We recognise the need to continue to respond to the challenges of population growth. Council endeavours to take a considered and sustainable approach to development, respecting the natural environment. Council will work collaboratively with the community to ensure effective planning is in place and local infrastructure meets the needs of future populations.
EVERYTHING WE NEED IS LOCAL	We support sustainable, cohesive and well resourced communities with relevant services and facilities. Council seeks to ensure all community members have access to vital services that meet their needs. Promotion of distinct local villages and activity centres are valued and cultivated and we aim to support businesses and traders to build a resilient local economy.
COUNCIL LEADERSHIP AND ORGANISATIONAL PERFORMANCE	We strive to be an innovative and progressive Council that actively seeks partnerships and opportunities to expand its knowledge base. Council leads through transparent processes and mechanisms, effective planning, advocacy and accountability. We pursue best practice in engaging our local community in the decision making process.

Reporting on our performance

Our community spirit

ABOUT THIS OUTCOME

Focuses on building a strong and inclusive community that celebrates our diversity and rich heritage, and has safe and secure neighbourhoods where people look out for one another.

GOALS

- An inclusive and harmonious community that celebrates our diversity and draws strength from our differences
- Safe and secure households and neighbourhoods, where people look out for one another
- A community that is involved and well connected, strengthening community spirit
- A community that feels a greater sense of public safety

SERVICES/ACTIVITIES

- Cultural services
- Community events and programs
- Community grants program
- Community planning (e.g. consultation, social research)
- Health and Local Laws, including:
 - » Food safety
 - » Animal management
- Building services
- Street lighting
- Street cleaning and litter pick up
- Traffic control and school crossings
- Graffiti removal

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ACHIEVEMENTS

- Installed a series of Indigenous Interpretative signs at Pound Bend in Warrandyte
- Launched a new online animal registration process; 198 online applications were made using the new application and this is expected to increase to 1,000 applications in the 2015/2016 financial year
- Endorsed the Access, Equity and Diversity Strategy 2014 – 2017 to highlight the importance of enhancing our rich diversity in Manningham
- Completed a major review of Council's Community Grants Program resulting in a streamlined program, reduced red tape and administrative procedures for community organisations
- Commenced the Live Well in Bulleen Community Strengthening Project to improve service access and delivery of programs and services, including:
 - » Development of a research paper, including consultation with more than 700 community members and funding of a project worker
 - » Project funding of \$322,828 by Council and the project partners to commence new community development projects in Bulleen and strengthen community partnerships.
- Provided opportunities to have a positive influence on people's mental wellbeing by reviewing and implementing the Mental Health Action Plan in July 2014
- Addressed the increase of youth binge drinking issues by delivering of youth binge drinking sessions to schools and sporting clubs in Manningham
- Public declaration of Manningham as a Migrant and Refugee Welcome Zone and hosting of a Regional Welcome Celebration on 26 June 2015. Attended by 450 community members, community groups and service agencies along with representatives of UNHCR (United Nations High Commission for Refugees) and the Refugee Council of Australia
- Hosted a range of activities including walks, tours, exhibitions and seminars for the annual Manningham Heritage Festival, which this year commemorated the ANZAC centenary
- Gaming Policy endorsed by Council for inclusion in the Manningham Planning Scheme on 26 June 2015.

CHALLENGES

- Communicating with people in our linguistically diverse community with limited government funding available to access interpreter services in areas of high demand
- Addressing social isolation, depression, mental illness and health in our community
- Creating partnerships and securing grants to lever in-kind support for community programs and initiatives
- Achieving consequence focused, community led disaster resilience within Manningham, particularly given its diverse community composition and varying emergency risk exposure levels.

YEAR AHEAD

- Implementation of the Live Well in Bulleen Community Strengthening Project
- Continued implementation of Emergency Management Prevention and Preparedness Education Programs to promote community resilience in times of emergency events
- Installation of Warrandyte township heritage plaques.

FAST FACTS

- 11 cultural and civic events, including:
 - » Dapper Day Out Seniors Event: 230 attendances
 - » Seniors Music Concert: 100 attendances
 - » Wurundjeri Stories Signage Launch: 250 attendees
 - » Wilton's Reserve Wurundjeri Women's Ceremony: 200 attendees
 - » White Ribbon Day: 100 attendees
 - » Carols by Candlelight: 8,500 attendees
 - » Australia Day: 150 attendees
 - » International Women's Day: 50 attendees
 - » Pop Up Park @ MC Square: 5,000 attendees
 - » Reconciliation Week: 2420 attendees
 - » Seniors Morning Tea: 450 attendees
- 550 participants engaged in arts and cultural development projects
- 1,567 food premises inspections performed (1,463 in 2013/2014)
- 302 health premises inspections (335 in 2013/2014)
- 11,215 dogs registered (11,198 in 2013/2014)
- 4,448 cats registered (4,335 in 2013/2014)
- 32 drivers assisted through the L2P Learner Driver Program
- 718 requests for graffiti removal (782 in 2013/2014)
- \$1.5 million provided in community grants to fund 104 projects
- 37 school crossings supervised.

Reporting on our performance

The following statement reviews the performance of Council against the Council Plan, including results achieved in relation to the strategic indicators included in the Council Plan.

STRATEGIC INDICATOR/MEASURE	2013/2014	2014/2015
PERCEPTIONS OF SAFETY – WALKING ALONE DURING THE DAY Percentage of people who feel safe walking alone in local area during the day.	97.4 per cent	97.4 per cent
PERCEPTIONS OF SAFETY – WALKING ALONE DURING THE NIGHT Percentage of people who feel safe walking alone in local area during the night.	67.8 per cent	67.8 per cent
CULTURAL DIVERSITY MAKES OUR COMMUNITY A BETTER PLACE TO LIVE Percentage of people who believe cultural diversity makes our community a better place to live.	65 per cent	72 per cent
FEELING PART OF THE COMMUNITY Percentage of people who believe they feel part of the community.	61 per cent	66 per cent
OPPORTUNITIES TO VOLUNTEER Percentage of people who agree they have opportunities to volunteer and contribute to their community.	67 per cent	74 per cent
FOOD SAFETY EXCELLENCE The number of food premises issued with the Five Star Food Safety Award.	116	111

The following statement reviews the progress of Council in relation to the Initiatives and Major Initiatives identified in the 2014/2015 Budget.

MAJOR INITIATIVE/MEASURE	PROGRESS
Implement the Active for Life Recreation Strategy to improve the health and wellbeing outcomes for the community. Completion of the remaining high priority actions in the Recreation Strategy by 30 June 2015.	Completed. The nominated high priority actions in the Recreation Strategy have been completed.
INITIATIVE/MEASURE	PROGRESS
Undertake an Emergency Management Prevention and Preparedness Education Program to increase community resilience in times of disaster. Delivery of the Emergency Management Prevention and Preparedness Education Program by 31 March 2015.	Completed. All programs and initiatives scheduled for 2014/15 were delivered as planned in partnership with key agencies and community groups.
Develop a Road Safety Strategy Action Plan for 2015 and 2016 designed to target behavioural change, resulting in safer roads and a reduction in road related casualties and fatalities. A Road Safety Action Plan for 2015 and 2016 submitted to Council by 31 December 2014 for adoption.	Completed. The Action Plan was adopted by Council by 31 December 2014.

The following statement provides information in relation to the services funded in the 2014/2015 Budget and the persons and/or sections of the community who are provided the service.

SERVICE	DESCRIPTION	NET COST
		ACTUAL BUDGET VARIANCE \$000
CULTURAL SERVICES	This service manages, develops and delivers a range of arts and cultural facilities, services and programs for residents of, and visitors to, Manningham.	415
		414
		(1)
COMMUNITY EVENTS, PROGRAMS AND COMMUNITY GRANTS	Delivery of a comprehensive events and festivals program, provides support for community-run festivals and cultural services.	356
		445
		89
COMMUNITY PLANNING	This service leads community consultation and engagement activities, corporate and community planning, organisational performance monitoring and reporting and community and social research.	663
		723
		60
HEALTH AND LAWS, FOOD SAFETY AND ANIMAL MANAGEMENT	Protecting the community's health and wellbeing by coordinating food safety support programs, animal management and enforcement of municipal local laws.	1,156
		1,066
		(90)
BUILDING SERVICES	Provision of statutory building services to the community including processing of building permits, emergency management responsibilities, fire safety inspections, audits of swimming pool barriers and investigations of complaints and illegal works.	415
		498
		83
STREET LIGHTING	Provision of street lighting on Council's road network to enhance the safety and security of our community.	1,078
		1,289
		211
STREET CLEANING AND LITTER PICK UP	This service is designed to keep the streets and surrounding areas looking neat, tidy and contributing the amenity and safety of the municipality. It includes mechanical kerb and street cleaning, roadside litter pick up and cleaning of footpaths at activity centres.	1,095
		1,134
		39
TRAFFIC CONTROL AND SCHOOL CROSSINGS	Supervision and monitoring of car parking facilities, school crossings and traffic control at community events to promote the safe use of Council and community assets.	85
		81
		(4)
GRAFFITI REMOVAL	Facilitates the prompt removal of graffiti from Council properties and private properties where the graffiti is in a prominent position along main roads.	87
		72
		(15)

The following statement provides the results of the prescribed Service Performance Indicators and measures.

SERVICE/INDICATOR/MEASURE	RESULT	VARIANCE
ANIMAL MANAGEMENT		
Service standard <i>Animals reclaimed</i> Percentage of collected registrable animals under the <i>Domestic Animals Act 1994</i> reclaimed.	67.2 per cent	First year of LGPRF reporting
Service cost <i>Cost of animal management service</i> Cost to Council of the animal management service per registered animal under the <i>Domestic Animals Act 1994</i> .	\$33.12	First year of LGPRF reporting
Health and safety <i>Animal management prosecutions</i> Number of successful animal management prosecutions.	24	First year of LGPRF reporting
FOOD SAFETY		
Service standard <i>Food safety assessments</i> Percentage of registered class 1 food premises and class 2 food premises that receive an annual food safety assessment.	99.7 per cent	First year of LGPRF reporting
Service cost <i>Cost of food safety service</i> Direct cost to Council of the food safety service per food premises registered by Council, or for which Council has received notification, during the year.	\$575.74	First year of LGPRF reporting
Health and safety <i>Critical and major non-compliance outcome notifications</i> Percentage of critical and major non-compliance outcome notifications followed up by Council.	91.6 per cent	First year of LGPRF reporting

Reporting on our performance

Enjoy and protect our natural spaces

ABOUT THIS OUTCOME

Aims to address key sustainability issues of global warming, energy usage and reduction, water management, preserving open space, protecting biodiversity and awareness, knowledge and education on sustainable practices.

GOALS

- Our unique balance of city and country is safeguarded into the future
- Our open spaces, bushlands, creeks and rivers are valued and preserved
- We proactively seek innovative solutions to address the effects of climate change and work together to protect the environment
- Protect our environment by providing responsive waste management services for our community

SERVICES/ACTIVITIES

- Natural and built environment
- Open space and recreation planning
- Septic tank inspections
- Parks and recreation
- Drainage
- Graffiti removal

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Marrichigan City Council

ACHIEVEMENTS

- Finalist in the LGPro Awards for Excellence Special Projects category for the Three Partners Environmental Research initiative
- More than half the collected residential kerbside collection waste was recycled
- Delivered the inaugural 'Smart Living' program which educated more than 1,300 residents on healthy buying habits, meal planning and smart garden design, with the overall aim of helping residents reduce the amount of waste sent to landfill
- Demonstrated energy efficiencies, reduced carbon emissions and cost reductions through installation of a large solar system at the Council Depot (99kW) and endorsement of duct-sealing and draught-proofing measures at the Civic Centre
- Completed the Integrating Regional Vulnerability Analysis (IRVA) project in partnership with other northern councils which will help set directions for dealing with fire, flood and heatwave
- Signed a Memorandum of Understanding with Cofely Australia (a subsidiary of the

multinational utility company GDF SUEZ); the first step in preparing a detailed district energy project proposal for the Doncaster Hill Activities Area

- Implemented a domestic solar panel program with sustainability provider Positive Charge with more than 200 requests received for home inspections and quotes
- Reviewed the Domestic Wastewater Management Plan. As a result, Council will continue to monitor septic systems and ensuring they are maintained appropriately, and take part in current EPA legislative reforms and the Yarra Valley Water trial of onsite solutions for the Park Orchards backlog area
- Delivered a Litter Hotspot Project in Warrandyte which involved the installation of additional bin infrastructure, including recycling bins and an education program at three local primary schools.

CHALLENGES

- Preparation of the Open Space Future Needs Plan required much greater financial analysis than originally envisaged and this has consequently delayed its finalisation

- Council has had to address a rise in the incidences of illegal dumping in street litter bins, by increasing the frequency of collection from twice per week to daily, and removing or relocating bins
- Environmental work is large scale and requires the participation of multiple players, partnerships, agencies, policies and funds to be successful. The last several years has seen a decline as a result in changes in legislation, funding, etc. which has been partially been offset by a highly motivated local community.

YEAR AHEAD

- Identify and resolve long term management issues associated with Council's ownership of land
- Develop and implement a revised Drainage Strategy that will co-ordinate, maintain and improve Manningham's drainage infrastructure to achieve acceptable standards of stormwater performance and management
- Implement the Boin Boin Billabong Integrated Water Management Project.

FAST FACTS

- 11,030 trees/shrubs planted (10,750 in 2013/2014)
- 28 sportsgrounds have been converted to warm-season grass since 2006/2007
- Waste services provided to households, including:
 - » 43,492 domestic garbage bins
 - » 43,331 recycle bins emptied
 - » 24,483 – 240 litre garden waste bins emptied
 - » 13,428 – 120 litre garden waste bins emptied
 - » 1,316 commercial bins emptied on a weekly basis
- Collected 9,502 kilograms of household chemical waste at the annual Detox Your Home Chemical Drop Off Day for recycling
- 11,500 recycle bin inspections completed, with 5,517 households presented 'congratulatory cards' for placing correct material in their recycle bin
- Council's environmental education and information programs, events and activities continue to be popular with residents:
 - » Delivered 10 nature walks, along with 11 environment seminars and five associated field trips
 - » 4,300 volunteer hours direct to land management works by Landcare networks
 - » 11 properties totalling 44 hectares received weed control works
 - » More than 400 primary school students attended a Young Leaders Sustainability Day to participate in a range of hands-on sustainability activities
 - » 85 landowners took advantage of Council's Local Environment Assistance Fund (LEAF) for restorative and management works
 - » 1,300 people attended the Smart Living Program, a series of six seminars designed to introduce residents to sustainability.

Reporting on our performance

The following statement reviews the performance of Council against the Council Plan, including results achieved in relation to the strategic indicators included in the Council Plan.

STRATEGIC INDICATOR/MEASURE	2013/2014	2014/2015
HOUSEHOLD WASTE RECYCLING Percentage of household waste diverted from landfill.	56 per cent	53.7 per cent
AMOUNT OF TREES PLANTED Number of trees planted in local government area.	10,750	11,030
EXTENT OF OPEN SPACE Total hectares of local government area classified as open space.	N/A	17 per cent
VALUE OF PARKS AND OPEN SPACES Percentage of people who agree that Manningham's parks and open spaces are a feature of this area.	64 per cent	72 per cent
PARTICIPATION IN SUSTAINABILITY PROGRAMS The number of people participating in Council's sustainability programs.	4,968	5,405

The following statement reviews the progress of Council in relation to the Initiatives and Major Initiatives identified in the 2014/2015 Budget.

MAJOR INITIATIVE/MEASURE	PROGRESS
Implementation of the Interim Waste Management Strategy to increase the amount of material being recycled thereby decreasing the amount of waste being sent to landfill. Proportion of waste diverted from landfill greater than 57 per cent.	Completed. All of the activities for the Waste Management Strategy for implementation in 2014/2015 were undertaken. However, the proportion of waste diverted from landfill was 54 per cent, just short of the measure of success, partly due to a reduction in the amount of paper households now receive with e-communications.
INITIATIVE/MEASURE	PROGRESS
Provide education, engagement and monitoring activities to enable Council and the community to enjoy and manage their environment in a sustainable manner. Delivery of: — 18 major natural environment projects — Four major environmental education/stewardship projects, and — Seven major sustainability projects.	Completed. All major projects across Natural, Environmental, Sustainability and Community Education have or continue to be delivered as planned.
Implement the recommendations of the Open Space Strategy 2014, in particular the preparation of an Open Space Future Needs Plan to create an accessible and well connected open space network that supports a healthy community and environment. A draft Open Space Future Needs Plan completed by 30 June 2015.	In progress. The draft Open Space Future Needs Plan is 95 per cent complete, and is expected to be presented to Council for endorsement during 2015/2016.
Develop Energy Performance Contracts (EPC) to improve environmental and financial performance for Council buildings. Implementation of Phase 1 of Energy Performance Contracts.	Completed. Phase 1 of Energy Performance Contracts implemented.

The following statement provides information in relation to the services funded in the 2014/2015 Budget and the persons and/or sections of the community who are provided the service.

SERVICE	DESCRIPTION	NET COST
		ACTUAL BUDGET VARIANCE \$000
NATURAL AND BUILT ENVIRONMENT	Leads the protection and enhancement of biodiversity values, an integrated response to climate and energy issues and sustainable development policy and practice.	1,033
	Responsible for the preparation and implementation of Council's Green Wedge and Bushland Management Strategies and for the planning, management, development and promotion of all Council reserves and parks.	1,084
	Delivery of a range of programs and community capacity building.	51
OPEN SPACE AND RECREATION PLANNING	Preparation and implementation of Council's Open Space and Recreation Strategies.	620
	Management, planning and development of linear parks, conservation reserves and reserves of municipal significance.	616 (4)
SEPTIC TANK COMPLIANCE	This service includes assessing applications, sand analysis, location identification for property owners. The objective is to protect the environment and enhance community health.	148
		193
		45
PARKS AND RECREATION	Management, administration and maintenance activities for sports and recreation, sportsground maintenance, landscape maintenance, tree maintenance, bushland management, open space and parks maintenance, and supervision of capital works projects.	11,427
		11,074
		(353)
WASTE SERVICES	Kerbside rubbish collections of garbage, hard waste and green waste from all households and some commercial properties in Council. Provision of a waste call centre, and education services Strategic planning of waste services.	9,400
		10,432
		1,032
UNDERGROUND DRAINS	Inspection, maintenance and cleaning of underground drains to ensure correct operation. A depreciation expense of \$3.34 million is recognised on the \$200 million worth of drainage assets assigned to this activity.	4,286
		4,130
		(156)

The following statement provides the results of the prescribed Service Performance Indicators and measures.

SERVICE/INDICATOR/MEASURE	RESULT	VARIANCE
WASTE COLLECTION		
Satisfaction <i>Kerbside bin collection requests</i> Number of kerbside bin collection requests per 1000 kerbside bin collection households.	74.4 requests	First year of LGPRF reporting
Service standard <i>Kerbside</i> Number of kerbside collection bins missed per 10,000 scheduled kerbside collection bin lifts collection bins missed.	6.41 bins missed	First year of LGPRF reporting
Service cost <i>Cost of kerbside garbage bin collection service</i> Direct cost of the kerbside garbage bin collection service per kerbside garbage collection bins.	\$103.80	First year of LGPRF reporting
<i>Cost of kerbside recyclables collection service</i> Direct cost of the kerbside recyclables bin collection service per kerbside recyclables collection bins.	\$23.36	First year of LGPRF reporting
Waste diversion Percentage of garbage, recyclables and green organics collected from kerbside bins that is diverted from landfill.	53.7 per cent	First year of LGPRF reporting

Reporting on our performance**Getting from place to place****ABOUT THIS OUTCOME**

Aims to reduce the reliance on cars, a priority for Council, by working to ensure pedestrian and bicycle routes are well integrated to enable travel in, out and around the area, and have connections to public transport.

GOALS

- The need for an integrated and efficient transport network providing affordable, well connected and alternative forms of travel
- A well connected and accessible community with linked bicycle and walking pathways

SERVICES/ACTIVITIES

- Maintenance of assets, including:
 - Roads and streets
 - Bridges
 - Footpaths
 - Kerb and channel
- Line marking
- Traffic management
- Signs and street furniture
- Public transport advocacy

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Maitland City Council



ACHIEVEMENTS

- Progressed the implementation of the Manningham Bicycle Strategy. Shared paths were constructed along Denhart Street and Doncaster Road to access Jackson Court Shopping Centre and works were completed on the shared path on Heidelberg-Warrandyte Road between Pound Road and Oakland Drive. This also included installation of warning signs and bicycle symbol markings on local streets designated as preferred bicycle routes to highlight to motorists that cyclists are in the area.
- Completed a Safe Road Crossing Points project priority listing for the construction of pedestrian refuge islands and other treatments to facilitate safe pedestrian and cyclist access across arterial and link roads. The priority listing will inform future Council advocacy and capital works delivery.
- Footpath construction works completed at Knees Road, Union Street, Reynolds Road and Harris Gully Road at a cost of \$620,000.
- Doncaster Hill Mode Shift Plan adopted to encourage residents to walk, cycle and use public transport.
- Continued advocacy for Doncaster Rail through the Doncaster Rail Advocacy Steering Committee. Highlights include:
 - ✦ Installation of an innovative virtual 3D station entrance on the MC² civic plaza
 - ✦ Collecting more than 4,000 signatures on the Doncaster Rail petition and presenting it to State Parliament
- The installation of a new pedestrian bridge as part of a \$400,000 project to complete missing links over the Mullum Mullum Creek to create a 4.5 kilometre off-road walking circuit.
- Works completed to improve access to shared pathway linking Koonung Creek Linear Park with the Doncaster Park and Ride.
- Five primary schools implemented Active Travel Plans supporting the behaviour change program to approximately 2,900 students and their families, encouraging them to be active in their commute to school.

CHALLENGES

- Council is pushing for the State Government to reassess its position not to proceed with Phase Two of the Doncaster Rail Study – the detailed planning work – to ensure delivery of rail to Doncaster by 2029.
- Federal Government freezing assistance grants funding which has reduced money available for roads in Manningham.
- High demand for public transport has continued to put pressure on both the road network and bus system.

YEAR AHEAD

- Continue Council's advocacy for improved public transport options for Manningham, including improvements to the bus, cycling, pedestrian and road network, and advocacy for heavy rail to Doncaster.
- Commence implementation of lower Doncaster Hill Mode Shift Plan actions.

FAST FACTS

- Five traffic calming devices installed
- 1.09 kilometres of new shared/bicycle paths constructed
- 0.95 kilometres of new footpaths constructed
- Ongoing maintenance and renewal of a range of assets, including:
 - ✦ Freeways/tollways: 13 kilometres
 - ✦ State highways: 2 kilometres
 - ✦ Declared arterial roads: 72 kilometres
 - ✦ Local roads: 599 kilometres
 - ✦ Footpaths: 860 kilometres
 - ✦ Drains: 1,042 kilometres
 - ✦ Kerb and channel: 883 kilometres
 - ✦ Bicycle paths: 75 kilometres
 - ✦ More than 9,000 likes on the Doncaster Rail Facebook page.

Reporting on our performance

The following statement reviews the performance of Council against the Council Plan including results achieved in relation to the strategic indicators included in the Council Plan.

STRATEGIC INDICATOR/MEASURE	2013/2014	2014/2015
EXTENT OF BUS PATRONAGE Percentage of residents who travel on business in Manningham.	7.5 per cent	8 per cent
EXTENT OF SUSTAINABLE CONNECTIVITY Percentage of people who can get to where they need to go without using a car if they choose to.	17.2 per cent	17.5 per cent
EXTENT OF FOOTPATHS Percentage of Capital Works budget for construction of new footpaths and refurbishment and/or replacement of existing footpaths.	N/A	3.5 per cent
EXTENT OF BICYCLE PATHWAYS Length of existing bicycle pathways in local government area.	N/A	75 kilometres
EXTENT OF RELIANCE OF MOTOR VEHICLES Percentage of private dwellings who own two or more registered vehicles.	N/A	66 per cent

The following statement reviews the progress of Council in relation to the Initiatives and Major Initiatives identified in the 2014/2015 Budget.

MAJOR INITIATIVE/MEASURE	PROGRESS
<p>Advocate for the delivery of improved public transport options for Manningham, canvassing both bus service enhancements and delivery of heavy rail.</p> <p>In the lead up to the 2014 state election, advocate to major political parties for a commitment to fund enhancements to bus services and strategic supporting infrastructure, as well as commitment to a rail link to Doncaster.</p>	Completed. Council continues to advocate to the State Government to improve the delivery of public transport options for Manningham.
INITIATIVE/MEASURE	PROGRESS
<p>Identification and compilation of a prioritised list of proposed safe road crossing points on Council roads for funding advocacy purposes.</p> <ul style="list-style-type: none"> — Completion of a prioritised list of proposed safe road crossing points on Council roads. — Identification of the highest priority projects associated with State Arterial Roads for advocacy purposes. 	Completed. A total of 32 crossings have been identified and prioritised for inclusion in Council's ten year capital works program or earmarked for advocacy to the State Government. Council will continue to advocate to VicRoads for funding the identified arterial roads.

The following statement provides information in relation to the services funded in the 2014/2015 Budget and the persons and/or sections of the community who are provided the service.

SERVICE	DESCRIPTION	NET COST
		ACTUAL BUDGET VARIANCE \$000
ROADS, STREETS AND BRIDGES	Day to day maintenance of Council roads, bridges and footpaths and includes both sealed and unsealed road maintenance such as repairs to potholes, patching, re-sheeting and minor works. A depreciation expense of \$8.62 million is included relating to the \$245 million value of roads, streets and bridges assigned to this activity.	12,489
		12,747
		258
FOOTPATHS, VEHICLE CROSSINGS, AND KERB AND CHANNEL MAINTENANCE	Maintenance of Council's extensive footpath, vehicle crossings and kerb and channel assets.	694 592 (102)
LINE MARKING	Maintenance of line marking on roads. Traffic management treatments at school crossings, local roads and car parks.	334
		351
		17
SIGNS AND STREET FURNITURE	Maintenance and repair of all traffic signals and roadside signs and furniture including guard rails on Council roads.	314
		236
		(78)
PUBLIC TRANSPORT	Advocate for improved public transport including Heavy Rail for Doncaster.	19
		20
		1

The following statement provides the results of the prescribed Service Performance Indicators and measures.

SERVICE/INDICATOR/MEASURE	RESULT	VARIANCE
ROADS		
Satisfaction of use <i>Sealed local road requests</i> Number of sealed local road requests per 100 kilometres of sealed local road.	97.1 requests	First year of LGPRF reporting
Condition <i>Sealed local roads below the intervention level</i> Percentage of sealed local roads that are below the renewal intervention level set by Council and not requiring renewal.	97.5 per cent	First year of LG Pro reporting
Service cost <i>Cost of kerbside garbage bin collection service</i> Direct cost of sealed local road reconstruction to Council per square metre of sealed local roads reconstructed.	\$275.97	First year of LGPRF reporting
<i>Cost of kerbside recyclables collection service</i> Direct cost of the kerbside recyclables bin collection service per kerbside recyclables collection bins.	\$20.55	First year of LGPRF reporting
Satisfaction <i>Satisfaction with sealed local roads</i> Community satisfaction rating out of 100 with how Council has performed on the condition of sealed local roads.	68	First year of LGPRF reporting

Reporting on our performance

Planning for where we live

ABOUT THIS OUTCOME

Designed to respond to the challenges of population growth by working with the community to make sure local infrastructure meets the needs of future populations, while encouraging appropriate and sustainable development that respects the natural environment. It also focuses on maintaining Council's assets and infrastructure (e.g. roads, drains, footpaths) and implementing our Capital Works Program.

GOALS

- A considered and sustainable approach to residential and commercial development balancing the needs of our diverse population with our natural surroundings
- A diverse range of affordable and accessible housing options are available to accommodate the changing needs of our community
- Effective planning for local infrastructure that addresses increasing population pressure

SERVICES/ACTIVITIES

- Strategic land use planning and development, including:
 - » Urban design
 - » Heritage advisory service
 - » Landscape architecture
- Statutory planning
- Manningham Planning Scheme
- Infrastructure planning including for:
 - » Drainage
 - » Pathways
 - » Traffic treatments
- Capital works program
- Major projects (e.g. Doncaster Hill Strategy implementation, Aquarena Aquatic and Leisure Centre redevelopment)
- Geographic Information Systems (GIS)
- Graffiti removal.

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Manningham City Council



ACHIEVEMENTS

- An independent audit of our road maintenance functions demonstrated full compliance with Council's Road Management Plan
- Adopted a structure plan for Tunstall Square shopping centre. Developed in consultation with residents, traders, property owners and other stakeholders, it will provide direction for the future use and development over the next 20 years
- The Minister for Planning approved an Amendment C101 to the Manningham Planning Scheme to rezone the Eastern Golf Course site for residential development
- New development is underway at five sites in Doncaster Hill, and works are poised to start at a further three sites – a total of 690 apartments – along with 17 approved planning permits totalling 2,420 apartments.
- Council resolved to seek authorisation from the Minister for Planning to prepare and exhibit Amendment C110 which is proposing changes to planning controls for non-residential uses (e.g. medical centres), aged care facilities and outbuildings (e.g. sheds) to provide clearer guidance within the Neighbourhood Residential, General Residential, Low Density Residential and Residential Growth Zones in Manningham
- Completed a major refurbishment of the Currawong Bush Park Conference Centre
- Participation and involvement in the Municipal Association of Victoria (MAV) Step Asset Management Program, and achieving the required 'core' competency levels in asset management
- Worked with local skateboarders and skate park designers on the redevelopment of Bulleen Bowl Skate Park at Swanston Reserve in Templestowe Lower
- Endorsed the Manningham Problem Gambling Study and subsequently amended our Planning Scheme (Amendment C108) to provide a stronger evidence base and planning framework to support our

decision making in managing the growth and location of electronic gaming machines and venues in Manningham

- Progressed implementation of the Mullum Mullum Reserve Management Plan following the plan's adoption in September 2014 including:
 - ✦ A planning permit has been granted to carry out a range of improvement works, including line marking the lower car park, widening and upgrading the entrances at Springvale and Reynolds roads, construction of new and upgrade of existing pedestrian paths, landscaping and installation of prototype stormwater treatment rain gardens
 - ✦ Work has commenced on the final design for a five court, multi-use stadium, to address the shortfall of court space in Manningham
- Started works on stage two of the Tindals Road reconstruction, between the western entrance to Donvale Christian College and the western approach to the Stintons Road roundabout. Work is anticipated to be complete by October 2015
- Spent \$1.88 million to implement a range of works from the Drainage Strategy. This includes installing around 230 metres of additional drainage to complement the existing system along Florence Avenue, Donvale to protect Donvale preschool and adjoining properties. Drainage improvement works were also completed in Summit Drive, Caprice Court, Birrarung Reserve and the Rosella/Cassowary catchment
- Playgrounds at seven reserves upgraded with new play equipment, seating, picnic tables, and paths as part of the Neighbourhood Park Development Program. A new fitness station was installed at Doncaster Reserve, and nature play areas set up at Zerbes and Finns reserves.

CHALLENGES

- 69 per cent of all planning applications were determined within 60 days, which is below the target of 80 per cent. Council has continued to receive a high volume of planning applications in the past 12 months, with 986 applications compared to 949 in 2013/2014 and 734 for 2012/2013. The volume of work has affected our capacity to achieve targeted turnaround times for the year within existing resources
- A growing number of new developments across the municipality, including the Eastern Golf Course site, will create a significant growth in assets needing to be maintained in future. Building activity has also increased with the total number of building permits up by 1,690 in 2014/2015, and building permits for dwellings with more than two units (70) up by 25 per cent
- The State Government announced a refresh of the State Planning Strategy, Plan Melbourne, and as part of this, the former Ministerial Advisory Committee has been reconvened to address a number of issues and matters omitted from the document. Council will continue to advocate for improvements to the document to reflect the needs of the community
- Realising opportunities for affordable and disability housing
- Finalise flood mapping for the first five catchments of the municipality, for introduction into the Manningham Planning Scheme.

Reporting on our performance

YEAR AHEAD

- Concept planning and design of a state of the art multi-use sports stadium at Mullum Mullum Reserve
- Undertake a Planning Scheme Amendment to introduce a local Environmentally Sustainable Design policy, in conjunction with partner councils
- Continue to implement the high priority actions of the Manningham Residential Strategy by developing new planning policies and controls.

FAST FACTS

- 920 planning applications processed (799 in 2013/2014) comprising:
 - × 100 Fast Track applications
 - × 795 Non-Fast Track applications
 - × 25 VicSmart applications
- Provided advice on 154 pre-application submissions (133 in 2013/2014)
- 69 per cent of planning applications determined within 60 statutory days
- Three Planning Scheme Amendments gazetted
- 1,415 building permits issued (1,224 in 2013/2014)
- Investigated 183 building complaints (158 in 2013/2014)
- \$34.27 million Capital Works Program, of which:
 - × \$30.42 million (\$29.18 million capitalised) was spent (88.8 per cent)
 - × 55 out of 60 projects were delivered (91.7 per cent)
- 900 drainage requests responded to (887 in 2013/2014)
- 15,012 road drainage pits checked and cleared (18,025 in 2013/2014)
- 8,710 kilometres street sweeping completed (excluding transit)
- 90,599m² of Council roads resurfaced (61,900m² in 2013/2014)
- \$35,000 distributed through the Heritage Restoration Fund.

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Manningham City Council

The following statement reviews the performance of Council against the Council Plan, including results achieved in relation to the strategic indicators included in the Council Plan.

