



## Ordinary Meeting of the Council

# AGENDA

<b>Date:</b>	<b>Tuesday, 26 June 2018</b>
<b>Time:</b>	<b>7:00pm</b>
<b>Location:</b>	<b>Council Chamber, Civic Centre 699 Doncaster Road, Doncaster</b>

**This meeting is convened to transact the business listed below**

**Warwick Winn  
Chief Executive Officer**

*This meeting will be livestreamed. Members of the public who address Council will be heard on the live audio stream, and audio of them speaking will be recorded. All reasonable efforts will be made to avoid capturing live or recorded video footage of public attendees however there might be incidental capture.*

## COUNCIL MEETING SEATING PLAN

**ACTING DIRECTOR  
COMMUNITY  
PROGRAMS**

*Lee Robson*

**DIRECTOR SHARED  
SERVICES**

*Philip Lee*

**MANAGER  
COMMUNICATIONS &  
MARKETING**

*Juanita Haisman*

**Warwick Winn**  
*Chief Executive Officer*

**Cr Andrew Conlon**  
*Mayor*  
Mullum Mullum Ward

**EXECUTIVE  
MANAGER PEOPLE  
& GOVERNANCE**

*Jill Colson*

**DIRECTOR CITY  
PLANNING**

*Angelo Kourambas*

**DIRECTOR ASSETS  
& ENGINEERING**

*Leigh Harrison*

**Cr Sophy Galbally**  
Mullum Mullum Ward

**Cr Michelle Kleinert**  
*Deputy Mayor*  
Heide Ward

**Cr Paula Piccinini**  
Heide Ward

**Cr Mike Zafiropoulos AM**  
Koonung Ward

**Cr Paul McLeish**  
Mullum Mullum Ward

**Cr Anna Chen**  
Koonung Ward

**Cr Dot Haynes**  
Koonung Ward

**Cr Geoff Gough**  
Heide Ward

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**1 OPENING PRAYER AND STATEMENTS OF  
ACKNOWLEDGEMENT**

**2 APOLOGIES AND REQUESTS FOR LEAVE OF ABSENCE**

**3 PRIOR NOTIFICATION OF CONFLICT OF INTEREST**

**4 CONFIRMATION OF MINUTES**

Confirmation of the Minutes of the Ordinary Meeting of Council held on 22 May 2018.

**5 PRESENTATIONS**

**6 PETITIONS**

**7 PUBLIC QUESTION TIME**

**8 ADMISSION OF URGENT BUSINESS**

## 9 PLANNING PERMIT APPLICATIONS

### 9.1 Planning Application PL17/027356 at 16, 18 & 20 Thiele Street, Doncaster for the construction of fourteen, three-storey dwellings over a basement level

File Number:	IN18/234
Responsible Director:	Director City Planning
Applicant:	Panaview Properties Pty Ltd & Kenthurst Properties Pty Ltd, C/- Rising Sun Property Consultants
Planning Controls:	General Residential Zone, Schedule 2 and Design and Development Overlay, Schedule 8
Ward:	Koonung
Attachments:	1 Advertised Plans <a href="#">↓</a>  2 Legislative Requirements <a href="#">↓</a> 

#### EXECUTIVE SUMMARY

##### Purpose

1. This report provides Council with an assessment of the planning application submitted for land at 16, 18 and 20 Thiele Street, Doncaster and recommends approval of the submitted proposal subject to amendments that will be addressed by way of permit conditions. The application is being reported to Council as it is a Major Application (estimated development cost of more than \$5 million).

##### Proposal

2. The proposal involves the construction of 14 three-storey townhouse style dwellings over a shared basement car park across the three 3 lots of 16, 18 and 20 Thiele Street, Doncaster. The development is comprised of 13, three 3 bedroom dwellings and one 1, five bedroom dwelling. A total of 30 car parking spaces is provided within the basement level.
3. The three lots combined form a total site area of 2,173.9 square metres. The proposal has a site coverage of 49.77 percent and a maximum building height of 9.94 metres.

##### Advertising & Objections

4. Notice of the application was given over a four week period which concluded on the 16 May 2018.
5. To date, two objections have been received. The objections raise concerns relating to amenity impacts, overdevelopment of the land, traffic and car parking and development impacts.

**Key issues in consideration of this application**

6. The key issues for Council in consideration of the proposal relate to:
  - a. State planning policy;
  - b. Local planning policy;
  - c. Design, built form and landscaping;
  - d. Car parking, access, traffic and bicycle parking;
  - e. Amenity impacts; and
  - f. Objector concerns.

**Assessment**

7. The development of the land for a three-storey, townhouse style residential development is consistent with the relevant objectives of state and local planning policies of the Manningham Planning Scheme including the requirements of the local planning policy relating to residential areas surrounding activity centres and main roads.
8. The proposed development has a well-conceived, contemporary architectural design and presents at a scale that is considered to be acceptable within the Residential Precinct 2 area, relative to the site context and size of the subject land.
9. The development will result in limited amenity impacts to surrounding properties and provides for suitable levels of internal amenity for future residents.

**Conclusion**

10. The report concludes that the proposal complies with the relevant planning policy in the Scheme and should be supported, subject to conditions requiring some minor changes and the submission of various plans for Council's approval.

**1. RECOMMENDATION**

**That Council, having considered the proposal and all objections, issues a NOTICE OF DECISION TO GRANT A PERMIT in relation to Planning Application PL17/027356 at 16, 18 and 20 Thiele Street, Doncaster for the construction of fourteen, three-storey dwellings over a basement level, subject to the following conditions:**

**Amended Plans**

1. **Before the development starts, amended plans drawn to scale and dimensioned, must be submitted via email 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 decision plans (Rising Sun Property Consultants, project number 201638, revision 2, dated 16 March 2018), but modified to show:**

- 1.1 The Garden Area plan updated to exclude all areas beneath upper level balconies and cantilevered building elements, with the development layout amended to maintain compliance with the minimum garden area requirement of 35 percent if required;
- 1.2 The exposed timber cladding altered to a more durable material with a timber-look finish;
- 1.3 The balustrades/screens associated with the second floor terrace areas for Dwellings 1, 3, 6, 7 and 8 recessed at least 0.5 metres from the outer edge of the side walls (northern and southern respectively), with the second floor living rooms reduced in area (where necessary) to ensure the external walkways remain;
- 1.4 Material and height details of the balustrades/screens and internal walls of the second floor level terrace areas of all dwellings notated on the second floor plan;
- 1.5 The notated finished floor levels on the floor plans (all levels) amended to be consistent with the notated finished floor levels on the elevation plans;
- 1.6 Minimum setbacks to side and rear boundaries dimensioned and notated on the basement plan;
- 1.7 The service equipment within the second floor level terrace areas of Dwellings 1 and 6 relocated to be behind the living room, with the living room reduced in area to ensure adequate space for the service equipment (if necessary);
- 1.8 An additional 1 metre reversing area provided at the northern end of the basement aisle-way (replicating the reversing area on the southern end of the basement aisle-way);
- 1.9 The visitor car parking spaces and Dwelling 5's car parking spaces redesigned to provide the required clearance around the car parking spaces in accordance with Diagram 1 of Design Standard 2 of Clause 52.06 Car Parking of the Manningham Planning Scheme;
- 1.10 The car parking spaces for Dwelling 5 dimensioned and notated to be at least 11.3 metres long;
- 1.11 Modifications to the finished floor levels of the individual garage areas so as to reduce the level difference between the individual garages to achieve driveway gradients that comply with Design Standard 3 of Clause 52.06 Car Parking of the Manningham Planning Scheme for the central aisle-way, or the provision of splitter islands adjacent to the garage openings to manage the level difference;



- 1.12 Extension of the skillion roof form at the upper level to provide shelter and weather protection to all second floor doors/windows;
- 1.13 The primary entry doors of Dwellings 7 to 14 provided with a clear sidelight or clear glazing panel;
- 1.14 Details to lighting of external areas, to include sensor lighting over the basement accessway ramp and low level lighting bollards within the communal walkway areas;
- 1.15 Raised planter boxes (approximately 0.8 metres high) under the ground level habitable room windows of Dwellings 1 to 6 that are facing the communal walkway, with the sill height of the windows increased where necessary;
- 1.16 Reduction in the width of the individual pedestrian entry pathways for Dwellings 1 to 6 to 1.2 metres at the frontage boundary;
- 1.17 Variation to the alignment of the frontage fence, so as to provide a degree of stepping back from the frontage with some screen landscaping between the fence and frontage;
- 1.18 The sill height of Dwelling 3's ground level, Bedroom 3 window that overlooks the accessway ramp raised to minimise the impact from the headlights of vehicles entering the basement;
- 1.19 The correct window locations on the adjoining property to the south (14A Thiele Street, Doncaster);
- 1.20 Dwelling 7's first floor level to have a minimum southern boundary setback of 3.05 metres, to be generally achieved through internal reductions/reconfigurations;
- 1.21 Boundary fencing heights notated on the ground floor plan, to be consistent with the heights depicted on the elevation plans;
- 1.22 The sill heights of Dwelling 6's first floor level, north-facing windows dimensioned and notated as being at least 1.7 metres above finished floor level on the northern elevation plan;
- 1.23 All external privacy screens notated as being 'permanently fixed';
- 1.24 Visible numbering to the facades of Dwellings 7 to 14 to provide easy identification of each dwelling;
- 1.25 Dwelling 3's entry wall recessed by a further 0.5 metres to provide cantilevered element above for shelter;
- 1.26 An integrated design feature between Dwellings 3 and 4, over the basement lift and stairwell to provide shelter and a more prominent entry space for the central walkway;

- 1.27 Individual mailbox units provided to Dwellings 1 to 6, to be integrated within the front fence of the respective dwellings and sited in accordance with Australia Post requirements (unless otherwise agreed with the Responsible Authority, once Australia Post's requirements have been determined);
- 1.28 The location of all gas meters and other services that are required within the front setback;
- 1.29 Elevation plans of the mailboxes and all gas meters and other services that are required within the front setback, to be appropriately designed and screened (where necessary) to complement the design detail of the development;
- 1.30 A notation to indicate that the development must be constructed in accordance with the BESS Assessment report approved as part of this permit as required by Condition 3 of this permit; and
- 1.31 All plan notations required by the amended BESS Assessment report approved as part of this permit as required by Condition 3 of this permit.

#### **Endorsed Plan**

2. The layout of the site and the size of buildings and works shown on the approved plans must not be modified for any reason, without the written consent of the Responsible Authority.

#### **Sustainable Design Assessment**

3. Before the development starts, whichever is the sooner, a modified version of the BESS Assessment report must be submitted to and endorsed by the Responsible Authority. The modified BESS Assessment report must be generally in accordance with the report submitted with the application (dated November 2017), but must be modified in the following manner:
  - 3.1 Inclusion of a cover page indicating a commitment to all initiatives indicated in the BESS Assessment;
  - 3.2 Energy 1.1 – A commitment to achieving at least 10% improvement on National construction Code (NCC) minimum energy efficiency requirements;
  - 3.3 Energy 3.4 - Clothes dryers amended to '1-star' in the BESS assessment, or demonstration, through section and plan drawings on the Condition 1 plans, that the laundry areas have been designed to restrict the installation of clothes dryers;
  - 3.4 Stormwater – A stormwater management strategy to adhere to Council's Guideline for Recycled Water and Rainwater in Medium to High Density Developments September 2017; and

- 3.5 Any other changes required to ensure that the development continues to meet the minimum 50 percent overall score and minimum 50 percent passable scores in the Energy, Water, IEQ and Stormwater categories of the BESS assessment.**

**When approved, the sustainable design assessment 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.**

- 4. Prior to the occupation of each building, written confirmation from a qualified person or company, must be submitted to the Responsible Authority to confirm that the sustainable design features/initiatives specified in the BESS Assessment report have been satisfactorily implemented in accordance with the approved plans.**

#### **Construction Management Plan**

- 5. Not less than 30 days before the commencement of works, a Construction Management Plan (CMP) must be submitted via email and approved by the Responsible Authority. When approved the plan will form part of the permit. The Construction Management Plan is to be prepared in accordance with the template within Council's Construction Management Plan Guidelines. The CMP must address:**

**5.1 Element A1: Public Safety, Amenity and Site Security;**

**5.2 Element A2: Operating Hours, Noise and Vibration Controls;**

**5.3 Element A3: Air Quality and Dust Management;**

**5.4 Element A4: Stormwater and Sediment Control and Tree Protection (also as per the specific requirements of this permit);**

**5.5 Element A5: Waste Minimisation and Litter Prevention; and**

**5.6 Element A6: Traffic and Parking Management.**

**Council's Works Code of Practice (June 2016) and Construction Management Plan Guideline (June 2016) are available on Council's website.**

#### **Waste Management Plan**

- 6. Before the development starts, a 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 be generally in accordance with the submitted draft Waste Management Plans (WMP) prepared by Leigh Design (dated 23 October 2017). The developer must ensure that the private waste contractor can access the development and the private waste contractor bins. No private waste contractor bins can be left outside the development boundary at any time on any street frontage for any reason.**

**Management Plan Compliance**

7. The Management Plans approved under Conditions 5 and 6 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 via email to the Responsible Authority for approval. Such plan must be generally in accordance with the plan approved under Condition 1 of this permit, and must show:

- 8.1 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;
- 8.2 Details of soil preparation and mulch depth for garden beds and surface preparation for grassed areas;
- 8.3 Fixed edge strips for separation between grassed and garden areas and/or to contain mulch on batters;
- 8.4 A sectional detail of the canopy tree planting method which includes support staking and the use of durable ties;
- 8.5 A minimum of three (3) canopy trees, capable of reaching a minimum mature height of 8 metres, within the front setback of the site. The trees must be a minimum height of 1.5 metres at the time of planting;
- 8.6 Tree planting within the private open space area of dwellings 7 to 14, to be generally in accordance with the trees shown on the concept landscape plan (prepared by Rising Sun Property Consultants, dated 15 March 2018). The trees must be a minimum height of 1.5 metres at the time of planting;
- 8.7 Screen planting along the full extent of the northern, southern and eastern boundaries, to be a minimum height of 0.5 metres at the time of planting;
- 8.8 Details of all planting at the upper levels (as depicted on the rendered perspective drawings);
- 8.9 Details of the raised planter boxes within the communal walkway area (as required under Condition 1 of this permit); and
- 8.10 Planting within 2 metres along the frontage from the edge of the driveway(s) and 2.5 metres along the driveway(s) from the frontage to be no greater than 0.9 metres in height at maturity.

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 review of development plans under Condition 1 of this permit, a \$10,000 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.

#### **Completion**

10. Before the occupation of the approved dwellings, landscaped areas must be fully planted and mulched or grassed generally in accordance with the approved plan and to the satisfaction of the Responsible Authority.
11. Privacy screens and obscure glazing as required in accordance with the approved plans must be installed prior to occupation of the building to the satisfaction of the Responsible Authority and maintained thereafter to the satisfaction of the Responsible Authority. The use of obscure film or spray fixed to transparent windows is not considered to be 'obscure glazing' or an appropriate response to screen overlooking.
12. Driveway gradients and transitions as shown on the plan approved under Condition 1 of this permit must be generally achieved through the driveway construction process to the satisfaction of the Responsible Authority.

#### **Maintenance**

13. Buildings, paved areas, fencing, external lighting, sight screens, drainage and landscaping (including planting within integrated balcony planters) must be maintained to the satisfaction of the Responsible Authority. In particular, the front open space areas of Dwellings 1 to 6 must at all times be presented and maintained in general accordance with the relevant approved plans, with no placement of storage sheds, play equipment or other structures or any variation to the approved fence design by residents of these dwellings.

#### **Vegetation**

14. Before the development starts, a modified version of the arboricultural report must be submitted to and endorsed by the Responsible Authority. The modified arboricultural report must be generally in accordance with the report submitted with the application (prepared by ArborReport Victoria, dated October 2017), but must be modified in the following manner:
  - 14.1 A map of the location of each retained tree with accurate TPZ and SRZ dimensions as per approved plans, and the location of protective fencing, ground protection etc.

**14.2 A clear photograph of each retained tree.**

**14.3 In the case of Third Party trees (Private or Council owned) identification of any specific damage/faults evident within the tree prior to demolition or construction.**

**14.4 Detail of works proposed within retained tree TPZs and arborist supervision when this is proposed.**

**15. All development at the site must be undertaken in accordance with the recommendations of the arboricultural Report required by Condition 14 to the satisfaction of the Responsible Authority.**

**16. All existing trees shown on the approved plan as being retained, must be provided with a protective barrier erected a minimum of 1 metre from the trunk to assist in the preservation of such vegetation. Such barriers must be constructed before the works start on site and be maintained to the satisfaction of the Responsible Authority during construction.**

**17. The owner must ensure that contractors/tradespersons who install services or work near the vegetation to be retained are made aware of the need to preserve the vegetation and to minimise impacts through appropriate work practices.**

**18. The following actions must not be undertaken in any Vegetation Protection Zone as identified on the approved plan, to the satisfaction of the Responsible Authority:**

**18.1 The storage of materials or equipment;**

**18.2 The disposal of any contaminated waste water;**

**18.3 The use of a tree for temporary attachment of wiring or such like;**

**18.4 Open cut trenching, or excavation works (whether or not for the laying of services);**

**18.5 Changes to the soil grade level.**

#### **Street Trees**

**19. Except with the prior consent of the Responsible Authority, the existing street tree(s) must not be removed or lopped.**

#### **Stormwater – On-site detention (OSD)**

**20. The owner must provide on-site 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:**

**20.1 Be designed for a 1 in 5 year storm; and**

**20.2 Storage must be designed for 1 in 10 year storm.****Construction Plan (OSD)**

- 21. Before the development starts, a construction plan for the system required by Condition 20 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**

- 22. 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. A connection to Council maintained assets must not be constructed unless a Miscellaneous Works Permit is first obtained from the Responsible Authority.**
- 23. The whole of the land, including landscaped and paved areas must be graded and drained to the satisfaction of the Responsible Authority, to prevent ponding and to minimise overland flows onto adjoining properties.**

**Driveway and Car Parking Areas**

- 24. Before the occupation of any of the approved dwellings, all associated basement parking spaces must be line-marked, numbered and signposted to provide allocation to each dwelling and visitors to the satisfaction of the Responsible Authority.**
- 25. Visitor parking spaces must not be used for any other purpose to the satisfaction of the Responsible Authority.**
- 26. Automatic basement door opening systems must be installed and maintained, so as to facilitate secure access to the allocated parking areas by residents, visitors and a rubbish collection contractor, to the satisfaction of the Responsible Authority.**

**Vehicle Crossings and Accessways**

- 27. Prior to occupation of the approved dwellings, any new or modified vehicular crossover must be constructed in accordance with the plans endorsed under Condition 1 of this permit to the satisfaction of the Responsible Authority.**
- 28. Redundant vehicle crossovers must be removed and the footpath, nature strip and kerbing reinstated to the satisfaction of the Responsible Authority.**

**General Services**

- 29. All services, including water, electricity, gas, sewerage and telephone, must be installed underground and located to the satisfaction of the Responsible Authority.**

30. All service pipes must be concealed and screened respectively to the satisfaction of the Responsible Authority.
31. 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.
32. A centralised TV antenna system must be installed to each building row/module and connections made to each dwelling to the satisfaction of the Responsible Authority. No individual dish antennas may be installed on balconies, terraces, roofs or walls to the satisfaction of the Responsible Authority.
33. Any reverse cycle air-conditioning unit, hot water boosters or other service plant erected on the walls of the approved building must be appropriately designed and finished with screening if necessary to minimise general visual impacts from off the site to the satisfaction of the Responsible Authority.

#### **Rooftop Plant**

34. All roof-top plant and services (including any hot water systems, but excluding solar panels) must be installed in appropriately screened areas, unless otherwise agreed in writing with the Responsible Authority.
35. Unless sufficiently screened by roof parapets, all solar panels and any associated safety railings must be located away from the outer edges of the roof section upon which they are installed, so as to minimise general visual impacts from off the site to the satisfaction of the Responsible Authority.

#### **Services on Balconies and Terraces**

36. Any air-conditioning unit installed on a balcony or terrace must stand at floor level and be positioned to minimise general visual impacts from off the site, and unless otherwise agreed in writing with the Responsible Authority, no air-conditioning unit may be erected on an external wall to the satisfaction of the Responsible Authority.
37. Any clothes-drying rack or line system located on a balcony or terrace must be lower than the balustrade of the balcony or terrace to minimise general visual impact from off the site to the satisfaction of the Responsible Authority.

#### **Metering and Service Cabinets**

38. All building services and metering located in the front setback, including fire services, gas, water and electricity, must be installed in accordance with the approved plans and must be positioned in discrete manner and be screened using cabinets etc that integrated with the overall building design to the satisfaction of the Responsible Authority.



**Fencing/Retaining Walls**

39. **Prior to the occupation of the approved dwellings, all fencing (whether new or retained) must be erected in good condition and be fit for screening purpose in accordance with the plans endorsed under Condition 1 of this permit to the satisfaction of the Responsible Authority.**
40. **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.**

**Construction Management**

41. **The owner must use appropriate site management practices to prevent the transfer of mud, dust, sand or slurry from the site into drains or onto nearby roads. In the event that a road or drain is affected, the owner must upon direction of the Responsible Authority take the necessary steps to clean the affected portion of road or drain to the satisfaction of the Responsible Authority.**

**Expiry**

42. **This permit will expire if one of the following circumstances applies:**
  - 42.1 **The development is not started within four (4) years of the date of the issue of this permit; and**
  - 42.2 **The development is not completed within eight (8) years of the date of this permit.**

**The Responsible Authority may extend these times 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.**

**2. BACKGROUND**

- 2.1 The application was received by Council on 22 May 2017 and was originally for the construction of 15 dwellings. No formal pre-application advice was sought from Council prior to lodgement of the application.
- 2.2 A request for further information letter was sent on 14 June 2017. The letter also identified concerns relating to the development layout and form, design detail, car parking and vehicle access and on-site amenity.
- 2.3 The application was presented to the Sustainable Design Taskforce meeting on 22 June 2017, at which the predominant discussion related to the layout of the development.
- 2.4 All further information was received by Council on 19 March 2018. The proposal was amended in response to the concerns which had been identified. These included a reduction in the number of dwellings from 15 to 14 and a substantial re-design to the layout.

- 2.5 Notice of the application was given over a four-week period, concluding on 16 May 2018.
- 2.6 The statutory time for consideration of a planning application is 60 days, which concluded on 19 June 2018.

### 3. THE SITE AND SURROUNDS

#### The Site

- 3.1 The site comprises 3 lots on the eastern side of Thiele Street, approximately 200 metres from Doncaster Road and consists of 16 Thiele Street (southern lot), 18 Thiele Street (central lot) and 20 Thiele Street (northern lot).
- 3.2 Together, the lots form a rectangular site with a frontage to Thiele Street of 54.87 metres and a depth of 39.62 metres.
- 3.3 The site falls from north to south, by 2.53 metres along the frontage and 0.42 metres along the rear (eastern) boundary. The site also features a varied cross-fall, sloping up from the frontage 0.53 metres across the southern boundary and falling from the frontage 1.58 metres across the northern boundary.
- 3.4 A 2.44 metre wide drainage and sewerage easement is located along the rear (eastern) boundary of all three lots. The easement contains sewerage assets, whilst Council drainage assets are located within the road reserve.
- 3.5 All three lots are developed with single dwellings. Each lot has a crossover for vehicle access to Thiele Street. None of the land titles are constrained by a registered restrictive covenant or Section 173 Agreement.

#### The Surrounds

- 3.6 The site is located approximately 200 metres north of Doncaster Road and approximately 140 metres east of the boundary of the *Doncaster Hill* principal activity centre. Thiele Street is a local, two-way road of less than 1 kilometre, running between Doncaster Road (south) and Ambrose Street (north). The nearest bus stops are located on the intersection of Thiele Street and Doncaster Road.
- 3.7 Housing densities within the surrounding area increase relative to the proximity to Doncaster Road and the *Doncaster Hill Activity Centre*, as intended by the relevant planning policies. The subject site is effectively located on the outer edge of the transition area between *Doncaster Hill* and the surrounding residential areas.
- 3.8 The more immediate neighbourhood has seen a number of medium and higher density housing developments over recent years. However, the prevailing development type within the surrounding area continues to be the traditional single-dwelling with brick finishing and pitched and tiled roof forms on larger lots, maintaining the original patterns of subdivision.
- 3.9 Surrounding properties along Thiele Street have been the subject of a number of permit applications for medium/high density housing developments over recent years. Of note, is a well-designed four storey apartment building at 2-6 Thiele Street, comprising 50 dwellings (Planning Permit PL12/022675).

3.10 Examples of recent medium density development along Thiele Street include; 13 Thiele Street (two dwellings), 11 Thiele Street (three dwellings), 14 Thiele Street (two dwellings), 7 Thiele Street (two dwellings) and 10 Thiele Street (two dwellings).

3.11 The site directly abuts three (3) properties as follows:

Direction	Address	Description
North	22 Thiele Street, Doncaster	<p>A single residential allotment, developed with a single-storey brick dwelling setback 9.34 metres from the Thiele Street frontage. From the common boundary, the dwelling is setback 1.51 metres and has two habitable room windows facing the site.</p> <p>Vehicle access to the lot is via a crossover to Thiele Street on the northern side of the frontage. The frontage is defined by a low brick fence.</p> <p>Secluded private open space is within the large rear yard, abutting the site. The secluded private open space features a large canopy tree that overhangs the subject site.</p>
South	14A Thiele Street, Doncaster	<p>The northern dwelling within a recent two-storey, side-by-side development. The dwelling features a mixture of brick and render finishes and is setback 7.61 metres from the frontage. From the common boundary, the dwelling is setback a minimum of 1.36 metres, with a garage built to the common boundary and several habitable room windows facing the subject site.</p> <p>Vehicle access is via a crossover to Thiele Street on the northern side of the frontage. The frontage is unfenced.</p> <p>Secluded private open space is on the eastern side of the dwelling, adjoining the subject site.</p>
East	123-155 Church Road, Doncaster	<p>Doncaster Secondary College.</p> <p>The college is located on a site of approximately 61,030 square metres. Vehicle access to the college is gained through Dianella Street (north of the subject land), Ibis Street (south) and Church Road (east).</p> <p>The section of the college that adjoins the subject site features a garden bed, vehicle accessway and car parking area, with the nearest building being 10 metres away from the common boundary.</p>

#### 4. THE PROPOSAL

4.1 It is proposed to demolish the existing dwellings and remove all vegetation on the site (no planning permit required) and construct 14 attached, town-house style dwellings (one long row at the rear and two smaller modules at the front) over a shared basement car park with a central point of vehicular access.

##### Submitted Plans and Documents

4.2 The proposal is outlined on the plans prepared by *Rising Sun Property Consultants*, project number 201638, revision 2, dated 16 March 2018 (received by Council on 19 March 2018). Refer to Attachment 1.

4.3 The following reports and plans were also submitted with the application:

- Arboricultural Report (prepared by *ArborReport Victoria*, dated October 2017);
- BESS Assessment Report (dated November 2017);
- Town Planning Report (prepared by *Rising Sun Property Consultants*, dated May 2017);
- DDO8 Assessment Report (prepared by *Rising Sun Property Consultants*, dated November 2017);
- STORM Rating Report (dated 22 November 2017);
- Traffic Engineering Assessment Report (prepared by *Traffix Group*, dated November 2017); and
- Waste Management Plan (prepared by *Leigh Design*, dated October 2017).

##### Development Summary

4.4 A summary of the development is provided as follows:

<b>Land Size:</b>	2,173.9m <sup>2</sup>	<b>Maximum Building Height:</b>	9.94m
<b>Site Coverage:</b>	49.77%	<b>Minimum street setback to Thiele Street (west)</b>	Basement – 6m Ground floor – 6m First floor – 6m Second floor – 9.51m
<b>Permeability:</b>	38.06%	<b>Minimum setback to northern boundary</b>	Basement – 2m Ground floor – 2m First floor – 2.24m Second floor – 4.82m
<b>Garden Area</b>	38.06% Note, this no longer accurate following a recent planning scheme amendment which revised how this figure is calculated – see Section 8.10.	<b>Minimum setback to southern boundary</b>	Basement – 1.5m Ground floor – 2.1m First floor – 2.2m Second floor – 4.59m

<b>Number of Dwellings:</b>	14	<b>Minimum setback to eastern boundary</b>	Basement – 3.8m Ground floor – 3.9m First floor – 4m Second floor – 5.44m
• <b>3 bedrooms:</b>	13	<b>Resident car parking spaces:</b>	28
• <b>5 bedrooms:</b>	1	<b>Visitor car parking spaces:</b>	2
• <b>1, 2 or 4 bedrooms:</b>	0	<b>Density:</b>	One dwelling per 155.28m <sup>2</sup>

### Development Layout

- 4.5 The development consists of two rows of attached, three-storey townhouses, with Dwellings 1 to 6 fronting Thiele Street and Dwellings 7 to 14 located behind. The two rows of dwellings are separated by an internal pathway for a minimum separation of 4.44 metres. The front row of townhouses is centrally separated by an entry pathway, providing a minimum separation of 4.36 metres.
- 4.6 Dwellings 1 to 6 are designed to have a 'reverse-living' arrangement, with the living, dining and kitchen areas located at the first floor level, accompanied by balconies on the western side of the dwellings (facing Thiele Street). At the ground floor level, the dwellings contain three bedrooms and two bathrooms/ensuites.
- 4.7 Dwelling 3 presents a modified version of the typical design of Dwellings 1 to 6, with an additional living area and bedroom at the ground floor level, an additional bedroom/study at the first floor level and generally larger habitable areas throughout.
- 4.8 Dwellings 7 to 14 have a more traditional layout, with the living, dining and kitchen areas located at the ground floor level, accompanied by secluded private open space courtyards located on the eastern side of the dwellings. At the first floor level, the dwellings contain three bedrooms/studies and two bathrooms/ensuites.
- 4.9 The second floor level of all dwellings provides an additional living area, surrounded by a rooftop terrace area of varying sizes and orientations. The rooftop terrace area is relied upon as the primary area of secluded private open space for Dwellings 1 to 6.
- 4.10 The primary living areas of all dwellings have multi-aspect orientations. No bedrooms within the development rely on 'borrowed light' or light from below ground light courts.
- 4.11 There are no communal facility areas proposed within the development.

**Vehicle and Pedestrian Access**

- 4.12 The three existing crossovers to Thiele Street are to be removed, with the footpath, nature strip and kerbing to be reinstated. A new 6.1 metre wide crossover is proposed central to the site frontage, leading to a ramp that provides vehicular access to the basement parking.
- 4.13 The basement includes 30 car parking spaces in a single level, including 28 spaces for residents and two spaces for visitors. The basement is secured by a roller door controlled by an intercom and security card arrangement. The basement is accessible by pedestrians via a central stairwell and lift from the central entry pathway at the ground floor level. Internal stairs for each dwelling are also provided via large storage spaces adjacent to and accessible from the garages.
- 4.14 With the exception of Dwelling 5, all car parking spaces are independently accessible, being located within individual garages, secured by remote operated roller doors. Dwelling 5's car parking spaces are in a tandem arrangement, with no roller door. The visitor car parking spaces are in two different locations.
- 4.15 The primary entry to each dwelling is at the ground floor level. Dwellings 1 to 6 are provided with individual entry pathways from Thiele Street, whilst Dwellings 7 to 14 are accessed via the internal pathways.

**Earthworks**

- 4.16 The basement level requires earthworks, with a maximum cut depth of approximately 3.5 metres.
- 4.17 Besides excavation for the basement, minimal additional earthworks are required, with the dwellings sited to follow the slope of natural ground level. Nominal retaining walls are provided on the southern side of the dwellings.

**Landscaping**

- 4.18 No existing trees will be retained. New canopy trees are proposed within the street setback and private open space areas. A range of medium to tall shrubs are proposed along the north, south and eastern boundaries.
- 4.19 Additional landscaping is provided alongside the central pathway areas.

**Design Detail and Site Services**

- 4.20 The proposed development has a contemporary architectural design, incorporating flat roof forms and a range of design elements and building materials and finishes that include blockwork, render and metal and timber cladding. The dwelling facades feature prominent framing elements and a variety of window type and proportions to provide articulation and definition. The overall presentation is defined by rectangular forms, with a variety of levels and projections to provide articulation and definition. The colour scheme provides a range of muted and light finishes, with the warmer colours of the timber cladding providing a contrasting finish.

- 4.21 A 1.5 metre high fence is proposed along the frontage. The fence will be of vertical metal slats and achieve a transparency of at least 50 percent. The fencing also serves to delineate the individual front yards of Dwellings 1 to 6.
- 4.22 All dwellings are provided with individual storage rooms of at least 10 square metres within the basement level. A communal waste storage room and individual laundry rooms for each dwelling are also provided within the basement level. A shared mailbox is located adjacent to the entry pathway, adjoining the front boundary. Waste collection is proposed to be private, taking place within the basement.

## 5. LEGISLATIVE REQUIREMENTS

- 5.1 Refer to Attachment 2.
- 5.2 A permit is required under the following clauses of the Manningham Planning Scheme:
- Clause 32.08-6 (**General Residential Zone**), a permit is required to construct two or more dwellings on a lot.
  - Clause 43.02-2 (**Design and Development Overlay**), a permit is required to construct or carry out works.
  - Clause 43.02-2 (**Design and Development Overlay**), a permit is required to construct a front fence within 3 metres of a street if the fence is associated with 2 more dwellings on a lot or a residential building.

## 6. REFERRALS

### External

- 6.1 There are no determining or recommending referral authorities to the application.

### Internal

- 6.2 The application was referred to a number of service units within Council. The following table summarises the responses:

Service Unit	Comments
Engineering & Technical Services Unit – Drainage	<ul style="list-style-type: none"> <li>• No objection subject to conditions that have been included in the recommendation including the provision of onsite storm water detention.</li> </ul>
Engineering & Technical Services Unit – Flooding	<ul style="list-style-type: none"> <li>• No objection as suitable overland flow protection measures have been incorporated into the proposal.</li> </ul>
Engineering & Technical Services Unit – Vehicle Crossing	<ul style="list-style-type: none"> <li>• No objection subject to conditions that have been included in the recommendation including the removal and reinstatement of any redundant vehicle crossovers.</li> </ul>
Engineering & Technical Services Unit – Access and Driveway	<ul style="list-style-type: none"> <li>• No objection subject to inclusion of conditions that are discussed under the Clause 52.06 assessment (section 8.18 of this report).</li> </ul>

Service Unit	Comments
Engineering & Technical Services Unit – Traffic and Car Parking	<ul style="list-style-type: none"> <li>No objection.</li> </ul>
Engineering & Technical Services Unit – Construction Management	<ul style="list-style-type: none"> <li>No objection subject to a requirement for the provision of a construction management plan.</li> </ul>
Engineering & Technical Services Unit – Waste	<ul style="list-style-type: none"> <li>No objection subject to conditions that have been included in the recommendation including the requirement for private waste collection.</li> </ul>
Engineering & Technical Services Unit – Easements	<ul style="list-style-type: none"> <li>No objection.</li> </ul>
Parks and Recreation Unit – Tree Management	<ul style="list-style-type: none"> <li>No objection subject to additional information being provided regarding vegetation removal and tree protection zones.</li> </ul>
City Strategy Unit – Sustainability	<ul style="list-style-type: none"> <li>No objection subject to additional information being provided regarding information within the submitted BESS assessment report.</li> </ul>
City Strategy Unit – Urban Design	<ul style="list-style-type: none"> <li>No objection.</li> </ul>

## 7. CONSULTATION / NOTIFICATION

7.1 Notice of the application was given over a four-week period, concluding on 16 May 2018, by sending letters to the owners and occupiers of adjoining and nearby properties and by displaying a sign on each site frontage (three (3) signs total), in accordance with the requirements of the Act.

7.2 To date, two objections has been received from the following properties:

- 14A Thiele Street, Doncaster (adjoining to the south); and
- 17 Thiele Street, Doncaster.

7.3 The grounds of the objections can be summarised into the following categories:

- Car parking, traffic and pedestrian safety;
- Construction impacts;
- Incorrect plan information;
- Land use;
- Overdevelopment;
- Overlooking;
- Public transport; and
- Property prices/rates.



- 7.4 A response to the grounds of the objection are included in the assessment, from section 8.27 of this report.

## 8. ASSESSMENT

### State and Local Planning Policy

- 8.1 Key objectives of the State Planning Policy Framework (SPPF) seek to identify appropriate areas for housing growth, including a focus on increasing housing densities in areas surrounding existing services, jobs, public transport and infrastructure in order to accommodate Melbourne's future population growth in a sustainable manner.
- 8.2 For the most part, the proposal responds positively to the broader housing and residential development policies contained within the SPPF, including Clause 15 Built Environment and Heritage and Clause 16 Housing.
- 8.3 These objectives are further developed at a local level through the Local Planning Policy Framework. Clause 21.05 Residential recognises the need to reduce developmental pressure on areas of established environmental or rural values through infill residential development and consolidation. This notion is implemented through the separation of Manningham's residential land into four residential character precincts that seek to channel increased housing densities around activity centres and main roads where facilities and services are available.
- 8.4 Being within close proximity to both the *Doncaster Hill* activity centre and Doncaster Road, the subject site and all surrounding properties in Thiele Street, along with the surrounding streets to the north, south and west, fall within Residential Character Precinct 2 – *Residential Areas Surrounding Activity Centres and Along Main Roads*. This precinct anticipates a *substantial level of change* with these areas being a focus for higher density developments. The nearest residential properties that are outside of Precinct 2 are located on the western side of *Doncaster Secondary College*, located within Residential Character Precinct 1 – *Residential Areas Removed from Activity Centres and Main Roads*, where a more *incremental level of change* is anticipated.
- 8.5 The higher density outcomes for Precinct 2 are controlled through the implementation of the Design and Development Overlay, Schedule 8 (DDO8), which establishes preferred neighbourhood character outcomes and further separates Precinct 2 into three sub-precincts. The sub-precincts of the DDO8 feature varied density objectives that anticipate and encourage different built form outcomes. The intent of these sub-precincts is to accommodate for the anticipated increases to density in a manner that provides for a transition between each of sub-precincts and the adjoining residential areas, to create a graduated built form and minimise amenity impacts to existing developments. Effectively, it is anticipated that, through practical application of the DDO8, the existing neighbourhood character of areas surrounding activity centres and main roads will be significantly altered over time.

- 8.6 The subject site and the surrounding properties along Thiele Street are located within Sub-Precinct B of the DDO8. This sub-precinct accommodates the lowest density outcomes of the three sub-precincts, with the most restrictive height, scale and built form controls, encouraging '*two-storey townhouse style dwellings with a higher yield*'. Sub-Precinct B is generally intended to serve as the final built-form transition between high density residential/commercial areas and the surrounding incremental change Residential Precinct 1 areas. Although, in this instance, the subject site adjoins a school, rather than any residential properties located outside of Residential Precinct 2.
- 8.7 The proposed development of the land for 14 dwellings is compliant with these aims, presenting a higher yield townhouse-style development. Whilst the development does include three-storey elements, it is considered that these have been appropriately designed to ameliorate their visual impacts, with the upper level significantly recessed from all sides and obscured to the streetscape via the protruding box framing elements at the first floor level. The upper level is limited to small footprint comprising one room adjacent to a roof terrace.
- 8.8 The immediate site context provides further justification for the three-storey built form, with three-storey form already present on the eastern side of Thiele Street (albeit within Sub-Precinct A of the DDO8) and with three-storey built form being encouraged on the western side of Thiele Street opposite the subject land (also within Sub-Precinct A). Further, in this instance, Sub-Precinct B has less of a role to play in providing a built form transition due to the interface to a school on the eastern side.
- 8.9 Subsequently, at a broad level, the proposal to develop the land for three-storey townhouses is seen as quite acceptable from an orderly planning perspective and suitably complies with the relevant state and local planning policies.
- 8.10 Pursuant to Clause 32.08-4 of the Scheme, the development is required to provide a minimum 35 percent garden area. The submitted garden area plan indicates that 38.06 percent garden area is provided.
- 8.11 However, this calculation is not responsive to recent changes to the definition of "garden area" in the planning scheme and includes areas beneath balconies and cantilevered building elements (not acceptable). It may also include areas above the basement which protrude above natural ground level (also not acceptable). The development should still achieve the required 35 percent garden area with limited or no modifications. An updated garden area plan will be required as part of any approval (**condition required**).

### **Design, Built Form and Landscaping**

- 8.12 The DDO8 provides a range of design objectives and specific form, car parking and access, landscaping and fencing policies that further refine the high level policies of the LPPF, establishing the preferred neighbourhood character outcomes for Residential Precinct 2 and providing specific guidance for the anticipated increases in density.