STRATEGIC INDICATOR/MEASURE	2013/2014	2014/2015
HOUSING DIVERSITY Number of approved building permits issued for single dwellings, multi-unit developments and apartments.	246	341
HOUSING AFFORDABILITY Percentage of households spending 30 per cent or more of their gross household income on rent or mortgage payments.	N/A	15.5 per cent
INVESTMENT IN COMMUNITY ASSETS Percentage of annual budget allocated to capital works.	33.9 per cent	33 per cent
DELIVERY OF CAPITAL WORKS PROJECTS Actual capital expenditure against adopted capital works budget greater than 90 per cent.	81.3 per cent	88.8 per cent

The following statement reviews the progress of Council in relation to the Initiatives and Major Initiatives identified in the 2014/2015 Budget.

MAJOR INITIATIVE/MEASURE	PROGRESS
<p>Provide a sports complex for increased and broader participation in highball associated events through the progression of the short term priorities of the Highball Infrastructure Plan at Mullum Mullum Reserve.</p> <p>Detailed design of a highball facility at Mullum Mullum Reserve 80 per cent complete by 30 June 2015.</p>	<p>Completed. The design of the stadium is being finalised. A report has been prepared for Council consideration and in principle endorsement prior to a planning permit application being submitted.</p>
INITIATIVE/MEASURE	PROGRESS
<p>Provide strategic input into the Eastern Region water cycle planning process to form the basis for the development of a strategic position paper in 2015/2016.</p> <p>Development of Manningham's strategic position on a broad range of water cycle management issues by 30 June 2015.</p>	<p>Reassessed. The new State Government has a different focus on the whole of water cycle planning process. While Council awaits clarity for the eastern region, a number of water initiatives have been undertaken with local networks.</p>
<p>Implement the short term actions of the Manningham Residential Strategy 2012, consistent with the State Government's reformed residential zones and Metropolitan Strategy.</p> <p>Annual report on the progression of 60 per cent of short term actions.</p>	<p>Completed. The annual report was completed which reported on 65 per cent of short term and ongoing actions of the Residential Strategy.</p>
<p>Implement the Doncaster Hill Mode Shift Plan to complement the Doncaster Hill Strategy.</p> <ul style="list-style-type: none"> — Completion of Doncaster Hill Mode Shift Plan and commencement of implementation of short term actions, and — Completion of the Doncaster Hill Annual Report. 	<p>Completed. The Mode Shift Plan has been adopted by Council and implementation of the actions has commenced.</p> <p>A key action of is the development of a behaviour change plan to encourage the Doncaster Hill community to consider alternative transport modes when travelling in and around Doncaster Hill.</p>
<p>Identify further land subject to flooding in the Manningham Planning Scheme to improve management of future catchment flood levels.</p> <p>Preparation of an amendment to the Manningham Planning Scheme to apply the Special Building or Land Subject to Inundation Overlay to further land identified as subject to flooding in several municipal catchments.</p>	<p>In progress. Delays experienced in relation to the completion of the flood mapping. It is likely that final Council adoption of the proposed amendment will not occur until August 2016 for the first five catchments.</p>
<p>Completion of the 2014/2015 Capital Works Program to maintain, upgrade and develop Council's assets to defined standards.</p> <p>Actual capital expenditure against adopted capital works budget greater than 90 per cent.</p>	<p>In progress. Council spent \$30.419 million (non-capitalised) on the Capital Works Program this year, or 88.8 per cent of the adopted budget of \$34.269 million, which is below Council's target of equal to or greater than 90 per cent. The Capital Works Program has delivered 62 completed projects (75.6 per cent) out of a total of 82 against the adopted program.</p>

Reporting on our performance

The following statement provides information in relation to the services funded in the 2014/2015 Budget and the persons and/or sections of the community who are provided the service.

SERVICE	DESCRIPTION	NET COST
		ACTUAL BUDGET VARIANCE \$000
GEOGRAPHIC INFORMATION SYSTEMS (GIS)	Provides data for Council's Geographic Information System (GIS), Global Positioning Systems (GPS), 3D virtual modelling, intranet and internet, Census demographics, mapping and general data collection.	604
		508
		(96)
STRATEGIC LAND USE PLANNING AND PLANNING AND DEVELOPMENT	Provision of strategic planning, urban design, landscape, heritage and development activities to ensure management of growth that is responsive to demographic, community, economic and social trends.	2,382
		2,343
		(39)
STATUTORY PLANNING	Responsible for the administration and enforcement of the Manningham Planning Scheme and various Acts and regulations pertaining to the statutory planning functions of Council.	2,176
		2,316
		140
STRATEGIC PROJECTS	Delivery and implementation of major building projects and other complex projects on Council's capital works program and is responsible for the provision of strategic advice to Council on the development of strategies for sustainable transport, water conservation, water quality improvements and other sustainability matters.	551
		687
		136
INFRASTRUCTURE PLANNING	Provision of engineering expertise to prepare Council strategies and policies in the key infrastructure categories of road transport and safety, drainage, pathways and traffic design. The service plays a key role in delivering the capital works program and in the preliminary designs for future capital projects.	3,315
		3,207
		(108)
DEVELOPER CONTRIBUTIONS	Collection of developer contributions required under the Manningham planning framework with funds for Council's capital works program.	(2,074)
		(1,145)
		929

The following statement provides the results of the prescribed Service Performance Indicators and measures.

SERVICE/INDICATOR/MEASURE	RESULT	VARIANCE
STATUTORY PLANNING		
Timelines <i>Time taken to decide planning applications</i> Time taken to decide planning applications (median number of days between receipt and a decision).	45 days	First year of LGPRF reporting
Service standard <i>Planning applications decided within 60 days</i> Percentage of planning applications decisions made within 60 days.	69 per cent	First year of LGPRF reporting
Service cost <i>Cost of statutory planning service</i> Direct cost to Council of the statutory planning service per planning application.	\$2,196.12	First year of LGPRF reporting
Decision making <i>Council planning decisions upheld at VCAT</i> Percentage of planning application decisions subject to review by VCAT and that were not set aside.*	44.4 per cent	First year of LGPRF reporting

* Noting this percentage comprises five decisions overturned by VCAT and substantial changes were made to proposed plans for three of the applications following Council's refusal of the application.

Reporting on our performance**Everything we need is local****ABOUT THIS OUTCOME**

Aims to ensure all community members have access to services and facilities that promote health, wellbeing and education. It is also designed to foster the local economy through supporting local business.

GOALS

- Accessible services and facilities for people of all abilities and ages
- Our distinct local villages and activity centres are vibrant places to meet and provide support to local businesses and traders
- Access to services that promote health, wellbeing and education.

SERVICES/ACTIVITIES

- Libraries
- Aged and disability support
- Maternal and child health
- Immunisation
- Children and youth
- Art gallery and programs
- Economic development
- Tourism
- Manningham Function Centre
- Building maintenance of Council assets

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ACHIEVEMENTS

- Implemented a range of health promotion activities, in partnership with community organisations, to deliver on actions in the Healthy City Plan and improve health outcomes for residents, including:
 - » Community education seminar for families focusing on obesity prevention in children
 - » Delivered of a targeted forum to the early years sector to encourage the introduction of healthy eating and physical projects in preschools and maternal and child health services
 - » The Biggest Winner Workshop on a no diet approach to health and wellbeing
 - » Men's health education sessions
 - » Participated in Premier's Active April, including the creation of online events calendar promoting a range of activities to encourage residents to do 30 minutes of physical activity each day that month
- Works on the implementation of the final stages (four, five and six) of the Aquarena Aquatic and Leisure Centre Master Plan commenced on 5 August 2014. The redevelopment works, expected to be complete by mid 2016, include a new indoor pool, splash and play area, an expanded health club, redevelopment of the entrance foyer and a sky bridge from the car park into the facility
- 87 per cent of all actions in the Economic Development Strategy have been delivered or completed. Highlights include:
 - » Several major business development events held to create a stronger business community, including the Business Excellence Awards and Women Inspiring Business Expo and Lunch
 - » Expansion of the Business Development Program to further support the local business community
 - » Council was an active participant in the development of a Regional Investment Attraction Strategy which will be finalised in 2015/2016
 - » Securing funding to promote local shopping strips as part of Business Victoria's Support Small Business Day promotion
 - » Finalisation of stage two of the Jackson Court shopping centre upgrade
- Completed a \$345,000 refurbishment of the Bulleen and Templestowe Senior Citizen Centre
- A review of Council's public immunisation services showed an 88.7 per cent satisfaction level from clients. A number of improvement opportunities were identified, including:
 - » Better targeting of children of 3½ years of age to attend age specific immunisation sessions
 - » Introduction of a 'talking book' for parents with limited English so that they understand the risks and benefits of immunisation before vaccinating their children
- Completed a major review of our libraries services which resulted in a commitment to investigate the future redevelopment of Bulleen and The Pines branch libraries
- Spent \$492,000 on upgrades and improvements at Council owned kindergartens, child care centres, community centres and maternal and child health centres
- Manningham Gallery continued to position itself as a major contemporary facility hosting a diverse range of regionally significant exhibitions, including a major exhibition from the National Portrait Gallery. It also developed a touring show 'Woven Worlds' which will be hosted in regional galleries in Victoria and NSW
- 143 entries received for the 2015 Manningham Victorian Ceramic Awards established by Council to support Victorian ceramic artists and acknowledge the special place ceramics has in Manningham.

CHALLENGES

- Decommissioning and recommissioning of Mental Health Services resulting in relocation of Regional Mental Health service to another municipality, which has impacted on capacity of residents to access services at a local level
- Minimising business interruptions during the redevelopment of the Aquarena Aquatic and Leisure Centre
- Transition of Council's current Home and Community Care (HACC) funded services to the Commonwealth Home Support Programme (CHSP) was delayed as a result in changed timelines from the State and Commonwealth governments. Council will continue to support the transition with minimal disruption to ensure older residents and younger residents with a disability and their carers continue to have access to the care services they require over the transition period
- Library funding from the State Government has continually declined over the past decade, and Council has had to rely on rate revenue to cover the funding gap.

Reporting on our performance

YEAR AHEAD

- Finish construction of the final stage of the Aquarena Aquatic and Leisure Centre Master Plan
- Monitor and evaluate the HACC (Home and Community Care) program transition to the Commonwealth Home Support Programme
- Undertake a feasibility study which identifies and investigates options for the future relocation of the Bulleen Library, including a community hub
- Continue to implement the Economic Development Strategy with a focus on enhancing Manningham’s tourism and activity centres to improve the City’s economy
- Continue to implement the Active for Life Recreation Strategy including the delivery of six diverse recreation programs that encourage the community to be more physically active in our open spaces.

FAST FACTS

- 1,608 business operators engaged with Council through 57 business events (1,395 through 55 events in 2013/2014)

- Manningham’s four library branches – Bulleen, Doncaster, The Pines and Warrandyte – provided:
 - » 615,679 visits (607,613 in 2013/2014)
 - » 1,218,826 loans (1,116,120 in 2013/2014)
 - » 62,315 reference inquiries (59,966 inquires in 2013/2014)
 - » 277,575 public computer and WiFi sessions (190,159 in 2013/2014)
- Eight Maternal and Child Health centres have supported:
 - » 1,124 new births
 - » 1,468 enrolments (498 were first time parents)
 - » 159 new parent groups
 - » 1,088 home visits to new families
 - » 4,067 active clients
 - » 73 clients visited by Enhanced Home Visiting Nurse
- 77,870 hours of child care provided to children aged 0 – 5 years at Early Years @ MC Square
- 56,463 meals provided in client homes and in group venues (68,072 in 2013/2014)
- 463,312 people visited Aquarena Aquatic and Leisure Centre
- Home and Community Care, Disability and Council funded support delivered a total of 167,692 hours of care, comprising:
 - » 66,495 hours general home care
 - » 29,625 hours personal care
 - » 23,956 hours respite
 - » 37,834 hours Planned Activity Groups
 - » 9,782 hours of Assessment and Care Planning
- 2,647 building maintenance requests responded to (2,634 in 2013/2014)
- 14,232 visits to the Manningham Gallery and 12 exhibitions
- 161 courses/workshops delivered by Manningham Art Studios to 11,212 participants
- 13 productions held at the Doncaster Playhouse
- 12,000 visitors per week accessing services at MC²
- 162 organisations and groups permanently hiring space within Council’s community venues
- 1,629 functions/events held at the Manningham Function Centre.

The following statement reviews the performance of Council against the Council Plan, including results achieved in relation to the strategic indicators included in the Council Plan.

STRATEGIC INDICATOR/MEASURE	2013/2014	2014/2015
GOOD LOCAL FACILITIES AND SERVICES Percentage of people who believe their local area has good facilities and services.	70 per cent	78 per cent
EXTENT OF FOOTPATH TRADING Number of footpath trading permits issues.	430	356
PARTICIPATION IN SPECIAL RATE AND CHARGE SCHEME Number of activity centres participating in the special rates and charge scheme for marketing and promotion.	3	3
ACCESS TO LOCAL SHOPPING Percentage of people who believe their local shopping areas provides for their everyday needs.	70 per cent	83 per cent
ACCESS TO HEALTH SERVICES Percentage of people who believe their local area has good access to health services.	71 per cent	73 per cent

The following statement reviews the progress of Council in relation to the Initiatives and Major Initiatives identified in the 2014/2015 Budget.

MAJOR INITIATIVE/MEASURE	PROGRESS
<p>Implement the Aquarena Aquatic and Leisure Centre expansion works to increase access to a range of fitness, leisure, relaxation and social opportunities. 50 per cent of capital works implemented by 30 June 2015.</p>	<p>Completed. The implementation of stages four, five and six of the Aquarena Aquatic and Leisure Centre Master Plan continue to progress as scheduled. It is anticipated that the construction works will be completed in June 2016 as planned.</p>
<p>Prepare for the transition of Home and Community Care (HACC) services to the Commonwealth Home Care Program. Transition from the current State HACC funded services to the Commonwealth HACC funded services by 1 July 2015.</p>	<p>In progress. Relies on the final agreement for the transition being finalised by the State and Commonwealth governments.</p>
INITIATIVE/MEASURE	PROGRESS
<p>Continue to deliver the short and medium term actions of the Manningham Economic Development Strategy in support of local businesses and to boost the local economy. Completion or progression of 20 per cent of the actions of the Economic Development Strategy during 2014/2015.</p>	<p>Completed. As at 30 June 2015, 87 per cent of all actions in the strategy have been delivered or completed. A strong focus on partnerships and an increased role in regional issues has placed Manningham in a good position moving forward.</p>
<p>Implement Healthy Living priorities and actions in the Healthy City Plan in collaboration with local and regional services to enhance the health and wellbeing of the community.</p> <ul style="list-style-type: none"> — Development of a targeted healthy lifestyle program — With a focus on men and children by 30 June 2015 — Delivery of the healthy lifestyle program by 30 June 2015 — Complete an evaluation of the program by 30 June 2015. 	<p>Completed. The Healthy Living priority introduced a new healthy lifestyle program targeted at men and children, with a number of activities being run throughout the year and with ongoing evaluation.</p>

Reporting on our performance

The following statement provides information in relation to the services funded in the 2014/2015 Budget and the persons and/or sections of the community who are provided the service.

SERVICE	DESCRIPTION	NET COST
		ACTUAL BUDGET VARIANCE \$000
LIBRARY SERVICES	Customer focused public library service that caters for the cultural, educational and recreational needs of residents and provides a focal point for the community where they can meet, relax and enjoy the facilities and services offered. The service is directly managed by the Whitehorse Manningham Regional Library Corporation with branches at Bulleen, Doncaster, The Pines and Warrandyte.	3,608
		3,671
		63
COMMUNITY SERVICES	This service provides strategic planning, policy development and direct service provision for a diverse range of children, family and community services. Key services include maternal and child health, immunisation, Manningham early years and the co-ordination of \$1.35 million in funding and service agreement grants to community groups and co-ordinates the Community Grants Program.	4,912
		4,861
		(51)
AGED AND DISABILITY SUPPORT SERVICES	Assists clients to remain and function within their own homes and the community with as much dignity and comfort as possible and prevent early or inappropriate admission to long term residential care. Aged and Disability Support Services also assists older people to remain active and connected within their community. The service provides Council with strategic advice regarding aged and disability issues/trends/directions.	2,928
		3,525
		597
ART GALLERY AND PROGRAMS	Running of the Manningham Art Gallery and art exhibitions at MC ² and associated public education programs, delivery of visual and performing arts courses and workshops at the Manningham Art Studios and the development and delivery of performing arts presentations at the Doncaster Playhouse Theatre.	233
		334
		101
ECONOMIC DEVELOPMENT AND TOURISM	Support the local business sector including promotional, educational and networking activities, investment attraction, promotion of tourism and driving enhancement of activity (shopping) centres.	472
		475
		3
COUNCIL BUILDINGS	Building maintenance services for Council's building assets and includes cyclic, major and emergency maintenance, minor capital works projects, cleaning and security and mechanical service. Essential Safety Measures compliance requirements are also managed by this service. A depreciation expense of \$3.18 million is included relating to the building assets to this activity.	5,256
		5,207
		(49)
FUNCTION CENTRE AND HALLS	Management and hire of the Manningham Function Centre and hire of halls and other venues to community and commercial hirers.	(85)
		(287)
		(202)

The following statement provides the results of the prescribed Service Performance Indicators and measures.

SERVICE/INDICATOR/MEASURE	RESULT	VARIANCE
LIBRARIES		
<i>Utilisation</i> <i>Library collection usage</i> Number of library collection item loans per library collection item.	7.6 items	First year of LGPRF reporting
<i>Resource standard</i> <i>Standard of library collection</i> Percentage of the library collection that has been purchased in the last five years.	76.7 per cent	First year of LGPRF reporting
<i>Service cost</i> <i>Cost of library service</i> Direct cost to Council of the library service per visit.	\$5.12	First year of LGPRF reporting
<i>Participation</i> <i>Active library members</i> Percentage of active library members in the municipal population.	16.2 per cent	First year of LGPRF reporting
HOME AND COMMUNITY CARE		
<i>Service standard</i> <i>Compliance with Community Care Common Standards</i> Percentage of Community Care Common Standards expected outcomes met.	94.4 per cent	First year of LGPRF reporting
<i>Participation</i> <i>Participation in HACC Service</i> Percentage of the municipal target population that receive a HACC service.	22.6 per cent	First year of LGPRF reporting
<i>Participation in HACC Service by CALD people</i> Percentage of the municipal target population in relation to CALD people who receive a HACC service.	18.5 per cent	First year of LGPRF reporting
MATERNAL AND CHILD HEALTH		
<i>Satisfaction</i> <i>Participation in first MCH home visit</i> Percentage of infants enrolled in the MCH service who receive the first MCH home visit.	102.1 per cent	First year of LGPRF reporting
<i>Service standard</i> <i>Infants enrolled in the MCH service</i> Percentage of infants enrolled in the MCH service.	100 per cent	First year of LGPRF reporting
<i>Participation</i> <i>Participation in the MCH service</i> Percentage of children enrolled who participate in the MCH service.	98.6 per cent	First year of LGPRF reporting
<i>Participation in the MCH service by Aboriginal service</i> Percentage of Aboriginal children who attend the MCH service at least once (in the year).	91.7 per cent	First year of LGPRF reporting
AQUATIC FACILITIES		
<i>Service standard</i> <i>Health inspections of aquatic facilities</i> Number of inspections by an authorised officer within the meaning of the <i>Public Health and Wellbeing Act 2008</i> carried out per Council aquatic facility.	3 inspections	First year of LGPRF reporting
<i>Reportable safety incidents at aquatic facilities</i> Number of inspections by an authorised officer within the meaning of the <i>Public Health and Wellbeing Act 2008</i> carried out per Council aquatic facility.	2 incidents	First year of LGPRF reporting
<i>Service cost</i> <i>Cost of indoor aquatic facilities</i> Direct cost to Council less any income received of providing indoor aquatic facilities per visit.	\$1.38	First year of LGPRF reporting
<i>Utilisation</i> <i>Utilisation of aquatic facilities</i> Number of visits to aquatic facilities per head of municipal population.	3.91 visits	First year of LGPRF reporting

Reporting on our performance

Council leadership and organisational performance

ABOUT THIS OUTCOME

Aims to ensure Manningham is well governed through sound and informed decision making, communicating and consulting with the community on major issues and programs, continual improvement to ensure services are responsive to community needs, and advocacy.

GOALS

- A responsive Council which leads through effective planning, advocacy, transparency and accountability
- An efficient organisation that aims to continuously improve service delivery to benefit community outcomes

SERVICES/ACTIVITIES

- Councillors and Chief Executive
- Governance
- Council and committee meetings
- Internal audit
- Records management
- Communications and marketing including:
 - × *Manningham Matters*
 - × Media Releases
 - × Speeches
- Manningham website
- Customer service

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Manningham City Council

ACHIEVEMENTS

- Council has a new Customer Service Policy and Complaint Handling Procedure, which set out the organisation's expectations and staff responsibilities regarding complaints management, including the practices, procedures and behavioural characteristics necessary to achieve excellence in customer service
- Endorsed a Community Engagement Framework which will guide all engagement activities
- An evaluation of the formal continuous improvement program (Manningham Improvements) was completed in early 2015 which has led to a revised framework focusing on increased accountability, clarity, capacity building and leadership
- Celebrated National Reconciliation Week by exhibiting the revised Reconciliation Action Plan 2015–2017 for public comment. It includes a proposed change to the Acknowledgement of Country, and a change to when and where we fly the Flags of Australia
- Residents from a non-English speaking background are able to communicate with Council via a new and improved direct interpreter service

- Adopted a new Fraud and Corruption Policy and Fraud and Corruption Control Plan, and updated the Record Management and Privacy policies
- Council adopted the 2015/2016 Annual Budget together with the Strategic Resource Plan and Annual Initiatives 2015/2016. Highlights include:
 - ✦ \$86 million for operational service delivery and \$37.62 million for the capital works program
 - ✦ Rates for an average residential property in Manningham has been held to an increase of 3.53 per cent (\$64.15) or \$1.23 per week; the lowest increase in more than a decade
 - ✦ Inclusion of 24 Initiatives, including six major initiatives, to deliver on the strategic objectives of the Council Plan
- The total corporate partnership funding achieved during 2014/2015 increased by 15 per cent from 2013/2014.

CHALLENGES

- The State Government intends to introduce legislation that will cap the rates of local government in Victoria. It is foreshadowed this is will have a significant impact on future financial forecasting beyond the 2015/2016 financial year

- Attracting and retaining staff remains a key priority for Manningham. With an ageing demographic, proactive workforce planning to ensure that we can continue to provide the best services possible to our community remains a focus.
- Proactively and creatively identifying and securing partnership funding to alleviate the ongoing pressure cost shifting by other tiers of government to deliver high quality services to our community.

YEAR AHEAD

- Improve the operation of Council's customer call centre by investigating options to centralise its operation to improve customer service and service delivery outcomes
- Employ additional IT resources to help deliver a range of critical projects and systems needed to support customer service and service delivery outcomes
- Review Manningham's IT infrastructure and provide strategic direction about the use of the latest technologies and practices to improve customer service and service delivery outcomes
- Undertake a strategic assessment of Council's IT services and infrastructure and its overall readiness for cloud services, including a strategic roadmap
- Partner with similar councils in the MAV LEAP program to review and improve procurement expenditure practices.

FAST FACTS

- 49 projects were put out for public consultation
- Six issues of *Manningham Matters* produced with 53,000 copies distributed per issue
- Distributed regular newsletters and publications to the community including:
 - ✦ Four issues of *The Rec Wrap*
 - ✦ Four issues of the Doncaster Hill e-newsletter
 - ✦ 18 issues of the Manningham Business e-newsletter
- ✦ Six issues of the *Social Butterflies* newsletter
- ✦ Three issues of the Live Well e-newsletter
- 227 media releases and media statements sent to local media outlets
- 131 speeches written for Council events, project launches and other functions
- 345,364 visits were made to www.manningham.vic.gov.au
- 1,875 people followed Council on Twitter and 987 on Facebook
- \$14.16 million operating surplus delivered
- 46,870 rates notices issued
- 169,452 calls answered by customer service
- Actioned 29,480 customer service requests (30,684 in 2013/2014)
- 16 Freedom of Information requests received and processed.

Reporting on our performance

The following statement reviews the performance of Council against the Council Plan, including results achieved in relation to the strategic indicators included in the Council Plan.

STRATEGIC INDICATOR/MEASURE	2013/2014	2014/2015
PARTICIPATION IN CITIZEN ENGAGEMENT Percentage of people participation in citizen engagement in the last 12 months	N/A	40.5 per cent
LOBBYING Community satisfaction with Council's performance in lobbying on behalf of the community	Performance index rating of 61	Performance index rating of 60*
COMMUNITY CONSULTATION AND ENGAGEMENT Community satisfaction with Council's performance in community consultation and engagement	Performance index rating of 60	Performance index rating of 58*
OVERALL PERFORMANCE Community satisfaction with Council's overall performance	Performance index rating of 66	Performance index rating of 68*
COMMUNITY ENGAGEMENT OPPORTUNITIES Number of opportunities for the community to participate in Council's community engagement activities	30 opportunities	49 opportunities
FINANCIAL PERFORMANCE Achievement of Financial Strategy targets (2014/2015 is the first year of the Local Government Performance Reporting Framework indicators)	6 out of 8 targets met	8 out of 10 targets met (see below)
TRANSPARENCY AND ACCESSIBILITY The percentage of people who know enough about what Council is doing and what its priorities are	31 per cent	36 per cent
QUALITY OF COMMUNICATIONS Percentage of people who agree that communications they receive from Council is useful and informative	58 per cent	65 per cent
SERVICE IMPROVEMENTS ON EFFICIENCIES AND EFFECTIVENESS The number of continuous improvement initiatives undertaken across the organisation	4 initiatives	10 initiatives
VALUE FOR MONEY Percentage of people who believe that Council delivers value for money with respect to the services it provides	29 per cent	33 per cent

* The source for results is the 2015 Local Government Community Satisfaction Survey.

FINANCIAL PERFORMANCE AND SUSTAINABILITY

Council ended 2014/2015 in a sound financial position with a strong balance sheet and a healthy surplus, through which operational services and the provision of community assets are funded.

- Net assets increased by \$195 million to \$1.8 billion
- The surplus for the year was \$14.20 million, \$2.01 million more than budget.

Full details of Council's financial results are detailed in the 2014/2015 Financial Report and the 2014/2015 Performance Statement. The documents commence on page 79 and 125 respectively of this Annual Report.

The following strategic indicators of Council's financial performance are drawn from the audited results of Council and the Performance Statement:

- 7 per cent adjusted underlying result ratio, just below the target of 7.3 per cent
- 206.1 per cent working capital ratio, above the target of 167.8 per cent

- 67.5 per cent unrestricted cash to current liabilities ratio, above the target of 51.9 per cent
- 8.3 per cent loans and borrowings to rates ratio, equal to target of 8.3 per cent
- 8.0 per cent indebtedness ratio, above the target of 8.5 per cent
- 71.3 per cent asset renewal ratio, below the target of 85.7 per cent
- \$860 own source revenue per head of population, above the target of \$847
- \$110 recurrent grants per head of population, above the target of \$96.40.

The following statement reviews the progress of Council in relation to the Initiatives and Major Initiatives identified in the 2014/2015 Budget.

MAJOR INITIATIVE/MEASURE	PROGRESS
<p>Expand the Manningham Improvements program by increasing the number of continuous improvement projects.</p> <p>Ten cross-organisational projects delivered by 30 June 2015 that result in demonstrable service quality and performance improvements.</p>	In progress. Nine of the ten projects are on track to deliver improvements, with four currently trialling recommendations.
INITIATIVE/MEASURE	PROGRESS
<p>Implement the Sponsorship Prospectus Action Plan aimed at attracting funding partnerships and support to Council services, programs and events.</p> <p>The total partnership funding achieved in 2013/2014 to be exceeded in 2014/2015.</p>	Completed. The total partnership funding achieved in 2014/2015 has exceeded the previous financial year by 15 per cent.
<p>Implement a Community Engagement Framework to ensure a best practice approach for all our engagement activities.</p> <p>At least 50 per cent of the Service Units educated on the Community Engagement Framework.</p>	Completed. A revised Community Engagement Framework was endorsed by Council. The best practice approach continues to be embedded across the organisation to build capacity to better engage the community in Council activities.

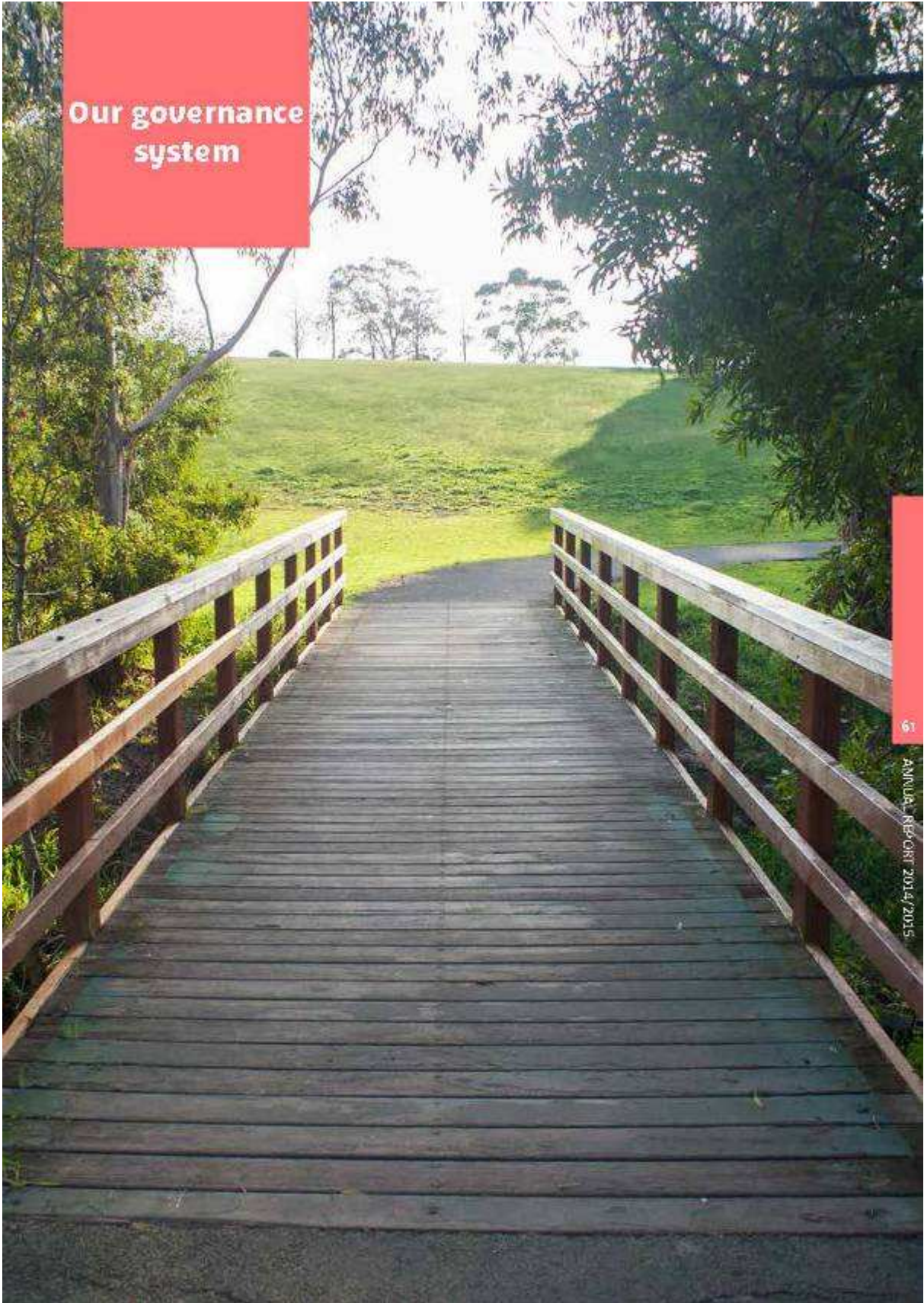
The following statement provides information in relation to the services funded in the 2014/2015 Budget and the persons and/or sections of the community who are provided the service.

SERVICE	DESCRIPTION	NET COST
		ACTUAL BUDGET VARIANCE \$000
COUNCILLORS AND CHIEF EXECUTIVE	This area includes the Mayor, Councillors and Chief Executive Officer and associated support which cannot be easily attributed to the direct service provision areas.	1,127
		1,073
		(54)
COMMUNITY RELATIONS AND MARKETING	Provides a range of activities to facilitate internal communication across the organisation, and between the organisation and the community and key stakeholders.	1,467
		1,351
		(116)
CUSTOMER AND CIVIC SERVICES	Provides a range of customer service, governance, statutory and corporate support services and acts as the main customer interface with the community. Services include the co-ordination of Council and committee meetings, contracted internal audit function and office support services at the Civic Centre.	2,811
		2,812
		1

Reporting on our performance

The following statement provides the results of the prescribed Service Performance Indicators and measures.

SERVICE/INDICATOR/MEASURE	RESULT	VARIANCE
GOVERNANCE		
Transparency <i>Council resolutions made at meetings closed to the public</i> Percentage of Council decisions made at meetings closed to the public.	1.9 per cent	First year of LGPRF reporting
Consultation and engagement <i>Satisfaction with community consultation and engagement</i> Community satisfaction rating out of 100 with the consultation and engagement efforts of Council.	58 out of 100	First year of LGPRF reporting
Attendance <i>Councillor attendance at Council meetings</i> Percentage of attendance at ordinary and special Council meetings by Councillors.	92.6 per cent	First year of LGPRF reporting
Service cost <i>Cost of governance</i> Direct cost of the governance service per number of Councillors elected at the last general election.	\$41,044.84	First year of LGPRF reporting
Satisfaction <i>Satisfaction with Council decisions</i> Community satisfaction rating out of a 100 with how Council has performed in making decisions in the interest of the community.	60 out of 100	First year of LGPRF reporting



Our governance system

Our governance system

HOW WE GOVERN

Manningham City Council is a public statutory body constituted under the *Local Government Act 1989* to provide leadership for the good governance of the municipal district and the local community.