8.13 An assessment against the requirements of DDO8 is provided as follows:

Design Element	Met/Not Met
<p><b>Maximum building height</b></p> <ul style="list-style-type: none"> <li>• 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.</li> </ul> <p>For the purposes of this Schedule, the Maximum Building Height does not include building services, lift over-runs and roof mounted equipment, including screening devices.</p>	<p><b>Met.</b></p> <p>The site exceeds a slope of 2.5 degrees at a cross section of wider than 8 metres, resulting in an applicable maximum building height of 10 metres.</p> <p>The building has a maximum height of 9.94 metres.</p>
<p><b>Street setback</b></p> <ul style="list-style-type: none"> <li>• For two or more dwellings on a lot or a residential building:                             <ul style="list-style-type: none"> <li>○ Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser.</li> <li>○ Minimum side street setback is the distance specified in Clause 55.03-1.</li> </ul> </li> </ul> <p>For the purposes of this Schedule, balconies, terraces, and verandahs may encroach within the Street Setback by a maximum of 2.0m, but must not extend along the width of the building.</p>	<p><b>Met.</b></p> <p>The minimum street setback is 6 metres.</p> <p>The proposed first floor balconies and associated framing features do not encroach within the street setback beyond 2 metres and do not extend along the full width of the buildings, with several breaks in between.</p>
<p><b>Form</b></p> <ul style="list-style-type: none"> <li>• Ensure that the site area covered by buildings does not exceed 60 percent.</li> </ul>	<p><b>Met.</b></p> <p>A site coverage of 49.77 percent is proposed.</p>
<ul style="list-style-type: none"> <li>• Provide visual interest through articulation, glazing and variation in materials and textures.</li> </ul>	<p><b>Met, subject to condition.</b></p> <p>The development utilises a range of different measures to provide visual interest, including protruding framing features, a variety of glazing proportions and materials to provide both horizontal and vertical articulation.</p>

Design Element	Met/Not Met
	<p>The streetscape presentation is provided with articulation through the framing features at the first floor level, cantilevered elements, generally transparent balcony balustrades and a mix of render and blockwork finishes. The use of a contrasting feature cladding to the side of the framing elements provides visual interest when viewing the development from the oblique angles from the street.</p> <p>The side, rear and internal elevations predominantly rely on material variance to minimise the visual impacts of walls, with minimal recessing of the first floor level. However, box framing features around windows offer some articulation to these walls and will be a feature.</p> <p>The contrasting nature of the external materials/colours is considered to provide an adequate design response relative to the sensitivity of each interface. Crucially, recessing has been provided to the outer walls of Dwelling 7 and Dwelling 14 at the first floor level, where the development interfaces with secluded private open space areas on adjoining properties.</p> <p>The exposed side elevations of the dwellings also use curved ridgelines at the ground and first floor level, introducing a contrasting geometrical element to the design. This combines with material variance to provide a more subtle, but appropriate form of articulation to the side walls of the development, avoiding the more ‘token’ articulation provided by recessing of the upper level.</p> <p>The use of timber cladding throughout the development, whilst providing good visual interest, is a poor material choice due to the lack of durability. A permit condition will require exposed timber cladding altered to a more durable material with a timber-look finish.</p> <p>Holistically, appropriate articulation has been integrated into the design response to ensure all elevations provide a suitable level of visual interest.</p>

Design Element	Met/Not Met
<ul style="list-style-type: none"> <li>Minimise buildings on boundaries to create spacing between developments.</li> </ul>	<p><b>Met.</b> No building walls are proposed on boundaries.</p>
<ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Not applicable.</b> The subject site does not adjoin a residential area to the rear. It is considered that the abuttal with a school offers a more robust interface, with less “sensitivity”.</p>
<ul style="list-style-type: none"> <li>Where appropriate, ensure that buildings are designed to step with the slope of the land.</li> </ul>	<p><b>Met.</b> The development utilises different finished floor levels between the dwellings to reflect the natural slope of the land, reduce the building scale and provide additional articulation to the built form.</p>
<ul style="list-style-type: none"> <li>Avoid reliance on below ground light courts for any habitable rooms.</li> </ul>	<p><b>Met.</b> The development does not rely on any below ground light courts for habitable rooms, with all habitable room windows located above ground level.</p>
<ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Not applicable.</b> Three-storey built form proposed.</p>
<ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Met, subject to conditions.</b> The area of the upper level of each townhouse is limited to one living space between 23 percent and 59 percent of the area of the first floor level below, respectively.</p> <p>The upper floor level is suitably recessed to all sides whilst a transparent screening treatment to the surrounding rooftop terraces “softens” the appearance of the upper level walls. To the streetscape, the protruding box-framing feature at the first floor level is extended to encompass parts of the upper level, which cleverly manipulates the streetscape presentation to appear as two-storey, without excessively increasing the bulk of the first floor level. Where higher sheer walls are utilised, they have been integrated within the overall design response and are provided with good material variation so as to reduce apparent bulk.</p>

Design Element	Met/Not Met
	<p>In order to further reduce bulk of the outer walls, the balustrades at the first floor level can be recessed 0.5 metres from the side wall of the respective dwellings (Dwellings 1, 3, 6, 7 and 14), with the second floor living room reduced where necessary to ensure the external walkways along the side of the living rooms are retained. Further clarity is also required regarding the balustrades and separating walls for the internal dwellings at the second floor level to ensure appropriate material selection.</p>
<ul style="list-style-type: none"> <li>Integrate porticos and other design features with the overall design of the building and not include imposing design features such as double storey porticos.</li> </ul>	<p><b>Met.</b> All design features and sufficiently integrated within the overall design of the development, with no examples of imposing design features.</p> <p>The framing elements to the streetscape elevation are appropriately designed to add articulation to the development without presenting excessive levels of bulk.</p>
<ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Met, subject to condition.</b> The development appropriately responds to the slope constraints of the site by locating the basement entry ramp at a lower point of the site, resulting in a basement level that is almost entirely contained beneath natural ground level.</p> <p>The finished floor levels of the dwellings are appropriately sited to reflect natural ground level, with minimal additional earthworks required. Appropriate concrete blockwork retaining walls are proposed where required.</p> <p>It is noted that the finished floor levels notated on the floor plans are incorrectly notated when compared to the elevation plans. This matter does not influence the overall plan presentation and correction will be required.</p>
<ul style="list-style-type: none"> <li>Be designed to minimise overlooking and avoid the excessive application of screen devices.</li> </ul>	<p><b>Met.</b> The development has been appropriately designed to minimise the need for screening treatments, with habitable room windows and balconies orientated to face Thiele Street, <i>Doncaster Secondary College</i> or internal to the site where practical.</p>

Design Element	Met/Not Met
<ul style="list-style-type: none"> <li>Ensure design solutions respect the principle of equitable access at the main entry of any building for people of all motilities.</li> </ul>	<p><b>Met.</b> The entries of all dwellings are located at the ground floor level and are directly accessible from the street via a reasonable number of stairs. A centrally located lift provides good accessibility from the basement level.</p>
<ul style="list-style-type: none"> <li>Ensure that projections of basement car parking above natural ground level do not result in excessive building height as viewed by neighbouring properties.</li> </ul>	<p><b>Met.</b> The basement level is sited almost entirely below natural ground level, allowing the ground floor levels to generally reflect natural ground level.</p>
<ul style="list-style-type: none"> <li>Ensure basement or undercroft car parks are not visually obtrusive when viewed from the front of the site.</li> </ul>	<p><b>Met.</b> The basement level is sited almost entirely below natural ground level and will not be visible from the street.</p>
<ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Met.</b> The development utilises basement level car parking, appropriately designed to respond to the land constraints with entry from a low point of the land to minimise any basement projection above natural ground level.</p>
<ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Considered met, subject to conditions.</b> The required minimum basement setback of 6 metres is proposed to the Thiele Street (western) boundary, consistent with the ground floor level setback above.</p> <p>A rear boundary setback of 3.9 metres is proposed for the basement level. This is consistent with the rear boundary setback of the ground floor level above. Despite a nominal non-compliance, this setback is considered to be acceptable as sufficient space remains within the rear setback for deep-rooted planting and the interface to the eastern side is not considered to be 'sensitive' (car parking and landscaping area of <i>Doncaster Secondary College</i>).</p> <p>The minimum setbacks to boundaries have not been notated or dimensioned on the basement plan.</p>

Design Element	Met/Not Met
<ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Met.</b> All building walls are sited a sufficient distance from the side (north and south) and rear (east) boundaries to allow for screen planting along the full extent of these boundaries.</p> <p>The development layout includes significant opportunities for canopy tree planting, including within the front setbacks of Dwellings 1 to 6 and within the ground level secluded private open space areas of Dwellings 7 to 14 at the rear.</p>
<ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Met, subject to condition.</b> No roof-mounted service equipment is proposed. All service equipment is proposed to be located within the rooftop terrace areas and will not generally be visible from outside of the subject land.</p> <p>The service units (air conditioner etc.) for Dwelling 1 and Dwelling 6 are located on the outer wall of the second floor level and will have a presence to the streetscape. A permit condition will require these units be relocated to the rear of the rooftop terrace area, with the second floor living area reduced to allow for this if necessary.</p>
<p><b>Car Parking and Access</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Met.</b> The development relies on a two-way vehicle crossover (6.1 metres wide), providing access to the basement level car parking shared by all dwellings and the two visitor spaces.</p> <p>The double-width crossover will replace the three existing single-width crossovers (approxiamtely 9 metres combined width), resulting in an improvement to on-street car parking and to pedestrian movement.</p> <p>One street tree is likely to be required to be removed, which is considered to be acceptable on-balance as the central location of the crossover allows for a more effective design response.</p>



Design Element	Met/Not Met
<ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Not applicable.</b> The basement does not extend beyond the built form at the ground floor level within the front or rear setback.</p>
<ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Not applicable.</b> All car parking is provided within the basement level.</p>
<ul style="list-style-type: none"> <li>Ensure that access gradients of basement carparks are designed appropriately to provide for safe and convenient access for vehicles and servicing requirements.</li> </ul>	<p><b>Met.</b> The driveway has been designed with gradients that comply with Design Standard 3 of Clause 52.06-9.</p>
<p><b>Landscaping</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Met.</b> Sufficient permeable space is provided within the front setback to accommodate three (3) canopy trees with a spreading crown.</p> <p>The landscape plan submitted with the application demonstrates that canopy trees can be planted within the front yard areas of dwellings 1 to 6 and within the rear yard areas of Dwellings 7 to 14, with a total of six canopy trees depicted throughout the site.</p>
<ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Not applicable.</b> Three-storey built form is proposed and additional tree planting is to be required (see above).</p>
<ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Met.</b> As discussed, all building walls have been sited a sufficient distance from side and rear boundaries to allow for effective screen planting.</p> <p>The landscape plan submitted with the application demonstrates that planting can be provided along both side and rear boundaries.</p>

Design Element	Met/Not Met
<p><b>Fencing</b></p> <ul style="list-style-type: none"> <li>• A front fence must be at least 50 per cent transparent.</li> </ul>	<p><b>Met.</b></p> <p>The proposed front fencing along the Thiele Street boundary has a transparency of at least 60 percent.</p>
<ul style="list-style-type: none"> <li>• On sites that front Doncaster, Tram, Elgar, Manningham, Thompsons, Blackburn and Mitcham Roads, a fence must: <ul style="list-style-type: none"> <li>○ not exceed a maximum height of 1.8m</li> <li>○ be setback a minimum of 1.0m from the front title boundary</li> </ul> and a continuous landscaping treatment within the 1.0m setback must be provided. </li> </ul>	<p><b>Not applicable.</b></p> <p>The site is not located on one of the specified roads.</p>

### Car Parking, Access, Traffic and Bicycle Parking

#### Clause 52.06 Car Parking

- 8.14 Clause 52.06 Car Parking applies to a new use or an increase in the floor or site area of an existing use, establishing the minimum required rate of car parking for land uses and criteria for the layout of on-site car parking and accessways.
- 8.15 Prior to a new use commencing or the increase to the floor area or site area of an existing use, Clause 52.06-2 of the Scheme requires that the number of car parking spaces outlined at Clause 52.06-5 be provided on the land or as approved under Clause 52.06-3, to the satisfaction of the Responsible Authority.
- 8.16 Clause 52.06-5 requires resident car parking be provided 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. Clause 52.06-5 also requires visitor car parking be provided at a rate of one space for every five dwellings.
- 8.17 In accordance with Clause 52.06-5, the proposed development is required to provide 28 car parking spaces for residents and two car parking spaces for visitors.
- 8.18 The proposal includes the required 28 resident car parking spaces and two visitor car parking spaces within the basement level, for a total of 30 on-site car parking spaces. The proposed development therefore satisfactorily caters for the required car parking demand on-site, demonstrating full compliance with the minimum car parking requirements. On-street parking opportunities in front are improved by the reduced width of frontage absorbed by crossovers.
- 8.19 An assessment against the car parking design standards at Clause 52.06-9 of the Scheme is provided in the table below:

Design Standard	Met/Not Met
1 – Accessways	<p><b>Met, subject to condition.</b> The accessway is at least 3 metres wide.</p> <p>An internal radius of at least 4 metres or with a width of 4.2 metres is provided at all changes of direction. However, the car parking spaces associated with Dwellings 6 and 14 are not provided with a sufficient reversing area and will therefore require an excessive number of vehicle manoeuvres/complicated vehicle manoeuvres to undertake a change of direction for forward exit from the site. Replication of the reversing indent that is on the southern side of the basement in this location will provide sufficient reversing area to address this issue.</p> <p>Minimum headroom of at least 2.1 metres is provided beneath all overhead obstructions.</p> <p>The accessway and car parking layout has been designed to allow for forward entry and exit to the site for all spaces.</p> <p>The accessway has been designed to allow for two way traffic in a manner which provides the required passing area of 6.1 metres wide by 7 metres long.</p> <p>Corner splays (sight triangle) have been provided on both sides of the accessway with the front fence splayed to allow for pedestrian visibility.</p>
2 – Car Parking Spaces	<p><b>Met, subject to conditions.</b> The visitor car parking spaces and Dwelling 5's car parking spaces are not provided with the required clearance space from building walls.</p> <p>All other car parking spaces achieve the minimum dimension requirements established by Table 2 <i>Minimum dimensions of car parking spaces and accessways</i> and the clearance required by Diagram 1 <i>Clearance to car parking spaces</i>.</p> <p>Dwelling 5's tandem car parking spaces are not dimensioned for length on the basement floor plan, but appear to provide the required length. A permit condition will require the length dimensioned to demonstrate compliance with the minimum requirement of 11.3 metres.</p>
3 – Gradients	<p><b>Met, subject to condition.</b> The driveway gradients for the accessway ramp have been designed in accordance with Design Standard 3, including compliance with the maximum gradient requirement and the implementation of suitable transition sections for all sag and summit changes.</p>

Design Standard	Met/Not Met
	Conversely, the level difference between individual garages within the basement are excessive and will result in steep and non-compliant sections of gradient for the central aisle way. This can be addressed via subtle changes to the finished floor levels of the garages or the provision of 'islands' between the garages.
4 – Mechanical Parking	<b>Not applicable.</b> No mechanical parking proposed.
5 – Urban Design	<b>Met.</b> The basement entry is appropriately recessed from the frontage presentation of the development and will not visually dominate public space.
6 – Safety	<b>Met.</b> The basement floor plan demonstrates sufficient lighting of the basement level, whilst appropriate signage will presumably be provided to delineate each car parking space. The two way nature of the accessway will provide safe vehicle movements and visibility.  The basement level will be secured by a remote controlled door and intercom/security card system.  Pedestrian access to the basement level can be gained from Thiele Street through the internal pathway and central stairwell and lift.
7 – Landscaping	<b>Met</b> Suitable landscaping opportunities are provided within the front setback to soften the appearance of the driveway and basement.

### Traffic Impacts

- 8.20 Thiele Street is a relatively busy road particularly during the peak and at school times. Traffic movements from residential developments are generally well spaced through the day. It is not anticipated that the volume of traffic likely to be generated by the development will have a material impact on the capacity and operation of Thiele Street, Doncaster Road or the surrounding road network and intersections.
- 8.21 The Traffic Engineering Assessment report submitted with the application (*TraffixGroup*, November 2017) anticipates that the development will generate between six and seven additional vehicle movements to or from the site during peak hour periods. The assessment considers that this peak traffic demand generated by the development will have a negligible effect on Thiele Street and the surrounding road network.

8.22 Having considered this report and based on local knowledge, Council’s Engineering Services Unit raises no concern in relation to the expected traffic generated by the proposed development or pedestrian safety.

Clause 52.34 Bicycle Facilities

8.23 Clause 52.34 Bicycle Facilities does not apply to dwelling developments of less than four storeys. Therefore, there is no statutory obligation to provide bicycle spaces. Nevertheless, it is noted that there is ample opportunity for residents to place bicycles within the private storage areas at the basement level.

**On-Site and Off-Site Amenity Impacts**

8.24 Clause 55 Two or More Dwellings on a Lot and Residential Buildings applies to an application to construct two or more dwellings on a lot, establishing the planning controls for on-site and off-site amenity through the application of objectives and standards.

8.25 Clause 55 specifies that a development must meet all of the objectives and should meet all of the standards of this clause. The standards contain *requirements to meet the objectives* and compliance with these requirements is widely accepted as satisfying the relevant objective.

8.26 An assessment against the objectives and standards of Clause 55 is provided in the table below:

Objective	Objective Met/Not Met
<p><b>55.02-1 – Neighbourhood Character</b></p> <ul style="list-style-type: none"> <li>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</li> <li>To ensure that development responds to the features of the site and the surrounding area.</li> </ul>	<p><b>Standard met.</b></p> <p>As outlined in the assessment of the proposal against the DDO8 (Design, Built Form and Landscaping Assessment) and the referral response from Council’s Urban Design Officer, the development satisfactorily contributes towards the preferred neighbourhood character.</p> <p>As outlined in the assessment of the proposal against the DDO8 (Design, Built Form and Landscaping Assessment), the development satisfactorily responds to the features of the site and surrounding area.</p>
<p><b>55.02-2 – Residential Policy</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Standard met</b></p> <p>The application was accompanied by a suitable written statement that demonstrated how the applicant considers the development to be consistent with State, Local and Council policy.</p> <p>The second locational Objective is satisfied by this location, with bus transport and community/retail facilities being in relative proximity.</p>

Objective	Objective Met/Not Met
<ul style="list-style-type: none"> <li>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</li> </ul>	
<p><b>55.02-3 – Dwelling Diversity</b></p> <ul style="list-style-type: none"> <li>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</li> </ul>	<p><b>Standard met.</b></p> <p>Dwelling 3 provides an alternative dwelling type with two additional bedrooms.</p> <p>Dwellings 7 to 8 provide a kitchen, bath/shower and toilet and wash basin at the ground floor level.</p>
<p><b>55.02-4 – Infrastructure</b></p> <ul style="list-style-type: none"> <li>To ensure development is provided with appropriate utility services and infrastructure.</li> <li>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</li> </ul>	<p><b>Standard met, subject to condition.</b></p> <p>The development can be connected to reticulated services, including sewerage, drainage, electricity and gas.</p> <p>The development will not unreasonably exceed the capacity of utility services and infrastructure.</p> <p>The development can provide for upgraded drainage from the site to mitigate impacts to existing drainage infrastructure through an on-site storm water detention system to limit permissible discharge. <b>Condition required.</b></p>
<p><b>55.02-5 – Integration With the Street</b></p> <ul style="list-style-type: none"> <li>To integrate the layout of development with the street.</li> </ul>	<p><b>Objective met.</b></p> <p>All dwellings are provided with adequate vehicle and pedestrian links from Thiele Street, with Dwellings 1 to 6 provided with an individual pathway, whilst Dwellings 7 to 14 share use of the central pathway. Vehicle access from Thiele Street is provided a centralised accessway ramp.</p> <p>Dwellings 1 to 6 have been orientated to face Thiele Street.</p> <p>High front fencing has been avoided and the proposed front fencing complies with the preferred neighbourhood character outcomes.</p> <p>The development does not adjoin existing public open space.</p>

Objective	Objective Met/Not Met
<p><b>55.03-1 – Street Setback</b></p> <ul style="list-style-type: none"> <li>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</li> </ul>	<p><b>Objective met.</b></p> <p>The proposed street setback complies with the preferred street setback of 6 metres established by DDO8 and is therefore acceptable in accordance with the applicable decision guidelines.</p>
<p><b>55.03-2 – Building Height</b></p> <ul style="list-style-type: none"> <li>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</li> </ul>	<p><b>Objective met.</b></p> <p>The maximum building height does not exceed the applicable maximum building height listed under the DDO8 of 10 metres, with a proposed maximum height of 9.94 metres.</p>
<p><b>55.03-3 – Site Coverage</b></p> <ul style="list-style-type: none"> <li>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</li> </ul>	<p><b>Objective met.</b></p> <p>The site area covered by buildings does not exceed 60 percent, with a proposed site coverage of 49.77 percent.</p>
<p><b>55.03-4 – Permeability</b></p> <ul style="list-style-type: none"> <li>To reduce the impact of increased stormwater run-off on the drainage system.</li> <li>To facilitate on-site stormwater infiltration.</li> </ul>	<p><b>Objective met.</b></p> <p>The site area covered by pervious surfaces is at least 20 percent of the site, with a proposed pervious surface coverage of 38.06 percent.</p>
<p><b>55.03-5 – Energy Efficiency</b></p> <ul style="list-style-type: none"> <li>To achieve and protect energy efficient dwellings.</li> <li>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</li> </ul>	<p><b>Objective met, subject to condition.</b></p> <p>The dwellings have been generally well orientated and designed to make appropriate use of solar energy. All habitable rooms are provided with windows that open to the outside with no habitable rooms relying on ‘borrowed light’. Despite the lack of eaves, all habitable room windows are provided with shading through the use of protruding framing features around the windows.</p> <p>The second floor level living areas of all dwellings have substantial dual aspect glazing either the northern, eastern or western sides and are not provided with any external cover beyond a retractable sun shading device. No details have been provided of the retractable shading device. At any rate, the extension of the skillion roof forms to provide shelter and cover over the second floor windows and doors will offer more passive solar control whilst increasing the usability of the outdoor space and is considered to be a better outcome.</p>

Objective	Objective Met/Not Met
	<p>The development will not unreasonably reduce the energy efficiency of any existing dwellings.</p> <p>The east-to-west orientation of the lot constrains the ability to practically provide north-facing living areas and private open space. However, all dwellings are provided with dual aspect living areas to offset the lack of northern exposure to the primary habitable spaces, whilst the primary secluded private open space areas of each dwelling are clear of high building walls to the northern side.</p> <p>Solar access to north-facing windows has been maximised where practicable.</p>
<p><b>55.03-6 – Open Space</b></p> <ul style="list-style-type: none"> <li>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</li> </ul>	<p><b>Objective met.</b></p> <p>The communal pathways through the centre of the development have been designed in an accessible and usable manner, with outlook from all dwellings.</p>
<p><b>55.03-7 – Safety</b></p> <ul style="list-style-type: none"> <li>To ensure the layout of development provides for the safety and security of residents and property.</li> </ul>	<p><b>Objective met, subject to conditions.</b></p> <p>The primary entries of Dwellings 1 to 6 form part of the streetscape elevation of the development, whilst the primary entries of Dwellings 7 to 14 will be visible from within the central pathway areas and are provided with outlook from several internal facing windows. Passive surveillance to the entries of Dwellings 7 to 14 can be improved via the use of a clear sidelight or glazing panel to the entry doors.</p> <p>Planting which creates unsafe spaces has been avoided.</p> <p>The basement level will be secured by an electric door, controlled by card and intercom to ensure secure car parking within the basement. The development provides reasonable visibility of the internal accessway and pathway areas with ground and first floor windows and upper level balconies sited to provide outlook to these areas. However, no lighting is specified on the submitted plans. External illumination should be provided in the form of sensor lighting to the accessway ramp and communal lighting bollards to the internal pathways to ensure a perception of passive surveillance during all periods of the day.</p>



Objective	Objective Met/Not Met
	<p>The interface between Dwellings 1 to 6 and the communal pathway through the centre of the development is considered to be poor. These dwellings feature bedroom windows that directly adjoin the pathway, providing minimal privacy to these rooms with little to delineate between the public/communal space of the pathway and what should reasonably be a more 'private' space around these windows. The provision of raised planter boxes under these windows (with the sill heights increased where required) will provide a physical separation from the pathway and provide a perception of privacy to the external space around the windows.</p>
<p><b>55.03-8 – Landscaping</b></p> <ul style="list-style-type: none"> <li>• To encourage development that respects the landscape character of the neighbourhood.</li> <li>• To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</li> <li>• To provide appropriate landscaping.</li> <li>• To encourage the retention of mature vegetation on the site.</li> </ul>	<p><b>Objective met, subject to conditions.</b></p> <p>A permit will require a landscape plan to ensure that landscaping is provided in accordance with Standard B13 (noting that the submitted landscape is conceptual only). This will included details of all upper level planters that are depicted on the submitted rendered perspectives.</p> <p>With regard to landscaping within the front setback, a greater landscaping outcome can be achieved through the following:</p> <ul style="list-style-type: none"> <li>• Reduction in the width of the individual pedestrian entry paths at the frontage to 1.2 metres (currently 1.6 metres) to reduce impervious surfacing and increase soft landscaping;</li> <li>• Redesign of the front fence as to provide for a level of stepping in the fence location and landscaping between the fence and front boundary in some locations; and</li> <li>• A requirement that the front setback yards are not to be utilised for the storage or placement of any garden or play equipment.</li> </ul> <p>No vegetation on the land is of a significant species and should be considered for retention.</p>

Objective	Objective Met/Not Met
<p><b>55.03-9 – Access</b></p> <ul style="list-style-type: none"> <li>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</li> </ul>	<p><b>Objective met.</b></p> <p>One double width crossover has been provided, which is suitable for a development of this nature.</p> <p>The width of the accessway does not exceed the applicable 33 percent of the street frontage.</p> <p>The site does not adjoin a road zone.</p> <p>Suitable access is available for service, emergency and delivery vehicles as relevant.</p>
<p><b>55.03-10 – Parking Location</b></p> <ul style="list-style-type: none"> <li>To provide convenient parking for resident and visitor vehicles.</li> </ul>	<p><b>Objective met, subject to condition.</b></p> <p>Car parking facilities have been located in a convenient and secure manner, located within the basement level that is secured via electric doors and accessed via Thiele Street.</p> <p>There are no habitable room windows located within close proximity to the accessway that would experience adverse noise impacts from the use of the accessway. However Dwelling 3 features a ground level bedroom window that overlooks the accessway ramp and will experience impacts from the headlights of vehicles entering the basement. The sill height of this window should be increased to minimise the impact.</p>
<p><b>55.04-1 – Side And Rear Setbacks</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Standard met, subject to condition.</b></p> <p>The southern boundary setback of Dwelling 7 at the first floor level does not comply with Standard B17 of Clause 55.04-1, Standard B19 of Clause 55.04-3 or Standard B20 of Clause 55.04-4. This non-compliance is addressed under the Clause 55.04-4 assessment as Standard B20 is the most restrictive of these requirements.</p> <p>Subject to the recommended change discussed under the Clause 55.04-4 assessment, this setback will exceed the 2.51 metre setback requirement of Standard B17 (based on the 7.42 metre wall height).</p> <p>All other side and rear setbacks meet or exceed the requirements of Standard B17.</p>

Objective	Objective Met/Not Met
<p><b>55.04-2 – Walls On Boundaries</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Not applicable.</b></p> <p>The development includes no walls built to boundaries.</p>
<p><b>55.04-3 – Daylight To Existing Windows</b></p> <ul style="list-style-type: none"> <li>To allow adequate daylight into existing habitable room windows.</li> </ul>	<p><b>Objective met, subject to condition.</b></p> <p>The southern boundary setback of Dwelling 7 at the first floor level does not comply with Standard B17 of Clause 55.04-1, Standard B19 of Clause 55.04-3 or Standard B20 of Clause 55.04-4. This non-compliance is addressed under the Clause 55.04-4 assessment as Standard B20 is the most restrictive of these requirements.</p> <p>Subject to the recommended change discussed under the Clause 55.04-4 assessment, the setback between the southern first floor wall of Dwelling 7 and the north-facing habitable room window of the adjoining property to the south will exceed the 3.71 metre setback requirement of Standard B19 (based on the 7.42 metre wall height). All other walls are setback from existing habitable room windows in accordance with the requirements of the standard.</p> <p>All existing habitable room windows opposite the development are provided with light courts that exceed 3 square metres with a minimum dimension of 1 metre.</p>
<p><b>55.04-4 – North Facing Windows</b></p> <ul style="list-style-type: none"> <li>To allow adequate solar access to existing north-facing habitable room windows.</li> </ul>	<p><b>Objective met, subject to condition.</b></p> <p>The advertised plans contain inaccurate information regarding habitable room windows on the adjoining property to the south (14A Thiele Street). Following a site inspection and review of the endorsed plans for 14 Thiele Street (Planning Permit PL07/018158), it is evident that the two windows notated as 'non-habitable window' are habitable room windows and the westernmost of these windows is significantly larger and further west.</p>

Objective	Objective Met/Not Met
	<p>In light of this information, Dwelling 7 is not provided with sufficient setbacks from the southern boundary to maintain adequate solar access to these existing windows. Based on the wall height of 7.42 metres, Standard B20 requires Dwelling 7's first floor level be setback 3.5 metres from the southern boundary. The provided setback demonstrates a non-compliance of 1.31 metres.</p> <p>The primary habitable room window of concern is a three panel window/door belonging to the dining room of 14A Thiele Street. Approximately half of this window will be impeded by the Dwelling 7, whilst the other half of the window will have an unimpeded view through the central walkway that separates the two rows of dwellings.</p> <p>Given that this window will be unimpeded for approximately 50 percent of width, a consistent 3.05 metre setback to Dwelling 7's first floor level (which is already provided for the western half of Dwelling 7) is considered to be acceptable despite not meeting the requirement of the standard. The 0.45 metre non-compliance will be suitably offset by unimpeded northern exposure for the western side of this window, ensuring adequate solar access. The applicant has demonstrated that this change can occur through internal reconfigurations and reductions in room sizes, without significant compromise to internal amenity.</p>
<p><b>55.04-5 – Overshadowing Open Space</b></p> <ul style="list-style-type: none"> <li>To ensure buildings do not significantly overshadow existing secluded private open space.</li> </ul>	<p><b>Objective met.</b></p> <p>Based on the submitted existing shadow diagrams, 40 square metres of the adjoining secluded private open space area to the south will continue to receive at least 5 hours of sunlight between 9am and 3pm on 22 September.</p> <p>The submitted shadow diagrams demonstrate that there will be minimal additional overshadowing between 9am and 1pm, with some shadow impacts at 3pm.</p>

Objective	Objective Met/Not Met
<p><b>55.04-6 – Overlooking</b></p> <ul style="list-style-type: none"> <li>To limit views into existing secluded private open space and habitable room windows.</li> </ul>	<p><b>Objective met, subject to conditions.</b></p> <p>Overlooking is required to be considered to the northern and southern sides.</p> <p>At the ground floor level the 1.8 metre high fencing on the southern boundary and the 2.4 metre high (approx.) on the northern boundary, as depicted on the elevation plans, will provide sufficient screening in accordance with Standard B22. It is noted that the fence heights are notated incorrectly on the ground floor plan.</p> <p>At the first floor level, the only outwardly facing north or south windows belong to Dwelling 6’s living/dining room. These windows are provided with sufficient screening to the adjacent habitable room windows through the use of sill heights at approximately 1.7 metres above finished floor level. The sill heights have not been notated or dimensioned on the relevant elevation plan.</p> <p>At the second floor level, the rooftop terrace areas of Dwellings 1, 6, 7 and 14 are required to be screened to limit overlooking to the north and south. 1.7 metre high balustrade fencing is proposed with a 25 percent permeability to the perimeter of the aforementioned terraces. The screens will provide adequate screening in accordance with Standard B22, however are required to be specified as ‘permanently fixed’.</p>
<p><b>55.04-7 – Internal Views</b></p> <ul style="list-style-type: none"> <li>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</li> </ul>	<p><b>Objective met.</b></p> <p>All upper level habitable room windows, balconies and terraces have been designed to prevent overlooking of more than 50 percent of the SPOS of adjoining dwellings within the development.</p>
<p><b>55.04-8 – Noise Impacts</b></p> <ul style="list-style-type: none"> <li>To contain noise sources in developments that may affect existing dwellings.</li> <li>To protect residents from external noise.</li> </ul>	<p><b>Objective met.</b></p> <p>No mechanical plant or other noise sources are required/proposed. Air conditioner units are located on the rooftop terraces and are well dispersed throughout the site as to minimise noise impacts.</p> <p>No unreasonable noise sources are located on adjoining properties.</p>

Objective	Objective Met/Not Met
	The subject site is not located close to busy roads, railway lines or industry.
<p><b>55.05-1 – Accessibility</b></p> <ul style="list-style-type: none"> <li>To encourage the consideration of the needs of people with limited mobility in the design of developments.</li> </ul>	<p><b>Objective met.</b></p> <p>The primary entries to all dwellings are located at the ground floor level, reasonably accessible to people with limited mobility via a nominal amount of stairs. Further, given the ample surplus space within the individual garage/storage areas at the basement level, there is the opportunity to retrofit the dwellings with individual lift facilities if necessary.</p>
<p><b>55.05-2 – Dwelling Entry</b></p> <ul style="list-style-type: none"> <li>To provide each dwelling or residential building with its own sense of identity.</li> </ul>	<p><b>Objective met, subject to conditions.</b></p> <p>The primary entries to Dwellings 1 to 6 are visible and easily identifiable from the street, with individual front yard areas and pathways providing further delineation of the individual entry spaces. The primary entries to Dwellings 7 to 14 are visible from the central walkways, however there is little to delineate each dwelling and provide for an individual sense of identity. Visible numbering should be provided to the façade of Dwellings 7 to 14 to ensure each dwelling is easily identifiable.</p> <p>With the exception of Dwelling 3, the primary entries to each dwelling are located beneath cantilevered building elements for shelter, a sense of personal address and a transitional space around the entry. Despite a sufficient transitional space, Dwelling 3's entry is not provided with any form of shelter. Noting that the addition of a portico will result in an unbalanced façade presentation, the entry can instead be recessed by 0.5 metres to provide some shelter (condition required).</p> <p>The entry/exit space to the centrally located lift/stairwell from the basement is not provided with any shelter at the ground floor level. There is the opportunity to provide an integrated design feature over this space that both provides shelter and creates a more prominent entry space for the central walkway, contributing to the overall architectural response (<b>condition required</b>).</p>

Objective	Objective Met/Not Met
<p><b>55.05-3 – Daylight To New Windows</b></p> <ul style="list-style-type: none"> <li>To allow adequate daylight into new habitable room windows.</li> </ul>	<p><b>Objective met.</b></p> <p>All new habitable room windows are located to face and outdoor space clear to the sky or balcony that is open for at least a third of its perimeter.</p>
<p><b>55.05-4 – Private Open Space</b></p> <ul style="list-style-type: none"> <li>To provide adequate private open space for the reasonable recreation and service needs of residents.</li> </ul>	<p><b>Objective met.</b></p> <p>Each dwellings are provided with private open space with convenient access from a living room, consisting of either:</p> <ul style="list-style-type: none"> <li>For Dwellings 1 to 6; a rooftop terrace of an area of at least 10 square metres with a minimum dimension of at least 2 metres; or</li> <li>For Dwellings 7 to 14; at least 40 square metres of private open space, which includes an area with a minimum dimension of 3 metres of at least 25 square metres of secluded private open space at the ground floor level.</li> </ul> <p>Dwellings 1 to 6 are also provided a secondary area of open space in the form of balconies at first floor. These are also directly from a living area but are smaller in size.</p>
<p><b>55.05-5 – Solar Access To Open Space</b></p> <ul style="list-style-type: none"> <li>To allow solar access into the secluded private open space of new dwellings and residential buildings.</li> </ul>	<p><b>Objective met.</b></p> <p>The SPOS areas of each dwelling are clear of high building walls to the northern side, with generally unimpeded solar access.</p>
<p><b>55.05-6 – Storage</b></p> <ul style="list-style-type: none"> <li>To provide adequate storage facilities for each dwelling.</li> </ul>	<p><b>Objective met.</b></p> <p>Each dwelling is provided with well in excess of 6 cubic metres of externally accessible, secure storage space in the form dedicated, individual storage rooms within the basement level.</p>
<p><b>55.06-1 – Design Detail</b></p> <ul style="list-style-type: none"> <li>To encourage design detail that respects the existing or preferred neighbourhood character.</li> </ul>	<p><b>Objective met, subject to conditions.</b></p> <p>Considering the application of the DDO8, the development should respect the preferred neighbourhood character.</p> <p>The design objectives of the DDO8 encourage <i>development that is contemporary in design that includes an articulated built form and incorporates a range of visually interesting building materials and façade treatments.</i></p>

Objective	Objective Met/Not Met
	<p>In broad terms, the contemporary design of the development complies with this preferred character, incorporating a range of visually interesting building materials and façade treatments.</p> <p>The design detail, relative to the more specific policies contained within the DDO8, is discussed in greater detail under the Design, Built Form and Landscaping Assessment and is found to adequately contribute towards the preferred character, subject to a range of refinements to be imposed through conditions.</p>
<p><b>55.06-2 – Front Fence</b></p> <ul style="list-style-type: none"> <li>To encourage front fence design that respects the existing or preferred neighbourhood character.</li> </ul>	<p><b>Objective met.</b></p> <p>The design of the front fence meets the preferred character for front fences as established by the DDO8.</p> <p>The proposed front fence does not exceed the applicable maximum front fence height for ‘other streets’ of 1.5 metres.</p>
<p><b>55.06-3 – Common Property</b></p> <ul style="list-style-type: none"> <li>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</li> <li>To avoid future management difficulties in areas of common ownership.</li> </ul>	<p><b>Objective met.</b></p> <p>Subject to the changes recommended under the Clause 55.03-7 (Safety) assessment, common and private property is clearly delineated within the development.</p> <p>The common property accessway and common property areas within when basement have been designed in a functional manner, capable of efficient management.</p>
<p><b>55.06-4 – Site Services</b></p> <ul style="list-style-type: none"> <li>To ensure that site services can be installed and easily maintained.</li> <li>To ensure that site facilities are accessible, adequate and attractive.</li> </ul>	<p><b>Objective met, subject to conditions.</b></p> <p>Sufficient space is provided for facilities and services to be installed and maintained efficiently and economically.</p> <p>The communal bin storage area is provided in a non-intrusive location within the basement that can be conveniently accessed by residents.</p> <p>A communal mailbox and metres unit has been sited to adjoin the site frontage, adjacent to the central pathway. Whilst this is a satisfactory arrangement for Dwellings 7 to 14, Dwellings 1 to 6 are unlikely to utilise the common pathway as they are provided with individual entry pathways from the frontage.</p>



Objective	Objective Met/Not Met
	<p>Given that these dwellings are essentially self-contained with individual frontages, individual mailbox units should be provided within the front fence. Further, the depicted metres unit is insufficient in size to accommodate for the gas metres for all dwellings. As these are likely to be located within the front setback, appropriate screening is necessary (condition required)</p> <p>Elevation plans of the mailbox/metres unit have not been provided.</p>

**Objector Concerns**

8.27 The objectors’ properties are located at 14A Thiele Street, adjoining the site on the southern side, and 17 Thiele Street, located on the western side of Thiele Street. A response to the grounds of objection is provided in the following paragraphs:

Car Parking, Traffic and Pedestrian Safety

8.28 Council’s Engineering and Technical Services Unit has reviewed the application and has raised no concerns regarding the impact of the proposal on the surrounding traffic network. The increased traffic movement associated with the development can be readily accommodated in the surrounding street network.

8.29 The proposal meets the statutory requirement for 30 on-site car parking spaces (as required by Clause 52.06 Car Parking of the Manningham Planning Scheme). Subsequently, Council cannot consider any impacts from additional on-street car parking that may potentially arise from this development.

8.30 As the application includes removal of three existing single width crossovers and replacement with one new double width crossover, minimal impact to pedestrian safety along Thiele Street is anticipated.

Construction Impacts

8.31 Impact from the construction of a development, including dust and noise, is not a consideration of the planning application process. Amenity impact from construction of developments is regulated by the *Environmental Protection Agency* (EPA) through guidelines and legislation, including the *Environmental Protection Act 1970*. A condition of the planning permit will include the requirement to submit a construction management plan (CMP) which would provide Council with details of the construction works in accordance with the EPA guidelines.

Incorrect Plan Information

- 8.32 The submission received from 14A Thiele Street raises concerns that the dwelling at this address has been depicted incorrectly on the submitted plans. Following a site inspection and analysis of the endorsed plans for 14 Thiele Street (Planning Permit PL07/015158), it is evident that there are additional north-facing habitable room windows on 14A Thiele Street that have not been correctly identified on the submitted plans. Accounting for the correct window locations, the development does not comply with the objectives and standards relating to daylight to existing windows (Clause 55.04-3) and north-facing windows (Clause 55.04-4).
- 8.33 The assessment of this application has accounted for the correct location of these windows and changes to the proposal are recommended through permit conditions to ensure acceptable compliance with the aforementioned controls (discussed under the Clause 55.04-4 assessment at Section 8.26). Subject to these changes, the impacts to the amenity of the adjoining property to the south will be suitably limited.

Land Use and Noise

- 8.34 The subject land is located within the General Residential Zone, land that has been specifically zoned for residential use. Within this zone, the residential use of the land (regardless of the number of dwellings) does not require planning approval. Subsequently, noise impacts from the future residential use of the land or occupation of these dwellings, including noise impacts or issues with the nature or the residents, cannot be considered in assessment of this application

Overdevelopment

- 8.35 Residential Precinct 2 delineates areas within Manningham that are a *focus for higher density developments, where a substantial level of change is anticipated*. Essentially, Residential Precinct 2 has been applied, through the relevant planning controls, to areas that have been identified as having the capacity to accommodate major change and, subsequently, population increases. This forms part of wider state objectives that broadly seek to increase housing densities in areas surrounding existing services, jobs, public transport and infrastructure in order to accommodate Melbourne's anticipated population growth in a sustainable manner. At a local level, infill residential development and consolidation in established urban areas reduces development pressure on areas with established environmental or rural values. Subsequently, increases to the population in areas such as the subject area is considered to be a good planning outcome.
- 8.36 Further, subject to a number of design refinements, the proposal will demonstrate compliance with the objectives and standards of Clause 55 Two or More Dwellings on a Lot and Residential Buildings of the Manningham Planning Scheme. Considering that compliance with these provisions, which guide residential development, is achieved, the development is not considered to be an 'overdevelopment' of the land. Sufficient space is also provided throughout the site for new landscaping, as demonstrated by the submitted landscape plan.

Overlooking

- 8.37 As outlined within the On-Site and Off-Site Amenity Impacts assessment section of this report (Sections 8.24 to 8.26), subject to conditions, the development achieves compliance with the amenity impact objectives and standards of the Manningham Planning Scheme, including the relevant controls for overlooking (Clause 55.04-6).
- 8.38 More specifically, all first and second floor level habitable room windows and balconies have been located and designed to avoid direct views into existing private open space areas or habitable room windows, either through window placement or the utilisation of screening treatments. In light of this, off-site amenity impacts through overlooking have been suitably limited as required under the relevant planning regulations. The development will therefore not result in an unreasonable impact to the off-site amenity with specific regard to this factor.

Public Transport

Residential Precinct 2 and the DDO8 have been applied to residential areas throughout Manningham that have been recognised as having the capacity to accommodate for a substantial level of change, including from a transport perspective. Accessibility to public transport from the site is high given the proximity of bus services on Doncaster Road.

Property Prices/Rates

- 8.39 The impact on property prices or rates is not a consideration of the planning permit application process. The Victorian Civil and Administrative Tribunal and its predecessors have generally found subjective claims that a proposal will affect property values or rates are difficult, if not impossible to gauge and of no assistance to the determination of a planning permit application. It is considered the impacts of a proposal are best assessed through an assessment of the amenity implications rather than any impacts upon property values or other monetary factors, as provided under Section 8 of this report.