The elected Council is the formal decision making body and consists of nine Councillors. The administration of the organisation is headed by the Chief Executive Officer.

Council has a number of roles, including:

- Taking into account the diverse needs of the local community in decision making
- Providing leadership by establishing strategic objectives and monitoring achievements
- Ensuring that resources are managed in a responsible and accountable manner
- Advocating the interests of the local community to other communities and governments
- Fostering community cohesion and encouraging active participation in civic life.

The day to day operational matters are the province of the Chief Executive Officer under the provisions of the Act. The Council also delegates various powers and responsibilities to the Chief Executive Officer.

GOVERNANCE FRAMEWORK

Manningham Council places a strong emphasis on good governance, ensuring that Council operates effectively, efficiently, impartially and with integrity. Manningham employs good governance principles by making decisions based on proper processes and systems, and making sure Council officers carry out these decisions appropriately.

Good governance involves two types of governance:

1. **Democratic** – elected Councillors and the authority they have to make decisions
2. **Corporate** – the way in which Council is run and the framework in which its systems and processes operate.

Council is committed to effective and sustainable forms of democratic and corporate governance as the key to ensuring that Council and its administration meet the community's priorities.

The community has many opportunities to provide input into Council's decision making processes, including:

- Vote for Councillors every four years through the Local Government election for the City of Manningham
- Write to, email or call elected members of the Council
- Make a submission on the Council's budget and Council Plan and Council Plan Action Plan when advertised each year
- Public forums such as question time at a Council meeting

- Become a member of the Household Panel, which is invited to participate in surveys, focus groups, workshops and other consultation activities throughout the year
- Make submissions on other major projects that are consulted on or advertised throughout the year.

For more information, visit www.yoursaymanningham.com.au

Democratic governance

DECISIONS

Council's formal decision making processes are conducted through Council meetings. At these meetings, reports from Council officers are submitted with a recommendation for the consideration of the Council on a range of matters, including planning permit applications, strategic land use and development planning, community services, health and local laws matters, road and traffic management and administration and financial issues.

A Councillor has no authority over Council staff and delegates the majority of its decision making to Council staff. These delegations are exercised in accordance with adopted Council policies.

However, the Council as a whole employs the Chief Executive Officer, and collectively reviews his/her performance.

Although the Mayor has no more authority than other Councillors, the position is significant as a community leader and Council spokesperson. The Mayor performs an important leadership, social and ceremonial function (e.g. citizenship ceremonies) and is chair of all Council meetings.

MEETINGS

Ordinary Meetings of Council are held at the Manningham Civic Centre and are open to the public. Residents, local traders and community members are encouraged to attend. Some matters, due to their confidentiality, may be considered by Council in a closed session. Special Meetings of Council may also be called to deal with urgent matters. All meetings are conducted in accordance with Council's Meeting Procedure Local Law. Council's meeting schedule, agendas and minutes, are available on Council's website.

In 2014/2015, there were 12 Ordinary Meetings of Council and three Special Meetings of Council. The following table provides a summary of Councillor attendance at these meetings.

COUNCILLOR	ORDINARY	SPECIAL
Cr Meg Downie	12 out of 12	3 out of 3
Cr Sophy Galbally	11 out of 12	2 out of 3
Cr Jim Grivokostopoulos	12 out of 12	3 out of 3
Cr Geoff Gough	11 out of 12	3 out of 3
Cr Dot Haynes	11 out of 12	3 out of 3
Cr Michelle Kleinert (Deputy Mayor)	11 out of 12	2 out of 3
Cr Paul McLeish (Mayor)	11 out of 12	2 out of 3
Cr Stephen O'Brien	12 out of 12	3 out of 3
Cr Jennifer Yang	10 out of 12	3 out of 3

STRATEGIC BRIEFING SESSIONS (SBS)

Strategic Briefing Sessions are used to provide an informal briefing to Councillors on matters of a strategic or policy nature prior to the matter being presented to a Council meeting.

COMMITTEES

Council has established and operates a large number of internal advisory and other committees. Appointments to these committees allow Councillors to have input into Council projects, groups or events in which they may have a particular interest.

The table below shows the appointments that were made by Council on 2 December 2014. These appointments are reviewed on an annual basis.

COMMITTEE	APPOINTEE(S)
Access and Equity Advisory Committee	Cr Kleinert (chair)
Audit Committee	Cr Gough Cr McLeish Cr Yang
Doncaster Rail Advocacy Steering Committee (DRASC)	Cr Grivokostopoulos Cr McLeish (chair) Cr Yang
Executive Performance Review Committee	Cr Galbally Cr Haynes Cr McLeish (chair) Cr Kleinert
Heritage Advisory Committee	Cr Downie (chair)
Manningham Art Collection Advisory Committee	Cr O'Brien (chair)
Manningham Charitable Fund Grants Assessment Panel	Cr Grivokostopoulos Cr McLeish (chair)
Municipal Emergency Management Planning Committee	Cr Downie (chair)
Municipal Fire Management Planning Committee	Cr Downie (chair)
Open Space and Streetscape Design Advisory Committee	Cr Galbally Cr Gough (chair) Cr Haynes
Senior Citizens Reference Group	Cr Downie (chair)
Sustainable Design Taskforce	Cr Downie Cr O'Brien (chair)
Transport Advisory Committee	Cr Galbally Cr Haynes (chair) Cr Kleinert

Our governance system

Councillors also represent Council on a number of external bodies and committees, including:

COMMITTEE	APPOINTEE(S)
Eastern Affordable Housing Alliance	Cr Sophy Galbally
Eastern Transport Coalition	Cr Jennifer Yang
Manningham Interfaith Network	Cr Dot Haynes
Manningham Promoting Character	Cr Dot Haynes
Metropolitan Transport Forum	Cr Paul McLeish
Metropolitan Waste Management Group	Cr Dot Haynes
Municipal Association of Victoria	Cr Sophy Galbally Substitute – Cr Jim Grivokostopoulos
Municipal Association of Victoria Planning Committee	Cr Meg Downie
Northern Alliance for Greenhouse Action (NAGA) Executive Committee	Cr Sophy Galbally
Victorian Local Governance Association	Cr Paul McLeish Substitute – Cr Jim Grivokostopoulos
Whitehorse Manningham Regional Library Corporation	Cr Jim Grivokostopoulos Cr Meg Downie

CODE OF CONDUCT

Councillors are bound by a Code of Conduct. The Code describes the standards of ethical and moral behaviour expected of Councillors. The Code covers relationships between Councillors and staff, the use of Council resources and dispute resolution procedures. The Code was reviewed and revised on 25 June 2013 following the 2012 general election as provided for in the *Local Government Act 1989*. It can be viewed on Council's website.

CONFLICT OF INTEREST

Councillors are elected by the residents and ratepayers to act in the best interests of the community. When a council delegates its powers to a Council officer or a committee, the committee or officer also needs to act in the public interest.

A conflict of interest occurs when a personal or private interest might compromise the ability to act in the public interest. A conflict of interest exists even if no improper

act results from it. Council has a comprehensive procedure in place to accommodate the disclosure of a conflict of interest.

Declaration of a conflict of interest is a standard agenda item for all Council and Committee meetings. In general they involve disclosing the relevant interests in a specific way and then stepping aside from the relevant decision making process or from the exercise of the public duty. A register is maintained to record all disclosed conflict of interests.

During 2014/2015, four conflicts of interest were declared at Council and committee meetings.

ASSEMBLY OF COUNCILLORS

The *Local Government Act 1989* provides that any scheduled meeting between five or more Councillors (in Manningham's case) and at least one Council officer that considers matters intended or likely to come before Council for decision is an 'Assembly of Councillors'. In addition, a

meeting of an advisory committee that has one or more Councillors as members of the committee is also an 'Assembly of Councillors'. A record of meetings that were an 'Assembly of Councillors' is tabled at each ordinary meeting of Council, which discloses business items, those present and any declarations of conflict of interest.

ALLOWANCES

Councils may set annual allowances for their Mayor and Councillors according to their predetermined category, based on criteria such as each council's individual size and revenue base. Manningham is a 'Category 2' council. Current allowances for Mayors and Councillors across Victoria increased on 24 December 2013 by 2.5 per cent. This was the annual adjustment as determined by the Local Government Minister and permitted under Section 73B of the *Local Government Act 1989*.

In 2014/2015, the allowances, including 9.50 per cent superannuation, were set at:

- Mayor, \$78,485
- Councillors, \$25,365.

EXPENSES

There is an annual budget for Councillor expenses of \$9,685 per Councillor and \$11,840 for the Mayor. This budget is all inclusive and covers conferences, training, travel, child minding, telephones, etc. and Councillors are expected to operate within their individual budget. Council may also reimburse Councillors for any necessary out of pocket expenses they incur while performing their duties as a Councillor. The table below shows the budgeted and actual expenses for 2014/2015.

	2013/2014	2014/2015
Budget	\$88,260	\$89,320
Actual	\$56,099	\$85,835

Council also publishes its travel register on its website in July each year showing interstate and overseas travel undertaken by Councillors and Council officers.

Corporate governance

CEO AND DELEGATIONS

Manningham's CEO, Joe Carbone, is the only member of staff directly appointed by, and responsible to, Council. The CEO implements Council decisions, ensures Council achieves its Council Plan objectives and manages the day to day operations of the organisation. The CEO's performance is reviewed annually by the Council.

Decisions under delegation can only be exercised in line with existing Council adopted policies. These powers are reviewed by each newly elected Council and regularly thereafter. The CEO's delegate powers include the ability to negotiate the sale of Council properties and purchase of land following an in principle decision by Council. The CEO has further delegated powers to Council officers who carry out the functions of Council on a daily basis.

Further reading, www.manningham.vic.gov.au/public-registers-and-information

SENIOR OFFICERS (INCLUDING REMUNERATION)

Senior Officers are employed under contracts of up to five years. Performance plans are reviewed annually by the CEO in accordance with the *Local Government Act 1989* Section 97A (2). A Senior Officer is the CEO, or an officer of Council who has management responsibilities and reports directly to the CEO, or any other member of Council staff whose total annual remuneration exceeds \$133,000.

As at 30 June 2015, Manningham had 28 senior officers, with a total remuneration of \$4,641,742 in 2014/2015.

In accordance with Section 11 of the Local Government (General) Regulations 2004, remuneration of all Senior Officers is available for public inspection. In addition, in May 2012, Council resolved to include a remuneration disclosure in its Annual Report disclosing the remuneration of the five most senior highly remunerated officers, including service contract duration, salary and benefits entitlements.

This disclosure shows that information as at 30 June 2015 and is in addition to the disclosure contained in the Related Party note in the Financial Statements.

NAME/POSITION	TERM AND DURATION OF CONTRACT	TOTAL REMUNERATION	OTHER BENEFITS
Joe Carbone Chief Executive Officer	Current contract period commenced in position on 21/01/2013. Contract expires on 20/01/17	\$328,800 (includes salary, and superannuation)	Ability to salary sacrifice for employer superannuation and Fringe Benefits Tax exempt benefits, five weeks annual leave and accrues Long Service Leave.
Leigh Harrison Director Assets and Engineering	Current contract period commenced in position on 09/03/2010. Contract expires on 09/03/2018	\$244,819 (includes salary, superannuation, and motor vehicle)	Ability to salary sacrifice for employer superannuation, motor vehicle and Fringe Benefits Tax exempt benefits, five weeks annual leave and accrues Long Service Leave.
Philip Lee Director Shared Services	Current contract period Commenced in position on 16/12/2013. Contract expires on 16/12/2016	\$238,800 (includes salary, and superannuation)	Ability to salary sacrifice for employer superannuation and Fringe Benefits Tax exempt benefits, five weeks annual leave and accrues Long Service Leave.
Teresa Dominik Director Planning and Environment	Current contract period Commenced in position on 05/04/2012. Contract expires on 04/04/2017	\$218,000 (includes salary, superannuation, and motor vehicle)	Ability to salary sacrifice for employer superannuation, motor vehicle and Fringe Benefits Tax exempt benefits, five weeks annual leave and accrues Long Service Leave.
Chris Potter Director Community Services	Current contract period Commenced in position on 15/07/2013. Contract expires on 14/07/2018	\$196,148 (includes salary and superannuation)	Ability to salary sacrifice for employer superannuation and Fringe Benefits Tax exempt benefits, five weeks annual leave and accrues Long Service Leave.

Our governance system

STAFF CODE OF CONDUCT

Section 95AA of the *Local Government Act 1989* requires the Chief Executive Officer to develop and implement a Code of Conduct for Council staff. Section 95 of the Act requires Council staff, in the course of their employment, to:

- Act impartially
- Act with integrity including avoiding conflicts of interest
- Accept accountability for results
- Provide responsive service.

The purpose of the code is to prescribe the conduct required by employees to deliver the high ethical and moral standards expected in government and to promote excellent service to the community.

In 2014/2015, Council undertook a significant review of the Employee Code of Conduct. This new code contains thirty elements structured around the requirements of the Act.

FRAUD AND CORRUPTION CONTROL

Council is the custodian of significant public funds and assets therefore it is important that the community has assurance that these are adequately protected from fraud and corruption. In January 2015, Council adopted Fraud and Corruption Policy and a Fraud and Corruption Control Plan.

The policy sets out specific guidelines and responsibilities regarding appropriate actions that must be followed for the investigation of fraud and corruption and other similar irregularities. The Plan documents Council's approach to controlling fraud and corruption at both strategic and operational levels.

Management

Council has implemented a number of statutory and better practice items to strengthen its management framework. Having a strong governance and management framework leads to better decision making by Council.

The Local Government (Planning and Reporting) Regulations 2014 requires Council to undertake an assessment against the prescribed governance and management checklist which can be found on page 67. The following items have been highlighted as important components of the management framework.

AUDIT COMMITTEE

The Audit Committee includes four independent members, one of whom is the chair, and three Councillor representatives, one of whom is the Mayor.

The Audit Committee is an advisory committee of Council established in accordance with section 139(2) of the *Local Government Act 1989* to assist Council to discharge its responsibilities by providing oversight in the areas of financial reporting, risk management, systems of internal controls and compliance with regulatory requirements.

Its role also involves input into the development of the strategic and annual audit plans and monitoring of the implementation of the plans and review of the external audit function and findings.

The objectives of the Audit Committee are to:

- Facilitate effective management of all risks, including financial risks and the protection of Council assets
- Encourage compliance with all laws and regulations as well as use of best practice guidelines
- Enhance the credibility and objectivity of internal and external financial reporting
- Assist in maximising the effectiveness of the internal audit function

- Provide an effective means of communication between the External Auditor, Internal Auditor, Executive Management Team and the Council.

AUDIT COMMITTEE MEMBERS AS AT 30 JUNE 2015

INDEPENDENT	COUNCILLORS
Mr Alan Fotheringham (chair)	Cr Paul McLeish
Dr Robert Sadler	Cr Jennifer Yang
Mr Michael Said	Cr Geoff Gough
Mr Rob Hogarth	

For independent members, the annual remuneration is \$9,000 for the Chair and \$7,000 for other members.

The Chief Executive Officer, Director Shared Services, Group Manager Finance, Manager People, Culture and Risk, the Co-ordinator Risk Management and Safety and the Internal Auditor (contractor – Crowe Horwath) attend Audit Committee Meetings. The Audit Committee conducts four ordinary meetings, with a fifth meeting convened to review the Annual Financial Statements. The Auditor General's agent attends the special meeting to report any matters of significance in relation to the Financial Statements.

As part of Council's commitment to propriety and good governance, the Chair of the Audit Committee may meet privately with the full Council, in the absence of the Executive Management Team, to discuss any matters which the independent members and the Councillors may wish to raise. The Chair of the Audit Committee reports the substance of those discussions to the following Audit Committee meeting.

INTERNAL AUDIT

Internal audit provides an independent and objective review and advisory service to provide assurance to the Council and management that Council's financial and operational controls

designed to manage the Council's risks and achieve its objectives are operating in an efficient, effective and ethical manner. Crowe Horwath is the current contractor performing the internal audit function.

The Internal Audit process assists Council and the Chief Executive Officer to accomplish our objectives by bringing a systematic, disciplined approach to improve the effectiveness of risk management, control and governance processes.

Council, in consultation with the Audit Committee and the Internal Auditor, develops an annual audit plan. The audit projects in the annual audit plan reflect a mix of Council's identified enterprise risk exposures and operational risks as well as prudent compliance and performance audits.

The following reviews were completed in 2014/2015:

- Maternal and Child Health
- Immunisation Management
- Statutory Building
- Building Maintenance (Essential Safety Measures)
- Playground Maintenance
- Instrument of Delegations
- Fraud Management and Prevention
- Tendering, Conflict of Interest and Contract Management
- Privacy Act Compliance
- Procurement.

EXTERNAL AUDIT

Council is externally audited by the Victorian Auditor-General's Office (VAGO). For the 2014/2015 financial year, the financial and performance statements of Council were audited by a representative from VAGO as required by the *Audit Act 1994*. These can be viewed on pages 125 – 133 of this Annual Report.

Our governance system



RISK MANAGEMENT

Risk management is the combination of organisational systems, processes, procedures and culture that facilitate the identification, assessment, evaluation and treatment of risk in order to protect the organisation and assist in the successful pursuit of its strategies and performance objectives.

Council's updated Risk Management Framework has been in place for 12 months and is progressively being implemented and embedded across the organisation. Activity has revolved around a quarterly review of the Risk Register and reporting to the Risk and Audit Committees, and presenting the first, six monthly Local Government Report to Council.

A Risk Management Cultural Measurement Tool has been created to monitor and measure the cultural development of enterprise wide risk management through measurement of performance indicators under the following categories: governance, knowledge and ownership and systems. Performance is assessed twice a year and presented to the Audit Committee.

The key elements of the Risk Management Framework are:

- Risk Management Strategy
- Risk Management Policy
- Risk Management Assessment Tool

- Risk Register
- Risk Reporting
- Risk Management Incident and Near Miss Procedure
- Risk Management Cultural Measurement Tool
- Risk Management Committee
- Audit Committee.

Manningham Council, under the leadership of the CEO, is committed to establishing an organisational culture that ensures that effective risk management is embedded in all activities and business processes across all staff levels and locations. Council's risk management process, consistent with the AS/NZS ISO 31000:2009, is illustrated in the diagram above.

PUBLIC LIABILITY AND PROFESSIONAL INDEMNITY INSURANCE

Manningham Council continues to perform well in regard to the management of its public liability and professional indemnity risk exposure, with focused attention on high risk exposures including trips and falls, tree and water damage. Council's proactive under excess claims management system is mitigating claims escalating into large claims on Council's public liability policy. No new claims have been made on this policy since 2012, which has resulted in a premium reduction in the forthcoming 2015/2016 renewal terms.

PROPERTY AND FIDELITY INSURANCE

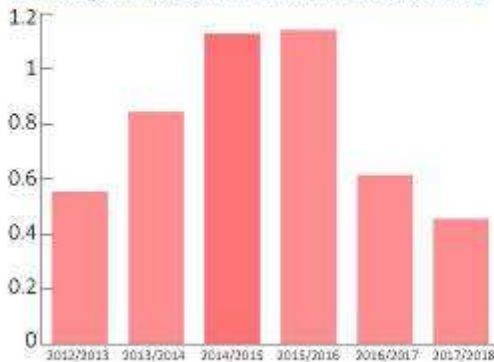
There has been a concerted effort across Council to reduce the potential for incidents that might result in claims. There was one building damage claim under the property policy in 2014/2015, which resulted in the insured successfully negotiating recovery action against the third party's motor vehicle insurer. This is expected to contribute towards reduced premium trending and savings in the next financial year.

OCCUPATIONAL HEALTH AND SAFETY

Council continues its commitment to health and safety with a new OHS Policy Statement under our new slogan of "My Workplace. My Safety" with the expressed commitment of the Executive Management Team.

The stated commitment to the health and safety of employees, contractors and other stakeholders is the first of a renewed direction in OHS management which involves an OHS management system framework and revision of current policies, procedures and processes. The OHS management system will enable Manningham's continued compliance with the *Occupational Health and Safety Act 2004*, with the view to continuous improvement and evaluation of Council's OHS management strategies.

WORKCOVER INDUSTRY PERFORMANCE RATING



Over the next year key policies and procedures will be reviewed in line with the new direction.

- **Committees and Consultation** – two divisional OHS Committees based at the Civic Centre and the Depot, and chaired by a Director, report up to the Central Safety Committee. This structure allows a strategic approach for the identification and resolution of local issues, as well as any broader issues that have organisational wide impact. Elected Health and Safety Representatives attend these committees to discuss topics of interest. Council continues to undertake consultation in regard to health and safety outside of formal committee structures, for example, by involving employees in risk assessments, hazard assessments and incident investigations.
- **Emergencies** – there are various types of emergency situations which could occur in Council buildings and surrounds. Council has set up an Emergency Planning Committee (EPC) to determine the types of emergencies and to ensure staff and the Emergency Control Organisation (ECO) are ready to act. The EPC meets at least quarterly to plan for emergencies and test current systems. Systems of response training provided by external consultants.

WORKPLACE INJURIES AND CLAIMS

Council has continued to improve injury management processes and systems to ensure injured workers are supported at all times during their recovery and return to work. This is carried out in accordance with compliance requirements outlined in the *Workplace Injury Rehabilitation and Compensation Act 2013*.

The cumulative impact of Council's injury management and OHS processes and procedures during the past year has realised a 27.14 per cent reduction in WorkCover Premium for the 2015/2016 period.

The chart above illustrates Council's WorkCover performance rate for the last four years. With one being the industry average for Local Government, Council's performance currently sits at 0.455 which is 54.5 per cent better than our Local Government peers.

ASSET MANAGEMENT

Council is responsible for an extensive range of infrastructure assets, such as buildings, roads and bridges, drainage, parks and recreational facilities. This represents a significant investment made over many generations to ensure that the assets and the services that Council delivers are managed in an economical and sustainable manner.

The replacement value of these assets (including land and fixed assets) is estimated at \$2 billion, and Council currently spends, on

average, around \$13.5 million per year on the refurbishment and renewal of its infrastructure assets.

Sound and sustainable asset management is necessary to enable Council to meet its responsibilities and obligations in order to provide necessary services and facilities, to manage and maintain these important community assets and to meet legislative, regulatory and reporting requirements.

Council's approach to asset management forms part of a framework that includes the application of asset management best practices, the implementation of corporate information systems for data management, reporting and works planning, a planned and fully funded approach to timely infrastructure renewal, and the consideration of lifecycle costing for capital investment decisions for new or enhanced infrastructure.

There are a number of key documents that form part of the framework that influences and drives asset management at Council.

These include Council's Asset Management Policy and Asset Management Strategy, which provides direction and guidance for the ongoing management of Council's assets, and also defines the principles and methodology on which the long term Capital Works Program is developed.

The Capital Works Program assigns funding priority to the renewal and refurbishment of existing assets, over the creation of new assets, to ensure that the standard of Council's existing infrastructure facilitates levels of service that are affordable and continue to meet community expectations, changes in standards and growth of the city.

In 2014/2015, Council invested \$14 million in asset renewal. Highlights included:

- Building restoration and refurbishment works at various Council buildings (Bulleen Templestowe Senior Citizens Centre, Doncaster East Preschool and Park Orchards Tennis Club) – \$2.12 million
- Road restoration and reseal works (Tunstall Road, Bourke Street and Rocklea Road) – \$3.15 million
- Restoration and renewal of Council's open space and recreational assets (fencing, water services, floodlighting and sports grounds) – \$440,000
- Ongoing replacement of Council's fleet of vehicles and mobile plant items – \$1.43 million.

Our governance system

NATIONAL ASSET MANAGEMENT ASSESSMENT FRAMEWORK (NAMAF)

Council participates in, and is a strong advocate of, the MAV Step Asset Management Program. The Step Program was established to raise awareness, assist councils with asset management and to support a common best practice approach across the industry.

The Step Program continues to evolve and now includes best practice guidelines and practices contained in the Federal Government's National Asset Management Assessment Framework (NAMAF).

The Framework is being used nationally to support improvement in local governments' asset management planning and performance, and to assist councils to achieve a 'Core' or 'Advanced' level of asset management maturity within their organisation. The 'Core' maturity level is the minimum level that all councils should attain and this was to be achieved by Manningham in December 2012.

There are 11 key assessment elements that the NAMAF includes to evaluate asset management performance. A summary of Manningham's performance (scorecard) for 2014/2015 is outlined in the table below and it includes a comparison with outer metropolitan councils.

The results show that Manningham has achieved a high level of asset management performance, having reached 'Core' maturity level in all of the key elements, and is generally operating at or above the industry standard in comparison to other councils.

The Step Program will continue to be implemented in 2015/2016 and will focus on achieving improved NAMAF outcomes, and to support further improvement in asset management performance, financial sustainability and service planning, that will assist Councils to achieve its strategic outcomes.

KEY ASSET MANAGEMENT ELEMENTS	OUTER METROPOLITAN	MANNINGHAM
Strategic planning	Excellence (95%)	Excellence (100%)
Annual budget	Excellence (100%)	Excellence (100%)
Annual report	Excellence (100%)	Excellence (100%)
Asset Management Policy	Excellence (100%)	Excellence (100%)
Asset Management Strategy	Excellence (100%)	Excellence (100%)
Asset Management Plans	Proficient (95%)	Excellence (100%)
Governance and management	Excellence (95%)	Excellence (100%)
Levels of service	Proficient (85%)	Excellence (100%)
Data and systems	Excellence (95%)	Excellence (97%)
Skills and processes	Excellence (95%)	Excellence (98%)
Evaluation	Proficient (90%)	Excellence (100%)

Governance and management checklist

The following are the results in the prescribed form of Manningham Council's assessment against the prescribed governance and management checklist.

GOVERNANCE AND MANAGEMENT ITEMS	ASSESSMENT
Community engagement policy (policy outlining Council's commitment to engaging with the community on matters of public interest)	Current policy in operation Date of operation: 31 October 2014
Community engagement guidelines (guidelines to assist staff to determine when and how to engage with the community)	Current guidelines in operation Date of operation: 31 October 2014
Strategic Resource Plan (plan under section 126 of the Act outlining the financial and non financial resources required for at least the next 4 financial years)	Plan adopted in accordance with section 126 of the Act Date of adoption: 23 June 2015
Annual budget (plan under section 130 of the Act setting out the services to be provided and initiatives to be undertaken over the next 12 months and the funding and other resources required)	Budget adopted in accordance with section 130 of the Act Date of adoption: 23 June 2015
Asset management plans (plans that set out the asset maintenance and renewal needs for key infrastructure asset classes for at least the next 10 years)	Current plans in operation Drainage plan date of operation: 31 July 2007 Roads plan date of operation: 28 August 2012 Building plan date of operation: 28 August 2012 Parks plan date of operation: 28 August 2012
Rating strategy (strategy setting out the rating structure of Council to levy rates and charges)	Current strategy in operation Date of operation: 26 June 2007
Risk policy (policy outlining Council's commitment and approach to minimising the risks to Council's operations)	Current policy in operation Date of operation: 30 September 2014
Fraud policy (policy outlining Council's commitment and approach to minimising the risk of fraud)	Current policy in operation Date of operation: 20 January 2015
Municipal emergency management plan (plan under section 20 of the <i>Emergency Management Act 1986</i> for emergency prevention, response and recovery)	Prepared and maintained in accordance with section 20 of the <i>Emergency Management Act 1986</i> Date of preparation: 15 May 2015
Procurement policy (policy under section 186A of the <i>Local Government Act 1989</i> outlining the matters, practices and procedures that will apply to all purchases of goods, services and works)	Prepared and approved in accordance with section 186A of the <i>Local Government Act 1989</i> Date of approval: 24 June 2014
Business continuity plan (plan setting out the actions that will be taken to ensure that key services continue to operate in the event of a disaster)	Current plan in operation Date of operation: 29 April 2015
Disaster recovery plan (plan setting out the actions that will be undertaken to recover and restore business capability in the event of a disaster)	Current plan in operation Date of operation: 29 April 2015
Risk management framework (framework outlining Council's approach to managing risks to the Council's operations)	Current framework in operation Date of operation: 30 September 2014
Audit Committee (advisory committee of Council under section 139 of the Act whose role is to oversee the integrity of a Council's financial reporting, processes to manage risks to the Council's operations and for compliance with applicable legal, ethical, and regulatory requirements)	Committee established in accordance with section 139 of the Act Date of first establishment: 13 January 1998
Internal audit (independent accounting professionals engaged by the Council to provide analyses and recommendations aimed at improving Council's governance, risk and management controls)	Internal Auditor engaged Date of engagement: 8 September 2011

Our governance system

GOVERNANCE AND MANAGEMENT ITEMS	ASSESSMENT
Performance reporting framework (a set of indicators measuring financial and non financial performance, including the performance indicators referred to in section 131 of the Act)	Current framework in operation Date of operation: 29 April 2014
Council Plan reporting (report reviewing the performance of the Council against the Council Plan, including the results in relation to the strategic indicators, for the first six months of the financial year)	Current report Date of report: 23 June 2015
Financial reporting (quarterly statements to Council under section 138 of the Act comparing budgeted revenue and expenditure with actual revenue and expenditure)	Quarterly Statements presented to Council in accordance with section 138(1) of the Act Quarter 1 statement presented: 28 October 2014 Quarter 2 statement presented: 27 January 2015 Quarter 3 statement presented: 26 May 2015
Risk reporting (six-monthly reports of strategic risks to Council's operations, their likelihood and consequences of occurring and risk minimisation strategies)	Reports prepared and presented Date of reports: 28 November 2014 and 6 March 2015
Performance reporting (six monthly reports of indicators measuring results against financial and non-financial performance, including the performance indicators referred to in section 131 of the Act)	Reports prepared and presented Date of reports: 1 November 2014 and 22 May 2015
Annual report (annual report under sections 131, 132 and 133 of the Act to the community containing a report of operations and audited financial and performance statements)	Annual Report considered at meeting of the Council in accordance with section 134 of the Act Date considered: 28 October 2014
Councillor Code of Conduct (Code under section 76C of the Act setting out the conduct principles and the dispute resolution processes to be followed by Councillors)	Code of Conduct reviewed in accordance with section 76C of the Act Date reviewed: 25 June 2013
Delegations (a document setting out the powers, duties and functions of Council and the Chief Executive Officer that have been delegated to members of staff)	Delegations reviewed in accordance with section 98(6) of the Act Date of review: 31 March 2015
Meeting procedures (a local law governing the conduct of meetings of Council and special committees)	Meeting procedures local law made in accordance with section 91(1) of the Act Date local law made: 25 November 2005

I certify that this information presents fairly the status of Council's governance and management arrangements.



Joe Carbone
Chief Executive Officer

Dated:



Cr Paul McLeish
Mayor

Dated:

Statutory information

The following information is provided in accordance with legislative and other requirements applying to Council.

DOCUMENTS AVAILABLE FOR PUBLIC INSPECTION

In accordance with Part 5 of the Local Government (General) Regulations 2004, the following is a list of the prescribed documents that are available for inspection on Council's website. Alternatively, they are available for inspection on request at the Civic Centre, 699 Doncaster Road, Doncaster, during normal office hours from 8.00 am to 5.00 pm on weekdays:

- Details of current allowances fixed for the Mayor and Councillors
- Details of senior officers' total annual remuneration for the current financial year and the previous year
- Details of overseas or interstate travel (with the exception of interstate travel by land for less than three days) undertaken in an official capacity by Councillors or any member of Council staff in the previous 12 months
- Names of Council officers who were required to submit a return of interest during the financial year and dates the returns were submitted
- Names of Councillors who submitted returns of interest during the financial year and the dates returns were submitted
- Agendas and minutes for ordinary and special meetings held in the previous 12 months except where such minutes relate to parts of meetings which have been closed to members of the public
- A list of all Special Committees established by Council and the purpose for which each committee was established
- A list of all Special Committees established by Council which were abolished or ceased to function during the financial year

- Minutes of meetings of Special Committees held in the previous 12 months, except if the minutes relate to parts of meetings that have been closed to members of the public
- Register of delegations kept
- Submissions received in accordance with Section 223 of the Act during the previous 12 months
- Agreements to establish regional libraries
- Details of all property, finance and operating leases involving land, buildings, plant, computer equipment or vehicles entered into by Council as less or lessee, including the name of the other party to the lease and the terms and the value of the lease
- Register of authorised officers
- A list of grants and donations made by Council during the financial year
- A list of the names of the organisations of which Council was a member during the financial year and details of all membership fees and other amounts and services provided during that year to each organisation by Council
- A list of contracts valued at \$150,000 or more which Council entered into during the financial year without first engaging in a competitive process.

In addition, there is other information that Council is obliged to have available for inspection. This includes:

- An operating statement, a statement of financial position and notes to the financial statements
- A copy of election campaign donation returns retained.

For more information, visit www.manningham.vic.gov.au/public-registers-and-information

BEST VALUE

In line with the *Local Government Act 1989*, Manningham Council operates under the principles of Best Value which are based around:

- Quality and cost of services
- Services being responsive to the needs of the community
- Services being accessible to those for whom they are intended
- An approach of continuous improvement for services
- Regular consultation with the community on the services provided.