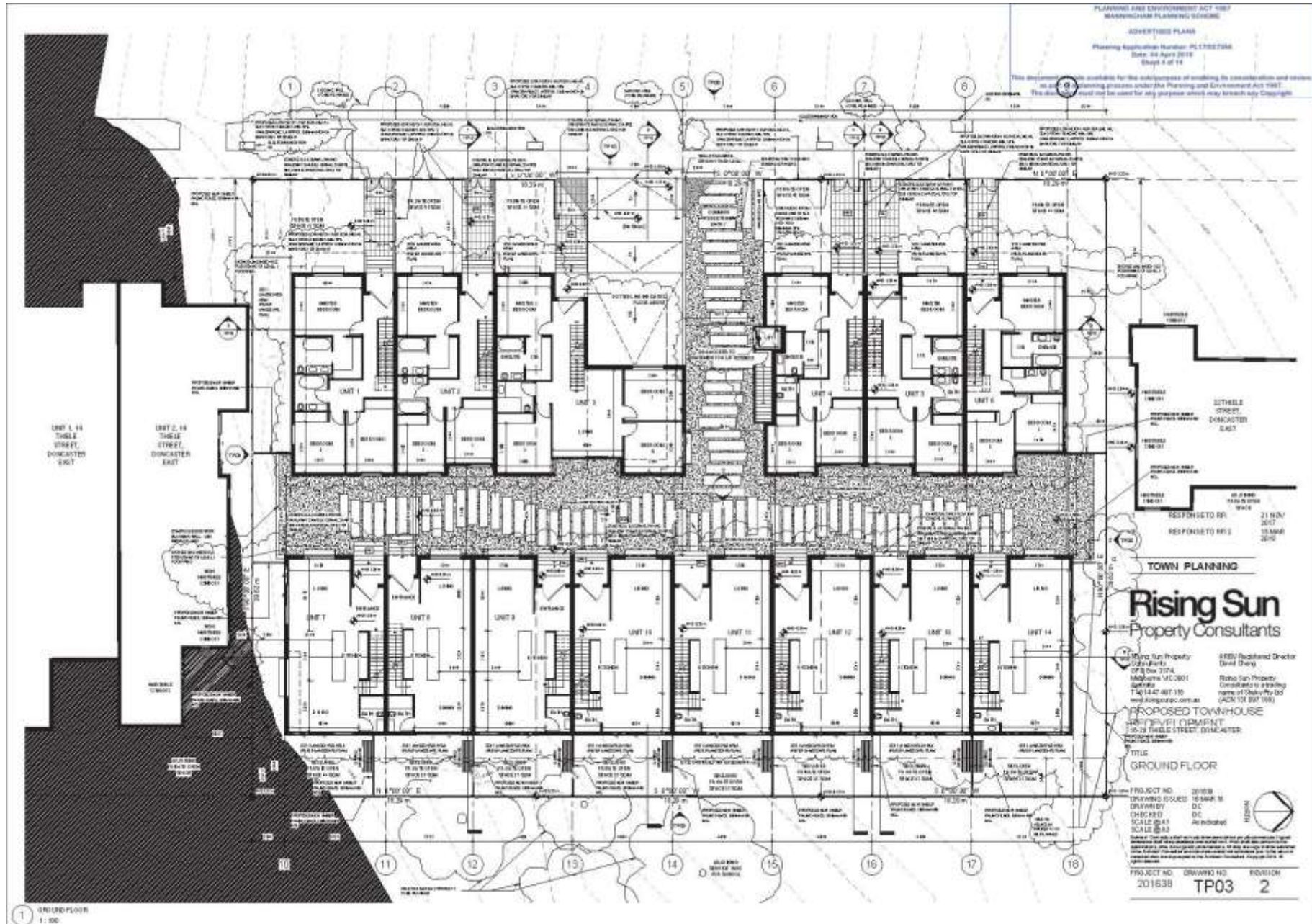
**9. DECLARATION OF CONFLICT OF INTEREST**

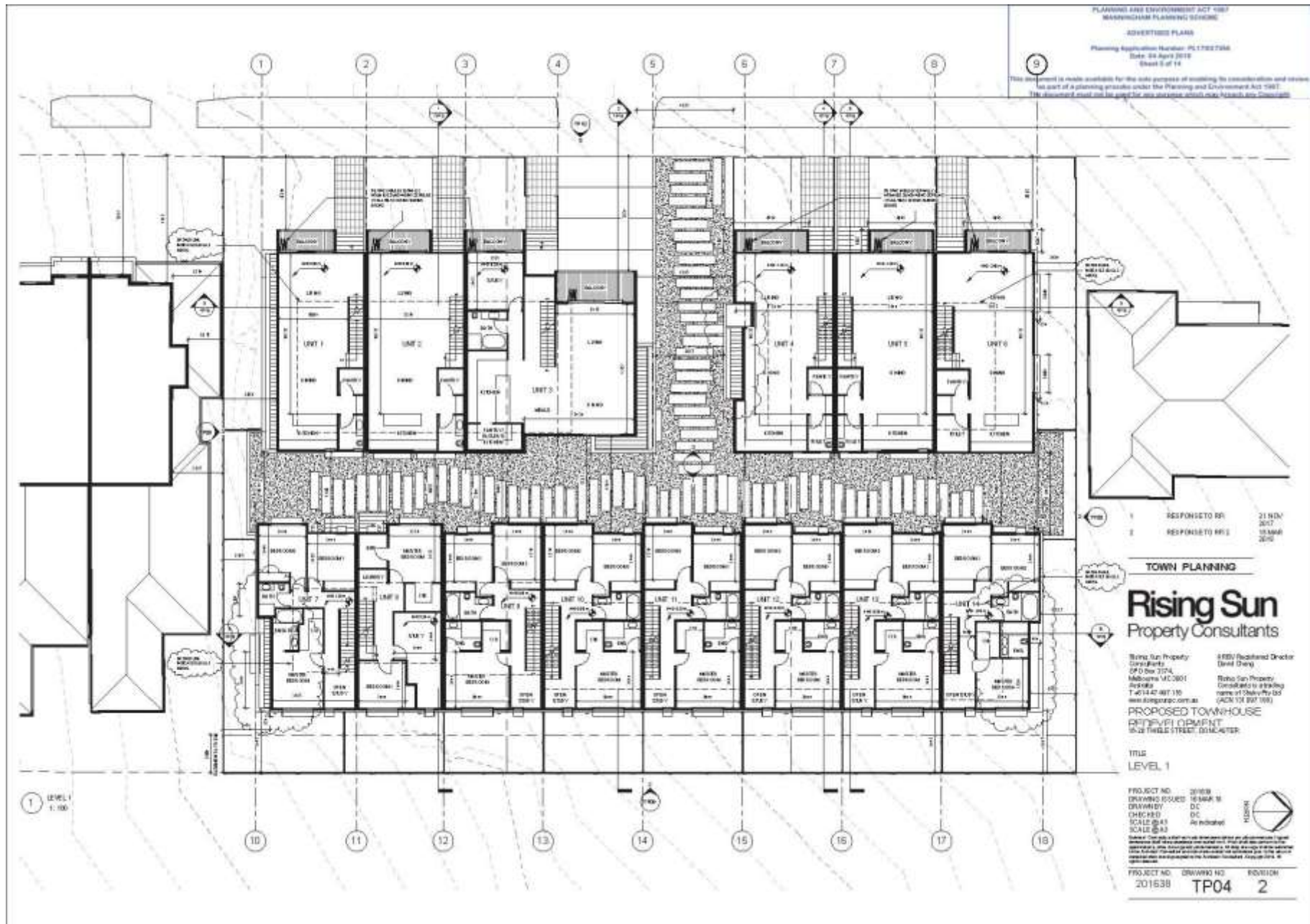
- 9.1 No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.



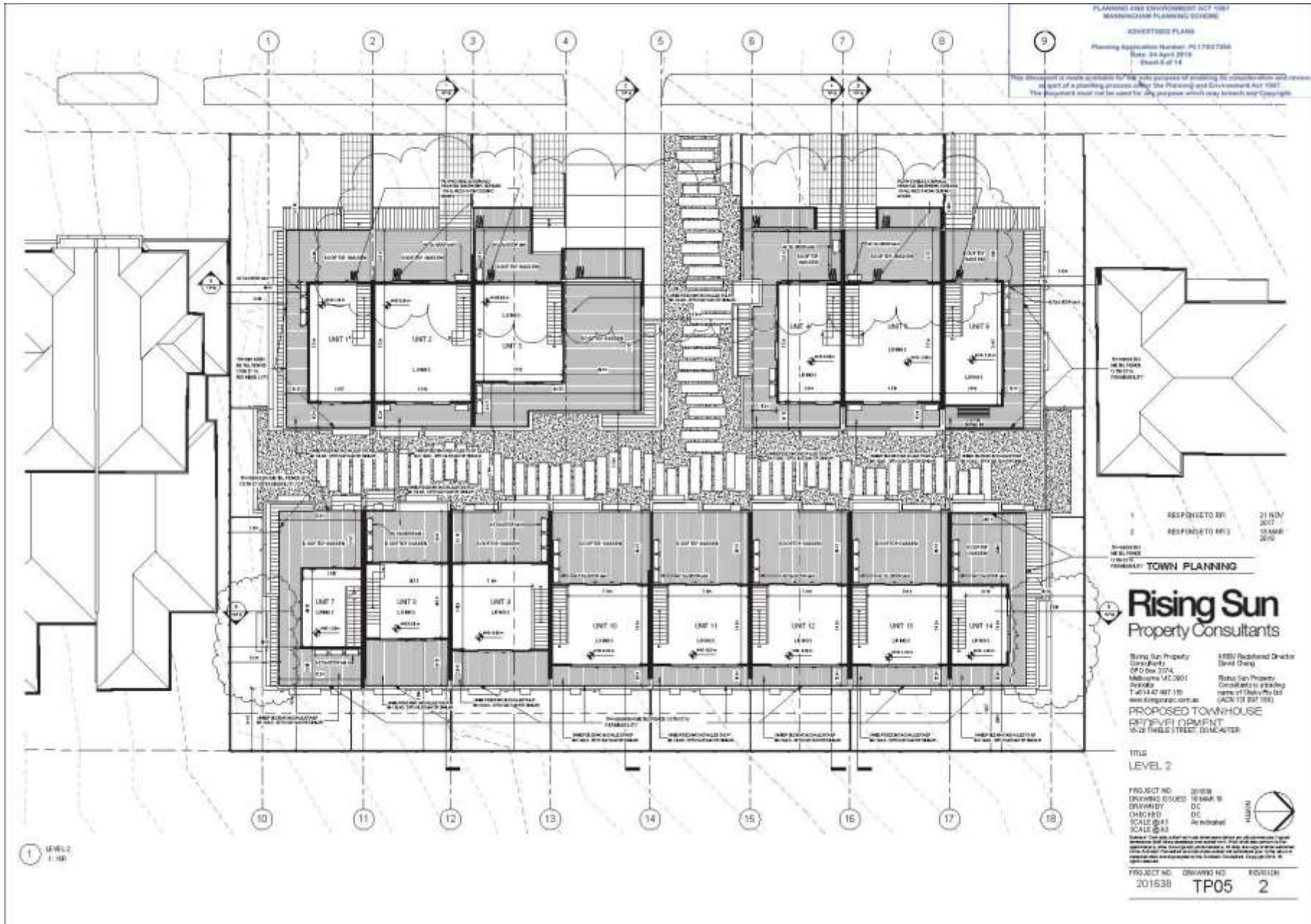


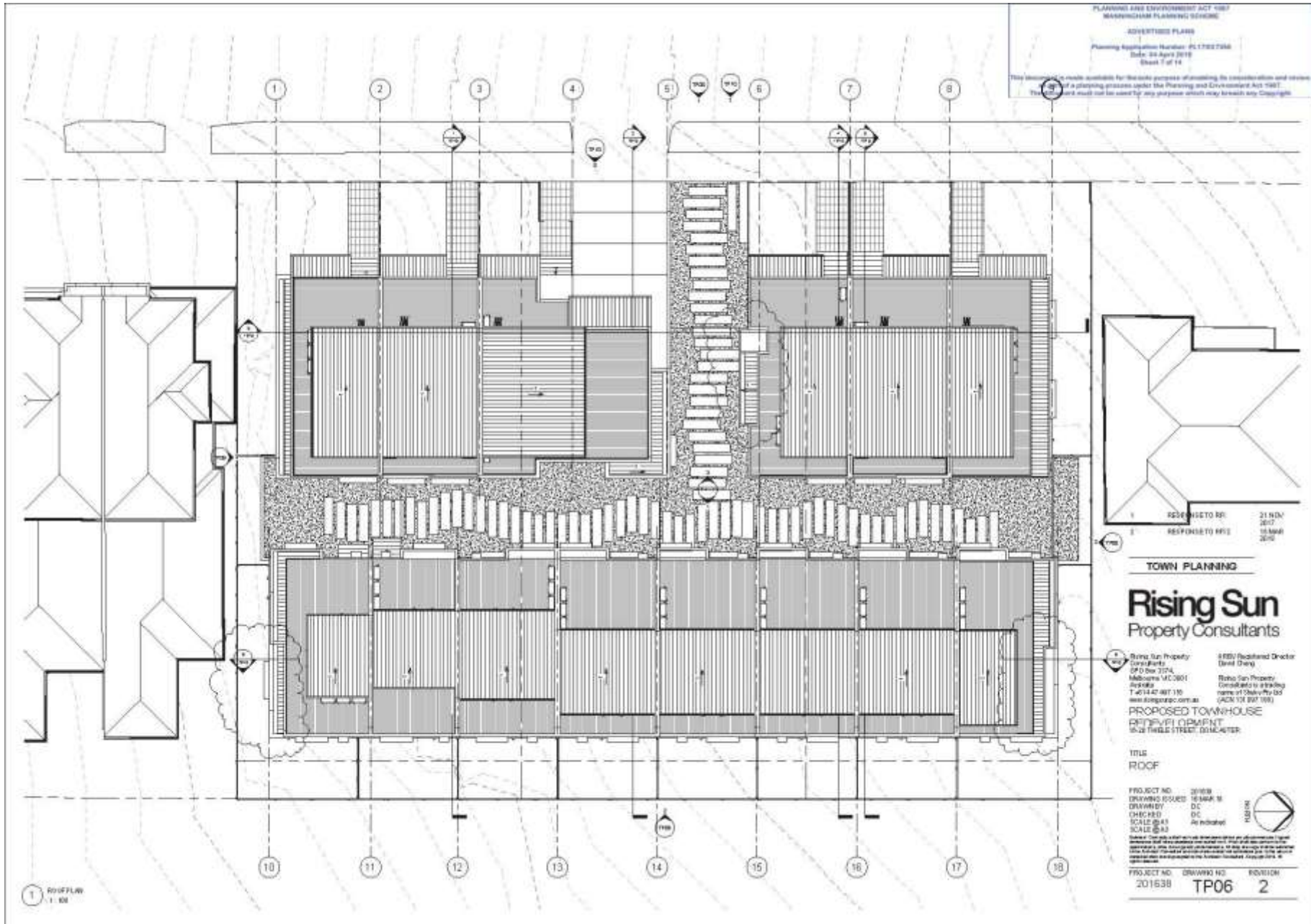


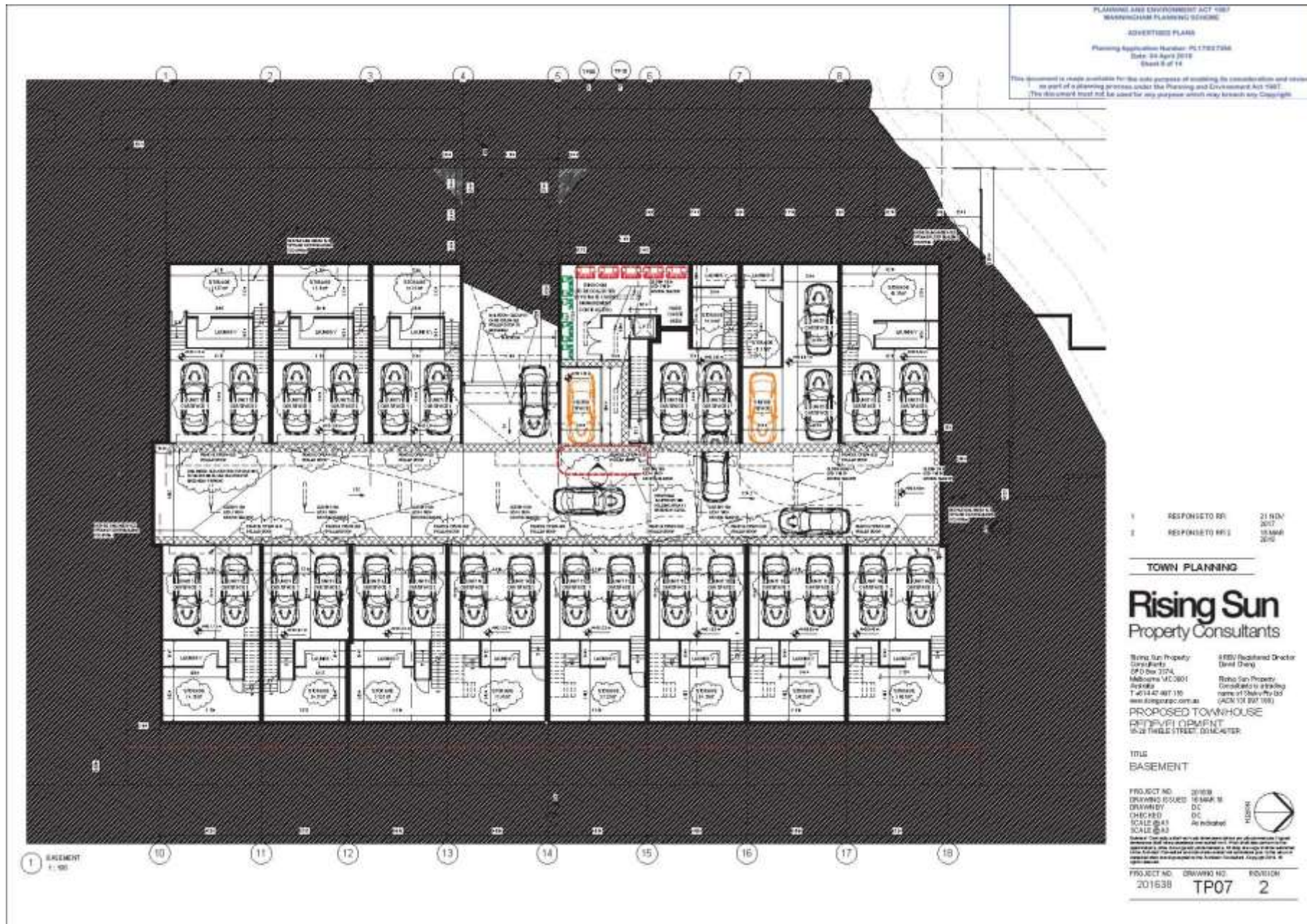






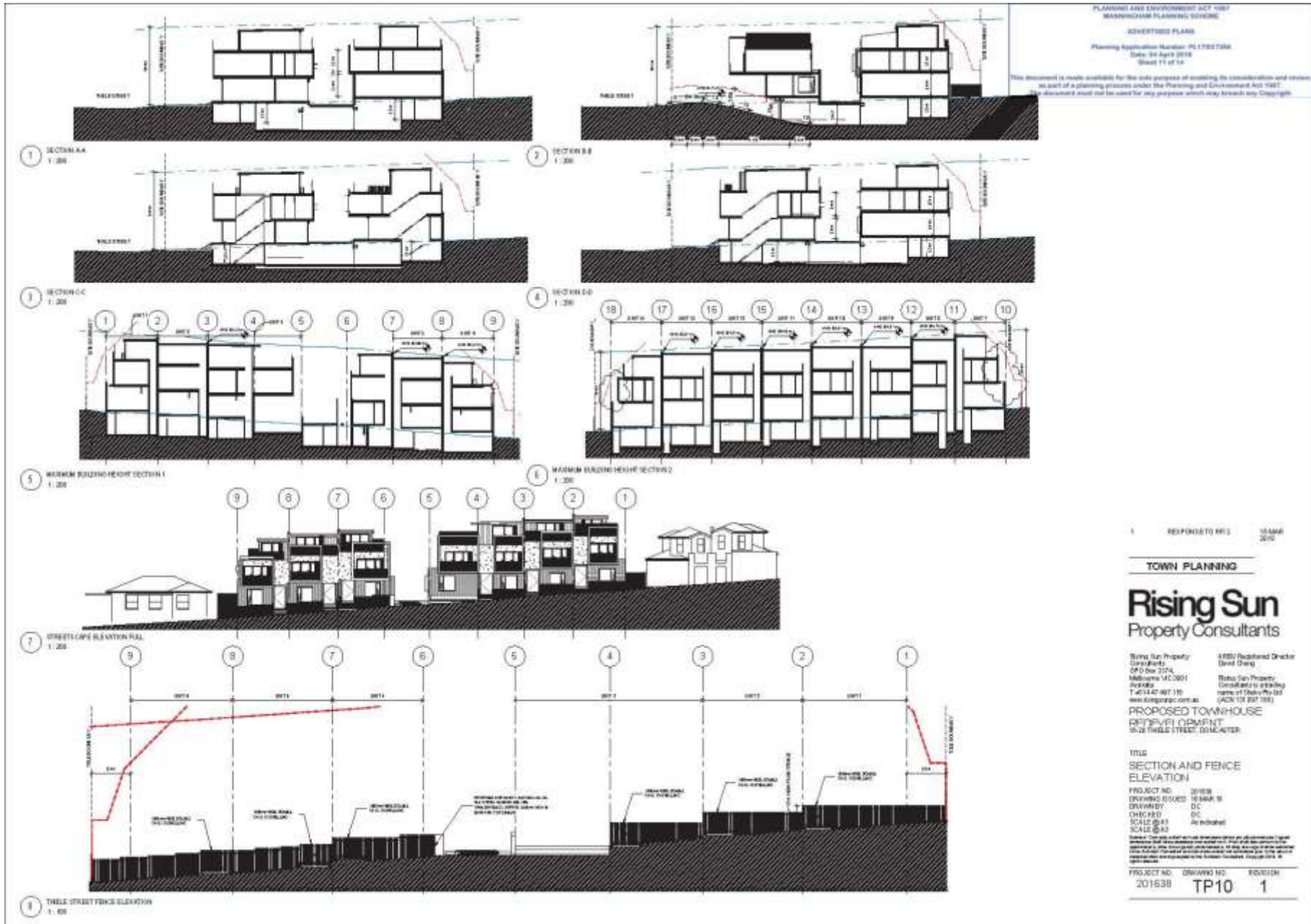


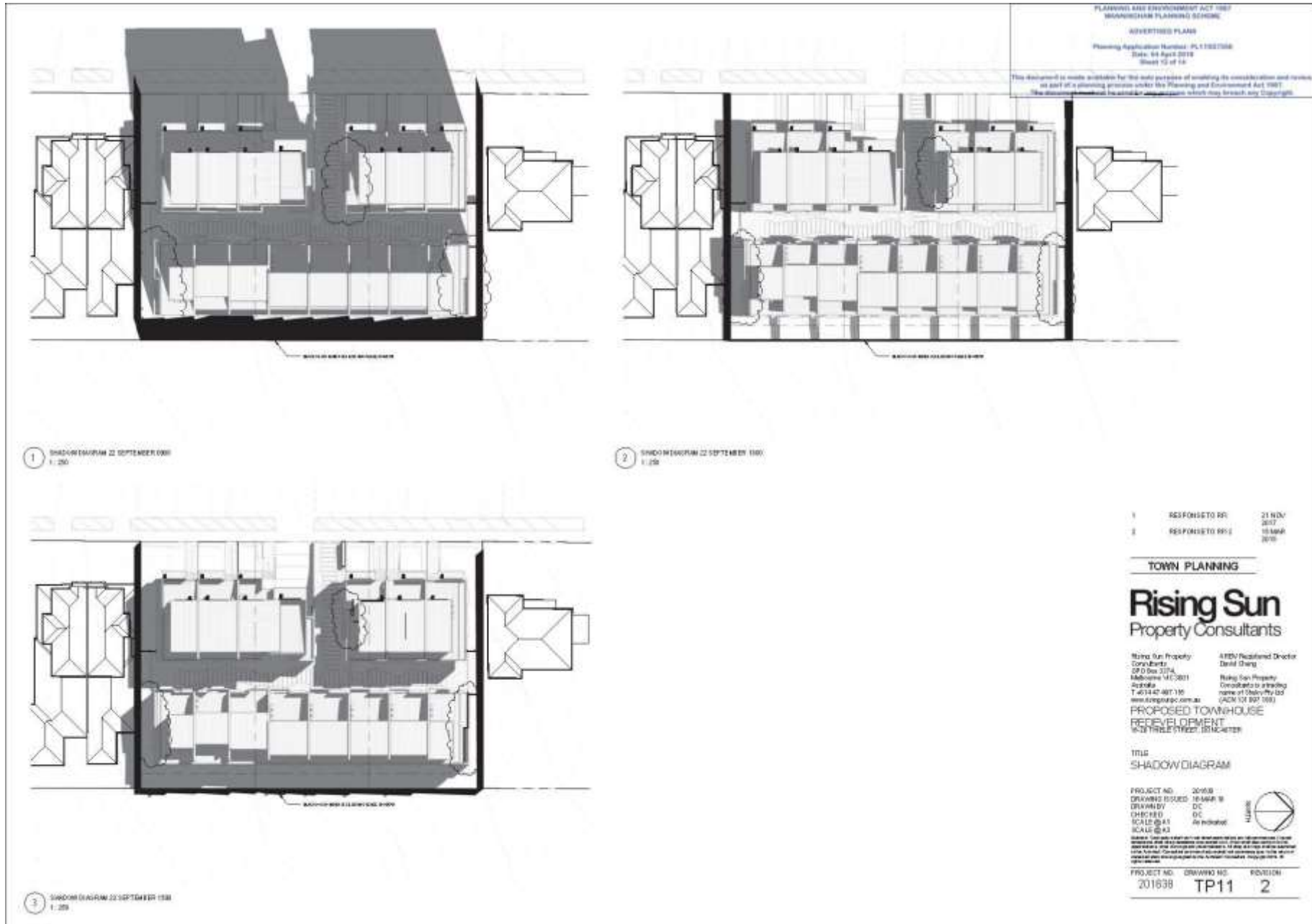


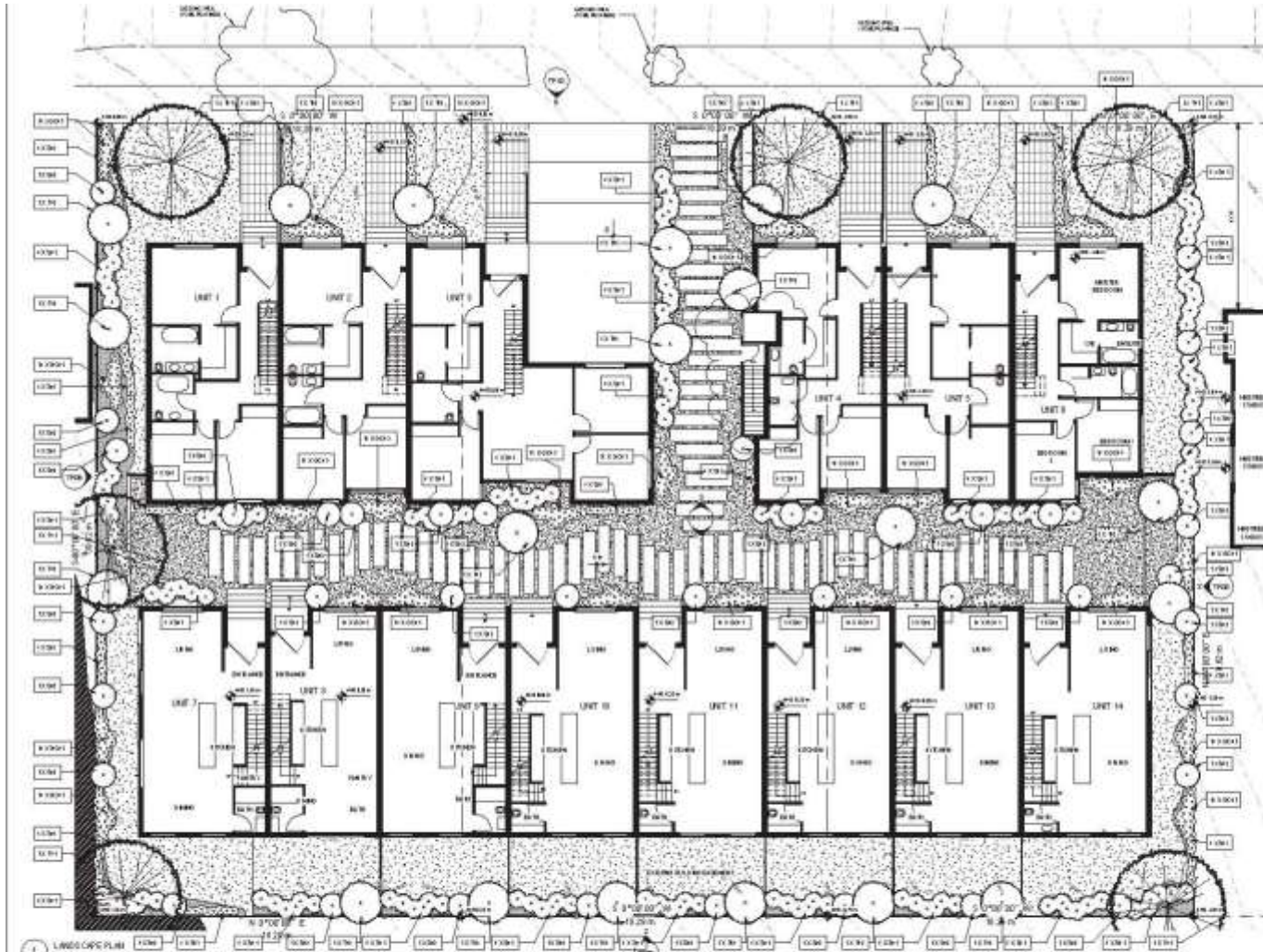












PLANNING AND ENVIRONMENT ACT 1987  
 MANARONG PLANNING SCHEME  
 Section 113(1) of the Act requires that the applicant for a resource consent must submit a site plan and a site plan showing the location of the proposed development and the location of the proposed development on the site. The site plan must also show the location of the proposed development on the site. The site plan must also show the location of the proposed development on the site. The site plan must also show the location of the proposed development on the site.

- Planting**
- Remove all objects within the site including, but not limited to, existing trees, signs, light poles and other objects greater than 30m in height. Existing trees to be retained shall be retained and any other objects to be removed.
  - Remove all material within the site planting layer to a sufficient depth to ensure natural substrate. This is to include surface soil, concrete surface and all existing subsurface to be planted. Excavate that there are no impediments to the soil growing beneath the proposed plant to be planted. Such as tree roots greater than 150mm in diameter.
  - If natural substrate and backfill planting hole with a 100mm collection into the existing site soil to a minimum depth of 150mm. Soil should be lightly compacted to prevent settling of soil.
  - Install trees in a planting hole with its feet stakes and which is at least 2 times the diameter of the rootball, with the top of the rootball being 50mm below the existing ground level. 50mm dia. 60mm PVC As shown around the rootball for irrigation purposes.
  - Install a surface ground layer to a minimum depth of 50mm, having a minimum of 100mm base from the base of the tree.
  - Install border line plants to prevent damage, ensuring that concrete borders are not installed within the existing site.

RESPONSE TO RFI 21 NOV 2017  
 RESPONSE TO RFI 12 APR 2018

**TOWN PLANNING**

**Rising Sun**  
 Property Consultants

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 CONSULTANTS IN PLANNING  
 name of consultant  
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**PROPOSED TOWNHOUSE**  
 BEFORE CONCEPT LANDSCAPE PLAN

**THIS CONCEPT LANDSCAPE PLAN**

PROJECT NO: 201638  
 DRAWING NO: TP12  
 DRAWN BY: DC  
 CHECKED BY: DC  
 SCALE: AS SHOWN

PROJECT NO: 201638  
 DRAWING NO: TP12  
 REVISION: 2

PLANTING AND BOUNDARY SCHEDULE			OPEN SPACES SCHEDULE			
PLANTING CODE	SPECIFICATION	MINUTE HEIGHT	QUANTITY	DESCRIPTION	LOCATION	ESTIMATED AREA
T01	Tetrahymena Lorum (White Oak / Parrotia)	15.0m	8	ORNS: REDOAK/US TALL PINE	STREET FRONTAGE, SEE A PRIVATE OPEN SPACE	375.71 SQ.M
T02	Four Palm trees (Japanese Maple / Strobilifer)	4.0m	14	ESPRESSO ASSOCIATE CONCRETE FURNITURE	DRIVEWAYS	7.73 SQ.M
T03	Japanese Maple / Strobilifer	0.75m	132	305 X 400 CONCRETE PAVING	PEDESTRIAN ENTRY TO LIFE ENTRANCE TO UNIT 1	62.40 SQ.M
T04	Japanese Maple / Strobilifer	2.10m	46	STRETCH BOND IN CHARCOAL GREY	COMMON COURTYARD AREA	163.90 SQ.M
T05	Japanese Maple / Strobilifer	0.2m	144	CHARCOAL GREY PLANTING PAVERS 608 X 300	BASE FOR ALL GREENSPACES	803.90 SQ.M
T06	Japanese Maple / Strobilifer	0.4m	400	FOREST MULCHING		





## 5. LEGISLATIVE REQUIREMENTS

### 5.1 PLANNING AND ENVIRONMENT ACT 1987 (THE ACT)

The *Planning and Environment Act 1987* 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.

Section 60 of The *Planning and Environment Act*, requires the Responsible Authority to consider the following before deciding on an application:

- *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.*

Section 61(4) of the Act makes specific reference to covenants. Under Section 61(4) of the *Planning & Environment Act 1987* the Responsible Authority must not issue a planning permit that would result in a breach of a registered restrictive covenant.

### 5.2 MANNINGHAM PLANNING SCHEME

**Clauses of the Manningham Planning Scheme the Responsible Authority must consider:**

- State Planning Policy Framework
- Local Planning Policy Framework
- Clause 32.08 General Residential Zone, Schedule 2
- Clause 43.02 Design and Development Overlay, Schedule 8
- Clause 52.06 Car Parking
- Clause 55 Two or more dwellings on a lot and Residential Buildings
- Clause 65 Decision Guidelines

#### **Zone**

##### Clause 32.08 General Residential Zone, Schedule 2

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 encourage a diversity of housing types and housing growth particularly 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.*

A Planning Permit is required to construct two or more dwellings on a lot.

An assessment for buildings and works for two or more dwellings is required under the provisions of Clause 55 of the Manningham Planning Scheme.

The purpose of Clause 55 is generally to provide well designed dwellings with considered regard to internal amenity, while at the same time, maintaining the amenity and character of the locality, with particular emphasis on the amenity of adjoining residents.

#### Overlay

##### Clause 43.02 Schedule 8 to the Design and Development Overlay

The design objectives are as follows:

- *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.*

The subject land is located within Sub-Precinct B.

#### Permit Requirement

- *A permit is required to construct or carry out works*
- *A permit is required to construct or extend a front fence within 3 metres of a street, if the fence is associated with 2 or more dwellings on a lot or a residential building.*

#### Building Height & Setbacks

- Any building or works must comply with the requirements set out in Table 1 and 2 of this Schedule.

- A permit cannot be granted to vary the condition regarding the minimum land size and configuration specified in Table 2 to this Schedule.
- A permit cannot be granted to vary the Maximum Building Height specified in Table 2 to this Schedule. This does not apply to:
  - The rebuilding of a lawful building or works which have been damaged or destroyed.
  - A building which exceeds the specified building height for which a valid building permit was in effect prior of the introduction of this provision.
- For the purposes of this Schedule, the Maximum Building Height does not include building services, lift over-runs and roof mounted equipment, including screening devices.
- For the purposes of this Schedule, balconies, terraces, and verandahs may encroach within the Street Setback by a maximum of 2.0m, but must not extend along the width of the building.

Table 2

Sub-Precinct	Maximum Building Height	Condition regarding minimum land size	Street setback
DDO8-2 (Sub-precinct B)	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.	NA	For one dwelling on a lot: <ul style="list-style-type: none"> <li>• Minimum front street setback is the distance specified in Clause 54.03-1 or 6 metres, whichever is the lesser</li> <li>• Minimum side street setback is the distance specified in Clause 54.03-1</li> </ul> For two or more dwellings on a lot or a residential building: <ul style="list-style-type: none"> <li>• Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser</li> <li>• Minimum side street setback is the distance specified in</li> </ul>

Clause 55.03-1
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### State Planning Policy Framework

The relevant sections of the state planning policy framework are as follows:

#### Clause 15.01-1 Urban design

The objective of this policy is:

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

#### Clause 15.01-2 Urban design principles

The objective of this policy 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.*

#### Clause 15.01-4 Design for safety

The objective of this policy is:

- *To improve community safety and encourage neighbourhood design that makes people feel safe.*

#### Policy guidelines

Planning must consider as relevant:

- *Safer Design Guidelines for Victoria (Crime Prevention Victoria and Department of Sustainability and Environment, 2005).*

#### Clause 15.01-5 Cultural identity and neighbourhood character

The objective of this policy is:

- *To recognise and protect cultural identity, neighbourhood character and sense of place.*

#### Clause 15.02-1 Energy and resource efficiency

The objective of this policy is:

- *To encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.*

#### Clause 16.01-1 Integrated housing

The objective of this policy is:

- *To promote a housing market that meets community needs.*

#### Clause 16.01-2 Location of residential development

The objective of this policy 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.*

#### Clause 16.01-4 Housing diversity

The objective of this policy is:

- *To provide for a range of housing types to meet increasingly diverse needs.*

#### Clause 16.01-5 Housing affordability

The objective of this policy is:

- *To deliver more affordable housing closer to jobs, transport and services.*

#### **Local Planning Policy Framework (LPPF)**

##### **Municipal Strategic Statement**

###### Clause 21.03 Key Influences

This clause identifies that future housing need and residential amenity are critical land-use issues that will challenge Manningham's future growth and sustainable development. 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 will lead to an imbalance between the housing needs of the population and the actual housing stock that is available.

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 re-development 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.

###### Clause 21.05 Residential

This policy outlines the division of Manningham into four Residential Character Precincts. The precincts seek to channel increased housing densities 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.

##### **The site is within "Precinct 2 – Residential Areas Surrounding Activity Centres and Along Main Roads".**

A substantial level of change is anticipated in Precinct 2. Whilst this area will be a focus for higher density developments, 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 in Precinct 1 – Residential Areas Removed from Activity Centres and Main Roads.

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 1,800m<sup>2</sup>. 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 1,800m<sup>2</sup> must all be in the 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 1800m<sup>2</sup>. 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 1800m<sup>2</sup> must all be in the same sub-precinct. In this sub-precinct, if a lot has an area less than 1800m<sup>2</sup>, 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.

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.

The site is located within the **Main Road Sub-Precinct**.

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.*

#### Clause 21.05-2 Housing

The relevant objectives of this policy are:

- *To accommodate Manningham's projected population growth through urban consolidation, in 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.*

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.*

#### Clause 21.05-4 Built form and neighbourhood character

The objective of this policy is:

- *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.*

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.*

#### **Local Planning Policy**

##### Clause 22.08 Safety through urban design

This policy applies to all land in Manningham. It endeavours 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.

##### Clause 22.09 Access for disabled people

This policy also applies to all land in Manningham. It seeks to ensure that people with a disability have the same level of access to buildings, services and facilities as any other person. The policy requires the needs of people with a disability to be taken into account in the design of all proposed developments.

##### Clause 22.12 Environmentally Sustainable Development

This policy applies throughout the City of Manningham to residential and non-residential development that requires a planning permit in accordance with the thresholds in Table 1 of this Policy (except for land affected by the Activity Centre Zone (Schedule 1) that applies to Doncaster Hill). The policy contains an overarching objective that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

#### **Particular Provisions**

##### Clause 52.06 Car Parking

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

Clause 52.06-8 outlines various design standards for parking areas that should be achieved.

##### Clause 52.34 Bicycle Facilities

No bicycle spaces are required to be provided as the development is less than 4 storeys.

##### Clause 55 Two more dwellings on a lot and residential buildings

The development of two or more dwellings on a lot must meet the requirements of this clause. An assessment against this clause is provided in Appendix 1 of this report.







**General Provisions**Clause 65 Decision Guidelines

This clause 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.*

## 9.2 Planning Application PL17/027830 at 152 Andersons Creek Road, East Doncaster for the construction of 58 dwellings (townhouses)

File Number:	IN18/239
Responsible Director:	Director City Planning
Applicant:	Ratio Planning Consultants
Planning Controls:	Residential Growth Zone Schedule 2 (RGZ2), Design and Development Overlay Schedule 9 (DD09),
Ward:	Mullum Mullum
Attachments:	1 Application Plans   2 Legislative Requirements  

### EXECUTIVE SUMMARY

#### Purpose

1. This report provides Council with an assessment of a planning permit application submitted for land at 152 Andersons Creek Road, Doncaster East. This report recommends approval of the submitted proposal subject to permit conditions. The application is being reported to Council given that it is a Major Application (more than 15 dwellings).

#### Proposal

2. The proposal is for the development of 58 two- and three-storey dwellings (townhouses) on a site of 1.267 hectares. Dwellings are each provided with a garage and either three or four bedrooms together with internal living spaces, amenities and balconies. The proposal has a site coverage of 42.2% and a permeable area calculation of 29.9%.
3. The proposal also includes alteration of access to a road in a Road Zone Category 1, the removal of one native tree under Clause 52.17, and variations to the easements on the Subject Land.

#### Key issues in considering the application

4. The key issues for Council in considering the proposal relate to:
  - (a) Policy (consistency with state and local planning policy);
  - (b) Compliance with built form and design considerations (RGZ2 and DD09);
  - (c) Compliance with Clause 55 (Rescode).
  - (d) Appropriateness of the interface with adjoining residential properties.

#### Advertising and Objector concerns

5. Notice of the application was given over a three week period which concluded on 11 April 2018.
6. To date, objections have been received from ten properties in response to the advertised application. The main grounds of objection are summarised as:
  - Overdevelopment, height, visual bulk and out of character;

- Inadequate setbacks/interface between the proposal and adjoining low-scale residential properties;
- Loss of vegetation and inadequate replacement vegetation/green space on site;
- Loss of amenity and views;
- Privacy concerns;
- Loss of pedestrian access through to Schafter Reserve;
- Increased pedestrian and traffic movements, congestion and inadequate public transport; and
- Construction noise.

### Assessment

7. Having regard to the relevant planning policies and controls which apply to the development, the proposal generally complies with the relevant planning considerations, namely the Residential Growth Zone Schedule 2 and the Schedule 9 to the Design and Development Overlay (DD09).
8. The proposal is generally consistent with the higher yield outcomes that are contemplated within the RGZ2 and within the Pines Activity Centre, while providing a reasonable level of internal amenity to future dwelling occupants. For the most part, the proposal provides an acceptable interface to adjoining properties alleviating any unreasonable overlooking or overshadowing impacts. By the inclusion of a number of conditional changes, it is anticipated that the proposal will provide a more sympathetic relationship to the residential dwellings to the east in Ridley Court.