The six Best Value principles are:

1. Quality and cost standards
2. Responsiveness to community needs
3. Accessibility
4. Continuous improvement
5. Community consultation
6. Reporting to the community.

Manningham has developed a multi pronged approach to capture Best Value across the organisation's activities.

The first is to plan and capture all Best Value activity internally by reporting on these in every Council and EMT Report, business case and capital works proposal presented to the Executive Management Team and the Council.

Secondly, Council's Manningham Improvements (MI) Program uses a continuous improvement methodology to investigate and improve service delivery. In 2014/2015, an evaluation of the MI program was completed and resulted in the introduction of a revised framework focusing on increased accountability, clarity, capacity building and leadership.

Our governance system

This year ten cross organisational projects were progressed:

- Depot store review
- Statutory Planning referral process
- Parks grass cutting schedule
- Council reports
- Community events registration
- Events booking process
- Community contacts database
- Common tasks at the depot
- Shared Services high volume transactions
- First aid kits.

The third approach is by way of reporting Best Value activity to the community in the Annual Report.

CARERS RECOGNITION

In accordance with the *Carers Recognition Act 2012* Council is required to report annually on its care measurement obligations under Section 11 of that Act.

Council has taken all practicable measures to comply with its responsibilities outlined in the *Carers Recognition Act 2012*. Council has promoted the principles of the Act to people in care relationships who receive council services; to people in care relationships, and to the wider community by:

- Distributing printed material through relevant council services
- Displaying posters at council community venues
- Distributing information to carer support groups
- Providing information to organisations represented in Council/community networks.

Council has taken all practicable measures to ensure staff, Council agents and volunteers working for Council are informed about the principles and obligations of the Act by including information on the care relationship by:

- Providing information to staff working in Home and Community Care and disability services
 - Including reference to the Act in Council's updated EO Policy and provided to staff at Induction
 - Providing information about the Act on the Council staff Intranet.
- Council has taken all practicable measures to review and modify policies, procedures and supports to include recognition of the carer relationship and has provided the following additional activities and resources to recognise the care relationship:
- Providing respite care support – regular, occasional, and school holiday through the Manningham Activities for Special Kids (MASK) program
 - Facilitate monthly carer support groups, including the Senior Carers and Chinese Carers support groups
 - Recognising carers during National Carer Week in October 2014 at a ceremony held at the Civic Centre.

CONTRACTS

During the year Council entered into one contract valued at \$150,000 or more without first engaging in a competitive process. This was with United Energy for 'Pole Relocation King Street Templestowe Stage 1' for the value of \$398,200 including GST.

DISABILITY ACTION PLAN

In accordance with Section 38 of the *Disability Act 2006* as Council has prepared a Disability Action Plan it must report on its implementation in its Annual Report.

In 2014/2015, Council implemented the following actions from its Disability Action Plan:

- Employ Outside the Box Eastern Metropolitan Region Forum engaged 170 local employers and representatives from

government, not for profit, business and industry, education and training, and disability employment service provider sectors on the business case for employing people with disabilities

- Investigated options and purchased a portable lift to provide wheelchair access to the Manningham Civic Centre function room stage for all events
- Supported Manningham YMCA Youth Services to deliver programs for young people with disabilities including the successful lab program and newly launched community kitchen
- As part of the MetroAccess program, 750 people participated in nine professional development events. This included education for disability and community service providers on inclusive approaches to service delivery, workshops for people with disabilities and families on how to build inclusive lives, and National Disability Insurance Scheme (NDIS) preparation training for service providers and people living with a disability
- 124 people participated in Launch Pad to Inclusion an event to highlight International Day of People with Disability and launch a week of 12 activities led in partnership with disability, community and sporting providers across Manningham
- Access and Equity Advisory Committee conducted bi-monthly meetings. It provides advice to Council on local issues, service delivery and planning for improved access, equity and inclusion within Council and the wider community
- Development and launch of a new corporate website to improve accessibility in accordance with the W3C Web Content Accessibility Guidelines.

MUNICIPAL PUBLIC HEALTH PLAN

In accordance with the *Public Health and Wellbeing Act 2008* Council has prepared a Municipal Public Health Plan (Healthy City Plan 2014 – 2017) which outlines our legislative responsibilities in preparing, implementing and evaluating this plan every four years.

In 2014/2015 Council implemented the following initiatives from the Healthy City Plan 2014 – 2017:

- The Live Well in Bulleen Community Strengthening Project to improve service access and delivery of programs and services, including:
 - » Development of a research paper including consultation with over 700 community members and funding of a project worker
 - » Project funding of \$322,828 by Council and the project partners to commence new community development projects in Bulleen and strengthen community partnerships
- Providing opportunities to have a positive influence on people's mental wellbeing by reviewing and implementing the Mental Health Action Plan in July 2014
- Delivery of health promotion activities in partnership with community organisations that encourage Manningham residents to pursue healthier lifestyles and address risk factors impacting on their wellbeing including men's health programs, Biggest Winner workshops, Pop up Parks and workshops in schools
- Inner East Melbourne Medicare Local provided \$19,800 of funding to deliver a school based health and wellbeing programs in two schools in the Bulleen area, including:
 - » A health information session targeting children and families
 - » A capacity building forum for preschools and schools in Manningham
 - » A Bush Kinder Program encouraging nature play for children
- Held a highly successful White Ribbon Day Event targeting Faith Leaders and Cultural Groups and the signing of a Community Statement against Family Violence
- Addressed rising youth binge drinking issues through delivery of youth binge drinking sessions to schools and sporting clubs in Manningham.

Our governance system

DOMESTIC ANIMAL MANAGEMENT PLAN

In accordance with the *Domestic Animals Act 1994* Council is required to prepare a Domestic Animal Management Plan at four yearly intervals and evaluate its implementation in the Annual Report. Council adopted the Domestic Animal Management Plan 2014 – 2017 in 2013. It will be reviewed in the 2015/2016 financial year.

INDICATOR/MEASURE	TARGET	2014/2015	2013/2014	COMMENTS
Dog registration rate Expected number of dogs entered on system	2,067	1,704	1,676	1.7 per cent increase on 2013/2014 figures
Cat registration rate Expected number of cats entered on system	785	753	732	2.8 per cent increase on 2013/2014 figures
Complaints management Ensure animal management complaints are dealt with effectively and efficiently	95%	97%	96%	In 2014/2015, 726 animal management complaints were received with 705 completed on time
Dog Attacks Ensure all dog attacks are successfully prosecuted	100%	100%	N/A	There has been a slight increase in dog attacks; 110 in 2014/2015, compared to 92 the previous year. Of the 110, 28 have/will be prosecuted. Currently 16 are awaiting court action, while 12 have been successfully prosecuted in Court.
Declared Dog Compliance Rates Inspect all declared dogs and ensure compliance	100%	100%	100%	All declared dogs on database inspected by Council Rangers to ensure compliance
Domestic Animal Business Compliance Rates Inspect all domestic animal businesses and ensure compliance with the Code of Practice	100%	100%	100%	All domestic animal business registered with Council inspected to ensure compliance
Dog Euthanasia Rate Ensure euthanasia rates for dogs are kept to a minimum	Less than 5%	12/273 = 3%	8/365 = 2%	Out of 373 dogs impounded 12 were euthanised. This was mainly due to behavioural issues
Dog Rehousing/Reclaim Rate Ensure the reclaim and rehousing rate for dogs is maximised	Greater than 90%	332/373 = 89%	354/365 = 97%	More than 83 per cent of dogs were reclaimed, with approximately six per cent rehoused through the Blue Cross
Cat Euthanasia Rate Ensure euthanasia rates for cats are kept to a minimum	Less than 35%	46/162 = 28%	34/121 = 28%	A very low number of cats were euthanised due to an ongoing rehousing commitment with the Blue Cross
Cat Rehousing/Reclaim Rate Ensure the reclaim and rehousing rate for cats is maximised	Greater than 65%	106/162 = 65%	83/121 = 68%	More than 54 per cent of cats were rehouse through the Blue Cross and Maneki Neko, while 12 per cent were reclaimed

FOOD ACT MINISTERIAL DIRECTIONS

In accordance with section 7E of the *Food Act 1984* Council is required to publish a summary of any ministerial directions received during the financial year in its Annual Report.

Council did not receive ministerial directions during the 2014/2015 year.

FREEDOM OF INFORMATION

The *Freedom of Information Act 1982* gives the community a right to access certain Council documents. Freedom of Information requests must be made in writing and be accompanied by an application fee. Under legislation Council must decide if the information will be provided (in whole or in part) or whether access will be denied, within 45 days. All enquiries relating to accessing documents under Freedom of Information should be direct to Council's Freedom of Information Officer on 9840 9333.

In 2014/2015, Council received and processed 16 Freedom of Information applications.

For more information, visit www.manningham.vic.gov.au/legislation

INFORMATION PRIVACY

Council is committed to protecting the personal privacy of residents and ratepayers. Council will only collect, use or disclose personal information where it is necessary to perform Council functions or where required by law. Council is committed to full compliance with its obligations under the *Information Privacy Act 2000* and the *Health Records Act 2001*.

- *Information Privacy Act 2000* – no complaints were received during 2014/2015
- *Health Records Act 2001* – no complaints were received during 2014/2015.

For more information, visit www.manningham.vic.gov.au/legislation

LOCAL LAWS

Council adopted Manningham's Community Local Law on 30 April 2013. The Community Local Law replaces Manningham's General, Public Health and Doncaster Hill Local Laws. The preparation, content and format of the Local Law is in accordance with the Ministerial Guidelines. A Community Impact Statement was developed to inform and consult the community about the Local Law. The Community Local Law complies with National Competition Policy requirements and is compatible and consistent with the Victorian Charter of Human Rights.

For more information, visit www.manningham.vic.gov.au/community-local-law

PROTECTED DISCLOSURE PROCEDURES

The *Protected Disclosure Act 2012* became law in Victoria in February 2013. The purpose of the Act and procedure is to encourage and facilitate the disclosure of any improper conduct by Councillors or Council officers and to protect people making disclosures from any reprisals that may occur as a result of their actions.

Council has adopted a Protected Disclosure Procedure to supplement the provisions of the Act and to facilitate the disclosure of any improper conduct by Councillors and Council officers. The role of Council's Protected Disclosure Co-ordinator is to receive and consider all disclosures about improper conduct and detrimental action as defined by the Act.

A copy of the Protected Disclosure Procedure is available on Council's website.

In 2014/2015, there have been no disclosures referred by Council to the Independent Broad-based Anti-corruption Commission (IBAC).

For more information, visit www.manningham.vic.gov.au/legislation

Our governance system

ROAD MANAGEMENT ACT – MINISTERIAL DIRECTIONS

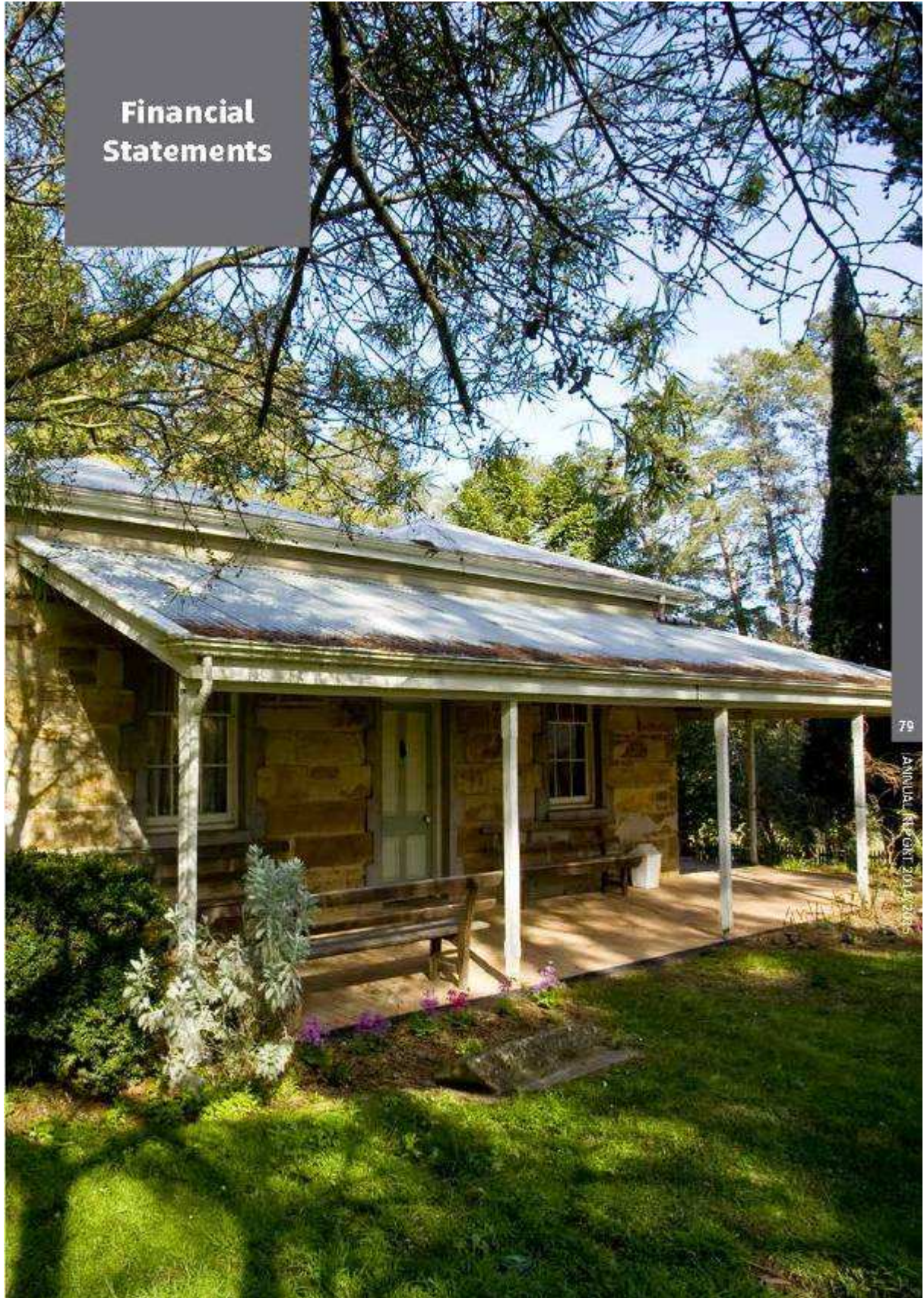
In accordance with Section 22 of the *Road Management Act 2004* Council must publish a copy or summary of any ministerial directions in its Annual Report.

Council did not receive ministerial directions during the 2014/2015 financial year.

VICTORIAN LOCAL GOVERNMENT INDICATORS

The State Government requires all Victorian Councils to measure and report annually against 11 Victorian Local Government Indicators (VLGIs). These indicators provide information regarding expenditure, cost of services and infrastructure provision, customer satisfaction and governance. The table to the right presents VLGI results for 2014/2015.

INDICATOR/MEASURE	2014/2015	2013/2014
All Rates Average rates and charges per assessment	\$1,876	\$1,803
Residential Rates Average residential rates and charges per assessment	\$1,826	\$1,756
Debts Average liabilities per assessment	\$644	\$632
Operating Results Operating results per assessment	\$305	\$285
Operating Costs Average operating expenditure per assessment	\$2,282	\$2,184
Overall Performance Community satisfaction rating for overall performance generally of Council	Index mean 68	Index mean 66
Capital Expenditure Capital expenditure per assessment	\$628	\$604
Renewal Infrastructure renewal	67%	68%
Renewal and maintenance Infrastructure renewal and maintenance	81%	81%
Advocacy/Lobbying Community satisfaction rating for Council's advocacy and community representation on key local issues	Index mean 58	Index mean 61
Community Engagement Community satisfaction rating for Council's engagement in decision making on key local issues	Index mean 58	Index mean 60



**Financial
Statements**

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ANNOUNCED BY COUNCIL 2014/10/27/2015

Financial Statements

Financial statements

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Comprehensive Income Statement
For the Year Ended 30 June 2015

	Note	2015 \$'000	2014 \$'000
Income			
Rates and charges	3	75,142	71,256
Waste charges	3	12,149	12,070
Statutory fees and fines	4	1,665	1,740
User fees and charges	5	10,272	9,725
Contributions - cash	6	2,064	1,519
Contributions - non-monetary	6	1,618	3,034
Grants - operating (recurrent)	7	11,900	9,264
Grants - operating (non-recurrent)	7	236	71
Grants - capital (recurrent)	7	1,137	780
Grants - capital (non-recurrent)	7	1,304	1,524
Interest income	8	1,767	1,619
Other income	8	750	1,293
Share of gain from investment in associate	9	153	263
Total income		120,207	114,258
Expenses			
Employee costs	10	45,948	43,730
Materials, services and contracts	11	19,951	19,632
Net loss on disposal of property, plant and equipment, infrastructure, and other fixed assets	12	2,330	164
Depreciation and amortisation	13	19,754	19,507
Borrowing costs	14	294	240
Community grants	15	5,137	5,228
Utilities	15	2,538	2,709
Other expenses	15	10,093	9,851
Total expenses		106,045	101,061
Surplus(deficit) for the year		14,162	13,197
Other comprehensive income			
Net asset revaluation increment/(decrement)	27(a)	190,582	75,512
Total comprehensive result		194,744	88,709

The above comprehensive income statement should be read in conjunction with the accompanying notes.

Financial Statements

Balance Sheet

As at 30 June 2015

	Note	2015 \$'000	2014 \$'000
Assets			
Current assets			
Cash and cash equivalents	16	48,821	42,517
Trade and other receivables	17	7,706	6,208
Other assets	18	963	1,163
Total current assets		57,490	49,888
Non-current assets			
Trade and other receivables	17	31	31
Financial assets	19	169	163
Investment in associate	9	1,992	1,839
Property, plant and equipment, infrastructure, and other fixed assets	20	1,774,798	1,586,014
Intangible assets	21	1,617	1,808
Total non-current assets		1,778,607	1,589,855
Total assets		1,836,097	1,639,743
Liabilities			
Current liabilities			
Trade and other payables	22	9,702	9,909
Trust funds and deposits	23	6,169	5,173
Provisions	24	11,442	10,562
Income received in advance	25	643	573
Total current liabilities		27,896	26,217
Non-current liabilities			
Provisions	24	641	904
Interest-bearing loans and borrowings	26	7,279	7,279
Total non-current liabilities		8,120	8,183
Total liabilities		36,016	34,400
Net Assets		1,800,087	1,605,343
Equity			
Accumulated surplus		615,922	602,090
Asset revaluation reserves	27(a)	1,180,397	999,668
Other reserves	27(b)	3,768	3,385
Total Equity		1,800,087	1,605,343

The above balance sheet should be read in conjunction with the accompanying notes.

Statement of Changes in Equity
For the Year Ended 30 June 2015

2015	Note	Accumulated surplus \$'000	Asset revaluation reserves \$'000	Other reserves \$'000	Total \$'000
Balance at beginning of the financial year		602,090	999,868	3,385	1,605,343
Surplus for the year		14,162	-	-	14,162
Net asset revaluation increment/(decrement)	27(a)	53	180,529	-	180,582
Transfers from other reserves	27(b)	1,691	-	(1,691)	-
Transfers to other reserves	27(b)	(2,074)	-	2,074	-
Balance at end of the financial year		615,922	1,180,397	3,768	1,800,087
Change in equity for the financial year		13,832	180,529	383	194,744

2014	Note	Accumulated surplus \$'000	Asset revaluation reserves \$'000	Other reserves \$'000	Total \$'000
Balance at beginning of the financial year		588,136	925,660	2,838	1,516,634
Surplus for the year		13,197	-	-	13,197
Net asset revaluation increment/(decrement)	27(a)	1,304	74,208	-	75,512
Transfers from other reserves	27(b)	614	-	(614)	-
Transfers to other reserves	27(b)	(1,161)	-	1,161	-
Balance at end of the financial year		602,090	999,868	3,385	1,605,343
Change in equity for the financial year		13,954	74,208	547	88,709

The above statement of changes in equity should be read in conjunction with the accompanying notes.

Financial Statements

Statement of Cash Flows
For the Year Ended 30 June 2015

	Note	2015 \$'000	2014 \$'000
Cash flows from operating activities			
Rates and charges		87,138	82,491
User charges, fees and fines		11,379	11,927
Grants - operating		12,136	9,774
Grants - capital		2,174	2,304
Contributions		2,239	1,519
Interest		1,821	1,633
Other receipts		532	1,310
GST on receipts		899	1,012
Payments to suppliers		(37,305)	(37,675)
GST on payments to suppliers		(3,638)	(3,661)
Payments to employees		(45,980)	(43,279)
Defined benefits unfunded super liability payment		-	(7,906)
Net GST refund		2,727	2,558
Net cash provided by/(used in) operating activities	28	34,122	22,007
Cash flows from investing activities			
Payments for property, plant and equipment, infrastructure, and other fixed assets		(29,181)	(27,925)
Proceeds from disposal of property, plant and equipment, infrastructure, and other fixed assets		439	2,426
Net increase (decrease) in trust funds and deposits		924	345
Net cash provided by/(used in) investing activities		(27,818)	(25,154)
Cash flows from financing activities			
Proceeds from borrowings		-	7,900
Repayment of borrowings		-	(621)
Net cash provided by/(used in) financing activities		-	7,279
Net increase (decrease) in cash and cash equivalents		6,304	4,132
Cash and cash equivalents at the beginning of the financial year		42,517	38,385
Cash and cash equivalents at the end of the financial year	16	48,821	42,517
Financing arrangements	30		
Restricted on cash assets	16		

The above statement of cash flows should be read with the accompanying notes.

Statement of Capital Works
For the Year Ended 30 June 2015

	Note	2015 \$'000	2014 \$'000
Property			
Land		835	338
Buildings		8,973	10,047
Total property		9,808	10,385
Plant, machinery and other assets			
Plant, machinery and equipment		1,494	1,502
Fixtures, fittings and furniture		108	82
Computers and telecommunications		90	241
Artworks		3	19
Total plant, machinery and other assets		1,703	1,844
Infrastructure			
Roads		6,953	6,151
Bridges		216	1,465
Footpaths and cycleways		2,780	1,497
Off street car parks		390	237
Drainage		3,924	3,272
Recreational, leisure and community facilities		1,496	760
Parks, open space and streetscapes		1,372	1,723
Total infrastructure		17,131	15,105
Intangible assets			
Software		539	591
Total intangible assets		539	591
Total capital works expenditure		29,181	27,925
Represented by:			
New asset expenditure		9,735	8,204
Asset renewal expenditure		13,701	13,614
Asset expansion expenditure		2,578	2,472
Asset upgrade expenditure		3,167	3,635
Total capital works expenditure		29,181	27,925

The above statement of capital works should be read with the accompanying notes.

Financial Statements

Notes to the Financial Report
For the Year Ended 30 June 2015

Introduction

- (a) The City of Manningham was established by an Order of the Governor in Council on 15 December 1994 and is a body corporate. The Council's main office is located at 899 Doncaster Road, Doncaster, Victoria.
- (b) The purpose of the Council is to:
- provide for the peace, order, and good government of the municipal district;
 - promote the social, economic and environmental viability, and sustainability of the municipal district;
 - ensure that resources are used efficiently and effectively and services are provided in accordance with the Best Value Principles to best meet the needs of the local community;
 - improve the overall quality of life of people in the local community;
 - promote appropriate business and employment opportunities;
 - ensure that services and facilities provided by the Council are accessible and equitable;
 - ensure the equitable imposition of rates and charges; and
 - ensure transparency and accountability in Council decision making.
- (c) Other Disclosures:
External Auditor - Auditor-General of Victoria
Internal Auditor - Crowe Horwath
Solicitors - Maddocks
Bankers - Commonwealth Bank of Australia
Website address - www.manningham.vic.gov.au
- (d) General Purpose Financial Report
These financial statements are a general purpose financial report that consists of Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows, Statement of Capital Works and notes accompanying these financial statements. The general purpose financial report complies with Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board, the *Local Government Act 1989*, and the *Local Government (Planning and Reporting) Regulations 2014*.

Note 1 Significant accounting policies

(a) Basis of accounting

This financial report has been prepared on the accrual and going concern basis.

This financial report has been prepared under the historical cost convention, except where specifically stated in notes 1(i), 1(k), and 1(u).

Unless otherwise stated, all accounting policies are consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation, and disclosure has been made of any material changes to comparatives.

(b) Changes of accounting policies

There have been no changes in accounting policies from the previous period.

(c) Revenue recognition

Rates, grants, and contributions

Rates, grants, and contributions (including developer contributions) are recognised as revenues when the Council obtains control over the assets comprising these receipts.

Control over assets acquired from rates is obtained at the commencement of the rating year as it is an enforceable debt linked to the rateable property or, where earlier, upon receipt of the rates.

A provision for doubtful debts on rates has not been established as unpaid rates represents a charge against the rateable property that will be recovered when the property is next sold.

Note 1 Significant accounting policies (cont.)

Notes to the Financial Report
For the Year Ended 30 June 2015

(c) **Revenue recognition (cont.)**

Control over granted assets is normally obtained upon their receipt (or acquittal) or upon earlier notification that a grant has been secured, and are valued at their fair value at the date of transfer.

Income is recognised when the Council obtains control of the contribution or the right to receive the contribution, it is probable that the economic benefits comprising the contribution will flow to the Council, and the amount of the contribution can be measured reliably.

Where grants recognised as revenue during the financial year were obtained on condition that they be expended in a particular manner or used over a particular period and those conditions were undischarged at balance date, the unused grant is disclosed in note 6. The note also discloses the amount of unused grant from prior years that was expended on Council's operations during the current year.

Grants recognised as revenue during the year that were obtained on condition that they be expended in a specified manner that had not occurred at balance date, are disclosed in note 7.

User fees and fines

User fees and fines (including parking fines) are recognised as revenue when the service has been provided, the payment is received, or when the penalty has been applied, whichever first occurs.

A provision for doubtful debts is recognised when collection in full is no longer probable.

Sale of property, plant and equipment and infrastructure

The profit or loss on disposal of an asset is determined when control of the asset has irrevocably passed to the buyer.

Rents

Rents are recognised as revenue when the payment is due or the payment is received, whichever first occurs. Rental payments received in advance are recognised as a prepayment until they are due.

Interest

Interest is recognised progressively as it is earned.

Other income

Other income is measured at the fair value of the consideration received or receivable and is recognised when Council gains control over the right to receive the income.

(d) **Fair Value Measurement**

Council measures certain assets and liabilities at fair value where required or permitted by Australian Accounting Standards. AASB 13 Fair value measurement, aims to improve consistency and reduce complexity by providing a definition of fair value and a single source of fair value measurement and disclosure requirements for use across Australian Accounting Standards.

AASB 13 defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions. Fair value under AASB 13 is an exit price regardless of whether that price is directly observable or estimated using another valuation technique. Also, AASB 13 includes extensive disclosure requirements.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities

Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and

Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For the purpose of fair value disclosures, Council has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

In addition, Council determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Financial Statements

Notes to the Financial Report
For the Year Ended 30 June 2015**Note 1 - Significant accounting policies (cont.)****(e) Depreciation and amortisation of non-current assets**

Buildings, plant and equipment, infrastructure, intangible assets, and other assets having limited useful lives are systematically depreciated over their useful lives to the Council in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and residual values and a separate depreciation rate is determined for each component.

Artworks are not depreciated.

Straight line depreciation is charged based on the residual useful life as determined each year.

Major depreciation periods used are listed below and are consistent with the prior year unless otherwise stated:

Asset class**Property**

Land	Infinite life
Land under roads	Infinite life
Buildings	75 - 100 years
Buildings on leased land	Term of lease or 75 yrs

Plant, machinery and other assets

Plant, machinery and equipment	5 - 25 years
Fixtures, fittings and furniture	4 - 20 years
Computers and telecommunications	4 - 10 years
Artworks	Infinite life

Infrastructure

Road - pavement	25 years
Road - sub-pavement	100 years
Bridges	60 - 100 years
Footpaths and cycleways	60 - 100 years
Carparks	60 - 100 years
Drainage	100 years
Recreational, leisure and community facilities	20 years
Parks, open space and streetscapes	20 years
Waste garbage bins	15 years

Intangible assets

Software	5 years
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(f) Repairs and maintenance

Routine maintenance, repair costs, and minor renewal costs are expensed as incurred. Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

(g) Borrowing costs

Borrowing costs are recognised as an expense in the period in which they are incurred, except where they are capitalised as part of a qualifying asset constructed by Council. Except where specific borrowings are obtained for the purpose of specific asset acquisition, the weighted average interest rate applicable to borrowings at balance date, excluding borrowings associated with superannuation, is used to determine the borrowing costs to be capitalised.

Borrowing costs include interest on bank overdrafts, interest on borrowings, and finance lease charges.

Notes to the Financial Report
For the Year Ended 30 June 2015

Note 1 Significant accounting policies (cont.)

(h) Recognition and measurement of assets

Acquisition

The purchase method of accounting is used for all acquisitions of assets, being the fair value of assets provided as consideration at the date of acquisition plus any incidental costs attributable to the acquisition. Fair value is the amount for which the asset could be exchanged between knowledgeable willing parties in an arm's length transaction.

Where assets are constructed by Council, cost includes all materials used in construction, direct labour, and an appropriate share of directly attributable variable and fixed overheads.

The following classes of assets have been recognised in note 20. In accordance with Council's policy, the threshold limits detailed below have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year:

Class of asset	Threshold limit \$'000
Property	
Land	0
Land under Roads	0
Buildings	5
Plant, machinery and other assets	
Plant, machinery and equipment	1
Fixtures, fittings and furniture	1
Computers and telecommunications	1
Networks	1
Infrastructure	
Roads	10
Bridges	10
Footpaths and cycleways	10
Off street car parks	10
Other Infrastructure	10
Drainage	10
Recreational, leisure and community facilities	10
Parks, open space and streetscapes	10
Waste garbage bins	10
Intangible assets	
Software	1

Revaluation

Subsequent to the initial recognition of assets, non-current physical assets, other than plant and equipment are measured at their fair value. Council reviewed the carrying value of the individual classes of non-current physical assets at balance date to ensure that each asset class materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date the class of asset was revalued to fair value. Fair value being either the amount for which the assets could be exchanged between knowledgeable willing parties in an arm's length transaction where available markets exist, or otherwise at their current replacement cost less accumulated depreciation.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use on an asset result in changes to the permissible or practical highest and best use of the asset. Further details regarding the fair value hierarchy are disclosed at Note 20, Property, plant and equipment, infrastructure and other fixed assets.

In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis ranging from 1 to 3 years. The valuation is performed either by experienced Council officers or independent experts.

Financial Statements

Notes to the Financial Report
For the Year Ended 30 June 2015**Note 1 Significant accounting policies (cont.)****(h) Recognition and measurement of assets (cont.)**

When the assets are revalued, the revaluation increments are credited directly to the asset revaluation reserve except to the extent that an increment reverses a prior year decrement for that class of asset that had been recognised as an expense in which case the increment is recognised as revenue up to the amount of the expense. Revaluation decrements are recognised as an expense except where prior increments are included in the asset revaluation reserve for that class of asset in which case the decrement is taken to the reserve to the extent of the remaining increments. Within the same class of assets, revaluation increments and decrements within the year are offset.

Land under roads

Land under roads acquired after 30 June 2008 is brought to account at cost adjusted for englobe characteristics, access rights and private interests of other parties and entitlements of infrastructure assets and services. Council does not recognise land under roads that it controlled prior to that period in its financial report.

Impairment of assets

At each reporting date, the Council reviews the carrying value of its assets to determine whether there is any indication that these assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, is compared to the asset's carrying value. Value in use is the depreciated replacement cost. Any excess of the assets carrying value over its recoverable amount is expensed to the comprehensive income statement, unless the asset is carried at the revalued amount in which case, the impairment loss is recognised directly against the revaluation surplus in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset.

(i) Cash and cash equivalents

For the purposes of the Statement of Cash Flows, cash and cash equivalents include cash on hand, deposits at call and other highly liquid investments with maturities of three months or less from the date of acquisition, net of outstanding bank overdrafts.

Council invests funds in accordance with the power of investment under section 143 of the Local Government Act 1989.

(j) Financial assets

Financial investments held to maturity are measured at amortised cost.

Financial assets classified as available-for-sale are reflected at their fair value. Unrealised losses and gains arising from changes in fair value are taken directly to equity. The Council assesses at each balance date whether there is objective evidence that a financial asset is impaired. A significant or prolonged decline in the fair value of a security below its cost is considered as an indicator that the securities are impaired. If any such evidence exists for available-for-sale financial assets, the cumulative loss is removed from equity and recognised as an expenditure in the Comprehensive Income Statement.

(k) Investment in associate

Council's investment in an associate is accounted for by the equity method as the Council has the ability to influence rather than control the operations of the entity. The investment is initially recorded at the cost of acquisition and adjusted thereafter for post-acquisition changes in the Council's share of the net assets of the entity. The Council's share of the financial result of the entity is recognised in the Comprehensive Income Statement.

(l) Trust funds and deposits

Amounts received as trust deposits and retention amounts controlled by Council are recognised as trust funds until they are returned or forfeited (refer to note 23).

Notes to the Financial Report
For the Year Ended 30 June 2015

Note 1 Significant accounting policies (cont.)

(m) Employee costs

The calculations of employee costs includes all relevant oncosts and are calculated as follows at reporting date:

Wages and salaries

Liabilities for wages and salaries and rostered days off are recognised and measured as the amount unpaid at balance date. Council includes appropriate oncost such as workers' compensation and payroll costs.