### Conclusion

9. It is recommended that the proposal be supported subject to a series of planning permit conditions.

### RECOMMENDATION

**That Council, having considered the proposal and all objections, issues a NOTICE OF DECISION TO GRANT A PERMIT in relation to Planning Application PL17/027830 at 152 Andersons Creek Road, Doncaster East for the *Construction of a multi-dwelling development (townhouses), altered access to a road in a Road Zone, Category 1 (RDZ1), easement variation (E-1 and E-3) and native vegetation removal (one tree pursuant to Clause 52.17) as shown on the advertised plans* subject to the following conditions:**

#### Amended Plans

1. **Before the development starts, amended plans drawn to scale and dimensioned, must be submitted via email and approved by the Responsible Authority. When approved the plans will then form part of the permit. The plans must be generally in accordance with the decision plans (as drawn by RotheLowman, revision B dated 27 February 2018), but modified to show:**

- a) Type C dwellings (Dwellings 43 to 46) located along the eastern boundary to be modified to provide for:
- i) Graduated built form across the eastern elevation and no sheer wall presentation to Ridley Ct properties to provide a level of built form transition across the site in accordance with the DD09;
  - ii) Increased ground and upper level building setbacks from the eastern boundary to provide for appropriate spacing in which to plant at least one canopy tree capable of reaching a height at maturity of a minimum 8 metres. Canopy trees must be planted no closer than 2 metres to the eastern boundary to enable the canopy spread to be contained within the development site (rather than overhang/rely on adjoining land);
  - iii) Separation of no less than 2 metres at the upper level between all dwellings;
  - iv) Dwelling 46 with an improved level of surveillance over Schafer Reserve by at least the inclusion of additional fenestration across the northern façade of this dwelling and the deletion of the brick wall (in lieu of transparent fencing) to enclose the secluded private open space; and
  - v) Full compliance with Standard B17 of Clause 55.04-1 (Side and rear Setbacks) of the Manningham Planning Scheme.
- b) Type D dwelling (Dwelling 42) located at the south-east corner of the site to be replaced with a Type E dwelling (or an alternative design of dwelling) to provide for an increased building setback to the eastern boundary of no less than 5 metres and improved landscaping opportunities along the side of this dwelling, adjacent to the secluded private open spaces of 12 and 13 Ridley Ct, Doncaster East. The dwelling must comply with Standard B17 of Clause 55.04-1 (Side and Rear Setbacks) of the Manningham Planning Scheme;
- c) By no less than 1 metre, the following dwellings provided with an upper level that is “stepped in” relative to the levels below as they present along the internal accessway:
- i. Dwelling 6 (Type G);
  - ii. Dwelling 16 & 17 (Type F); and
  - iii. Dwellings 31 & 42 (Type D).
- d) Front fencing presenting internal to the site to be no higher than 1 metre above finished surface level;
- e) The pedestrian pathway across the site to be designed to a minimum 1.5 metres width with the adoption of design techniques to assist with linking pedestrians to the Schafer Reserve;
- f) A carriageway easement in favour of Manningham City Council to align with the pedestrian pathway connecting Andersons Creek Road with Schafer Reserve;
- g) A Materials Schedule with coloured swatches of each material;
- h) A painted centre line to the accessway;

- i) A plan notation that a 1:10 accessway grade is provided for the first 5 metres in accordance with Design Standard 1 of Clause 52.06 Car parking of the Manningham Planning Scheme;
- j) A dark coloured, patterned concrete or aggregate finish to the visitor car parking spaces;
- k) Nomination of the location/s where the private waste collection vehicle will stop and undertake waste collection for all townhouses in accordance with the approved Waste Management Plan;
- l) The location and type of street lighting across the development to provide for resident and visitor safety;
- m) Location and design detail of all service cabinets, letterboxes and all other infrastructure which must be sited so as not to impede vehicles and integrated into the development to the satisfaction of the Responsible Authority;
- n) Retention or removal of existing vegetation to be clearly labelled;
- o) All retaining walls which must be setback by at least 1 metre from any proposed canopy tree and adopt a terracing option where retaining wall heights exceed 1.5 metres; and
- p) An amended Sustainability Management Plan as required by Condition 3 of this permit, including any plans notations as recommended.

#### **Endorsed Plans**

2. The development, including the location of buildings, services, engineering works, fences and landscaping as shown on the approved plans must not be altered without the written consent of the Responsible Authority.

#### **Sustainable Management Plan (SMP)**

3. Before the endorsement of Condition 1 plans, an amended Sustainability Management Plan (SMP) prepared by a suitably qualified environmental engineer or equivalent must be submitted via email and approved by the Responsible Authority. The plan must demonstrate best practice in environmentally sustainable development from the design stage through to construction and operation using industry assessment tools. The plan must generally accord with the submitted SMP prepared by Wood & Grieve Engineers, dated 26 October 2017 but modified to show the following:
  - a) The number of dwellings updated to reflect the number approved as part of this permit;
  - b) The status of the BESS report is finalised;
  - c) The project meets the minimum 50% overall score and minimums in Energy (50%), Water (50%), IEQ (50%) and Stormwater (100%) categories in BESS;

- d) The commitment to dishwashers and washing machines annotated on the developments plans. If no commitment can be made then the dishwashers and washing machines must be set to default/unrated in the BESS;
- e) Layouts of laundries to show that no space has been provided for dryers. If dryers are to be provided the BESS report must be amended accordingly;
- f) Details of the stormwater strategies proposed demonstrating how the 100% Stormwater score is achieved;
- g) Additional notes on the development plans that indicate the various stormwater treatments, including details of size, location and connections;
- h) The location of any bike parking racks for Type A and H dwellings. If no racks are to be provided to these dwellings then the number of bike racks must be updated in the BESS; and
- i) An annotation on the development plans that each dwelling's private open space, either a balcony or courtyard, will be provided with an external tap and floor waste.

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.

#### **Construction Management Plan**

4. Not less than 30 days prior to the commencement of work, a Construction Management Plan (CMP) must be submitted via email and approved by the Responsible Authority. When approved the plan will form part of the permit. The Construction Management Plan is to be prepared in accordance with the template within Council's Construction Management Plan Guidelines. The CMP must address:

- a) Element A1: Public Safety, Amenity and Site Security;
- b) Element A2: Operating Hours, Noise and Vibration Controls;
- c) Element A3: Air Quality and Dust Management;
- d) Element A4: Stormwater and Sediment Control and Tree Protection (also as per the specific requirements of this permit);
- e) Element A5: Waste Minimisation and Litter Prevention;
- f) Element A6: Traffic and Parking Management; and
- g) Council's Works Code of Practice (June 2016) and Construction Management Plan Guideline (June 2016) are available on Council's website.

**Waste Management Plan**

5. Before the development starts, a 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 be generally in accordance with the submitted draft Waste Management Plans (WMP) prepared by Ratio (dated 25 October 2017). The developer must ensure that the private waste contractor can access the development and the private waste contractor bins. No private waste contractor bins can be left outside the development boundary at any time on any street frontage for any reason.

**Management Plans**

6. The Management Plans approved under Condition Nos. 3, 4 and 5 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**

7. Before the development starts, a landscaping plan prepared by a landscape architect or person of approved competence must be submitted via email to the Responsible Authority for approval. Such plan must be generally in accordance with the Landscape Masterplan, as prepared by Hansen, dated 1 March 2018 approved under Condition 1 of this permit, and must show:
  - a) A detailed proposed planting schedule which must consist of at least 75% of species indigenous to Manningham, including a range of large canopy trees including Red Box and Yellow Box species;
  - b) Details of soil preparation and mulch depth for garden beds and surface preparation for grassed areas;
  - c) Fixed edge strips for separation between grassed and garden areas and/or to contain mulch on batters;
  - d) A sectional detail of the canopy tree planting method which includes support staking and the use of durable ties;
  - e) A minimum of one canopy tree, capable of reaching a minimum mature height of 8 metres, within the front setback of the each dwelling. The trees must be a minimum height of 1.5 metres at the time of planting and be positioned outside of the fenced, private open space area of the dwelling;
  - f) A minimum of one canopy tree, capable of reaching a minimum mature height of 8 metres within the private open space of each dwelling to be a minimum height of 1.5 metres at the time of planting. Trees must be positioned so that the canopy spread is contained within the development site;

- g) Dense, screen type planting along the northern boundary generally opposite the dwellings to be a minimum height of 1.5 metres at the time of planting and capable of reaching a height at maturity of 5 metres;**
- h) Planting to compliment the internal street network, including dense, layered shrub style planting capable of reaching a height of at least 4 metres at maturity adjacent to the dwellings to soften their presentation at finished road level; and**
- i) Planting within 2 metres along the frontage from the edge of the driveway(s) and 2.5 metres along the driveway(s) from the frontage to be no greater than 0.9 metres in height at maturity.**

**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.**

#### **Vegetation Off-Set**

- 8. Before the development commences, the applicant must provide evidence of having secured offsets of 0.02 GBEU's with a minimum strategic biodiversity value of 0.08, as identified in the supplied Biodiversity Assessment Report (DELWP28/08/2017) to the satisfaction of the Responsible Authority. The offsets must be located in the Manningham Council area or within Port Phillip and Westernport Catchment.**

#### **Conditions relating to the creation/relocation of easements**

- 9. Before the development starts, evidence of approval for the relocation of the drainage and sewerage easements must be obtained from the relevant authorities to the satisfaction of the Responsible Authority.**
- 10. Before the development starts, the permit holder must relocate the existing drainage and sewerage easements to the satisfaction of the responsible authority.**
- 11. Before the development starts, the engineering construction plans for the proposed relocation of easement and relevant computations must be submitted to and be approved by the responsible authority.**
- 12. Before the development starts, the permit holder must construct outfall drainage works at no cost to the Responsible Authority, or otherwise agreed by the responsible authority, in accordance with an engineering construction plan approved by the responsible authority. Before the works start:**
  - a) a supervision fee equal to 2.5% of the cost of construction of the drainage works must be paid to the Responsible Authority;**



- b) a plan checking fee equal to 0.75% of the cost of construction of the drainage works must be paid to the Responsible Authority;
- c) a maintenance deposit equal to 5% of the cost of construction of the drainage works must be lodged with the Responsible Authority and retained thereafter for a minimum of three months; and
- d) a schedule of costs for the construction of drainage works must be submitted to the responsible authority.

13. Before the development starts, a plan of the creation/variation of the easements must be submitted for Certification by the Responsible Authority. The certified plan must be lodged with the Land Titles Office for registration.

14. Unless the plan for variation of easement approved by this permit is certified within 2 years of the date of this permit, then the permit will lapse.

#### **Completion**

15. Prior to the occupation of each building, written confirmation from the author of the approved Sustainability Management Plan, or a similarly qualified person or company, must be submitted to the Responsible Authority. The report must confirm that the sustainable design features/initiatives specified in the Sustainability Management Plan have been satisfactorily implemented in accordance with the approved plans.

16. Before the occupation of the approved dwellings, landscaped areas must be fully planted and mulched or grassed generally in accordance with the approved plan and to the satisfaction of the Responsible Authority.

17. Privacy screens and obscure glazing as required in accordance with the approved plans must be installed prior to occupation of the building to the satisfaction of the Responsible Authority and maintained thereafter to the satisfaction of the Responsible Authority. The use of obscure film or spray fixed to transparent windows is not considered to be 'obscure glazing' or an appropriate response to screen overlooking.

18. Driveway gradients and transitions as shown on the plan approved under Condition 1 of this permit must be generally achieved through the driveway construction process to the satisfaction of the Responsible Authority.

#### **Landscape Bond**

19. Before the review of development plans under Condition 1 of this permit, a \$20,000 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.

**Tree Protection Measures**

20. Before the commencement of the development, a Tree Protection Plan must be submitted for approval by Council's Parks and Recreation Unit. This must be developed on the basis of the approved plans and be in accordance with Australian Standard 4970-2009 Protection of trees on development sites.

The Plan must be prepared by a certified project arborist (minimum Australian Qualification Framework Level 5 and/or equivalent experience). The Plan must detail appropriate measures to protect the trees within the Andersons Creek Road reservation, including the necessary tree protecting fencing measures to be applied for the duration of the development of the land. Once approved, the Tree Protection Plan forms part of this planning permit and must be adhered to at all times to the satisfaction of the Responsible Authority.

21. The owner must ensure that contractors/tradespersons who install services or work near the vegetation to be retained are made aware of the need to preserve the vegetation and to minimise impacts through appropriate work practices.
22. Except with the prior consent of the Responsible Authority, the existing trees on Andersons Creek Road forward of the site must not be removed or lopped.
23. No vegetation, apart from that shown on the approved plan as vegetation to be removed may be felled, destroyed or lopped without the written consent of the Responsible Authority. (If applicable)

**Stormwater – On-site detention (OSD)**

24. The owner must provide on-site 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:

- a) Be designed for a 1 in 5 year storm; and
- b) Storage must be designed for 1 in 10 year storm.

**Construction Plan (OSD)**

25. Before the development starts, a construction plan for the system required by Condition 24 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**

26. 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. A connection to Council maintained assets must not be constructed unless relevant engineering approval is first obtained from the Responsible Authority.
27. The whole of the land, including landscaped and paved areas must be graded and drained to the satisfaction of the Responsible Authority, to prevent ponding and to minimise overland flows onto adjoining properties.

**Site Services**

28. All services, including water, electricity, gas, sewerage and telephone, must be installed underground and located to the satisfaction of the Responsible Authority.
29. All external services including pipes must be concealed and screened respectively to the satisfaction of the Responsible Authority.
30. 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.
31. Any reverse cycle air-conditioning unit, hot water boosters or other service plant erected on the walls of the approved dwellings must be appropriately designed and finished with screening if necessary to minimise general visual impacts from off the site to the satisfaction of the Responsible Authority. (If applicable)
32. All roof-top plant and services (including any hot water systems, but excluding solar panels) must be installed in appropriately screened areas, unless otherwise agreed in writing with the Responsible Authority.
33. Any air-conditioning unit installed on a balcony or terrace must stand at floor level and be positioned to minimise general visual impacts from off the site, and unless otherwise agreed in writing with the Responsible Authority, no air-conditioning unit may be erected on an external wall to the satisfaction of the Responsible Authority.
34. Any clothes-drying rack or line system located on a balcony or terrace must be lower than the balustrade of the balcony or terrace to minimise general visual impact from off the site to the satisfaction of the Responsible Authority.
35. All building services and metering located in the front setback, including fire services, gas, water and electricity, must installed in accordance with the approved plans and must be positioned in a discrete manner and be screened using cabinets, etc, that integrates with the overall building design to the satisfaction of the Responsible Authority.

**Car Parking**

36. The visitor car parking spaces must be clearly marked and must not be used for any other purpose to the satisfaction of the Responsible Authority.

**Fencing/Retaining walls**

37. Prior to the occupation of the approved dwellings, all fencing must be erected in good condition in accordance with the plans endorsed under Condition 1 of this permit to the satisfaction of the Responsible Authority.
38. 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.

**Yarra Valley Water Conditions**

39. The owner of the subject land must enter into an agreement with Yarra Valley Water for the provision of water services
40. The owner of the land must enter into an agreement with Yarra Valley Water for the provision of sewerage services.
41. The easement must be in favour of Yarra Valley Water for sewerage purposes and must cover the proposed sewer realignment.

**VicRoads Conditions**

42. Prior to the commencement of use of the development hereby approved, the crossover (upgraded with driveable end-walls as per VicRoads Standard Drawing No. 1991- Driveable Culvert Endwalls) and associated works must be constructed to the satisfaction the Responsible Authority (RA) and at no cost to VicRoads.

**Permit Expiry**

43. This permit will expire if one of the following circumstances applies:
- a) The development is not started within two years of the date of this permit; and
  - b) The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the 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 & Environment Act 1987*.

**2. BACKGROUND**

- 2.1 A pre-application meeting was held on 27 March 2017 to discuss the general development potential of the site. A second pre-application meeting was held on 25 July 2017 to discuss specific plans prepared by the applicants.

- 2.2 A Sustainable Design Taskforce meeting was held on 24 August 2017.
- 2.3 The planning permit application was lodged on 2 November 2017.
- 2.4 A further information request was sought on 30 November 2017.
- 2.5 A series of additional responses were provided in response to the initial request, subsequent requests for outstanding information, and discussions between the applicant and planning officer. Arising from this, the number of dwellings was reduced from 60 to 58.
- 2.6 A Section 50 amendment was received on 6 March 2018. The amendment sought to acknowledge additional permit triggers being the removal/variation of an easement burdening the land and the proposed works in respect of the roadside vegetation protected by Environmental Significance Overlay (Schedule 3).
- 2.7 The statutory time for consideration of a planning application is 60 days, which lapsed on 6 May 2018.

### 3. THE SITE AND SURROUNDS

- 3.1 The site is situated on the eastern side of Andersons Creek Road, approximately 100m north of its intersection with Reynolds Road.
- 3.2 The site is largely rectangular in shape, however the front boundary is angled in alignment with Andersons Creek Road.
- 3.3 The site has a street frontage of 77.66m, an average depth of 170.99m and an overall area of 1.267ha.
- 3.4 The site is characterised by its topography containing significant falls, sloping down from the south to the north as well as from the west to the east. The natural ground level at the south-western corner is 82.1, while at the north-eastern corner it is 66.42.
- 3.5 The site is currently occupied by 3 buildings associated with a former church use, including the main chapel, children's break out room and a dwelling associated with the church. There are also 2 separate car parking areas provided on site.
- 3.6 Vehicular access is provided via a crossover off Andersons Creek Road.
- 3.7 The site contains vegetation, including canopy trees comprising mainly Red and Yellow Box species, as evidenced by the regular spacing, similar age and size, and general configuration.
- 3.8 A drainage and sewerage easement runs through the site, from approximately the middle of the southern boundary to the north-eastern corner of the site and along the length of the eastern boundary. The easement through the middle of the site corresponds to the overland flow path and is part of the most depressed section of the site.
- 3.9 A 20m wide nature strip is located to the west of the subject site. It consists of a grassed reserve with vegetation that is covered by the ESO3, as well as a shared pedestrian and bike path.

- 3.10 On the opposite side of Andersons Creek Road is a large area undergoing various stages of development. This consists of stand-alone houses, dual-occupancies, townhouses and multi-storey apartment buildings. Many of the dwellings are currently occupied though there is still substantial, on-going construction.
- 3.11 To the north the site abuts a Childcare Centre located at 158 Andersons Creek Road. The driveway and car parking area are located along the common boundary with the main building located centrally within the site. The playground is located at the rear of the site and extends up to the common boundary.
- 3.12 To the rear of 158 Andersons Creek Road, still directly to the north of the subject site, is Schafter Reserve, a recently upgraded, neighbourhood park including a half-court basketball court/ring and children's play equipment. The subject site is currently used to provide informal access to the park for local residents and the interface between the two sites is unfenced.
- 3.13 To the east and south the subject site directly abuts 17 residential properties:
- Nos. 12, 13, 14, 15 and 16 Ridley Court (to the east). Each property contains a double-storey dwelling with the secluded private open space located between the dwellings and the subject site. Large screen planting adjacent the rear boundary is common for most of the properties, providing some screening of the subject site. The properties generally sit higher than the subject site, with at least one built up notably higher evidenced by retaining walls along the common boundary with the subject site. Several of the properties have gates providing direct access between their property and the site.
  - 148 Andersons Creek Road (to the south). This property contains 11, 2- and 3-storey dwellings in a townhouse form, 8 of which have a direct outlook to the subject site. The driveway is located between the dwellings and the subject site.
  - 207 Reynolds Road (to the south). This property contains 18 double-storey dwellings. Units 9 and 10 directly abut the subject site with their secluded private open space areas adjacent the common boundary.
  - Nos. 5 and 6 Katandra Place (to the south). Both properties consist of double-storey dwellings with their secluded private open space areas adjacent the common boundary.
- 3.14 Given the natural and altered topography of the area, the properties to the south typically sit notably higher than the subject site.
- 3.15 The properties to the east and south all currently have an outlook across the site, not just directly opposite their property, but in most cases across much of the width of the site.
- 3.16 Andersons Creek Road is a major arterial road under the jurisdiction of VicRoads. It is a two-way, single lane carriageway adjacent to the site with a central turning bay enabling access by a right hand turn (northbound) into the subject site.

- 3.17 In terms of the general area, the site is situated within The Pines Major Activity Centre. A number of significant developments generating higher yield outcomes have either been approved, are undergoing construction or have completed construction. As such, the character of the surrounding area is experiencing a substantial level of change.
- 3.18 Due to its location within the Major Activity centre, the site is well located to a number of services namely The Pines (Stockland) Shopping Centre, which is located 300m to the west and is serviced by 10 bus routes. There are also two (2) bus routes that run directly along the front of the site. In addition to Schafter Reserve immediately to the north, Anderson Park is also located in close proximity to the site, approximately 200m south-west. Both Milgate Primary School and Our Lady of the Pines Primary School are located just over 1km away to the south.

#### 4. THE PROPOSAL

- 4.1 It is proposed to construct a total of 58 dwellings, alter access from a Road Zone Category 1, vary/remove an easement, and remove native vegetation (one tree pursuant to Clause 52.17).

##### **Submitted plans and documents**

- 4.2 The proposal is outlined on plans prepared by Rothe Lowman, Revision B, dated 27 February 2018. The easement variation is shown on the Plan of Variation of Easement prepared by Bosco Jonson, Dated 19 February 2018. A Landscape Masterplan prepared by Hansen Partnership (Revision C, dated 1 March 2018) is also provided. These plans are provided at Attachment 1.
- 4.3 The following reports were also submitted in support of the application:
- An Architectural Town Planning Submission (encompassing 3D perspectives) prepared by Rothe Lowman, dated February 2018;
  - A Town Planning Report prepared by Ratio Consultants, dated October 2017;
  - A Waste Management Plan (WMP) prepared by Ratio Consultants, dated 15 October 2017;
  - A Traffic Report prepared by Ratio Consultants, dated 24 January 2018;
  - A Sustainability Management Plan (SMP) prepared by Wood & Grieve Engineers, dated 26 October 2017;
  - A series of Arboricultural assessments, as prepared by Galbraith and Associates, dated 20 July 2017 (addendum 16 January 2018);
  - A Biodiversity Assessment prepared by Ecology and Heritage Partners, dated September 2017; and
  - A Stormwater Hydraulic Report prepared by Robert Bird Group, dated 21 December 2017.