Annual leave

Annual leave entitlements are accrued on a pro-rata basis in respect of services provided by employees up to balance date and are measured at the amount expected to be paid, including superannuation and annual leave loading, when the accrued obligation is settled. All annual leave entitlements are classified as current liabilities. Annual leave entitlements that are expected to be settled within 12 months of balance date, based on past experience of payments, are classified as a short term liability and measured at nominal value. Annual leave entitlements that are expected to be settled later than 12 months after balance date are classified as a long term current liability and measured at the present value of the estimated future cash outflows. Council uses Commonwealth bond rates for discounting future cash flows.

Long service leave

Long service leave entitlements are assessed at balance date having regard to expected employee remuneration rates on settlement, superannuation payable on the entitlement, and other factors including accumulated years of employment and experience of employee departure per year of service. Unconditional long service leave entitlements are classified as current liabilities. Long service leave entitlements classified as current liabilities that are expected to be settled within 12 months of balance date, based on past experience of payments, are classified as a short term liability and measured at nominal value. Long service leave entitlements classified as current liabilities that are expected to be settled later than 12 months after balance date are classified as a long term current liability and are measured at the present value of the estimated future cash outflows. Long service leave accruals for employees with less than 7 years service are classified as a non-current liability and are valued at the present value of expected future cash flows. Council uses Commonwealth bond rates for discounting future cash flows.

Termination benefits

Termination benefits are payable when employment is terminated before the normal retirement date, or when an employee accepts voluntary redundancy in exchange for these benefits. The council recognises termination benefits when it is demonstrably committed to either terminating the employment of current employees according to a detailed formal plan without possibility of withdrawal or providing termination benefits as a result of an offer made to encourage voluntary redundancy. Benefits falling due more than 12 months after balance sheet date are discounted to present value.

Employee benefits on-costs

Employee benefits on-costs (workers compensation, superannuation, annual leave and long service leave accrued while on LSL) are recognised separately from provision for employee benefits.

Superannuation

The superannuation expense for the reporting year is the amount of the statutory contribution made to the superannuation plans which provide benefits to employees, including past employees who are members of a defined benefits scheme, together with any movements in Council's liabilities arising from re-measurement of the superannuation fund's obligations for defined benefit scheme members. Details of these arrangements are recorded in note 10 and 33.

(n) Leases

Operating leases

Lease payments for operating leases are required by the accounting standard to be recognised on a straight line basis, rather than expensed in the years in which they are incurred.

Financial Statements

Notes to the Financial Report
For the Year Ended 30 June 2015**Note 1 Significant accounting policies (cont.)****(o) Allocation between current and non-current****Liabilities**

A liability is classified as a current liability if it is expected, or due, to be settled in the entity's normal 12 month operating cycle, or it is held primarily for the purpose of being traded, or the Council does not have an unconditional right to defer settlement of the liability for at least twelve months after the reporting date. All other liabilities are classified as non-current liabilities.

Assets

An asset is classified as a current asset if it is expected to be realised in, or is intended for sale or consumption in, the entity's normal 12 month operating cycle, or held primarily for the purpose of trading or is a cash or a cash equivalent (as defined in AASB 107 Cash Flow Statements) that is restricted from being exchanged or used to settle a liability for at least twelve months after the reporting date. All other assets are classified as non-current.

(p) Agreements equally proportionately unperformed

The Council does not recognise assets and liabilities arising from agreements that are equally proportionately unperformed. Such agreements are recognised on an 'as incurred' basis.

(q) Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an expense. Receivables and payables are shown inclusive of GST.

Cash flows are presented in the cash flow statement on a net basis. The GST on receipts, GST on payments and the net GST recoverable from, or payable to, the ATO are disclosed separately.

(r) Rounding

Unless otherwise stated, amounts in the financial report have been rounded to the nearest thousand dollars.

(s) Website costs

Costs in relation to websites are charged as an expense in the period in which they were incurred.

(t) Non-current assets held for sale

A non-current asset held for sale is measured at the lower of its carrying amount and fair value less costs to sell and are not subject to depreciation and treated as current. For a non-current asset to be classified as held for sale, the asset must be available for immediate sale in its present condition subject only to terms that are usual and customary for sales of such assets and its sale must be highly probable and the asset's sale (or disposal group sale) is expected to be completed within 12 months from the date of classification.

(u) Contingent assets and contingent liabilities

Contingent assets and contingent liabilities are not recognised in the Balance Sheet but are disclosed by way of a note and, if quantifiable, are measured at nominal value.

(v) Trade and other receivables

Receivables are carried at amortised cost using the effective interest rate method. A provision for doubtful debts is recognised when there is objective evidence that an impairment has occurred.

Note 1 Significant accounting policies (cont.)**(w) Financial guarantees**

Financial guarantee contracts are recognised as a liability at the time the guarantee is issued. The liability is initially measured at fair value, and if there is material increase in the likelihood that the guarantee may have to be exercised, at the higher of the amount determined in accordance with AASB 137 Provisions, Contingent Liabilities and Contingent Assets and the amount initially recognised less cumulative amortisation, where appropriate. In the determination of fair value, consideration is given to factors including the probability of default by the guaranteed party and the likely loss to Council in the event of default.

(x) Pending accounting standards

Certain new AAS's have been issued that are not mandatory for the 30 June 2015 reporting period. Council has assessed these pending standards and has identified that no material impact will flow from the application of these standards in future reporting periods.

Financial Statements

Note 2 Budget comparison

The budget comparison notes compare Council's financial plan, expressed through its annual budget, with actual performance. The *Local Government (Planning and Reporting) Regulations 2014* requires explanation of any material variances. Council has adopted a materiality threshold based on 10% variation to budget or where further explanation is warranted. Explanations have not been provided for variations below the materiality threshold unless the variance is considered to be material because of its nature.

The budget figures detailed below are those adopted by Council on 24 June 2014. The Budget was based on assumptions that were relevant at the time of adoption of the Budget. Council sets guidelines and parameters for revenue and expense targets in this budget in order to meet Council's planning and financial performance targets for both the short and long-term. The budget did not reflect any changes to equity resulting from asset revaluations, as their impacts were not considered predictable.

These notes are prepared to meet the requirements of the *Local Government Act 1989* and the *Local Government (Planning and Reporting) Regulations 2014*.

a) Income and expenditure

	Budget 2015 \$'000	Actual 2015 \$'000	Variance 2015 \$'000	Ref
Income				
Rates and charges	75,005	75,142	107	
Waste charges	12,152	12,149	(3)	
Statutory fees and fines	1,720	1,665	(55)	
User fees and charges	9,631	10,272	641	1
Contributions - cash	1,145	2,094	949	2
Contributions - non-monetary	464	1,618	1,154	3
Grants - operating (recurrent)	10,266	11,900	1,634	4
Grants - operating (non-recurrent)	77	236	159	5
Grants - capital (recurrent)	1,258	1,137	(121)	6
Grants - capital (non-recurrent)	1,148	1,304	156	7
Interest income	1,542	1,787	245	8
Other income	851	750	(101)	
Share of gain from investment in associate	-	153	153	
Total income	115,289	120,207	4,918	
Expenses				
Employee costs	46,050	45,948	102	
Materials, services and contracts	20,474	19,951	523	
Net loss on disposal of property, plant and equipment, infrastructure, and other fixed assets	(272)	2,330	(2,602)	9
Depreciation and amortisation	19,410	19,754	(344)	
Borrowing costs	275	294	(19)	
Community grants	5,176	5,137	39	
Utilities	2,799	2,536	261	10
Other expenses	9,223	10,063	(870)	11
Total expenses	103,135	105,045	(2,910)	
Surplus(deficit) for the year	12,154	14,162	2,008	
Other comprehensive income				
Net asset revaluation increments/(decrement)	23,659	180,582	156,923	12
Total comprehensive result	35,813	194,744	158,931	

variances in brackets = unfavourable

Notes to the Financial Report
For the Year Ended 30 June 2015

Note 2 Budget comparison (cont.)

a) Income and expenditure (cont.)

Explanation of material variations

Ref.	Item	Explanation
1	User fees and charges	Outcome: Greater than budget \$641,000 or 6.7 % During 2014/15 Council received a \$367,000 refund of carbon tax it had paid in relation to the kerb side waste collection services. These funds will be returned to ratepayers through reduced waste service charges in 2015/16. An increase in statutory planning applications generated an additional \$200,000 revenue and higher recovery of expenses from tenants contributed \$99,000 of the increase.
2	Contributions - cash	Outcome: Greater than budget \$946,000 or 82.9 % The level of cash received from developers for open space and development contributions was \$300,000 greater than budget. These funds are placed into a reserve and used to fund future capital works projects as part of the capital works program.
3	Contributions - non-monetary	Outcome: Greater than budget \$1,154,000 or 248.7 % The level of assets contributed to Council was \$1.15 million greater than budget. This represents land, infrastructure and land under roads transferred to council ownership by developers.
4	Grants - operating (recurrent)	Outcome: Greater than budget \$1,634,000 or 15.9 % Late in June 2015, the Federal Government announced that it would pay two quarters of the estimated 2015/16 Financial Assistance Grants allocation during 2014/15. Therefore Victoria Grants Commission payments was \$1.21 million higher than budget. In addition, Council received increased aged care funding of \$295,000 and \$144,000 for family and children services.
5	Grants - operating (non-recurrent)	Outcome: Greater than budget \$159,000 or 206.5 % During the year Council received unbudgeted grants for provision of services in the community.
6	Grants - capital (recurrent)	Outcome: Less than budget \$121,000 or 9.6 % A Federal Government Roads to Recovery grant of \$502,000 was budgeted to be received in 2014/15 and is now forecast to be received in 2015/16. Late in June 2015, the Federal Government announced that it would pay two quarters of the estimated 2015/16 Financial Assistance Grants allocation during 2015/16. Therefore the capital grant component of the Victoria Grants Commission payments was \$378,000 higher than budget.
7	Grants - capital (non-recurrent)	Outcome: Greater than budget \$156,000 or 13.6 % A capital grant of \$217,500 was received in advance for works at the Bolin Bolin Wetlands which are due to be completed in 2015/16. During 2014/15 Council was successful in receiving additional net capital grants totalling \$339,000. Delays in construction at the Aquarena Leisure Centre redevelopment resulted in a \$600,000 grant budgeted to be received in 2014/15 is now forecast to be received in 2015/16.
8	Interest income	Outcome: Greater than budget \$245,000 or 15.9 % Interest on investments was greater than budget due to increased cash holdings which chiefly resulted from grants received in advance \$2.23 million, increased cash developer contributions \$0.93 million and capital works carried forward from 2014/15 to 2015/16 of \$5.15 million.
9	Net loss on disposal of property, plant and equipment, infrastructure, and other fixed assets	Outcome: Less than budget \$2,602,000 or 956.6 % The replacement of existing assets as part of the 2014/15 capital works program resulted in a write-down on infrastructure assets of \$2.53 million.
10	Utilities	Outcome: Less than budget \$261,000 or 9.3 % Renegotiated electricity contracts at lower rates together with the installation of energy efficient street lighting globes and the upgrade of lights at Council facilities were the main contributors to the savings in utility costs.
11	Other expenses	Outcome: Greater than budget \$870,000 or 8.4 % Expenditure of \$1.51 million funded through the capital works program has been classified as non-capital and transferred to operating expenditure. Operating costs were less than budget and include savings in insurance premiums \$222,000, software licences \$170,000 and catering expenses associated with the Function Centre \$205,000.
12	Revaluation	Outcome: Greater than budget \$156,523,000 or 663.3 % The 2014/15 revaluation of property, infrastructure and other fixed assets resulted in an increase in asset values by \$180.58 million. Land assets increased in value by \$181.57 million or 20.7% during 2014/15, reflecting strong property price movements within the municipality.

Financial Statements

Notes to the Financial Report
For the Year Ended 30 June 2015

Note 2 Budget comparison (cont.)

b) Capital Works

	Budget 2015 \$'000	Actual 2015 \$'000	Variance 2015 \$'000	Ref
Property				
Land	113	835	(722)	13
Buildings	10,615	8,973	1,642	14
Total property	10,728	9,808	920	
Plant, machinery and other assets				
Plant, machinery and equipment	1,922	1,494	428	15
Fixtures, fittings and furniture	125	108	17	
Computers and telecommunications	126	98	28	
Artworks	20	3	17	
Total plant, machinery and other assets	2,193	1,703	490	
Infrastructure				
Roads	7,810	6,953	857	16
Bridges	79	216	(137)	17
Footpaths and cycleways	3,062	2,780	272	18
Off street car parks	287	390	(103)	19
Drainage	4,817	3,924	893	20
Recreational, leisure and community facilities	1,767	1,496	271	21
Parks, open space and streetscapes	2,541	1,372	1,169	22
Waste management	-	-	-	
Total infrastructure	20,353	17,131	3,222	
Intangible assets				
Software	995	539	456	23
Total intangible assets	995	539	456	
Total capital works expenditure	34,269	29,181	5,088	
Represented by:				
New asset expenditure	11,024	9,795	1,229	
Asset renewal expenditure	16,625	13,701	2,924	
Asset expansion expenditure	2,116	2,578	(462)	
Asset upgrade expenditure	4,504	3,167	1,337	
Total capital works expenditure	34,269	29,181	5,088	

variances in brackets = unfavourable

Notes to the Financial Report
For the Year Ended 30 June 2015

Note 2 Budget comparison (cont.)

b) Capital Works (cont.)

Explanation of material variations

Ref.	Item	Explanation
13	Land	Outcome: Greater than budget \$722,000 or 638.9 % During 2014/15 Council purchased a property on Doncaster Hill for future open space. This purchase was not included in the adopted budget and was funded from developer levy contributions.
14	Buildings	Outcome: Less than budget \$1,642,000 or 15.5 % Expenditure on the Mullum Mullum Highball facility was \$734,000 less than budget and primarily relates to the development of detailed concept plans taking longer than anticipated. Aquarena Leisure Centre upgrade expenditures were \$298,000 less than budget and chiefly relate to groundwork delays at the site. These projects are included in the 2015/16 capital works program.
15	Plant, machinery and equipment	Outcome: Less than budget \$428,000 or 22.3 % The programmed replacement of Council's vehicles and mobile plant was \$416,000 less than budget and can be attributed to a reduction in the sale prices of vehicles disposed.
16	Roads	Outcome: Less than budget \$857,000 or 11 % Expenditure on Tindale Road construction was \$459,000 less than budget and chiefly relates to protracted negotiations with service authorities. Reconstruction of Heads Road was \$419,000 less than budget as a result of consultation and project planning delays. These projects are included in the 2015/16 capital works program.
17	Bridges	Outcome: Greater than budget \$137,000 or 173.4 % Construction of a footbridge on the Mullum Mullum Linear trail was completed in 2014/15. This project was partly funded from an unexpended 2013/14 capital works program budget carried forward into 2014/15.
18	Footpaths and cycleways	Outcome: Less than budget \$272,000 or 8.9 % Expenditure on new footpath construction as part of the Principal Pedestrian Network was \$233,000 less than budget primarily relating to consultation and planning approval delays. Unspent funds will be carried forward to complete the works in 2015/16.
19	Off street car parks	Outcome: Greater than budget \$103,000 or 35.9 % Deep Creek Reserve Car Park works were completed in 2014/15 from funding provided in the 2013/14 capital works program and carried forward to 2014/15.
20	Drainage	Outcome: Less than budget \$893,000 or 18.5 % The Bolin Bolin Wetlands project budgeted for 2014/15 was delayed through the uncertainty of State Government funding and the issuing of a planning permit. Of the \$1.25 million budget, \$59,000 was expended in 2014/15. This project has been included in the 2015/16 capital works program.
21	Recreational, leisure and community facilities	Outcome: Less than budget \$271,000 or 15.3 % Expenditure on the Colman Park Pavilion upgrade was \$422,000 less than budget and primarily relates to consultation and approval delays. This project is forecast to be completed in 2015/16 and is included in the 2015/16 capital works program.
22	Parks, open space and streetscapes	Outcome: Less than budget \$1,169,000 or 46 % Expenditure on the Mullum Mullum Linear Park Stage 3 was \$684,000 less than budget and chiefly relates to planning permit delays resulting from gaining compliance with State Government vegetation controls. The construction of a toilet block in Warrandyte was delayed pending negotiations to purchase a suitable site resulting in underexpenditure of \$186,000. Both of these projects are included in the 2015/16 capital works program.
23	Software	Outcome: Less than budget \$456,000 or 45.8 % Implementation of new software was delayed pending project design and development of detailed specifications. Funding has been carried forward to the 2015/16 capital works program.

Financial Statements

Notes to the Financial Report
For the Year Ended 30 June 2015

	2015 \$'000	2014 \$'000
Note 3 Rates and charges		
The Council uses Capital Improved Value (CIV) as the basis of valuation of all properties within the municipal district. The CIV of a property is its land value and the value of improvements such as buildings and other improvements.		
The CIV used to calculate general rates for 2014/15 was \$35,224 million (2013/14, \$32,371 million). The 2014/15 rate in the CIV dollar was 0.002118 (2013/14, 0.002190).		
General rates	74,584	70,879
Supplementary rates	486	308
Waste charges	12,149	12,070
Recreational land	72	69
Total rates and charges	87,291	83,226
The date of the last general revaluation of land for rating purposes within the municipal district was 1 January 2014, and the valuation first applied to the rating period commencing 1 July 2014.		
Note 4 Statutory fees and fines		
Infringements and costs	1,175	1,308
Land and property information certificates	284	253
Permits	206	179
Total statutory fees and fines	1,665	1,740
Note 5 User fees and charges		
Leisure centre management fee	-	236
Hall hire and function centre charges	1,920	2,265
Social and community services charges	621	533
Town planning fees	959	821
Aged services fees	840	834
Registration fees	1,264	1,174
Advertising fees	534	500
Culture and recreation fees	189	183
Chargeable works fees	594	654
Rent and lease charges	1,704	1,620
Other fees and charges	1,557	905
Total user fees and charges	10,272	9,725

Notes to the Financial Report
For the Year Ended 30 June 2015

	2015 \$'000	2014 \$'000
Note 6 Contributions		
Monetary		
Resort and recreation contributions (a)	1,837	1,078
Doncaster hill activity centre contributions (b)	237	83
Other contributions	20	358
Total monetary contributions	2,094	1,519
<p>(a) Resort and recreation contributions received during the year are transferred to Other reserves pursuant to section 18 of the Subdivision Act 1988 (Resort and recreation reserve) (refer note 27(b)).</p> <p>(b) Doncaster hill activity centre contributions are made under the provisions of the Municipal Planning Scheme requiring developer contributions towards the cost of specific infrastructure and services in the Doncaster hill activity centre area (refer note 27(b)).</p> <p>Contributions recognised as revenue during the year that were obtained on condition that they be expended in a specified manner that had not occurred at balance date were:</p>		
Other contributions	32	1
Net increase/(decrease) in restricted assets resulting from contributions revenue for the year.	32	1
Non-Monetary		
Developer contributed assets	1,618	3,034
Total non-monetary contributions	1,618	3,034
<p>Contributions of non monetary assets were received in relation to the following asset</p>		
Land	823	2,794
Land under roads	124	38
Infrastructure	671	202
	1,618	3,034

Financial Statements

Notes to the Financial Report
For the Year Ended 30 June 2015

Note 7	Grants	2015 \$'000	2014 \$'000
	Grants were received in respect of the following:		
	Summary of grants		
	Commonwealth funded grants	4,952	2,240
	State funded grants	8,975	9,150
	Others	650	349
	Total grants	14,577	11,739
	Operating grants		
	Recurrent - Commonwealth Government		
	Victoria Grants Commission - general purpose grant	3,646	1,190
	Social and community	154	135
	Recurrent - State Government		
	Aged services	6,309	6,202
	Economic and environment	-	10
	Immunisation	103	103
	Maternal and child health, and immunisation	572	580
	School crossing supervisors	146	139
	Social and community	587	555
	Other	293	470
	Total recurrent operating grants	11,900	9,364
	Non-recurrent - State Government		
	Aged services	2	-
	Community health	34	-
	Economic and environment	3	30
	Immunisation	26	-
	Other	2	26
	Non-recurrent - Others		
	Community health	20	-
	Economic and environment	4	-
	Other	145	15
	Total non-recurrent operating grants	236	71
	Total operating grants	12,136	9,435
	Capital grants		
	Recurrent - Commonwealth Government		
	Victoria Grants Commission - local roads	1,137	378
	Recurrent - State Government		
	Roads to Recovery	-	402
	Total recurrent capital grants	1,137	780
	Non-recurrent - Commonwealth Government		
	Economic and environment	15	135
	Non-recurrent - State Government		
	Aquasana Masterplan Implementation	-	373
	Economic and environment	29	445
	Recreation	128	-
	Sportsground refurbishment	162	72
	Other	488	164
	Non-recurrent - Others		
	Economic and environment	96	65
	Recreation	217	155
	Sportsground refurbishment	15	-
	Other	154	115
	Total non-recurrent capital grants	1,304	1,524
	Total capital grants	2,441	2,304

Notes to the Financial Report
For the Year Ended 30 June 2015

	2015 \$'000	2014 \$'000
Note 7		
Grants (cont.)		
Conditions on grants		
Grants recognised as revenue during the year that were obtained on condition that they be expended in a specified manner that had not occurred at balance date were:		
Victoria Grants Commission - general purpose grant	1,212	-
Victoria Grants Commission - local roads	376	-
Aged services	45	-
Community health	26	-
Economic and environment	59	135
Immunisation	7	-
Recreation	38	-
Social and community	12	99
Sportsground refurbishment	42	72
Other	411	143
	<u>2,230</u>	<u>449</u>
Grants which were recognised as revenue in prior years and were expended during the current year in the manner specified by the grantor were:		
Aged Services	-	30
Economic and environment	135	495
Recreation	-	231
Social and community	81	7
Sportsground refurbishment	72	-
Victoria Grants Commission	-	1,636
Other	175	459
	<u>443</u>	<u>2,858</u>
Net increase/(decrease) in restricted assets resulting from grant revenues for the year:	<u>1,787</u>	<u>(2,409)</u>
Note 8		
Other income		
Interest on investments	1,487	1,369
Interest on rates and charges	300	250
Other	750	1,293
Total other income	<u>2,537</u>	<u>2,912</u>

Financial Statements

Notes to the Financial Report
For the Year Ended 30 June 2015

	2015 \$'000	2014 \$'000
Note 9 Investment in associate		
Whitehorse-Manningham Regional Library Corporation		
<i>Background</i>		
Manningham City Council has a 30.18% equity interest in the Whitehorse Manningham Regional Library Corporation (WMRLC) that was incorporated on 21 December 1995. Council has reported its interest in the WMRLC on the basis of equity accounting principles. Manningham City Council's share of the movement in net assets as at 30 June 2015, per the draft WMRLC financial statements, has been taken up as income of \$153,497 during the year ended 30 June 2015 (income of \$262,644 in 2013/14). As neither council has a controlling interest, the participating councils show their contributions towards the operating expenditure of the library as an expense.		
Current assets		
Cash and cash equivalents	2,290	2,151
Receivables	89	55
Other assets	129	128
	<u>2,488</u>	<u>2,334</u>
Non-current assets		
Property & equipment	6,294	6,076
	<u>6,294</u>	<u>6,076</u>
Total assets	<u>8,782</u>	<u>8,410</u>
Current liabilities		
Payables	631	584
Provisions	1,444	1,490
	<u>2,075</u>	<u>2,074</u>
Non-current liabilities		
Provisions	105	158
	<u>105</u>	<u>158</u>
Total liabilities	<u>2,180</u>	<u>2,232</u>
Net assets	<u>6,602</u>	<u>6,178</u>
<i>Movement in carrying value of investment</i>		
Carrying value of investment at start of year	1,839	1,576
Share of surplus/(deficit) for year	153	263
Carrying value of investment at end of year	<u>1,992</u>	<u>1,839</u>

Notes to the Financial Report
For the Year Ended 30 June 2015

	2015 \$'000	2014 \$'000
Note 10 Employee costs		
Wages and salaries	38,650	36,518
Casual staff	1,116	968
Salary oncost (a)	5,901	5,854
Other employee costs	281	390
Total employee costs	45,948	43,730
 (a) includes annual leave and long service leave provision, Workcover and superannuation costs.		
Superannuation		
Manningham City Council makes the majority of its employer superannuation contributions in respect of its employees to the Local Authorities Superannuation Fund (the Fund). This Fund has two categories of membership, accumulation and defined benefit, each of which is funded differently. Obligations for contributions to the Fund are recognised as an expense in Comprehensive Income Statement when they are made or due.		
Accumulation		
The Fund's accumulation categories, Vision MySuperVision Super Saver, receives both employer and employee contributions on a progressive basis. Employer contributions are normally based on a fixed percentage of employee earnings (for the year ended 30 June 2015, this was 9.5% required under Superannuation Guarantee legislation (for 2013/14, this was 9.25%)).		
Defined Benefit		
Manningham City Council does not use defined benefit accounting for its defined benefit obligations under the Fund's Defined Benefit category. This is because the Fund's Defined Benefit category is a pooled multi-employer sponsored plan.		
There is no proportional split of the defined benefit liabilities, assets or costs between the participating employers as the defined benefit obligation is a floating obligation between the participating employers and the only time that the aggregate obligation is allocated to specific employers is when a call is made. As a result, the level of participation of [Employer name] in the Fund cannot be measured as a percentage compared with other participating employers. Therefore, the Actuary is unable to allocate benefit liabilities, assets and costs between employers for the purposes of AASB 119.		
Note 11 Materials, services and contracts		
Materials and services	3,442	3,494
Fleet costs - fuel, oil, tyres	676	742
Contractors - community building repairs and maintenance	1,244	1,220
Contractors - parks, gardens, sporting reserves and street trees	3,795	3,197
Contractors - drains, roads and footpaths	1,342	1,401
Contractors - waste collection services	9,452	9,578
Total materials, services and contracts	19,951	19,632
Note 12 Net loss on disposal of property, plant and equipment, infrastructure, and other fixed assets		
Proceeds from disposal	438	2,426
Written down value of assets disposed	(239)	(494)
Written down value of assets disposed - non-current asset held for sale	-	(1,543)
Written down value of assets scrapped	(2,529)	(553)
Total net loss on disposal	(2,390)	(164)

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Notes to the Financial Report
For the Year Ended 30 June 2015

	2015 \$'000	2014 \$'000
Note 13 Depreciation and amortisation		
Property	3,183	3,070
Plant, machinery and other assets	2,060	2,183
Infrastructure	13,977	13,829
Intangible assets	534	415
Total depreciation and amortisation	19,754	19,507
Note 14 Borrowing costs		
Interest - Borrowings	294	240
Total borrowing costs	294	240
Rate used to capitalise borrowing costs	4.24%	3.38%
Note 15 Other expenses		
Community grants and contributions		
Community grants	1,787	1,803
Library contributions	3,350	3,425
	5,137	5,228
Utilities		
Utilities, rent, and cleaning	1,465	1,481
Street lighting	1,073	1,228
	2,538	2,709
Other expenses		
Auditor's remuneration - VAGO - annual financial statement and grant acquitals	56	59
Auditor's remuneration - other parties	30	29
Auditor's remuneration - Internal audit	160	80
Councillors' allowances	283	277
Fire levy	139	157
Insurance	909	1,060
Leases	269	289
Consultants - engineering	350	257
Consultants - human resources	123	131
Consultants - economic and environmental	350	294
Consultants - other	368	208
Bank charges	209	293
Catering (including function centre)	742	1,056
Office expenses	109	104
Legal	707	1,068
Software licences	838	835
Telephone	628	504
Travel	54	54
Bad and doubtful debts	199	62
Advertising	185	179
Postage	231	227
Printing	242	252
Training	285	211
Design fees and maintenance - non capital	1,506	1,042
Statutory charges	72	76
Other	962	1,047
	10,093	9,851
Total other expenses	17,768	17,788

Notes to the Financial Report
For the Year Ended 30 June 2015

	2015 \$'000	2014 \$'000
Note 16 Cash and cash equivalents		
Cash on hand	8	8
Cash at bank	2,313	1,009
Investments in term deposits and at-call with banks held to maturity	46,500	41,500
Total cash and cash equivalents	48,821	42,517
Users of the financial report should refer to note 31 for details of Council's commitments.		
Council's cash and cash equivalents are subject to external restrictions that limit amounts available for discretionary use. These include:		
- Trust funds and deposits (Note 23)	6,103	5,173
- Reserve funds (note 27(b) (a) and (b))	3,572	3,189
Total restricted funds	9,675	8,362
Total unrestricted cash and cash equivalents	39,146	34,155
Intended allocations		
Although not externally restricted the following amounts have been allocated for specific future purposes by Council:		
- Cash held to fund future capital works	5,154	5,380
- Waste bins replacement	14,005	11,715
- Loan repayment	728	-
- Family day care workcover	196	196
- Grants resolved in advanced	2,230	449
Total funds subject to intended allocations	22,313	17,720
Note 17 Trade and other receivables		
Current		
Rates debtors	3,889	3,246
Infringement debtors	378	509
Special rate schemes	331	475
Net GST receivable	782	750
Other debtors	2,357	1,232
Provision for doubtful debts	(11)	(4)
	7,706	6,208
Non-current		
Other receivables	31	31
Infringement court	821	720
Provision for doubtful debts - infringement court	(821)	(720)
	31	31
Total trade and other receivables	7,737	6,239
a) Ageing of Receivables		
At balance date other debtors representing financial assets were past due but not impaired. These amounts relate to a number of independent customers for whom there is no recent history of default. The ageing of the Council's trade and other receivables (excluding statutory receivables) was:		
Up to 3 months	3,007	2,054
3 to 6 months	136	57
Over 6 months	297	342
Total trade and other receivables	3,440	2,453
b) Movement in provisions for doubtful debts		
Balance at the beginning of the year	4	33
New Provisions recognised during the year	9	-
Amounts already provided for and written off as uncollectible	(2)	(26)
Amounts provided for but recovered during the year	-	(3)
Balance at end of year	11	4

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Notes to the Financial Report
For the Year Ended 30 June 2015

	2015 \$'000	2014 \$'000
Note 18 Other assets		
Current		
Accrued income - interest	102	136
Accrued income - other	502	867
Prepayments	359	160
Total other assets	963	1,163
Note 19 Financial assets		
Current		
Term deposit investment - refundable Manningham Centre Association bond (a)	189	163
Total financial assets	189	163

(a) Interest and principle is refundable to the Manningham Centre Association on termination of the agreement.

Notes to the Financial Report
For the Year Ended 30 June 2015

Note 20 Property, plant and equipment, infrastructure, and other fixed assets

Property	Land	Land under roads *	Buildings	Total property
	\$'000	\$'000	\$'000	\$'000
At fair value 1 July 2014	884,200	548	286,133	1,170,881
Accumulated depreciation at 1 July 2014	-	-	(83,700)	(83,700)
	884,200	548	202,433	1,067,181
Movements in fair value				
Acquisition of assets at fair value	835	-	2,653	3,488
Revaluation increments/decrements	181,571	-	3,337	184,908
Fair value of assets disposed	-	-	(1,210)	(1,210)
Contributed assets	823	124	-	947
Transfer	-	-	2,606	2,606
	183,229	124	7,386	190,739
Movements in accumulated depreciation				
Depreciation and amortisation	-	-	(3,183)	(3,183)
Revaluation increments/decrements	-	-	(22,732)	(22,732)
Accumulated depreciation of disposals	-	-	560	560
	-	-	(25,355)	(25,355)
At fair value 30 June 2015	1,067,429	672	293,519	1,361,620
Accumulated depreciation at 30 June 2015	-	-	(109,055)	(109,055)
	1,067,429	672	184,464	1,252,565

* Land under roads is valued at cost.

Plant, machinery and other assets	Plant, machinery and equipment	Fixtures, fittings and furniture	Computers and telecommunications	Artworks	Total plant, equipment and other assets
	\$'000	\$'000	\$'000	\$'000	\$'000
At fair value 1 July 2014	11,672	9,142	2,689	2,277	25,780
Accumulated depreciation at 1 July 2014	(6,481)	(6,374)	(1,993)	-	(14,848)
	5,191	2,768	696	2,277	10,932
Movements in fair value					
Acquisition of assets at fair value	1,248	108	98	3	1,457
Revaluation increments/decrements	-	-	-	(387)	(387)
Fair value of assets disposed	(1,186)	(4)	(6)	(7)	(1,203)
Transfer	-	13	-	-	13
	62	117	92	(391)	(120)
Movements in accumulated depreciation					
Depreciation and amortisation	(1,274)	(613)	(173)	-	(2,060)
Accumulated depreciation of disposals	946	4	6	-	956
	(328)	(609)	(167)	-	(1,104)
At fair value 30 June 2015	11,734	9,259	2,781	1,886	25,660
Accumulated depreciation at 30 June 2015	(6,809)	(6,983)	(2,160)	-	(15,952)
	4,925	2,276	621	1,886	9,708

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Notes to the Financial Report
For the Year Ended 30 June 2015

Note 20 Property, plant and equipment, infrastructure, and other fixed assets (cont.)

Infrastructure	Footpaths and Off street car parks				
	Roads \$'000	Bridges \$'000	cycleways \$'000	Off street car parks \$'000	Drainage \$'000
At fair value 1 July 2014	314,682	17,742	96,297	16,955	333,473
Accumulated depreciation at 1 July 2014	(158,688)	(4,260)	(42,513)	(6,509)	(120,049)
	155,994	13,482	53,784	10,446	213,424
Movements in fair value					
Acquisition of assets at fair value	5,177	216	2,319	390	2,748
Revaluation increments/decrements	12,321	1,560	2,066	100	9,850
Fair value of assets disposed	(3,563)	-	(462)	(161)	(271)
Contributed assets	131	-	14	-	526
Transfer	1,442	-	1,027	150	900
	15,508	1,776	4,964	479	13,753
Movements in accumulated depreciation					
Depreciation and amortisation	(7,047)	(296)	(1,034)	(245)	(3,344)
Revaluation increments/decrements	(312)	(1,102)	(1,641)	(2)	(4,047)
Accumulated depreciation of disposals	2,138	-	277	97	136
	(5,221)	(1,398)	(2,398)	(150)	(7,255)
At fair value 30 June 2015	330,190	19,518	101,261	17,434	347,226
Accumulated depreciation at 30 June 2015	(163,909)	(5,658)	(44,911)	(6,659)	(127,304)
	166,281	13,860	56,350	10,775	219,922

Infrastructure (cont.)	Recreational, leisure and community facilities	Parks, open space and streetscapes	Waste management	Total infrastructure	Work in progress - all asset classes	Total Property, plant and equipment, infrastructure, and other fixed assets
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
At fair value 1 July 2014	16,627	25,163	2,875	823,814	11,373	2,031,848
Accumulated depreciation at 1 July 2014	(4,373)	(8,115)	(2,779)	(347,286)	-	(445,834)
	12,254	17,048	96	476,528	11,373	1,586,014
Movements in fair value						
Acquisition of assets at fair value	1,348	1,099	-	13,297	10,608	28,350
Revaluation increments/decrements	-	-	-	25,897	-	210,418
Fair value of assets disposed	(134)	-	-	(4,591)	-	(7,004)
Contributed assets	-	-	-	671	-	1,618
Transfer	451	32	-	4,002	(6,899)	(278)
	1,665	1,131	-	39,276	3,709	233,604
Movements in accumulated depreciation						
Depreciation and amortisation	(604)	(1,111)	(96)	(13,977)	-	(19,220)
Revaluation increments/decrements	-	-	-	(7,104)	-	(29,836)
Accumulated depreciation of disposals	72	-	-	2,720	-	4,236
	(732)	(1,111)	(96)	(18,351)	-	(44,820)
At fair value 30 June 2015	18,292	28,294	2,875	863,090	15,082	2,265,452
Accumulated depreciation at 30 June 2015	(5,105)	(9,226)	(2,875)	(365,647)	-	(490,654)
	13,187	17,068	-	497,443	15,082	1,774,798

Notes to the Financial Report
For the Year Ended 30 June 2015

Note 20 Property, plant and equipment, infrastructure, and other fixed assets (cont.)

Valuation basis

Valuations were completed as at 30 June 2015 for Council. Valuations for 30 June 2015 are at fair value.

The basis of valuation is included under Note 1(h) in the Financial Statements and have been conducted as follows:

Non-specialised land and non-specialised buildings

Non-specialised land and non-specialised buildings are valued using the market based direct comparison method. Under this valuation method, the assets are compared to recent comparable sales or sales of comparable assets which are considered to have nominal or no added improvement value.

For non-specialised land and non-specialised buildings, an valuation was performed by Council's Valuer, Mr Graham Brewer FAPI, Certified Practising Valuer (Registration Number 61916) to determine the fair value using the market based direct comparison method. Valuation of the assets was determined by analysing comparable sales and allowing for share, size, topography, location and other relevant factors specific to the asset being valued. From the sales analysed, an appropriate rate per square metre has been applied to the subject asset. The effective date of the valuation is 30 June 2015.

To the extent that non-specialised land and non-specialised buildings do not contain significant, unobservable adjustments, these assets are classified as Level 2 under the market based direct comparison approach.

Specialised land and specialised buildings

The market based direct comparison method is also used for specialised land but adjusted to reflect the specialised nature of the assets being valued. For Council specialised buildings, the depreciated replacement cost method is used, adjusting for the associated depreciation. Specialised assets contain significant, unobservable adjustments, therefore these assets are classified as Level 3 fair value measurements.

An adjustment is made to reflect a restriction on the sale or use of an asset by Council. The adjustment is an allowance made to reflect the difference in value between unrestricted assets and those held by the Council which are impacted by external restraints on their use.

The valuation of Council's specialised land and specialised buildings was performed by Council's Valuer, Mr Graham Brewer FAPI, Certified Practising Valuer (Registration Number 61916). The valuation was performed using either the market based direct comparison method or depreciated replacement cost, adjusted for restrictions in use. The effective date of the valuation is 30 June 2015.

Details of the Council's land and buildings and information about the fair value hierarchy as at 30 June 2015 are as follows:

	Level 1	Level 2	Level 3
	\$'000	\$'000	\$'000
Land	-	6,479	1,060,950
Buildings	-	2,479	181,986
Total	-	8,958	1,242,936

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Notes to the Financial Report
For the Year Ended 30 June 2015**Note 20 Property, plant and equipment, infrastructure, and other fixed assets (cont.)***Infrastructure assets*

Infrastructure assets are valued using the written down replacement cost of each asset. The written down replacement cost is calculated based on the remaining life of the asset, which in turn is determined based on their condition of roads, footpaths, kerb and channel, bridges and drains.

Infrastructure assets contain significant unobservable adjustments, therefore these assets are classified as Level 3.

A valuation of Council's infrastructure assets was performed by Council's Manager, Engineering and Technical Service, Mr Roger Woodlock B.Eng (Civil). The valuation was performed based on the depreciated replacement cost of the assets. The effective date of the valuation is 30 June 2015.

There were no changes in valuation techniques throughout the period to 30 June 2015.

For all assets measured at fair value, the current use is considered the highest and best use.

Details of the Council's infrastructure information about the fair value hierarchy as at 30 June 2015 are as follows:

	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000
Roads	-	-	196,281
Bridges	-	-	13,860
Footpaths and cycleways	-	-	56,350
Off street car parks	-	-	10,775
Drains	-	-	219,922
Total	-	-	487,188

Artworks

Valuation of Artworks was undertaken by Mr Warren Joel AVAA (Certified Practising Valuer No. 408), of Warren Joel Auction & Valuation Services. The valuation of artworks is at fair value based at the date of valuation being 15 April 2015.

Notes to the Financial Report
For the Year Ended 30 June 2015

	2015 \$'000	2014 \$'000
Note 21 Intangible assets		
Software	1,617	1,808
Total intangible assets	1,617	1,808
Gross carrying amount		
Balance at 1 July	7,784	7,130
Additions from internal developments	343	854
Balance at 30 June	8,127	7,784
Accumulated amortisation		
Balance at 1 July	(5,976)	(5,561)
Amortisation expense	(534)	(415)
Balance at 30 June	(6,510)	(5,976)
Net book value at 30 June	1,617	1,808
Note 22 Trade and other payables		
Current		
Trade payables	617	631
Employee benefits and related costs	1,484	2,341
Accrued expenses	7,701	8,907
Total trade and other payables	9,702	9,909
Note 23 Trust funds and deposits		
Current		
Contract retention	685	585
Landscape bonds	2,969	2,500
Miscellaneous works deposits	133	157
Asset protection bonds	1,787	1,374
Subdivider deposits	138	138
Refundable Manningham Centre Association bond	169	163
Other refundable deposits	212	256
Total trust funds and deposits	6,103	5,173

Purpose and nature of items

Refundable deposits - Deposits are taken by council as a form of surety in a number of circumstances, including in relation to building works, tender deposits, contract deposits and the use of civic facilities.

Retention amounts - Council has a contractual right to retain certain amounts until a contractor has met certain requirements or a related warrant or defect period has elapsed. Subject to the satisfactory completion of the contractual obligations, or the elapsing of time, these amounts will be paid to the relevant contractor in line with Council's contractual obligations.

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Notes to the Financial Report
For the Year Ended 30 June 2015

Note 24	Provisions	Annual leave	Long service leave	Total
		\$ '000	\$ '000	\$ '000
	2015			
	Balance at beginning of the financial year	3,722	7,744	11,466
	Amounts used	(2,414)	(1,154)	(3,568)
	Additional provisions	2,644	1,741	4,385
	Balance at the end of the financial year	3,952	8,331	12,283
	2014			
	Balance at beginning of the financial year	3,729	7,429	11,158
	Amounts used	(2,585)	(1,246)	(3,831)
	Additional provisions	2,578	1,561	4,139
	Balance at the end of the financial year	3,722	7,744	11,466
			2015	2014
			\$'000	\$'000
	Employee benefits			
	Current			
	Annual leave			
	Annual leave liabilities have been classified as current as there is no unconditional right to defer settlement for at least 12 months after reporting date. Assessments indicate that actual settlement of the liabilities will occur as follows and where the settlement is forecast for more than 12 months after reporting date is reported at present value using the 5 year treasury bond as the discount factor.			
	Current short-term settlement within 12 months of balance date		2,781	2,617
	Current long-term settlement beyond 12 months of balance date (note 1m)		1,171	1,105
			3,952	3,722
	Long service leave			
	Long service leave liabilities for staff with greater than 7 years service have been classified as current where there is no unconditional right to defer settlement for at least 12 months after reporting date. Assessments indicate that actual settlement of the liabilities will occur as follows and where the settlement is forecast for more than 12 months after reporting date is reported at present value using the 5 year treasury bond as the discount factor.			
	Current short-term settlement within 12 months of balance date		546	482
	Current long-term settlement beyond 12 months of balance date (note 1m)		6,944	6,358
			7,490	6,840
	Non-current			
	Long service leave		841	904
			841	904
	Aggregate carrying amount of employee benefits:			
	Current		11,442	10,562
	Non-current		841	904
	Total		12,283	11,466
	The following assumptions were adopted in measuring the present value of leave:			
	Weighted average increase in employee costs		3.40%	3.40%
	Weighted average discount rates		2.60%	3.17%
	Weighted average settlement periods (years)		12	12
	Total all provisions			
	Current		11,442	10,562
	Non-current		841	904
			12,283	11,466

Notes to the Financial Report
For the Year Ended 30 June 2015

	2015 \$'000	2014 \$'000
Note 25 Income received in advance		
Rent	319	300
Fees	324	273
Total income received in advance	643	573
Note 26 Interest-bearing loans and borrowings		
Non-Current		
Borrowings - secured (a)	7,279	7,279
	7,279	7,279
Total interest-bearing loans and borrowings	7,279	7,279
The maturity profile for Council's borrowings is:		
Not later than one year	-	-
Later than one year and not later than five years	7,279	7,279
Later than five years	-	-
	7,279	7,279
Aggregate carrying amount of interest-bearing loans and borrowings:		
Current	-	-
Non-current	7,279	7,279
	7,279	7,279

(a) The borrowings are secured over the future general rates of Council.

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Notes to the Financial Report
For the Year Ended 30 June 2015

Note 27 Reserves

(a) Asset revaluation reserves

2015	Balance at beginning of reporting year \$'000	Increment/ (decrement) \$'000	Realised Revaluation Reserve \$'000	Balance at end of reporting year \$'000
Property				
Land	691,325	181,571	-	872,896
Buildings	81,886	(19,395)	(46)	62,445
	773,211	162,176	(46)	935,341
Plant, machinery and other assets				
Plant, machinery and equipment	62	-	(5)	57
Fixtures, fittings and furniture	1,008	-	-	1,008
Computers and telecommunications	75	-	-	75
Artworks	1,276	(387)	(2)	887
	2,421	(387)	(7)	2,027
Infrastructure				
Roads	71,000	12,009	-	83,009
Bridges	1,241	458	-	1,699
Footpaths and cycleways	28,432	425	-	28,857
Off street car parks	5,229	98	-	5,327
Drainage	118,129	5,803	-	123,932
Parks, open space and streetscapes	205	-	-	205
	224,236	18,793	-	243,029
Total	999,868	180,582	(53)	1,180,397

2014	Balance at beginning of reporting year \$'000	Increment/ (decrement) \$'000	Realised Revaluation Reserve \$'000	Balance at end of reporting year \$'000
Property				
Land	632,276	60,288	(1,239)	691,325
Buildings	82,443	(468)	(89)	81,886
	714,719	59,820	(1,328)	773,211
Plant, machinery and other assets				
Plant, machinery and equipment	38	-	24	62
Fixtures, fittings and furniture	1,008	-	-	1,008
Computers and telecommunications	75	-	-	75
Artworks	1,276	-	-	1,276
	2,397	-	24	2,421
Infrastructure				
Roads	69,045	1,955	-	71,000
Bridges	807	434	-	1,241
Footpaths and cycleways	23,845	4,587	-	28,432
Off street car parks	4,887	342	-	5,229
Drainage	109,755	8,374	-	118,129
Parks, open space and streetscapes	205	-	-	205
	208,544	15,692	-	224,236
Total	925,660	75,512	(1,304)	999,868

Notes to the Financial Report
For the Year Ended 30 June 2015

Note 27 Reserves (cont.)

(b) Other reserves

	Balance at beginning of reporting year	Transfer from accumulated surplus	Transfer to accumulated surplus	Balance at end of reporting year
	\$'000	\$'000	\$'000	\$'000
2015				
Resort and recreation reserve (a)	3,127	(1,504)	1,237	3,460
Doncaster hill activity centre reserve (b)	62	(167)	237	112
Family day care workover levy reserve (c)	196	-	-	196
Total	3,385	(1,691)	2,074	3,768
	Balance at beginning of reporting year	Transfer from accumulated surplus	Transfer to accumulated surplus	Balance at end of reporting year
	\$'000	\$'000	\$'000	\$'000
2014				
Resort and recreation reserve (a)	2,642	(593)	1,078	3,127
Doncaster hill activity centre reserve (b)	-	(21)	83	62
Family day care workover levy reserve (c)	196	-	-	196
Total	2,838	(614)	1,161	3,385

(a) The Resort and recreation reserve was established to control contributions received from developers that will, upon completion of developments be utilised to develop recreation and other facilities for residents in the respective development areas.

(b) The Doncaster Hill activity centre reserve was established to control contributions levied on developers under the Doncaster Hill Development Contributions Plan Overlay (DCPO) and funds will be utilised to develop social and community infrastructure in accordance with the conditions contained in the DCPO.

(c) The Family day care Workover levy was established to control funds collected from family day care user charges to assist in defraying the cost of future claims for Workover by family day care providers. Council discontinued this service in 2009/10.

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Notes to the Financial Report
For the Year Ended 30 June 2015

	2015 \$'000	2014 \$'000
Note 28 Reconciliation of cash flows from operating activities to surplus/(deficit) for the year		
Surplus/(deficit) for the year	14,182	13,187
Depreciation/amortisation	19,754	19,507
(Gain)/loss on disposal of property, plant and equipment, infrastructure	2,330	(164)
Contributed assets	(1,618)	(3,034)
Share of (gain)/loss from associate	(153)	(263)
Adjustment for work in progress write-off to other expenses	265	10
Change in assets and liabilities:		
(Increase)/decrease in trade and other receivables	(1,498)	365
(Increase)/decrease in other assets	200	(320)
Increase/(decrease) in trade and other payables	(207)	(35)
(Decrease)/increase in other assets and liabilities	70	15
Increase/(decrease) in unfunded superannuation liability	-	(7,906)
(Increase)/decrease in provisions	817	307
Net cash provided by/(used in) operating activities	<u>34,122</u>	<u>21,679</u>
Note 29 Reconciliation of cash and cash equivalents		
Cash and cash equivalents (note 16)	48,821	42,517
	<u>48,821</u>	<u>42,517</u>
Note 30 Financing arrangements		
Bank overdraft	1,000	1,000
Used facilities	-	-
Unused facilities	<u>1,000</u>	<u>1,000</u>

Notes to the Financial Report
For the Year Ended 30 June 2015

Note 31 Commitments

Council has entered into the following commitments

2015	Not later than 1 year	Later than 1 year and not later than 2 years	Later than 2 years and not later than 5 years	Later than 5 years	Total
	\$'000	\$'000	\$'000	\$'000	\$'000
Operating					
Garbage collection	5,205	5,416	17,599	-	28,220
Meals for delivery	254	262	825	-	1,341
Hard and green waste collection	793	965	3,093	-	4,751
Property valuation	269	140	589	-	998
Total	6,521	6,683	22,106	-	35,310
Capital					
Roads	2,017	-	-	-	2,017
Drainage	383	-	-	-	383
Other - recreation and open space	1,241	-	-	-	1,241
Buildings	6,172	-	-	-	6,172
Plant and equipment	113	-	-	-	113
Total	9,926	-	-	-	9,926

2014	Not later than 1 year	Later than 1 year and not later than 2 years	Later than 2 years and not later than 5 years	Later than 5 years	Total
	\$'000	\$'000	\$'000	\$'000	\$'000
Operating					
Garbage collection	4,934	5,133	16,680	-	26,747
Meals for delivery	274	279	873	-	1,426
Hard and green waste collection	837	854	2,666	-	4,357
Property valuation	100	250	450	-	800
Total	6,145	6,516	20,669	-	33,330
Capital					
Roads	2,281	-	-	-	2,281
Drainage	709	-	-	-	709
Other - recreation & open space	1,269	-	-	-	1,269
Buildings	12,070	-	-	-	12,070
Plant and equipment	450	-	-	-	450
Total	16,779	-	-	-	16,779

Note 32 Operating leases

(a) Operating lease commitments

At the reporting date, Council had the following obligations under non-cancellable operating leases for the lease of equipment and land and buildings for use within Council's activities (these obligations are not recognised as liabilities):

	2015 \$'000	2014 \$'000
Not later than one year	420	499
Later than one year and not later than five years	1,260	723
Later than five years	1,048	1,231
Total	2,728	2,453

(b) Operating lease receivables

At the reporting date, Council had the following operating leases for the lease of Council owned land and buildings:

	2015 \$'000	2014 \$'000
Not later than one year	1,490	775
Later than one year and not later than five years	4,291	1,910
Later than five years	25	3
Total	5,806	2,688

Financial Statements

Notes to the Financial Report
For the Year Ended 30 June 2015**Note 33 Contingent liabilities and contingent assets****(a) Contingent liabilities****General**

Council controls large areas of public open space, provides general and personal services to residents, visitors and ratepayers, has responsibilities and regulatory authorities including the issue of permits and approvals, and controls significant buildings and infrastructure assets. Council is, from time to time, met with claims and demands for damages allegedly arising from the actions, or inactions, of Council or its officers.

Council's risk management plan includes securing insurance to cover insurable risks where this is an appropriate risk management option. Council has taken out insurance with MAV Insurance to limit Council's exposure to liabilities arising from actions of the Council or its employees where it is appropriate to do so.

Open claims

Council is presently involved in 5 open claims and total of 36 claims received in 2014/15 (37 claims in 2013/14) on Council for alleged personal injury, property damage, and professional negligence. As these matters are yet to be finalised, Council's liability, if any, has yet to be established. No allowance for these contingencies has been made in the financial report, however, the maximum excess or amount for potential settlement below the excess value that could be payable by Council in total is estimated by Council's insurers to be \$20,000 (\$28,000 in 2013/14). Council is not aware of any other contingent liabilities or claims that would fall outside of the terms of Council's insurance policies.

Public and products liability

Council is exposed to the risk of claims for damages, and resulting litigation, in respect to third party property damage and personal injury for events which occur as a result of alleged negligence by Council in management of assets and infrastructure owned by or under its control, and negligence in the delivery of services. Public liability insurance with a cover of \$400 million is held by Council and a policy deductible of \$20,000 applies for each and every claim made. Council's liability is therefore limited to the extent of the policy deductible. The insurer is MAV Insurance.

Professional indemnity

Alleged provision of inaccurate or inappropriate advice, and failure to meet statutory responsibilities for enforcement of specific legislation, can result in claims for damages being lodged against the Council. It is not possible to quantify the amount of such claims with any degree of accuracy, as what is claimed usually bears no relationship to either a final award or an ex-gratia payment with a denial of liability. Council holds insurance cover in the amount of \$300 million, with a policy deductible of \$20,000 applicable to each and every claim made. The insurer is MAV Insurance.

Bank guarantees issues

Council is responsible for the following bank guarantee:

Department of Primary Industries for \$150,000 in connection with Extractive Industry Licence No. 54-1.

Capital funding grant

Council has exposure to contingent liabilities where the conditions attached to a capital funding grant requires repayment in full or part of the granted sum should the terms of the grant agreement not be fulfilled by Council.

Superannuation

Council has obligations under a defined benefit superannuation scheme that may result in the need to make additional contributions to the scheme to ensure that the liabilities of the fund are covered by the assets of the fund. As a result of the volatility in financial markets the likelihood of making such contributions in future periods exists. At this point in time it is not known if additional contributions will be required, their timing or potential amount.

Funding arrangements

Manningham City Council makes employer contributions to the defined benefit category of the Fund at rates determined by the Trustee on the advice of the Fund's Actuary.

The Fund's latest actuarial investigation was held as at 30 June 2014 and it was determined that the vested benefit index (VBI) of the defined benefit category of which Manningham City Council is a contributing employer was 103.4%. To determine the VBI, the fund Actuary used the following long-term assumptions:

Net investment returns	7.50% pa
Salary inflation	4.25% pa
Price inflation (CPI)	2.75% pa

Notes to the Financial Report
For the Year Ended 30 June 2015

Note 33 Contingent liabilities and contingent assets (cont.)

(a) Contingent liabilities (cont.)

Vision Super has advised that the VBI at 30 June 2015 was 106.8%.

The VBI is to be used as the primary funding indicator. Because the VBI was above 100%, the actuarial investigation determined the defined benefit category was in a satisfactory financial position and that no change was necessary to the defined benefit category's funding arrangements from prior years.

Employer contributions

Regular contributions

On the basis of the results of the most recent full actuarial investigation conducted by the Fund's Actuary as at 30 June 2014, Manningham City Council makes employer contributions to the Fund's Defined Benefit category at rates determined by the Fund's Trustee. For the year ended 30 June 2015, this rate was 9.5% of members' salaries. This rate will increase in line with any increase to the Superannuation Guarantee (SG) contribution rate.

In addition, Manningham City Council reimburses the Fund to cover the excess of the benefits paid as a consequence of retrenchment above the funded resignation or retirement benefit.

Funding rate

If the defined benefit category is in an unsatisfactory financial position at actuarial investigation or the defined benefit category's VBI is below its shortfall limit at any time other than the date of the actuarial investigation, the defined benefit category has a shortfall for the purposes of SPS 160 and the Fund is required to put a plan in place so that the shortfall is fully funded within three years of the shortfall occurring. The Fund monitors its VBI on a quarterly basis and the Fund has set its shortfall limit at 97%.

In the event that the Fund Actuary determines that there is a shortfall based on the above requirement, the Fund's participating employers (including Manningham City Council) are required to make an employer contribution to cover the shortfall.

Using the agreed methodology, the shortfall amount is apportioned between the participating employers based on the pre-1 July 1993 and post-30 June 1993 service liabilities of the Fund's defined benefit category, together with the employer's payroll at 30 June 1993 and at the date the shortfall has been calculated.

Due to the nature of the contractual obligations between the participating employers and the Fund, and that the Fund includes lifetime pensioners and their reversionary beneficiaries, it is unlikely that the Fund will be wound up.

If there is a surplus in the Fund, the surplus cannot be returned to the participating employers.

In the event that a participating employer is wound-up, the defined benefit obligations of that employer will be transferred to that employer's successor.

Latest actuarial investigation surplus amounts

The Fund's latest actuarial investigation as at 30 June 2014 identified the following in the defined benefit category of which Manningham City Council is a contributing employer:

- A VBI surplus of \$77.1 million; and
- A total service liability surplus of \$236 million

The VBI surplus means that the market value of the fund's assets supporting the defined benefit obligations exceed the vested benefits that the defined benefit members would have been entitled to if they had all exited on 30 June 2014.

The total service liability surplus means that the current value of the assets in the Fund's defined benefit category plus expected future contributions exceeds the value of expected future benefits and expenses.

Manningham City Council was notified of the results of the actuarial investigation during January 2015.

Financial Statements

Notes to the Financial Report
For the Year Ended 30 June 2015**Note 33 Contingent liabilities and contingent assets (cont.)****(a) Contingent liabilities (cont.)****Superannuation contributions**

Contributions by Manningham City Council (excluding any unfunded liability payments) to the above superannuation plans for the financial year ended 30 June 2015 are detailed below:

Scheme	Type of scheme	Rate	2015	2014
			\$'000	\$'000
Vision Super	Defined benefits	8.50%	358	343
Vision Super	Accumulation	8.50%	2,437	2,327
Other Funds	Accumulation	8.50%	832	605
			<u>3,627</u>	<u>3,275</u>

In addition to the above contributions, Manningham City Council has paid unfunded liability payments to Vision Super totalling \$nil paid during the 2014/15 year (2013/14 \$7,906 million).

There were \$nil contributions outstanding (2013/14, nil).

The expected contributions to be paid to the defined benefit category of Vision Super for the year ending 30 June 2016 is \$370,000.

(b) Contingent assets**Developer contributed assets**

Developer contributions to be received in respect of estates subject to future subdivisions total \$4,073,289 (2013/14, \$833,321).

Notes to the Financial Report
For the Year Ended 30 June 2015

Note 34 Financial Instruments

(a) Objectives and policies

The Council's principal financial instruments comprise cash assets, term deposits, receivables (excluding statutory receivables), payables (excluding statutory payables) and bank borrowings. Details of the significant accounting policies and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument is disclosed in Note 1 of the financial statements. Risk management is carried out by senior management under policies approved by the Council. These policies include identification and analysis of the risk exposure to Council and appropriate procedures, controls and risk minimisation.

(b) Market risk

Market risk is the risk that the fair value or future cash flows of our financial instruments will fluctuate because of changes in market prices. The Council's exposures to market risk is primarily through interest rate risk with insignificant exposure to other price risks and no exposure to foreign currency risk. Components of market risk to which the council are expose are discussed below.

Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Interest rate risk arises from interest bearing financial assets and liabilities. Interest bearing assets are predominantly short term liquid assets. As at 30 June 2015 Council had long term loans or borrowings and is therefore exposed to interest rate risk on these classes of financial liabilities.

Interest rate risk on financial assets are managed through Council's investment policy which requires the investment of surplus funds only with financial institutions approved under the section 143 of the Local Government Act 1989. The Council's investment policy provides for investment restrictions such as investment placement with authorised deposit taking institutions (ADIs), placement according to Standard and Poor's credit ratings for investment institutions, staging of investment duration, and for the regular monitoring of investment performance and investment institution credit ratings. Investment performance and investment placement are reported regularly to Council.

(c) Credit risk

Credit risk is the risk of financial loss to Council arising from the non-completion of an obligation under a financial instrument by a party with whom Council has contracted. Council has exposure to credit risk on all financial assets included in the balance sheet. The maximum exposure to credit risk at balance date in relation to each class of recognised financial asset is represented by the carrying amount of that financial asset.

Council manages credit risk exposure through the application of debtor management policies that include arrangement for the timely collection of debts, escalation of recovery actions, and monitoring of debt collection performance. Council also managed credit risk exposure through the application of security bonds and provisions of the Local Government Act 1989 that permit the classification of certain debts as charges against property.

Financial assets classed as trade and other receivables consist of a large number of customers, spread across the consumer, business and government sectors. As Council's main debtors are government departments the credit risk associated with the Council's financial assets is assessed as minimal. Where a credit risk is assessed as probable of realisation an allowance for doubtful debts is raised.

Details of credit risk for transactions that are not included in the balance sheet are disclosed in note 33, contingent liabilities and contingent assets.

(d) Liquidity risk

Liquidity risk includes the risk that, as a result of our operational liquidity requirements:

- we will not have sufficient funds to settle a transaction on the date;
- we will be forced to sell financial assets at a value which is less than what they are worth; or
- we may be unable to settle or recover a financial assets at all.

To mitigate liquidity risk the entity has developed long term financial management strategies containing liquidity and cash flow targets, and regularly monitors budget performance and cash flows against forecasts. The entity has established access to overdraft facilities.

Council's exposure to liquidity risk is deemed insignificant based on prior periods' data, cash flow and liquidity forecasts, and current assessment of risk.

(e) Fair value

Unless otherwise stated, the carrying amount of financial instruments reflect their fair value.

Fair value hierarchy

Council's financial assets and liabilities are not valued in accordance with the fair value hierarchy. Council's financial assets and liabilities are measured at amortised cost.

Financial Statements

Notes to the Financial Report
For the Year Ended 30 June 2015

Note 34 Financial Instruments (cont.)

(f) Sensitivity disclosure analysis

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, the consolidated entity believes the following movements are 'reasonably possible' over the next 12 months. Market interest rates are sourced from the Reserve Bank of Australia.

- a parallel shift of +1% and -2% in market interest rates from year-end rates of 2.00%.

These movements will not have a material impact on the valuation of Council's financial assets and liabilities, nor will they have a material impact on the results of Council's operations.

Note 35 Related party transactions

(i) Responsible Persons

Names of persons holding the position of a Responsible Person at the Council at any time during the year are:

Councillors	Councillor Downie (Re-elected 8 November 2012) Councillor Galbally (Elected 8 November 2012) Councillor Gough (Re-elected 8 November 2012) Councillor Givrokostopoulos (Elected 8 November 2012, Mayor from 12 November 2013 to 2 December 2014) Councillor Haynes (Elected 8 November 2012) Councillor Kleiner (Elected 8 November 2012) Councillor McLeish (Elected 8 November 2012, Mayor from 3 December 2014) Councillor O'Brien (Elected 8 November 2012) Councillor Yang (Re-elected 8 November 2012)
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Chief Executive Officer	Mr. Joe Carbone (Appointed Chief Executive Officer on 21 January 2015) Mr Leigh Harrison (Appointed as Acting Chief Executive between 20 October 2014 to 3 November 2014) Ms Teresa Dominik (Appointed as Acting Chief Executive between 29 December 2014 to 8 January 2015)
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(ii) Remuneration of Responsible Persons

The numbers of Responsible Officers, whose total remuneration from Council and any related entities fell within the following bands:

	2015 No.	2014 No.
Less than \$10,000	-	-
\$10,000 - \$19,999	-	7
\$20,000 - \$29,999	7	-
\$30,000 - \$39,999	-	-
\$40,000 - \$49,999	1	1
\$50,000 - \$59,999	1	1
\$110,000 - \$119,999	-	-
\$170,000 - \$179,999	-	-
\$210,000 - \$219,999	-	1
\$250,000 - \$259,999	-	-
\$310,000 - \$319,999	-	1
\$330,000 - \$339,999	1	-
	<u>10</u>	<u>11</u>

Total remuneration for the reporting year for Responsible Persons included above amounted to:	\$'000	\$'000
	615	807

(iii) Responsible persons retirement benefits

Retirement payments of \$nil were made by the Council to a person who held a position of Responsible Person during the reporting year 2014/15 (2013/14, nil).

(iv) Loans to responsible persons

No loans have been made, guaranteed or secured by the Council to a Responsible Person during the reporting year 2014/15 (2013/14, nil).

(v) Transactions with responsible persons

No transactions other than remuneration payments, or the reimbursement of expenses as approved by Council with Responsible Persons, or Related Parties of such Responsible Persons, during the reporting year (2013/14, nil).

Notes to the Financial Report
For the Year Ended 30 June 2015

Note 35 Related party transactions (cont.)

(vi) Senior Officers Remuneration

A Senior Officer other than a Responsible Person, is an officer of Council who:
a) has management responsibilities and reports directly to the Chief Executive; or
b) whose total annual remuneration exceeds \$135,000.

The number of Senior Officers other than the Responsible Persons, are shown below in their relevant income bands and includes Senior Officers who commenced or retired during the year.

Income Range	2015 No.	2014 No.
<\$120,000	-	4
\$120,000 - \$129,999	-	1
\$130,000 - \$139,999	4	3
\$140,000 - \$149,999	3	7
\$150,000 - \$159,999	10	3
\$160,000 - \$169,999	3	2
\$170,000 - \$179,999	2	1
\$180,000 - \$189,999	-	-
\$190,000 - \$199,999	1	-
\$200,000 - \$209,999	1	2
\$210,000 - \$219,999	-	1
\$220,000 - \$229,999	1	-
\$230,000 - \$239,999	1	1
\$240,000 - \$249,999	1	-
	<u>27</u>	<u>25</u>
Total Remuneration, excluding resignation benefits, for the reporting year for Senior Officers included above, amounted to:	\$'000 4,485	\$'000 3,589

Employee entitlements paid to Senior Officers who resigned during the 2014/15 year amounted to \$nil (2013/14, \$136,037).

Note 36 Events occurring after balance date

No matters have occurred since reporting date that require disclosure in the financial statements.

Financial Statements

Certification of the Financial Report

In my opinion, the accompanying financial report has been prepared in accordance with the Local Government Act 1989, the Local Government (Planning and Reporting) Regulations 2014, Australian Accounting Standards and other mandatory professional reporting requirements.



Kevin Ayre CPA
Principal Accounting Officer
8 September 2015

In our opinion, the accompanying financial report presents fairly the financial transactions of Manningham City Council for the year ended 30 June 2015 and the financial position of Council as at that date.

As at the date of signing, we are not aware of any circumstances which would render any particulars in the financial report to be misleading or inaccurate.

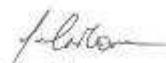
We, the Councilors, have been authorised by the Council and by the Local Government (Planning and Reporting) Regulations 2014 to certify the financial report in its final form.



Paul McLeish
Mayor
8 September 2015



Michele Kleinert
Deputy Mayor
8 September 2015



Joe Carbone
Chief Executive Officer
8 September 2015



Performance Statement

Performance statements

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Performance Statement
For the year ended 30 June 2015

DESCRIPTION OF MUNICIPALITY

Manningham City Council is located in Melbourne's north-eastern suburbs, commencing with its western boundary in Bulleen, 10 kilometres from the Melbourne CBD and extending to Wonga Park at its eastern extremity, 32 kilometres from the CBD. The City is bounded by the Yarra River, Banyule City and Nillumbik Shire in the north, Yarra Ranges Shire in the east, Koonung Creek, Maroondah City and the Cities of Whitehorse and Boroondara in the south and Banyule City and the Yarra River in the west.

The City encompasses a total land area of 114 square kilometres, including a substantial 17% green open spaces. The nonurban areas include a large tract of the Green Wedge, and are used mainly for rural residential living, conservation and small scale agriculture.

As at 30 June 2014, our estimated population was 118,521 people and includes the suburbs of Bulleen, Doncaster, Doncaster East, Donvale, Nunawading (part), Park Orchards, Ringwood North (part), Templestowe, Templestowe Lower, Warrandyte, Warrandyte South and Wonga Park (part).

Version 1.0

Sustainable Capacity Indicators
For the year ended 30 June 2015

<i>Indicator/measure</i>	Results 2015	Material Variations
<i>Own-source revenue</i>		
<i>Own-source revenue per head of municipal population</i> [Own-source revenue / Municipal population]	\$860	First Local Government Performance Reporting Framework (LGPRF) Reporting year
<i>Recurrent grants</i>		
<i>Recurrent grants per head of municipal population</i> [Recurrent grants / Municipal population]	\$110	First LGPRF Reporting year
<i>Population</i>		
<i>Expenses per head of municipal population</i> [Total expenses / Municipal population]	\$895	First LGPRF Reporting year
<i>Infrastructure per head of municipal population</i> [Value of infrastructure / Municipal population]	\$5,944	First LGPRF Reporting year
<i>Population density per length of road</i> [Municipal population / Kilometres of local roads]	198	First LGPRF Reporting year
<i>Disadvantage</i>		
<i>Relative socio-economic disadvantage</i> [Index of Relative Socio-economic Disadvantage by decile]	10	First LGPRF Reporting year

Performance Statement

Service Performance Indicators
For the year ended 30 June 2015

<i>Service / indicator / measure</i>	Results 2015	Material Variations
Governance		
Satisfaction <i>Satisfaction with council decisions</i> [Community satisfaction rating out of 100 with how council has performed in making decisions in the interest of the community]	60	First LGPRF Reporting year
Statutory Planning		
Decision making <i>Council planning decisions upheld at VCAT</i> [Number of VCAT decisions that did not set aside council's decision in relation to a planning application / Number of VCAT decisions in relation to planning applications] x100	44.4%	First LGPRF Reporting year
Roads		
Satisfaction <i>Satisfaction with sealed local roads</i> [Community satisfaction rating out of 100 with how council has performed on the condition of sealed local roads]	68	First LGPRF Reporting year
Libraries		
Participation <i>Active library members</i> [Number of active library members / Municipal population] x100	16.2%	This indicator only measures members that have borrowed a physical item within 2014/15.
Waste Collection		
Waste diversion <i>Kerbside collection waste diverted from landfill</i> [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100	53.7%	First LGPRF Reporting year
Aquatic facilities		
Utilisation <i>Utilisation of aquatic facilities</i> [Number of visits to aquatic facilities / Municipal population]	3.9	A significant redevelopment of the municipal aquatic facilities impacted visitor door counters over 2014/15.
Animal management		
Health and safety <i>Animal management prosecutions</i> [Number of successful animal management prosecutions]	24	First LGPRF Reporting year
Food safety		
Health and safety <i>Critical and major non-compliance notifications</i> [Number of critical non-compliance notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance notifications and major non-compliance notifications about food premises] x100	91.6%	First LGPRF Reporting year

Service Performance Indicators
For the year ended 30 June 2015

<i>Service/indicator/measure</i>	Results 2015	Material Variations
Home and community care		
Participation		
<i>Participation in HACC service</i> [Number of people that received a HACC service / Municipal target population for HACC services] x100	22.6%	First LGPRF Reporting year
Participation		
<i>Participation in HACC service by CALD people</i> [Number of CALD people who receive a HACC service / Municipal target population in relation to CALD people for HACC services] x100	18.5%	First LGPRF Reporting year
Maternal and child health		
Participation		
<i>Participation in the MCH service</i> [Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100	98.6%	First LGPRF Reporting year
Participation		
<i>Participation in the MCH service by Aboriginal children</i> [Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100	91.7%	First LGPRF Reporting year

Performance Statement

Financial Performance Indicators
For the year ended 30 June 2015

Dimension / indicator / measure	Results	Forecasts				Material Variations
	2015	2016	2017	2018	2019	
Operating position						
Adjusted underlying result						
Adjusted underlying surplus (or deficit)	7.0%	7.6%	8.1%	8.4%	10.0%	The Financial Performance Indicator forecasts for 2016 to 2019 are based on Council's published Strategic Resource Plan projections. The State Government's announced intention to cap rates growth for local government may have the effect of reducing both revenues and expenses over the forecast period. The general trend of an improved underlying result ratio relates to an ongoing strategy to limit the growth of operational expenses.
[Adjusted underlying surplus (deficit) / Adjusted underlying revenue] x100						
Liquidity						
Working capital						
Current assets compared to current liabilities	206.1%	176.0%	149.5%	154.8%	143.7%	Council's Working capital ratio is forecast to decrease as surplus funds are applied to fund the replacement and upgrade of community assets as part of the capital works program.
[Current assets / Current liabilities] x100						
Unrestricted cash						
Unrestricted cash compared to current liabilities	60.4%	61.0%	62.7%	62.8%	53.0%	No material variation
[Unrestricted cash / Current liabilities] x100						
Obligations						
Loans and borrowings						
Loans and borrowings compared to rates	8.3%	7.9%	7.6%	7.2%	8.5%	No material variation
[Interest bearing loans and borrowings / Rate revenue] x100						
Loans and borrowings repayments compared to rates	0.3%	0.3%	0.3%	0.3%	0.3%	No material variation
[Interest and principal repayments on interest bearing loans and borrowings / Rate revenue] x100						
Indebtedness						
Non-current liabilities compared to own source revenue	8.0%	7.7%	7.5%	7.2%	3.9%	The reduction in the Indebtedness ratio in 2019 relates to the proposed repayment of \$3.6 million of loan funds in 2019/20.
[Non-current liabilities / Own source						

Financial Performance Indicators
For the year ended 30 June 2015

Dimension/indicator/measure	RESULTS					Material Variations
	2015	2016	2017	2018	2019	
Asset renewal Asset renewal compared to depreciation [Asset renewal expenses / Asset depreciation] x100	71.3%	83.5%	124.5%	81.1%	83.9%	High asset renewal ratio in 2017 relates to Council's plan to replace 130,500 waste bins across the municipality.
Stability Rates concentration Rates compared to adjusted underlying revenue [Rate revenue / Adjusted underlying revenue] x100	76.5%	76.6%	78.1%	79.3%	79.5%	No material variation
Rates effort Rates compared to property values [Rate revenue / Capital improved value of rateable properties in the municipality] x100	0.2%	0.2%	0.3%	0.3%	0.3%	No material variation
Efficiency Expenditure level Expenses per property assessment [Total expenses / Number of property assessments]	\$2,282	\$2,325	\$2,403	\$2,469	\$2,570	The Financial Performance Indicator forecasts for 2016 to 2019 are based on Council's published Strategic Resource Plan projections. The State Government's announced intention to cap rates growth for local government may have the effect of reducing both revenues and expenses over the forecast period.
Revenue level Average residential rate per residential property assessment [Residential rate revenue / Number of residential property assessments]	\$1,832	\$1,922	\$2,015	\$2,119	\$2,273	
Workforce turnover Resignations and terminations compared to average staff [Number of permanent staff resignations and terminations / Average number of permanent staff for the financial year] x100	8.3%	9.5%	9.5%	9.5%	9.5%	No material variation

Performance Statement**Other Information**

For the year ended 30 June 2015

BASIS OF PREPARATION


Council is required to prepare and include a performance statement within its Annual Report. The performance statement includes the results of the prescribed sustainable capacity, service performance and financial performance indicators and measures together with a description of the municipal district and an explanation of material variations in the results. This statement has been prepared to meet the requirements of the Local Government Act 1989 and Local Government (Planning and Reporting) Regulations 2014.

Where applicable the results in the performance statement have been prepared on accounting bases consistent with those reported in the Financial Statements. The other results are based on information drawn from council information systems or from third parties (e.g. Australian Bureau of Statistics). The performance statement presents the actual results for the current year and for the prescribed financial performance indicators and measures, the results forecast by the council's Strategic Resource Plan.

The forecast figures included in the performance statement are those adopted by council in its Strategic Resource Plan on 23 June 2015 and which forms part of the Council Plan. The Strategic Resource Plan includes estimates based on key assumptions about the future that were relevant at the time of adoption and aimed at achieving sustainability over the long term. Such forward-looking statements by their nature are subject to known and unknown risks and other factors that may result in actual outcomes being materially different from those expressed or implied here. Detailed information on the actual financial results is contained in the General Purpose Financial Statements. The Strategic Resource Plan can be obtained by contacting council.

Certification of the performance statement

In my opinion, the accompanying performance statement has been prepared in accordance with the *Local Government Act 1989* and the Local Government (Planning and Reporting) Regulations 2014.

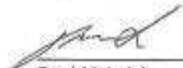

Kevin Ayre CPA
Principal Accounting Officer
8 September 2015

In our opinion, the accompanying performance statement of the Manningham City Council for the year ended 30 June 2015 presents fairly the results of council's performance in accordance with the *Local Government Act 1989* and the Local Government (Planning and Reporting) Regulations 2014.

The performance statement contains the relevant performance indicators, measures and results in relation to service performance, financial performance and sustainable capacity.

At the date of signing, we are not aware of any circumstances that would render any particulars in the performance statement to be misleading or inaccurate.

We have been authorised by the council and by the Local Government (Planning and Reporting) Regulations 2014 to certify this performance statement in its final form.


Paul McLeish
Mayor
8 September 2015


Michelle Kleinert
Deputy Mayor
8 September 2015


Joe Carbone
Chief Executive Officer
8 September 2015

Glossary

TERMS	
Active library member	A member of a library who has borrowed a book from the library
Annual report	An annual report prepared by a Council under sections 131, 132 and 133 of the Act
Advisory committee	A committee that assists council with the decision making process and has a councillor representative to assist with the consultation process
Advocacy	Publicly supporting or recommending programs or services on behalf of the community to other tiers of government or service providers for community benefit
Asset expansion expenditure	Expenditure that extends the capacity of an existing asset to provide benefits to new users at the same standard as is provided to existing beneficiaries
Asset expenditure type	The following types of asset expenditure— (a) asset renewal expenditure (b) new asset expenditure (c) asset upgrade expenditure (d) asset expansion expenditure
Asset renewal expenditure	Expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to its original capability
Asset upgrade expenditure	Expenditure that – (a) enhances an existing asset to provide a higher level of service; or (b) increases the life of the asset beyond its original life
Best value	State legislation that requires council to review services to ensure community expectations and value for money
Budget	Council's originally published budget detailing the projected income, expenditure and financial position of council
Capital expenditure	The expenditure on items which are expected to produce future economic benefits for council with a useful life in excess of 12 months
Capital improved value	The market value of the property at the date of valuation including the value of the land and all improvements built on the land
Capital works program	Program of scheduled infrastructure works generally encompassing capital works for road, drainage and building assets
Capitalisation	The process whereby expenditure is charged to an account in the statement of financial position rather than to an expense account
Council plan	The four year plan for the way in which council will deliver its nine strategic objectives
Community grants	Council allocates a sum of money for the community development community grants program as part of the annual budget process. The funding supports not for profit community organisations in Manningham
Community satisfaction survey	A state government requirement whereby councils conduct a survey once a year to obtain community feedback in order to gauge satisfaction levels with council services
Cultural diversity	Celebrating our community's many different cultures expressed through languages, tradition, religions, dress, arts, dance and lifestyle
Governance	Council's responsibility for the economic and ethical performance of the municipality
HACC program	The Home and Community Care program established under the Agreement entered into for the purpose of the Home and Community Care Act 1985 of the Commonwealth
HACC service	Home help, personal care or community respite provided under the HACC program

Infrastructure	Stock of fixed capital equipment including roads, public buildings, footpaths, etc.
Interplan	A service planning tool that enables detailed reporting and analysis of council's progress against the actions listed in the council plan
Key performance indicator	A significant measure used on its own or in combination with other key performance indicators to monitor how well a business is achieving its quantifiable objectives
Local Government model financial report	The Local Government Model Financial Report published by the Department from time to time including on the Department's Internet website
Local law	The laws adopted by council that prohibit, regulate and control activities, events, practices and behaviours within Manningham
Local roads	The municipal road network which is maintained by Manningham council
Manningham Matters	Council's bimonthly newsletter which provides residents with information about council activities. It is delivered to all residents and businesses within Manningham
Manningham planning scheme	Outlines state and local planning policies including zones, overlays and other provisions
Master plan	A plan which outlines a preferred future vision for a particular area. It is usually developed for an area being considered for redevelopment or redesign
Maternal and Child Health Service (MCH)	Service provided by a Council to support the health and development of children within the municipality from birth until school age
Municipal Association of Victoria (MAV)	The lobbying body for Victoria's 79 councils
New asset expenditure	Expenditure that creates a new asset that provides a service that does not currently exist
Non-current assets	All assets other than current assets
Non-recurrent grant	A grant obtained on the condition that it be expended in a specified manner and is not expected to be received again during the period covered by a Council's Strategic Resource Plan
Performance indicator	A statistic identifying the extent of activity in meeting a specific objective
Performance statement	The performance statement prepared by a Council under section 131 of the Act
Principal accounting officer	The person designated by a Council to be responsible for the financial management of the Council
Recurrent grant	A grant other than a nonrecurrent grant
Report of operations	The report of operations prepared by a Council under section 131 of the Act
Reserves	Monies set aside in the statement of financial position for specific purposes in accordance with statutory and discretionary principles
Revised budget	The revised budget prepared by a Council under section 128 of the Act
Risk Management	A policy and process for identifying business risks and controlling the likelihood and/or impact of a risk event occurring
Strategy	A plan of action intended to accomplish specific objectives
Statement of capital works	A statement of capital works prepared in accordance with the Local Government Model Financial Report
Statement of human resources	A statement which shows all Council staff expenditure and the number of full time equivalent Council staff
Sustainable	Meet present day needs without compromising future generations' ability to meet their needs
Triple bottom line	Measures community wellbeing by assessing the economic, social and environmental considerations
Vision	A description of the future we aim to achieve for our city and community
Ward	The delineation of a district within a municipality for the purposes of administration and representation
Wellbeing	A general term to encompass health, happiness, welfare, security, comfort, quality of life and a sense of belonging

Acronyms

AAS	Australian Accounting Standard
ABS	Australian Bureau of Statistics
AMS	Asset Management Strategy
CALD	Culturally and Linguistically Diverse
CEO	Chief Executive Officer
CFO	Chief Financial Officer
CR	Councillor
EBA	Enterprise Bargaining Agreement
EMT	Executive Management Team
EO	Equal Opportunity
HACC	Home and Community Care
KSA	Key Strategic Activity
MAV	Municipal Association of Victoria
OHS	Occupational Health and Safety
SBS	Strategic Briefing Session
UNHCR	United Nations High Commission for Refugees
VEC	Victorian Electoral Commission

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Thank you

Thank you for reading Manningham Council's 2014/2015 Annual Report. We hope that this document has given you a good understanding of the achievements of Council in the past 12 months.

Your feedback is valued and can be posted to Manningham Council, PO Box 1, Doncaster VIC 3108, emailed to manningham@manningham.vic.gov.au or you can call Council on 03 9840 9333.

ANNUAL REPORT 2014/2015

We are proud to present our 2014/2015 Annual Report. This report provides a comprehensive account of our achievements, our challenges, our aspirations for the future and our commitments to the community. It details our performance against our strategic objectives outlined in the Council Plan 2013 – 2017 and provides an analysis of our financial performance. Most importantly, this report demonstrates the breadth of our operations and the diversity of services delivered on a daily basis to the Manningham community.

WHY WE HAVE AN ANNUAL REPORT?

Council sees the Annual Report as a key tool to keep residents, businesses, employees and potential employees, State and Federal governments, peak bodies, community groups and organisations informed about its performance and future direction. Along with this, there is a requirement in the *Local Government Act 1989* for all councils to present an Annual Report to the Minister for Local Government by 30 September each year.

FURTHER READING

We encourage you to visit Council's website which contains information about our services, programs, events, major initiatives, major publications and more. The address is www.manningham.vic.gov.au.

WHERE TO GET A COPY

Hard copies of the Annual Report are available from the Civic Centre, 699 Doncaster Road and local libraries, or call 9840 9333. An electronic copy is available at www.manningham.vic.gov.au/annualreport.



To view this annual report online visit
annualreport.manningham.vic.gov.au

MANNINGHAM CIVIC CENTRE

699 Doncaster Road, Doncaster
Melway ref. 33 E12



INTERPRETER SERVICES
9840 9355

COUNCIL DEPOT

corner Blackburn Road and Warrandyte Road, Doncaster East
Melway ref. 34 D3

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www.manningham.vic.gov.au
twitter.com/manninghamcc
facebook.com/manninghamcouncil
For emergencies and to contact Council outside normal
business hours please call 9840 9333.

SUSTAINABILITY

Manningham City Council cares about the environment. This Annual Report is printed on Australian made, 100% recycled Revive Laser Carbon Neutral paper using vegetable-based inks. This has helped reduce global greenhouse gas emissions by more than 272kg's CO²-e.

12.2 Financial Status Report - September 2015

Responsible Director: Director Shared Services

File No. .

The ultimate destination for this report is: COUNCIL AGENDA

Neither the responsible Director, Manager nor the Officer authoring this report has a conflict of interest in this matter.

SUMMARY

The attached Financial Status Report for the period ending 30 September 2015 is provided for review and consideration.

The September report details an overall positive performance and indicates that Council is on track to meet the operating results and financial positions as detailed in the 2015/16 Adopted Budget.

1 BACKGROUND

- 1.1 The attached Financial Status Report for the period ending 30 September 2015 concludes that Council's budgetary operating and financial position are sound and are meeting target. Commentary on performance is by exception and as appropriate.
- 1.2 Reporting on the performance of the Capital Works Program, Customer Feedback System, Council Plan Initiatives, Local Government Performance and Reporting Framework and Councillor expenditure is provided through alternate reporting mechanisms.

2 PROPOSAL/ISSUE

- 2.1 It is proposed that the attached Financial Status Report for the period ending 30 September 2015 be noted.

3 FINANCIAL RESOURCE IMPLICATIONS

- 3.1 There are no adverse financial resource impacts arising from the review of Council's September 2015 financial results.

4 CONCLUSION

- 4.1 It can be concluded that satisfactory progress has been made in regard to the achievement of budget outcomes to the end of September 2015.

OFFICER'S RECOMMENDATION

That Council note the attached Financial Status Report detailing the financial performance of Council to 30 September 2015.

MOVED: GRIVOKOSTOPOULOS
SECONDED: DOWNIE

That the Recommendation be adopted.

CARRIED

"Refer Attachments"

* * * * *



Financial Status Report

September 2015

FINANCIAL STATUS REPORT - SEPTEMBER 2015

Overview

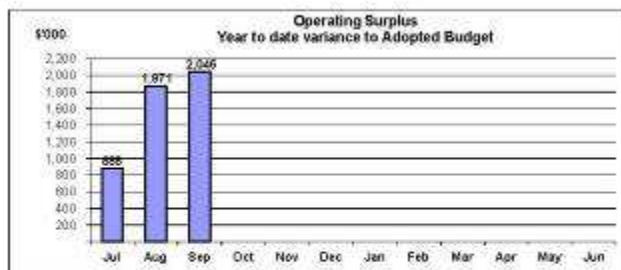
This Financial Status Report covers the period ending 30 September 2015. Variances are reported against the annual budget adopted by Council on 23 June 2015.

Operating Surplus

	Year to 30 September 2015			
	Adopted Budget \$'000	Actual \$'000	Variance \$'000	Variance %
Revenues	99,291	101,058	1,767	1.8%
Expenses	26,867	26,588	279	1.0%
Operating surplus	72,424	74,470	2,046	2.8%

Commentary

Council's financial position reflects an overall positive performance against the operating budget, particularly through the raising of additional revenues. The key revenue increases include \$850,000 in additional rate income, the receipt of \$648,000 of unbudgeted capital grants in September, a high level of Statutory Planning fees \$90,000 and higher land fill royalties \$30,000. Employee costs are favourable \$270,000 due to vacancies and long service leave.



Underlying Surplus

The Underlying surplus is a "purified" result following the removal of non cash revenues and expenses, capital income, sale of assets and transfers to reserves. Council uses underlying surplus in addition to external grants to fund the capital program.

	Adopted Budget \$'000	Actual \$'000	Variance \$'000	Variance %
Operating surplus	72,424	74,470	2,046	2.8%
less capital grants & contributions	334	982	648	194%
less developer contributions	742	742	-	
add depreciation	5,085	5,085	-	
add(less) other adjustments	6	10	4	67%
Underlying surplus	76,439	77,841	1,402	1.8%

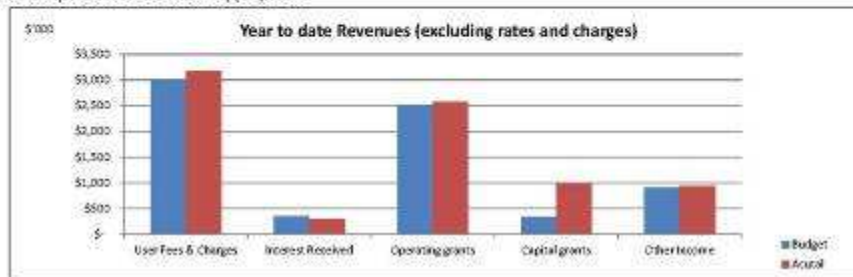
Other key indicators

Cash and investment balance	\$57.18 million
Unrestricted cash	\$25.26 million
Rates and charges debtors	\$68.34 million (29.7% of the 2015/16 debts have been collected)

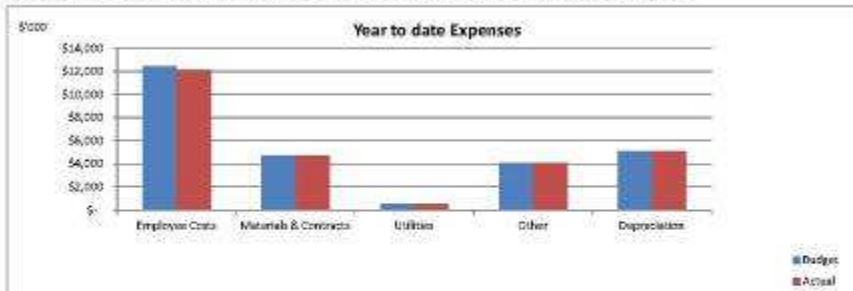
FINANCIAL STATUS REPORT - SEPTEMBER 2015

Income and Expenditure

This section details the year to date results against each major revenue and expenditure groupings. Explanations of key variances have been provided where the line item has a variance of greater than 10 per cent reporting threshold or where further explanation is deemed appropriate.



The 2015/16 annual Rates and charges totalling \$93.022 million were raised in July 2015. This revenue group is excluded from the graph above as the high value relative to other revenue categories would distort the graph.



Reason for year-to-date variances	Action required/taken
<p>1 Rates General \$933,000 Favourable</p> <ul style="list-style-type: none"> * Ten years worth of back rates were raised on the former Eastern Golf Club site following the sale and subsequent change in use of the property. This raised \$1.90 million in rate revenue compared to a budget of \$1.20 million. * The first supplementary rate run for 2015/16 raised an extra \$150,000 rates revenue above budget forecasts due to an increased number of properties being rated for the first time. * During August, the Thea/Boronia Grove special rates scheme was established which raised \$82,000. 	<p>The full revenue associated with the former Eastern Golf Club is not guaranteed, despite being paid in full, as the owners lawyers have shown intention to object to the valuation.</p>
<p>2 Capital Grants and Contributions \$648,000 Favourable</p> <ul style="list-style-type: none"> Unbudgeted capital contributions have been received following projects: * Manningham Recreation Association for Highball Facilities \$488,000 * Wonga Park Tennis Club upgrade \$95,000 * Wonga Park Sportsground refurbishment (State Gov't grant) \$61,000 	<p>Unbudgeted revenue has been included in the capital works program and will be included in updated forecasts as part of the Mid Year Review.</p>

Conclusion

The September 2015 financial results indicate that Council is on track to meet the operating results and financial position as detailed in the 2015/16 Adopted Budget.

12.3 Record of Assembly of Councillors - October 2015

Responsible Manager: Strategic Governance

File No. EF12/18153

The ultimate destination for this report is: COUNCIL AGENDA

Neither the responsible Manager nor the Officer authoring this report has a conflict of interest in this matter.

SUMMARY

Section 80A of the Local Government Act 1989 requires a record of each meeting that constitutes an Assembly of Councillors to be reported to the next ordinary meeting of Council and those records be incorporated into the minutes of the Council Meeting. The Assemblies to be reported to this Council Meeting took place between 20 July and 16 October 2015 (both dates inclusive). They are:-

- *Strategic Briefing Session on 21 July*
- *Submitters Meeting on 27 July*
- *Council Meeting Briefing Session on 28 July*
- *Municipal Fire Management Planning Committee on 7 August*
- *Strategic Briefing Session on 11 August*
- *Strategic Briefing Session on 18 August*
- *Transport Advisory Committee on 24 August*
- *Council Meeting Briefing Session on 25 August*
- *Open Space and Streetscape Design Advisory Committee on 31 August*
- *Strategic Briefing Session on 8 September*
- *Senior Citizens Reference Group Committee on 9 September*
- *Strategic Briefing Session on 15 September*
- *Council Meeting Briefing Session on 29 September*
- *Access & Equity Advisory Committee on 5 October*
- *Strategic Briefing Session on 6 October*
- *Strategic Briefing Session on 13 October*
- *Senior Citizens Reference Group Committee on 14 October*

1 BACKGROUND

1.1 An Assembly of Councillors is defined in the Local Government Act 1989 and means a meeting of an advisory committee of the Council, if at least one Councillor is present, or a planned or scheduled meeting of at least half of the Councillors and one member of Council staff which considers matters that are intended or likely to be:-

1.1.1 the subject of a decision of the Council; or

1.1.2 subject to the exercise of a function, duty or power of the Council that has been delegated to a person or committee but does not include a meeting of the Council, a special committee of the Council, an audit committee established under section 139, a club, association, peak body, political party or other organisation.

- 1.2 An advisory committee can be any committee or group appointed by Council and does not necessarily have to have the term 'advisory' or 'advisory committee' in its title.
- 1.3 Written records of Assemblies of Councillors must be kept and present that record to the next practicable ordinary meeting of Council. The record is to include the names of all Councillors and members of Council staff attending, a list of 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 for the item in which he or she has an interest.
- 1.4 A Councillor who has a conflict of interest at an assembly of Councillors must disclose to the meeting that he or she has a conflict of interest, and leave the meeting while the matter is being discussed.
- 1.5 The details of each Assembly are shown in the Attachments to this report.

2 PROPOSAL/ISSUE

- 2.1 That Council formally note the reports of Assemblies of Councillors as contained within the Attachments to this report.

OFFICER'S RECOMMENDATION

That the records of the Assemblies of Councillors as listed in the summary to this report and shown attached be noted and incorporated in the minutes of this Council Meeting.

**MOVED: DOWNIE
SECONDED: YANG**

That the Recommendation be adopted.

CARRIED

"Refer Attachments"

* * * * *

Record of an Assembly of Councillors

Manningham City Council

Strategic Briefing Session

Meeting Date: 21 July 2015.
Venue: Council Chamber, City Office, 699 Doncaster Rd, Doncaster.
Starting Time: 6.30pm.

1. **Attendance & Apologies**

Councillors in Attendance
 Cr Paul McLeish (Mayor), Cr Meg Downie, Cr Sophy Galbally, Cr Geoff Gough,
 Cr Jim Grivokostopoulos, Cr Dot Haynes, Cr Stephen O'Brien & Cr Jennifer Yang.

Apologies from Councillors
 Cr Michelle Kleinert (Deputy Mayor)

Executive Officers Present
 Joe Carbone, Chief Executive Office, Philip Lee, Director Shared Services,
 Teresa Dominik, Director Planning & Environment, Leigh Harrison, Director
 Assets & Engineering, Chris Potter, Director Community Programs & Melissa
 Harris, Manager Strategic Governance

Other Officers in Attendance
 Vivien Williamson, Manager Economic and Environmental Planning
 Michael Fendley, Environment Co-ordinator, EEP
 Keri Kennealy, Manager Aged and Disability Support Services
 Peter Thomson, Governance Co-ordinator, Strategic Governance Unit
2. **Conflict of Interest – Disclosure**
 There were no disclosures of conflict of interest.
3. **Identification of Confidential & Sensitive Issues**
4. **Communications & Media Report**
5. **Forward Agenda**
6. **Environment Annual Report 2014-15**
7. **Prepare for the transition of Home and Community Care services to the Commonwealth Home Care Program (Council Plan)**
8. **Manningham Centre Association – Lease Negotiation Update (Confidential)**
The Chief Executive Officer declared this item to be a confidential matter pursuant to S89(2)d of the Local Government Act 1989.
9. **Variation of Lease - Council and Manningham Community Health Services Limited**
10. **Funding Opportunity for Mullum Mullum Stadium (Confidential)**
The Chief Executive Officer declared this item to be a confidential matter pursuant to S89(2)d of the Local Government Act 1989.
11. **Other Matters**
 - 11.1 Mitchell Street Development
 - 11.2 Aquarena
 - 11.3 Aquarena
 - 11.4 Ramp
 - 11.5 Traffic Enforcement at Birralee Primary School
 - 11.6 Planning Application Advertising
 - 11.7 Land Tax
 - 11.8 Rubbish Bin Fines

The meeting concluded at 9.08pm.

Record of an Assembly of Councillors

Manningham City Council

Submitters Meeting

Meeting Date: 27 July 2015.

Venue: Function Room 3, City Office, 699 Doncaster Rd, Doncaster.

Starting Time: 6.00pm.

1. Attendance & Apologies

Councillors in Attendance

Cr Paul McLeish (Mayor), Cr Meg Downie, Cr Sophy Galbally, Cr Dot Haynes
& Cr Jim Grivokostopoulos.

Officers Present

Director Planning & Environment, Teresa Dominik
Manager Economic and Environmental Planning, Vivien Williamson
Coordinator Landscape and Leisure, Paul Goodison
Recreation Planner, Stephanie Langton

2. Conflict of Interest – Disclosure

There were no disclosures of conflict of interest.

3. Matters Considered

Harold Link – Consideration of Submissions to Draft Development Plan

The Session concluded at 7.00pm

Record of an Assembly of Councillors

Manningham City Council

Council Meeting Briefing Session

Meeting Date: 28 July 2015.

Venue: Council Chamber, City Office, 699 Doncaster Rd, Doncaster.

Starting Time: 7.00pm.

1. ATTENDANCE & APOLOGIES

Councillors in Attendance

Cr Paul McLeish (Mayor), Cr Meg Downie, Cr Sophy Galbally, Cr Geoff Gough, Cr Jim Grivokostopoulos, Cr Dot Haynes and Cr Stephen O'Brien

Apology

Cr Michelle Kleinert (Deputy Mayor) and Cr Jennifer Yang.

Executive Officers Present

Chief Executive Officer, Mr Joe Carbone
Director Assets & Engineering, Mr Leigh Harrison
Director Community Programs, Mr Chris Potter
Director Planning & Environment, Ms Teresa Dominik
Director Shared Services, Mr Philip Lee
Manager Strategic Governance – Ms Melissa Harris

2. Conflicts Of Interest Declared

Cr Stephen O'Brien concerning Planning Application PL13/023819 1, 3 & 5 Yarra Street, Warrandyte

3. Minutes Confirmation for Ordinary Meeting of Council held on 23 June 2015

4. Petition – Objection to the Closure of the Beverley Street Entrance to West Side of Tunstall Square

5. Planning Application PL13/023819 1, 3 & 5 Yarra Street, Warrandyte (Cr O'Brien left the meeting room for this item)

6. Planning Application PL14/024879 - 52-56 Rathmullen Quadrant, Doncaster

7. Harold Link - Development Plan Endorsement

8. Manningham Economic Development Strategy Annual Report 2014/15

9. Doncaster Hill Annual Report 2014/15

10. Doncaster Rail - Prospective Implementation Program (URS)

11. Live Well in Bulleen Community Strengthening Project - Research Paper

12. Variation of Lease between Council and Manningham Community Health Services Limited

13. Results of the Local Government Community Satisfaction Survey 2015

14. Proposed Sale of Part of the Discontinued Right of Way at Rear of 25 & 27 Queens Avenue Doncaster

15. Procurement Policy Update 2014/2015 (Policy)

16. Documents for Sealing - 28 July 2015

17. Record of Assembly of Councillors - July 2015

18. Land Acquisition for Mullum Mullum Creek Linear Park (CONFIDENTIAL)

This matter has been declared confidential by the Chief Executive Officer pursuant to S89(2(h) of the Local Government Act 1989 due to it involving contractual matters and disclosure of its contents may be prejudicial to the interests of the Council and/or other parties.

The Session concluded at 8.14pm

Record of an Assembly of Councillors

Manningham City Council

Municipal Fire Management Planning Committee

Meeting Date: 7 August 2015
Venue: Council Chambers
Starting Time: 08:10am

Attendance & Apologies**Councillors in Attendance**

Meg Downie

Other Committee Members in Attendance

Jamie Hansen, Tony McCoy, Russell Langley, Mike Cusack, Rob Amos, Damien Bale, Diana Ferguson

Officers in Attendance

Jeff Young, Helen Napier, Esther Daniel, Gavin Tyler

Disclosure of any Conflict of Interest

No disclosures were made

Items Considered:

- Approval of amendments to the new draft Fire Management Plan
- New look fire reporting for Multi Agency Work Plan and Victorian Fire Risk Register
- CFA pilot program for prescribed burns
- New fire management brochure for residents living in proximity to 100 acres

Finishing Time: 9:45 am

Record of an Assembly of Councillors

Manningham City Council

Strategic Briefing Session

Meeting Date: 11 August 2015.

Venue: Council Chamber, City Office, 699 Doncaster Rd, Doncaster.

Starting Time: 6.37 pm.

1. Attendance & Apologies

Councillors in Attendance

Cr Paul McLeish (Mayor), Cr Jim Grivokostopoulos, Cr Geoff Gough, Cr Michelle Kleinert (Deputy Mayor), Cr Stephen O'Brien, Cr Meg Downie, Cr Dot Haynes and Cr Jennifer Yang

Apologies from Councillors

Cr Sophy Galbally

Executive Officers Present

Joe Carbone, Chief Executive Officer, Philip Lee, Director Shared Services, Teresa Dominik, Director Planning & Environment, Leigh Harrison, Director Assets & Engineering & Chris Potter, Director Community Programs

Other Officers in Attendance

Vivien Williamson, Manager Economic & Environmental Planning
Greg Cleave, Executive Officer Cultural Services
Elissa Pachacz, Cultural Planning & Development Officer
Melissa Harris, Manager Strategic Governance
Michael Simentriadis, Governance Officer, Strategic Governance Unit

2. Conflict of Interest – Disclosure

Cr McLeish advised that he had a conflict of interest in Item 7 being a direct interest.

Cr Kleinert advised that she had a conflict of interest in Item 8 being an indirect interest by close association.

Cr O'Brien advised that he had a conflict of interest in Item 10 being a direct interest.

Crs McLeish, Kleinert and O'Brien had submitted completed disclosure forms to the CEO prior to the meeting.

3. Identification of Confidential & Sensitive Issues

4. Communications & Media Report

5. Forward Agenda

6. Manningham Reconciliation Action Plan 2015-2017 (Policy)

7. Amendment GC23 to Manningham Planning Scheme Proposed Design & Development Overlay (Eastlink Exhaust Stack Environs) (SENSITIVE)

(Cr McLeish disclosed a conflict of interest in Item 7, being a direct interest. Cr McLeish took no part in the discussion on the matter having left the meeting room prior to the commencement of the discussion and having returned to the meeting room after consideration of the matter had concluded. Cr Kleinert assumed the Chair during Cr McLeish's absence.)

Record of an Assembly of Councillors

Manningham City Council

8. **Templestowe Village Special Charge Scheme 2015-2020 Declaration of Scheme**
(Cr Kleinert disclosed a conflict of interest in Item 8, being an indirect interest by close association. Cr Kleinert took no part in the discussion on the matter having left the meeting room prior to the commencement of the discussion and having returned to the meeting room after consideration of the matter had concluded.)
9. **2014-2015 Capital Works Program End of June Status Report and 4.3.1.5 SRP 14 Completion of 2014-15 Capital Works Program**
10. **Request to Attend International Urban Design Conference by Councillor Stephen O'Brien**
(Cr O'Brien disclosed a conflict of interest in Item 10, being a direct interest. Cr O'Brien took no part in the discussion on the matter having left the meeting room prior to the commencement of the discussion and having returned to the meeting room after consideration of the matter had concluded.)
11. **Other Matters Not Listed**
 - 11.1 Mullum Mullum Stadium Update
 - 11.2 Mayoral Ball – 9 October
 - 11.3 CEO Performance Review
 - 11.4 Local Government Act 1989 Review
 - 11.5 Helipad Applications
 - 11.6 Distribution of Committee Agendas
 - 11.7 Notification of Impending Staff Departures
 - 11.8 Warrandyte South Hall

The meeting concluded at 8.28pm.

Record of an Assembly of Councillors

Manningham City Council

Strategic Briefing Session

Meeting Date: 18 August 2015.
Venue: Council Chamber, City Office, 699 Doncaster Rd, Doncaster.
Starting Time: 6.36pm.

1. Attendance & Apologies

Councillors in Attendance

Cr Paul McLeish (Mayor), Cr Jim Grivokostopoulos, Cr Geoff Gough, Cr Michelle Kleinert (Deputy Mayor), Cr Meg Downie, Cr Dot Haynes and Cr Jennifer Yang

Apologies from Councillors

Cr Sophy Galbally and Cr Stephen O'Brien

Executive Officers Present

Joe Carbone, Chief Executive Officer
Philip Lee, Director Shared Services
Teresa Dominik, Director Planning & Environment
Leigh Harrison, Director Assets & Engineering
Chris Potter, Director Community Programs

Other Officers in Attendance

Kevin Ayre, Group Manager Financial Services
Georgina Snaddon, Corporate Planner
Richard Bramham, Assets Co-ordinator
Malcolm Foard, Manager Social & Community Services
Paul Goodison, Co-ordinator Landscape & Leisure
Jan Loughman, Co-ordinator Social Planning & Community Development
Barbra Gaiotto, Sports & Recreation Co-ordinator
Jeff Young, Manager Parks & Recreation
Laurie-Anne Mitchell, Project Officer
Vivien Williamson, Manager Economic & Environmental Planning
Melissa Harris, Manager Strategic Governance
Michael Simentriadis, Governance Officer

2. Conflict of Interest – Disclosure

There were no disclosures of conflict of interest.

3. Identification of Confidential & Sensitive Issues

4. Communications & Media Report

5. Forward Agenda

6. Community and Sporting Facilities Pricing and Usage Policy and Guidelines – Issues for Consultation

7. Parks and Reserves Benchmarking Survey – April 2015

8. 2015-2016 Capital Works Program – End of July Status Report

Record of an Assembly of Councillors

Manningham City Council

9. **Draft Performance Statement 2014-2015, Financial Statements and LGPRF Performance Indicators**
10. **Performance Report for the Period Ending 30 June 2015**
11. **426 Yarra Road, Wonga Park – Sale of Part Road Reserve (Post Statutory Advertising)**
12. **Draft Local Government Rate Capping & Variation Framework Review**
13. **Other Matters Not Listed**
 - 13.1 **Aquarena Project Update**

The meeting concluded at 10.30pm.

Record of an Assembly of Councillors

Manningham City Council

TRANSPORT ADVISORY COMMITTEE

Meeting Date: Monday 24 August
Venue: Council Chambers
Starting Time: 4.00 p.m.

Attendance & Apologies

Councillors in Attendance Cr Dot Haynes, Cr Sophy Galbally & Cr Michelle Kleinert

Other Committee Members in Attendance**Officers in Attendance**Leigh Harrison, Joe Carbone, Dario Bolzonello, Roger Woodlock, Jenny Mihan,
Frank Vassilacos, Noel McMahon, Subash Nanoo & Teresa Dominik,**Disclosure of any Conflict of Interest**

None.

Items Considered:

1. General Transport Updates
2. Bulleen Kiss & Ride Facility
3. Victoria Parade Bus Lanes and Bus Timetable Changes
4. Hoddle Street Bus Lanes
5. Doncaster Rail Study
6. Public Transport Priorities
7. Eastern Transport Coalition
8. Metropolitan Transport Forum
9. Proposed Integrated Transport Advisory Committee
10. Other Transport matters for Discussion
11. Myki Staff Usage Data

Finishing Time: 5.35 p.m.

Record of an Assembly of Councillors

Manningham City Council

Council Meeting Briefing Session

Meeting Date: 25 August 2015.

Venue: Council Chamber, City Office, 699 Doncaster Rd, Doncaster.

Starting Time: 7.00pm.

1. ATTENDANCE & APOLOGIES

Councillors in Attendance

Cr Paul McLeish (Mayor), Cr Michelle Kleinert (Deputy Mayor), Cr Meg Downie, Cr Sophy Galbally, Cr Geoff Gough, Cr Jim Grivokostopoulos, Cr Dot Haynes, Cr Jennifer Yang and Cr Stephen O'Brien

Executive Officers Present

Chief Executive Officer, Mr Joe Carbone
Director Assets & Engineering, Mr Leigh Harrison
Director Community Programs, Mr Chris Potter
Director Planning & Environment, Ms Teresa Dominik
Director Shared Services, Mr Philip Lee
Manager Strategic Governance – Ms Melissa Harris

2. Conflicts Of Interest Declared

- Cr Michelle Kleinert concerning Templestowe Village Special Charge Scheme 2015-2020 Declaration of Scheme.
- Cr Stephen O'Brien concerning Request to Attend International Urban Design Conference.
- Cr Paul McLeish concerning Amendment GC23 to Manningham Planning Scheme – Proposed Design & Development Overlay (Eastlink Exhaust Stack Environs).

3. **Confirmation of Minutes of the Ordinary Meeting of Council Held on 25 August 2015 And Special Meeting Of Council Held On 8 September 2015**
4. **Petition – Request to retain the entrance into Tunstall Square Shopping Centre from Beverley Street via Shaw Street**
5. **Templestowe Village Special Charge Scheme 2015-2020 Declaration of Scheme** (Cr Kleinert left the meeting room for this item)
6. **2014-2015 Capital Works Program - End of June Status Report and 4.3.1.5. SRP14 Completion of 2014-2015 Capital Works Program**
7. **Parks and Reserves Benchmarking Survey - April 2015**
8. **Manningham Reconciliation Action Plan 2015-2017 (Policy)**
9. **Request to Attend International Urban Design Conference** (Cr O'Brien left the meeting room for this item)
10. **Appointment of Authorised Officers under the Planning and Environment Act 1987 – August 2015**
11. **Performance Report for the Period Ending 30 June 2015**
12. **426 Yarra Road, Wonga Park - Sale of Part Road Reserve (post Statutory Advertising)**
13. **Documents for Sealing - 25 August 2015**
14. **Amendment GC23 to Manningham Planning Scheme – Proposed Design & Development Overlay (Eastlink Exhaust Stack Environs) (CONFIDENTIAL)** (Cr McLeish left the meeting room for this item)

The Session concluded at 8.01pm

Record of an Assembly of Councillors

Manningham City Council

Open Space and Streetscape Design Advisory Committee

Meeting Date: 31 August 2015
Venue: Koonung Room
Starting Time: 6.00 p.m.

Attendance & Apologies**Councillors in Attendance:** Crs Geoff Gough & Sophy Galbally**Officers in Attendance:** Teresa Dominik, Mandy Banks, Anna Bunbury & Paul Goodison.**Other Committee Members in Attendance:** Mervyn Hayman-Danker, Rita Moreno-Diaz, Stephen Brennan & Jenny Chandler.**Apologies Received From:** Cr Dot Haynes, Leigh Harrison, Jeff Young, Vivien Williamson & Myriam Gad.**Disclosure of any Conflict of Interest**

No disclosures were made.

Items Considered:

1. *Apologies*
2. *Conflicts of interest*
3. *Confirmation of previous minutes*
4. *Resignation of committee member*
5. *Matters arising from previous minutes*
6. *Urban Design Update*
 - Tunstall Square Streetscape Masterplan
 - Thompsons Road retaining wall
7. *Open Space Update*
 - 2015/16 Management Plans
 - Ruffey Creek Linear Park
 - Domeney Reserve
 - Koonung Park
 - Open Space Development Program
 - Land purchases
 - Westwood Reserve
 - Eastern Golf Course & Lawford Reserve updates
 - Crime statistics
 - Bolin Bolin wayfinding
8. *Ruffey Lake Park:*
 - National Tree Day
9. *Other Business*
10. *Next Meeting – Monday 30 November 2015*

Finishing Time: 9.15 p.m.

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Record of an Assembly of Councillors

Manningham City Council

Strategic Briefing Session

Meeting Date: 8 September 2015.

Venue: Council Chamber, City Office, 699 Doncaster Rd, Doncaster.

Starting Time: 6.45pm.

1. Attendance & Apologies

Councillors in Attendance

Cr Paul McLeish (Mayor), Cr Geoff Gough, Cr Jim Grivokostopoulos, Cr Dot Haynes, Cr Michelle Kleinert (Deputy Mayor) and Cr Jennifer Yang.

Apologies from Councillors

Cr Meg Downie, Cr Sophy Galbally and Cr Stephen O'Brien.

Executive Officers Present

Joe Carbone, Chief Executive Office, Philip Lee, Director Shared Services, Teresa Dominik, Director Planning & Environment, Leigh Harrison, Director Assets & Engineering, Chris Potter, Director Community Programs & Melissa Harris, Manager Strategic Governance

Other Officers in Attendance

Juanita Haisman, Manager Community Relations and Marketing
Peter Thomson, Governance Co-ordinator

2. Conflict of Interest – Disclosure

There were no disclosures of conflict of interest.

3. Identification of Confidential & Sensitive Issues

4. Communications & Media Report

5. Forward Agenda

6. 2014/2015 Annual Report

7. Doncaster Hill Mode Shift Plan – Behaviour Change Pilot Project

8. MAV Motions

9. Heritage Restoration Fund

10. Municipal Fire Management Plan

11. Meeting Procedure Law 2015 - Adoption

12. Planning Application PL14/024620 – 154-166 Williamsons Road, Doncaster (Update on VCAT proceeding)

13. Other Matters Not Listed

12.1 SBS Meeting Dates

12.2 Appointment of Council representatives to Advisory and Other Committees/Organisations

12.3 Annual Meeting of Council Process and Practice

The meeting concluded at 8.55pm.

Record of an Assembly of Councillors

Manningham City Council

Senior Citizens Reference Group Committee

Meeting Date: Wednesday 14 October 2015
Venue: Manningham City Council, Heide Room
Starting Time: 9.30am

Apologies

Keri Kennealy, Manningham City Council

Councillors in Attendance

Cr. Meg Downie

Other Committee Members in Attendance

Joan Good – Bulleen and Templestowe Senior Citizens Club
David Jenz – U3A
Spiro Georgiou St. Haralambos Greek Elderly Citizens Club.
Helen Jurcevic – Women's Friendship Group
Shirley Eldridge – National Seniors Australia, Doncaster Branch
John Kostoulias – Bulleen and Templestowe Pensioners Association.
Ali Shaigan – Iranian Senior Citizens Group.
Barry Holding – Probus Interest Group – Probus.
Malcolm Burgess – Doncaster Senior Citizens Club
Gordon Gee Wah – Chinese Senior Citizens Club.
Loulia Athanassious – Coptic Senior Citizens Club of Manningham.
Roberta Kurban – Coptic Senior Citizens Club of Manningham.
Hussein Pourasgheri – Warrandyte Senior Citizens Club.
Pamela Rose – Greek Elderly Citizens Club of Manningham.

Officers in Attendance

Catherine Walker
Christina Wong

Disclosure of any Conflict of Interest

Confirmation that there were no items on Agenda where conflict of interest was declared:

Items Considered:

Guest Speaker - Naomi Lowen – Occupational therapist Manningham Community Health Services.
Easy Living equipment

Other Business

Senior Morning Tea and Senior Music Concert feedback

TRANSDEV promotes safety – Safe travel – Leader Newspaper.

- Information will be given next meeting.

Victoria's changes to Power of Attorney Laws –

- Included with minutes.

CALD Seniors grants program –

- Grants open 28 September – due by 5.00pm 5 February.

Empowering Women to feel safe in the community workshop –

- Information handed out.

Finishing Time: 11.00am

Record of an Assembly of Councillors

Manningham City Council

Strategic Briefing Session

Meeting Date: 15 September 2015.**Venue:** Council Chamber, City Office, 699 Doncaster Rd, Doncaster.**Starting Time:** 6.38pm.**1. Attendance & Apologies****Councillors in Attendance**

Cr Paul McLeish (Mayor), Cr Jim Grivokostopoulos, Cr Geoff Gough, Cr Michelle Kleinert (Deputy Mayor), Cr Sophy Galbally, Cr Dot Haynes, Cr Stephen O'Brien and Cr Jennifer Yang

Apologies from Councillors

Cr Meg Downie

Executive Officers Present

Joe Carbone, Chief Executive Officer, Philip Lee, Director Shared Services, Teresa Dominik, Director Planning & Environment, Leigh Harrison, Director Assets & Engineering & Chris Potter, Director Community Programs

Other Officers in Attendance

Roger Woodlock, Manager Engineering & Technical Services
 Anthony Petherbridge, Co-ordinator Strategic Planning
 Melissa Harris, Manager Strategic Governance
 Michael Simentriadis, Administration Officer, Strategic Governance Unit

2. Conflict of Interest – Disclosure

Cr O'Brien disclosed a conflict of interest in Item 10.4. Refer Item 10.4.

3. Identification of Confidential & Sensitive Issues**4. Communications & Media Report****5. Forward Agenda****6. Amendment C109 – Flood Mapping of Local Catchments (Confidential)****7. Donvale Reserve – Response to Petition Opposing Barbecue and Picnic Facilities****8. Variation of Lease between Council and Manningham Community Health Services Limited****9. Doncaster Hill Recycled Water Update (Confidential)****10. Other Matters Not Listed****10.1 Graeme McMillan Letter****10.2 Tree Protection****10.3 Domeney Reserve – Commemorative/Memorial Seat**

10.4 Planning App PL14/024620 – 154-166 Williamsons Rd, Doncaster
(Cr O'Brien disclosed a conflict of interest in Item 10.4, being an indirect interest by conflicting duty. Cr O'Brien took no part in the discussion on the matter having left the meeting room prior to the commencement of the discussion and having returned to the meeting room after consideration of the matter had concluded.)

The meeting concluded at 7.58pm.

Record of an Assembly of Councillors

Manningham City Council

Council Meeting Briefing Session

Meeting Date: 29 September 2015.
Venue: Council Chamber, City Office, 699 Doncaster Rd, Doncaster.
Starting Time: 7.00pm.

1. ATTENDANCE & APOLOGIES

Councillors in Attendance

Cr Paul McLeish (Mayor), Cr Michelle Kleinert (Deputy Mayor), Cr Meg Downie,
Cr Sophy Galbally, Cr Geoff Gough, Cr Jim Grivokostopoulos, Cr Dot Haynes and
Cr Stephen O'Brien

Apology

Cr Jennifer Yang

Executive Officers Present

Chief Executive Officer, Mr Joe Carbone
Acting Director Assets & Engineering, Mr Roger Woodlock
Director Community Programs, Mr Chris Potter
Acting Director Planning & Environment, Mr Errol Wilkins
Director Shared Services, Mr Philip Lee
Manager Strategic Governance – Ms Melissa Harris

2. Conflicts Of Interest Declared

There were no disclosures of conflict of interest.

3. Confirmation of Minutes of the Ordinary Meeting of Council Held On 25 August 2015 And Special Meeting Of Council Held On 8 September 2015

4. Presentations

5. Planning Application no. P114/024726 - 200-204 Foote Street, Templestowe

6. Planning Application P114/024694 At 175-179 Blackburn Road & 37 Churchill Street, Doncaster East

7. Amendment C109 - Flood Mapping Of Local Catchments - Request To Seek Authorisation To Prepare An Amendment To Apply Overlay Controls

8. Donvale Reserve - Response To Petition Opposing Barbecue And Picnic Facilities

9. Heritage Restoration Fund 2015/2016- Consideration Of Applications And Policy Variations To The Heritage Restoration Fund 2016/2017

10. Municipal Fire Management Plan 2015 - Update And Consideration Of Extension Of Expiry Date

11. Annual Report 2014/2015

12. Meeting Procedure Law 2015 Adoption

13. Variation Of Lease Between Council And Manningham Community Health Services Limited - Post Submissions

14. MAV Advocacy Motions - October 2015

15. Documents For Sealing - 29 September 2015

16. Notice of Motion by Councillor P. McLeish (NOM no.1/2015)

The Session concluded at 8.01pm

Record of an Assembly of Councillors

Manningham City Council

ACCESS & EQUITY ADVISORY COMMITTEE

Meeting Date: Monday 5 October 2015
Venue: Function Room 3
Starting Time: 5.00pm

Attendance & Apologies**Councillors in Attendance**

Cr Michelle Kleinert

Other Committee Members in Attendance

Brooke Andrews, Alphonse Benoit, Anna Chen, Elizabeth Sidiropoulos, Yo Yo Tang, Carolyn Vimpani, Tracey Olive, David Holowko, Franne Hollowko, Dilnaz Billimoria, Vicki Alford

Officers in Attendance

Malcolm Foard, Jan Loughman, Keri Kennealy, Jon Adams

Apologies Received From

Sally Both, Eugenia Grammatikakis, Elizabeth Ignys, Jenny Jackson, Helen Jurcevic, Rosa Miot, Chris Mountford, Huss Mustafa, Simone Pilens, Vasu Srinkvasan, Sue Sharrock, Vasu Srinkvasan, Emily Ma, Kirsten Reedy

Disclosure of any Conflict of Interest

No disclosures were made

Items Considered:

1. Inclusive workplaces: David Holowko story of employment with Woolworths. Featuring Manningham's new digital story – *That's a Wrap*
2. Diverse workplaces: Workplace Diversity Specialist from the Bank of Melbourne
3. Update on implementation of the *Access, Equity and Diversity Strategy* and the *Disability Access and Inclusion Plan*
4. Community Organisation and Agency updates

Finishing Time: 7.00pm

Completed By:-

Name: Jon Adams Title: Community Development Metro Access Date: 20 October 2015

Record of an Assembly of Councillors

Manningham City Council

Strategic Briefing Session

Meeting Date: 6 October 2015.
Venue: Council Chamber, City Office, 699 Doncaster Rd, Doncaster.
Starting Time: 6.44pm.

1. Attendance & Apologies

Councillors in Attendance

Cr Paul McLeish (Mayor), Cr Meg Downie, Cr Sophy Galbally, Cr Geoff Gough, Cr Jim Grivokostopoulos, Cr Dot Haynes, Cr Michelle Kleinert (Deputy Mayor), Cr Stephen O'Brien and Cr Jennifer Yang.

Apologies from Councillors

Nil

Executive Officers Present

Joe Carbone, Chief Executive Office
Philip Lee, Director Shared Services
Errol Wilkins, Acting Director Planning & Environment
Roger Woodlock, Acting Director Assets & Engineering
Chris Potter, Director Community Programs
Melissa Harris, Manager Strategic Governance

Other Officers in Attendance

Keri Kennealy, Manager Aged and Disability Services
Kevin Ayre, Group Manager Financial Services
Graham Brewer, City Valuer
Peter Thomson, Governance Co-ordinator

2. Conflict of Interest – Disclosure

There were no disclosures of conflict of interest.

3. Identification of Confidential & Sensitive Issues

4. Communications & Media Report

5. Forward Agenda

6. Melbourne Hill Road Catchment – Flood Mitigation Update (CONFIDENTIAL)

This matter has been declared confidential by the Chief Executive Officer pursuant to S89(2)(d) of the Local Government Act 1989 as it involves legal advice and proposed developments.

7. Manningham Centre Association - Terms for proposed Agreement 2015-2032

(CONFIDENTIAL)

This matter has been declared confidential by the Chief Executive Officer pursuant to S89(2)(c) of the Local Government Act 1989 as it involves contractual matters.

Record of an Assembly of Councillors

Manningham City Council

- 8. Payment Methods for Rates and Charges**
- 9. 2015-2016 Capital Works Program - End of August Status Report**
- 10. Other Matters Not Listed**
 - 10.1. Aquarena**
 - 10.2. Tunstall Square**
 - 10.3. Warrandyte South Hall**
 - 10.4. Parking at Doncaster Bowling Club**
 - 10.5. Customer Feedback System**
 - 10.6. Noxious Weeds in Parks**
 - 10.7. Car Parking in Sporting Reserves**

The meeting concluded at 9.40pm.

Record of an Assembly of Councillors

Manningham City Council

Strategic Briefing Session

Meeting Date: 13 October 2015.
Venue: Council Chamber, City Office, 699 Doncaster Rd, Doncaster.
Starting Time: 6.35pm.

1. Attendance & Apologies

Councillors in Attendance

Cr Paul McLeish (Mayor), Cr Jim Grivokostopoulos, Cr Geoff Gough, Cr Dot Haynes, Cr Stephen O'Brien, Cr Meg Downie and Cr Jennifer Yang

Apologies from Councillors

Cr Michelle Kleinert and Cr Sophy Galbally

Executive Officers Present

Joe Carbone, Chief Executive Officer
Philip Lee, Director Shared Services
Vivien Williamson, Acting Director Planning & Environment
Leigh Harrison, Director Assets & Engineering
Chris Potter, Director Community Programs

Other Officers in Attendance

Nando Castauro, Manager Engineering Operations
Lydia Winstanley, Senior Strategic Planner
Melissa Harris, Manager Strategic Governance
Michael Simentriadis, Administration Officer, Strategic Governance Unit

2. Conflict of Interest – Disclosure

There were no disclosures of conflict of interest.

3. Identification of Confidential & Sensitive Issues

4. Communications & Media Report

5. Forward Agenda

6. Amendment C110 – Review of Statutory and Policy Gaps (Non-Residential Uses, Aged Care Facilities and Outbuildings in the LDRZ – Adoption of Amendment

7. Bus Rapid Transit (BRT) (CONFIDENTIAL)

8. Eastern Regional Organics Processing Facility – Memorandum of Understanding (CONFIDENTIAL)

9. Other Matters Not Listed

- 9.1 Overview of Local Government Act Changes
- 9.2 MAV Emergency Management Meeting
- 9.3 Tree Removal
- 9.4 Matthews Property Development
- 9.5 Tunstall Square Works Safety Issue

The meeting concluded at 8.48pm.

Record of an Assembly of Councillors

Manningham City Council

Senior Citizens Reference Group Committee

Meeting Date: Wednesday 14 October 2015
Venue: Manningham City Council, Heide Room
Starting Time: 9.30am

Apologies

Keri Kennealy, Manningham City Council

Councillors in Attendance

Cr. Meg Downie

Other Committee Members in Attendance

Joan Good – Bulleen and Templestowe Senior Citizens Club
David Jenz – U3A
Spiro Georgiou St. Haralambos Greek Elderly Citizens Club.
Helen Jurcevic – Women's Friendship Group
Shirley Eldridge – National Seniors Australia, Doncaster Branch
John Kostoulias – Bulleen and Templestowe Pensioners Association.
Ali Shaigan – Iranian Senior Citizens Group.
Barry Holding – Probus Interest Group – Probus.
Malcolm Burgess – Doncaster Senior Citizens Club
Gordon Gee Wah – Chinese Senior Citizens Club.
Loulia Athanassious – Coptic Senior Citizens Club of Manningham.
Roberta Kurban – Coptic Senior Citizens Club of Manningham.
Hussein Pourasgheri – Warrandyte Senior Citizens Club.
Pamela Rose – Greek Elderly Citizens Club of Manningham.

Officers in Attendance

Catherine Walker
Christina Wong

Disclosure of any Conflict of Interest

Confirmation that there were no items on Agenda where conflict of interest was declared:

Items Considered:

Guest Speaker - Naomi Lowen – Occupational therapist Manningham Community Health Services.
Easy Living equipment

Other Business

Senior Morning Tea and Senior Music Concert feedback

TRANSDEV promotes safety – Safe travel – Leader Newspaper.

- Information will be given next meeting.

Victoria's changes to Power of Attorney Laws –

- Included with minutes.

CALD Seniors grants program –

- Grants open 28 September – due by 5.00pm 5 February.

Empowering Women to feel safe in the community workshop –

- Information handed out.

Finishing Time: 11.00am

12.4 Documents for Sealing - 27 October 2015

Responsible Director: Strategic Governance

File No. .

The ultimate destination for this report is: COUNCIL AGENDA

Neither the responsible Director, Manager nor the Officer authoring this report has a conflict of interest in this matter.

SUMMARY

The following documents are submitted for signing and sealing by Council.

1 BACKGROUND

- 1.1 The Council's common seal must only be used on the authority of the Council or the Chief Executive Officer under delegation from the Council. An authorising Council resolution is required in relation to the documents listed in the Recommendation section of this report.

OFFICER'S RECOMMENDATION

That the following documents be signed and sealed:

**Consent Agreement to Build Over an Easement
Section 173 of the Planning and Environment Act 1987
Council and T Nianiakos, E Nianiakos, C Arvanitis & E Licht-Arvanitis
10 Ronald Avenue, Bulleen**

**Consent Agreement to Build Over an Easement
Section 173 of the Planning and Environment Act 1987
Council and K & N M Howells
2 Capri Court, Doncaster**

**Consent Agreement to Build Over an Easement
Section 173 of the Planning and Environment Act 1987
Council and M C Lee & A K H Vo
11 Totara Court, Templestowe Lower**

**Consent Agreement to Build Over an Easement
Section 173 of the Planning and Environment Act 1987
Council and Bagas Homes Pty Ltd
26 Morinda Crescent, Doncaster East**

**Consent Agreement to Build Over an Easement
Section 173 of the Planning and Environment Act 1987
Council and A L F Sio
1 Cavalier Street, Doncaster East**

**Consent Agreement to Build Over an Easement
Section 173 of the Planning and Environment Act 1987
Council and L K & H M Wong
1 Astley Street, Templestowe Lower**

**Consent Agreement to Build Over an Easement
Section 173 of the Planning and Environment Act 1987
Council and M & H M Appleyard
1 Craiglea Court, Doncaster East**

**MOVED: GALBALLY
SECONDED: KLEINERT**

That the Recommendation be adopted with the addition of the following agreements:

**Deed of Surrender
Council and Yarra Valley Pre-School Inc
18 Hovea Street, Templestowe**

**Consent Agreement to Build Over an Easement
Section 173 of the Planning and Environment Act 1987
Council and Eight Star Building Pty Ltd
450 and 452 Doncaster Road, Doncaster**

CARRIED

* * * * *

13. CHIEF EXECUTIVE OFFICER**13.1 Appointment of Acting Chief Executive Officer - 11 November 2015 to 27 November 2015**

Responsible Director: Strategic Governance

File No. .

The ultimate destination for this report is: COUNCIL AGENDA

Neither the responsible Director, Manager nor the Officer authoring this report has a conflict of interest in this matter.

SUMMARY

The Chief Executive Officer will be away on annual leave from 11 November 2015 – 27 November 2015. The Council is required to appoint an Acting Chief Executive Officer in the absence of the Chief Executive Officer.

1 BACKGROUND

- 1.1 The Chief Executive Officer has various powers and authorities that he undertakes by virtue of his position. These powers and authorities arise from legislative provisions as well delegations by Council.
- 1.2 For these powers and authorities to be exercised by an Acting Chief Executive Officer, an officer needs to be formally appointed to the position by Council.

2 PROPOSAL/ISSUE

- 2.1 It is proposed that Mr Leigh Harrison, Director Assets & Engineering be appointed Acting Chief Executive Officer for the period from 11 November 2015 to 27 November 2015, both dates inclusive.

OFFICER'S RECOMMENDATION

That

- (A) **Mr Leigh Harrison, Director Assets & Engineering, be appointed Acting Chief Executive Officer for the period from 11 November 2015 to 27 November 2015, both dates inclusive; and**
- (B) **The Acting Chief Executive Officer to be authorised to exercise all powers and authorities of the position of Chief Executive Officer for the period of his appointment.**

MOVED: YANG
SECONDED: GRIVOKOSTOPOULOS

That the Recommendation be adopted.

CARRIED

* * * *

15. QUESTIONS FROM THE PUBLIC

There were no questions from the public

16. CONFIDENTIAL REPORTS

MOVED: HAYNES
SECONDED: O'BRIEN

That the Council consider two confidential matters in open Council Meeting.
CARRIED

**16.1 Eastern Regional Organics Processing Facility -
Memorandum of Understanding**

This matter has been declared confidential by the Chief Executive Officer pursuant to S89(2) of the Local Government Act 1989. The relevant grounds for making this declaration are that the information contains contractual matters and disclosure of its contents may be prejudicial to the interests of the Council and/or other parties.

MOVED: HAYNES
SECONDED: O'BRIEN

That the recommendation be adopted and this matter remain confidential on the understanding that the report and attachments are to remain confidential as disclosure of its contents may be prejudicial to the interests of the Council and/or other parties, subject to Officers being authorised to take appropriate action to implement the resolution.

CARRIED

* * * * *

**16.2 Manningham Centre Association - Terms for proposed
Agreement 2015-2032**

This matter has been declared confidential by the Chief Executive Officer pursuant to S89(2) of the Local Government Act 1989. The relevant grounds for making this declaration are that the information contains contractual matters.

MOVED: YANG
SECONDED: GRIVOKOSTOPOULOS

That the recommendation be adopted and this matter remain confidential on the understanding that the report and attachments are to remain confidential as disclosure of its contents may be prejudicial to the interests of the Council and/or other parties, subject to Officers being authorised to take appropriate action to implement the resolution.

CARRIED

* * * * *

17. QUESTIONS WITHOUT NOTICE

17.1 Vale – Mr Cliff Wood

Cr Gough advised of the recent passing of Mr Cliff Wood and acknowledged before Council the valuable contribution made by Cliff to the Manningham community through his role with the Manningham Recreational Association for over 20 years.

Cr Downie table a petition from 17 members of the YMCA exercise program at Domeney Reserve requesting Council to plant a gum tree and install a seat with a plaque acknowledging Mr Wood.

The Mayor advised that the petition would be referred to the appropriate Officer for consideration.

* * * * *

The meeting concluded at 7:46pm.

Chairman
CONFIRMED THIS 24 NOVEMBER 2015