4.4 A summary of the development is provided as follows:

<b>Land Size:</b>	12,669m <sup>2</sup>	<b>Maximum Building Height:</b>	10.4m (floor to ceiling) 13.5m inclusive of earthworks above natural ground level
<b>Site Coverage:</b>	42.2%	<b>Minimum street setback to Andersons Creek Road (west)</b>	Ground floor – 9.2m First floor – 9.7m
<b>Permeability:</b>	29.9%	<b>Minimum setback to northern boundary</b>	Ground floor – 2m First floor – 2m (Townhouse 46) Second floor – 2.5m (Townhouse 1, 21 and 22)
<b>Garden Area</b>	Not Applicable to Residential Growth Zone	<b>Minimum setback to southern boundary</b>	Ground floor – 1.7m First floor – 1.7m Second floor – 1.7m (Townhouse 11, 12 and 30)
<b>Number of Dwellings:</b>	58	<b>Minimum setback to eastern boundary</b>	Ground floor – 3m First floor – 3m Second floor – 3m (Townhouse 42)
• <b>3 bedrooms:</b>	34	<b>Resident car parking spaces:</b>	116
• <b>4 bedrooms:</b>	24	<b>Visitor car parking spaces:</b>	11
• <b>1, 2 or bedrooms:</b>	0	<b>Density:</b>	One dwelling per 218 m <sup>2</sup>

### Dwelling Layout

- 4.5 There are 58 dwellings are provided in one of eight townhouse typologies, represented as A through H on the plans. Types A and C are two-storey in scale, with 4 bedrooms each, and are generally located to the rear (east) of the site. The remaining typologies are all three-storey dwellings with a combination of 3 and 4 bedrooms.
- 4.6 The layout of the dwellings consists of nine 'blocks' separated from one another by internal vehicular and pedestrian accessways. To the east and west the layout essentially presents as two rows with an internal road dividing them in the middle. To the north, five blocks are evident, and to the south, four blocks.



- 4.7 Dwellings 1-11 (Type G) are situated at the western end of the site and will present to Andersons Creek Road. Their main pedestrian entries are provided off the street, behind 1.4m high fencing which encloses the front yards. Despite being three-storey in scale, the fall of the land will result in the dwellings presenting as two-storeys to the street, with the ground floor tandem garages at the rear of the dwellings not evident from the street.
- 4.8 Behind them are Dwellings 12-21 (Type F) and behind that Dwellings 22-30 (Type B), all three storey. A common area is provided between these two rows that facilitates pedestrian access to the dwelling entries.
- 4.9 The rear of the site is occupied by 3 blocks. Dwellings 31-42 (Types D and E) run parallel to the southern boundary. Whilst they are three-storey in scale they present as two-storey to adjoining properties.
- 4.10 Dwellings 43-46 (Type C) are two-storey in scale, attached at ground and upper levels, and run parallel to the eastern boundary.
- 4.11 Dwellings 47-58 (Types A and H) make up the last block, are a combination of two- and three-storeys and are surrounded by internal roads on all sides.
- 4.12 Minimum building setbacks at the ground level are generally:
- 1.6m to the southern boundary;
  - 2.6m to the eastern boundary;
  - 2m to the northern boundary; and
  - 9.2m to the western front boundary.
- 4.13 The first and second floor setbacks to the north and south generally match the setbacks of the ground floor. While there is some stepping in, this response is also proposed along the eastern elevation.

### **Access and Car Parking**

- 4.14 The existing crossover is proposed to be retained but increased to a width of 6.1m to allow for comfortable two-way vehicle movement at the site's entry.
- 4.15 The internal accessway typically spans a width of 5.5m to facilitate two-way vehicle movements whilst reducing at points to a width of 3.5m to enable additional landscaping opportunities.
- 4.16 A 1.5m wide pedestrian path runs along the northern side of the central accessway and along the western side of the accessway separating the Type A and C dwellings. This path provides a pedestrian connection between Andersons Creek Road and Schafter Reserve.
- 4.17 There are 8 dwellings provided with double garages with a minimum width of 5.5m. The remaining 40 dwellings have tandem garages with a minimum length of 11.3m. All garages allow internal access to their respective dwelling.
- 4.18 A minimum of 6 cubic metres storage is provided within the garage of each dwelling.

- 4.19 A communal bin area is provided adjacent to the accessway toward the front of the site for Dwellings 1-21. Remaining dwellings are provided with individual bins, to be stored within their garages.
- 4.20 Rainwater tanks (2000 litres) are provided either within the garage or the front/rear yard of each dwelling.
- 4.21 A total of 11 visitor spaces are provided on site. Two are located at the entry into the site while the remaining nine are provided at a central location.
- 4.22 A total of 4 visitor bicycle parking racks are provided on site, adjacent to visitor space No. 5.

### **Design Detail**

- 4.23 The proposed dwellings have a modern architectural design, which includes a flat roof form and modern materials.
- 4.24 Coloured elevations have been provided demonstrating the application of the various materials. The materials schedule lists a combination of dark render, dark and light brickwork, light panel cladding and timber cladding. The colour palette is a typically modern palette, relying on blacks, greys and browns. (A permit condition can require a Materials Schedule on a separate page with coloured swatches of each material).
- 4.25 In light of the natural land slope, the design does require a substantial number of retaining walls throughout the site. A number of these are quite prominent both in terms of their height and their visibility.

### **Internal Amenity**

- 4.26 The three-storey dwellings (Types B, D – H) have widths of 5m-7.45m. Consequently, these dwellings typically have their garage at the ground floor with little else in terms of habitable rooms. Living areas and bedrooms are typically located on the first and second floors, respectively.
- 4.27 However, given the slope of the land, many of the dwellings (Types D, E and G) have private open space at or near natural grade. That is, they are technically located on the first floor but are provided as front or rear yards, as opposed to balconies or terraces. The sloping topography essentially blurs the line between the different floors and the overall scale of buildings, depending on which direction you approach a dwelling from.
- 4.28 Most of the dwellings (Types A, B, and E – H) are provided with first or second floor terraces/balconies. With the exception of Dwelling Type B these are in addition to reasonably well-sized ground floor open space – either front or rear yards.
- 4.29 The layout of the dwellings and their attached nature within individual blocks means windows are generally confined to the front and rear of the dwellings. There are a few bedrooms with “snorkel” windows.
- 4.30 The layout of the dwellings and the internal roads result in considerable spacing between the blocks. The spacing generally does not increase with the height of the buildings but is provided at a generous distance for all floors.

- 4.31 This does result in a number of sheer walls at the end of each block. This is best demonstrated at the front of the site – when moving through the site from the street frontage along either the internal road or the pedestrian pathway there are three-storey sheer walls belonging to Dwelling 6, 7, 16, 17, 26 and 27. Though in some instances, they are broken up by the slope, different materials, retaining walls, or the bin enclosure.

### **Landscaping**

- 4.32 A Landscape MasterPlan submitted with the application illustrates the proposed use of a range of canopy trees, shrubs, grasses, groundcovers and climbers to provide a new landscaping treatment across the site. The Masterplan favours an exotic selection of trees and plants, rather than planting species indigenous to Manningham.
- 4.33 Across the site's frontage, a total of 11 canopy trees are indicated (although no species nominated). A number of trees are shown within the site/adjacent to the internal accessway, such as around the visitor car parking spaces. Larger canopy trees appear to be earmarked adjacent to the Shafter Reserve.
- 4.34 Less substantial planting appears to be proposed along the perimeters of the site, such as along the eastern boundary and along the lengths of the northern and southern boundaries.

## **5. LEGISLATIVE REQUIREMENTS**

- 5.1 Refer to Attachment 2.
- 5.2 A permit is required under the following Clauses of the Manningham Planning Scheme:
- Clause 32.07-2 (Residential Growth Zone), a permit is required to construct a building or construct or carry out works.
  - Clause 43.02-2 (Design and Development Overlay), a permit is required to construct a building or construct or carry out works.
  - Clause 52.02 (Easement, Restrictions and Reserves), a permit is required to vary or remove an easement.
  - Clause 52.17 (Native Vegetation), a permit is required to remove, destroy or lop native vegetation, including dead vegetation.
  - Clause 52.29 (Land Adjacent to a Road Zone Category 1 or a Public Acquisition Overlay for a Category 1 Road), a permit is required to create or alter access to a road in a Road Zone, Category 1.

## **6. REFERRALS**

### **External**

- 6.1 The proposal was referred to VicRoads as a determining referral authority.

- 6.2 VicRoads has no objection to the proposal subject to a condition requiring the crossover and associated works be constructed to the satisfaction of the Responsible Authority and at no cost to VicRoads prior to the commencement of the use of the development.
- 6.3 The proposal was also referred to Melbourne Water in relation to the variation of easement who have no objection to the proposal.
- 6.4 The proposal was referred to Yarra Valley Water in relation to the variation of easements who have no objection to the proposal, subject to the conditions that the owner of the land enters into an agreement with Yarra Valley Water for the provision of water and sewerage services, and that the easement is in favour of Yarra Valley Water for sewerage purposes and covers the proposed sewer realignment.

### Internal

Service Unit	Comments
Engineering & Technical Services Unit – Drainage	<ul style="list-style-type: none"> <li>No objection subject to conditions that have been included in the recommendation including the provision of onsite storm water detention.</li> </ul>
Engineering & Technical Services Unit – Flooding	<ul style="list-style-type: none"> <li>No objection as suitable overland flow protection measures have been incorporated into the proposal.</li> </ul>
Engineering & Technical Services Unit – Vehicle Crossing	<ul style="list-style-type: none"> <li>No objection subject to conditions that have been included in the recommendation.</li> </ul>
Engineering & Technical Services Unit – Access and Driveway	<ul style="list-style-type: none"> <li>No objection subject to conditions that have been included in the recommendation and as discussed in Section 8.14 of this report.</li> </ul>
Engineering & Technical Services Unit – Traffic and Car Parking	<ul style="list-style-type: none"> <li>No objection.</li> </ul>
Engineering & Technical Services Unit – Construction Management	<ul style="list-style-type: none"> <li>No objection subject to a requirement for the provision of a construction management plan.</li> </ul>
Engineering & Technical Services Unit – Waste	<ul style="list-style-type: none"> <li>No objection subject to conditions that have been included in the recommendation including the requirement for private waste collection.</li> </ul>
Engineering & Technical Services Unit – Easements	<ul style="list-style-type: none"> <li>No objection.</li> </ul>
Parks and Recreation Unit – Tree Management	<ul style="list-style-type: none"> <li>No objection subject to additional information being provided regarding vegetation removal and tree protection zones. A detailed Tree Protection Plan (TPP) must be submitted for the protection and retention of all trees managed or located on Council land.</li> </ul>

Service Unit	Comments
City Strategy Unit – Sustainability	<ul style="list-style-type: none"> <li>No objection subject to additional information being provided regarding information within the submitted BESS assessment report.</li> </ul>
City Strategy Unit – Urban Design	<ul style="list-style-type: none"> <li>No objection.</li> </ul>
City Strategy Unit – Environment	<ul style="list-style-type: none"> <li>No objection subject to a condition requiring Clause 52.17 Native Vegetation Offsets.</li> </ul>
City Strategy Unit – Open Space	<ul style="list-style-type: none"> <li>No objection.</li> </ul>

## 7. CONSULTATION / NOTIFICATION

7.1 Notice of the application was given for a three-week period which concluded on 11 April 2018, by sending letters to nearby properties and displaying one large sign on the street frontage.

7.2 At the time of writing, 10 objections have been received from the following properties:

- 5/148 Andersons Creek Road, Doncaster East;
- 6, 8, 10, 12, 13, 14, 16, and 23 Ridley Court, Doncaster East; and
- 14 Harman Close, Doncaster East/

7.3 A response to the grounds of objections are included in the Assessment section of this report (see Section 9).

## 8. ASSESSMENT

### State and Local Planning Policy

8.1 Key objectives of the SPPF and LPPF seek to intensify Activity Centres as a focus for a higher density style of development and encourage increased activity as a way to achieve broader urban consolidation objectives.

8.2 The site is located within The Pines Activity Centre and covered by an adopted structure plan (The Pines Activity Centre, Structure Plan, September 2011) that designates residential dwellings as the preferred land use. The proposal will return residential land to its intended function of providing housing and contribute to the profile of this activity centre.

8.3 The design response achieves a general level of compliance with the Structure Plan. A high-quality residential development is proposed and roadside vegetation (protected by an ES03) will not be adversely affected by the proposal (a conditional requirement for a Tree Protection Plan will be required to ensure this ongoing protection).

- 8.4 While the Structure Plan does encourage apartment style housing for this particular site, a more site responsive design will result by the proposed townhouse style of development. Also, while the proposal deviates from the preferred 11m building height and suggested housing typology, the higher overall maximum building heights are generally confined to central, internal areas of the site where there will be no impact on adjoining or nearby properties or the general presentation to Andersons Creek Road.
- 8.5 State and Local Policy also encourages urban consolidation and medium to higher density development in this specific location due to the excellent access to shopping, sporting and other community facilities and bus services. The policy anticipates a substantial level of change from the previous character, which constituted primarily of single dwellings.
- 8.6 Given the size of the subject site (1.267ha), its planning and policy contexts, it is considered appropriate to accommodate a development which is proposed to the height, density and built form proposed. The scale of built form corresponds with other nearby developments that have been constructed within the activity centre, although as will be discussed in due course, there are aspects of the development where some improvement is warranted to assist with internal and external amenity considerations.

- **Design and Built Form**

- 8.7 The proposal is consistent with the objectives and decision guidelines of Clause 32.07 Residential Growth Zone of the Scheme.
- 8.8 The proposal complies with the mandatory building height set out at Clause 32.07-8 which provides that the building height must not exceed 13.5 metres.
- 8.9 In addition, the proposal generally satisfies the relevant design objectives of Clause 43.02 Design and Development Overlay - Schedule 9 (DD09) Residential Areas within The Pines Activity Centre 9(although the preferred maximum building height is exceeded).
- 8.10 An assessment against the relevant requirements of DDO9 is provided in the table below:

Design Element	Level of Compliance
<p><b><u>Building Height</u></b></p> <ul style="list-style-type: none"> <li>• Sub-Precinct A: Preferred height of Buildings is 11 metres</li> </ul>	<p><b>Variation considered acceptable</b></p> <p>The floor to ceiling height of the townhouses do not exceed 11m.</p> <p>However, due to filling occurring on parts of the land, and under the technical definition, some dwelling exceed this preferred maximum. This is largely due to the location of these dwellings proposed over the most depressed point of the site (in what is the current drainage and sewerage easement). Importantly, this overall building height only occurs at a very central, internal part of the site (such as the rear of the southern-most row of Type H dwellings, which is shown at 13.35m).</p>

	<p>Notably, it is the Council officer’s assessment that the heights of buildings as read above the finished ground level and natural ground level along the boundaries do not exceed 11m. To that end, the maximum height along any external boundary accords with the preferred 11m height which is important.</p>
<p><b>Form</b></p> <ul style="list-style-type: none"> <li>• Provide visual interest through articulation, glazing and variation in materials and textures.</li> </ul>	<p><b>Met with condition</b></p> <p>The proposal relies heavily on its use of varied building materials and finishes to provide articulation and visual interest. While some articulation is also offered by balconies and windows, a common design aspect of the overall development is a reliance on two-to-three storey vertical walls.</p> <p>For the most part, and particularly internal to the site, this design response in this instance is considered to be acceptable. However along external elevations and even within the site along key internal accesspoints it is considered stepping of the uppermost level is needed to mitigate visual bulk concerns and/or provide additional separation and spacing.</p> <p>As such, a permit condition will require the following dwellings to be “stepped” in at the uppermost level:</p> <ul style="list-style-type: none"> <li>• All Type C dwellings along the eastern boundary to be redesigned to avoid any two storey sheer walls.</li> <li>• Type G dwellings (Lot 6)</li> <li>• Type F dwellings (Lot 16 &amp; 17)</li> <li>• Type D dwelling (Lot 31 &amp; 42).</li> </ul>
<ul style="list-style-type: none"> <li>• Minimise buildings on boundaries to create spacing between developments.</li> </ul>	<p><b>Met</b></p> <p>There is no development proposed upon the title boundaries which is a positive outcome.</p>
<ul style="list-style-type: none"> <li>• 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.</li> </ul>	<p><b>Met with condition</b></p> <p>Given the planning context (interface of RGZ2 with GRZ3) careful consideration as to what constitutes an appropriate setback and built form presentation across the eastern elevation is warranted.</p> <p>By proposing four, two storey Type C dwellings, the permit applicant is suggesting that two rather than three storeys is providing for an appropriate transition.</p>

	<p>A fifth townhouse, Type D dwelling (Lot 42) also abuts the rear boundary (12 and 13 Ridley Court) is three-storeys in scale however, it is cut into the land with a maximum building height of approximately 8m above the natural ground line along the eastern boundary. It will essentially present as a two and a half storey dwelling to the adjoining properties to the east.</p> <p><u>Type C dwellings</u></p> <p>While it is agreed that a two storey scale is appropriate, the setback of the built form coupled with the sheer wall presentation across parts of each of the four dwellings, coupled with the lack of separation at the upper level in the manner proposed is not considered to be sympathetic to the amenity of the adjoining Ridley Court properties.</p> <p>As such, and as previously noted, the dwellings will need to be redesigned and will be required to have graduated upper levels to mitigate visual bulk concerns to the GRZ3 land to the east with some upper level separation to be provided. These properties have their secluded private open spaces all abutting the subject land and currently enjoy a high level of amenity and visual outlook. It is therefore critical for the built form on the abutting land to step down in the manner envisaged by the design element.</p> <p>In addition to the increased upper level setback, it is considered that a larger ground level setback is also warranted. This is discussed in due course.</p> <p>The same analysis arises when assessing the visual impact of Type D - Lot 42. For the same reasons as above, this dwelling should also be modified (potentially replaced with a Type E model, for example), to improve the setback at all levels and enable a more appropriate transition to the SPOs of 12 &amp; 13 Ridley Court.</p>
<ul style="list-style-type: none"> <li>• Ensure that upper levels of a building provide adequate articulation to reduce the appearance of visual bulk and minimise continuous sheer wall presentation.</li> </ul>	<p><b>Met with condition</b></p> <p>As mentioned above, some dwellings will need to have a reduced upper level footprint that is stepped in from the level below to ensure an acceptable level of articulation is provided to avoid sheer wall presentations at sensitive interfaces both internal and external to the site.</p>



<ul style="list-style-type: none"> <li>Integrate porticos and other design features with the overall design of the building and not include imposing design features such as double storey porticos.</li> </ul>	<p><b>Met</b> No imposing design features are proposed.</p>
<ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Met with condition</b> Recognising the topography is a notable feature of this site, the design response is considered highly responsive of the natural fall in the topography across the land.</p> <p>The configuration of the dwellings into a series of separate blocks across the site has allowed the finished floor levels of the buildings to step with the slope of the land.</p> <p>Retaining walls are required throughout the site, including some rather prominent ones in terms of their overall height and visibility. The plans indicate that they are to be composed as gabion walls with stone finish. All retaining walls will need to be carefully shown on a final retaining wall plan, and a terracing option adopted where retaining walls exceed a height of 1.5 metres.</p>
<ul style="list-style-type: none"> <li>Be designed to minimise overlooking and avoid the excessive application of screen devices.</li> </ul>	<p><b>Met</b> Screening is generally confined to the upper levels of the dwellings along the eastern boundary and the eastern end of the southern boundary which has a direct interface with adjoining SPOS. The upper floor windows of these dwellings are screened with obscured glazing to 1.7m above the finished floor level.</p> <p>Internally, the dwelling blocks are generally well setback from one another, mitigating any unreasonable overlooking opportunities.</p>
<ul style="list-style-type: none"> <li>Seek design solutions which respect the principle of equitable access at the main entry of any building for people of all mobilities.</li> </ul>	<p><b>Met</b> While the front entries of the dwellings can generally be accessed by people with limited mobility, it is acknowledged that the triple storey form is unlikely to be an attractive housing option for a person of limited mobility.</p> <p>Some housing types, such as Type D dwellings, offer a bedroom with WC at the ground level.</p>
<ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Met with condition</b> Across the site, there are several dwellings which are situated in close proximity to side and rear boundaries.</p>

	<p>By the setbacks themselves and the indicative sizes of canopy trees shown on the Landscape Masterplan, it appears that there are minimal opportunities along the southern and eastern boundaries opposite sensitive interfaces with the secluded private open spaces of adjoining residential properties in which to achieve effective screen planting, particularly canopy tree planting.</p> <p>In recognition of the importance of providing spacing to achieve meaningful landscaping across these critical edges to soften the impact of the proposed dwelling form and density, it is considered appropriate to require improved building setbacks to the eastern boundary to enable the planting of spreading canopy trees. This is discussed further under the landscape section of the DD09 assessment.</p>
<p><b><u>Car Parking and Access</u></b></p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>	<p><b>Met</b></p> <p>The existing vehicular crossover is to be utilised with minor modifications which have not generated any objection from either VicRoads or Council.</p> <p>The existing vegetation within the street reserve will not be impacted by the crossover (and in any case, a Tree Protection Plan has been proposed on any planning permit to issue).</p>
<ul style="list-style-type: none"> <li>• 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.</li> </ul>	<p><b>Met</b></p> <p>No garages are visible within the street frontage.</p>
<ul style="list-style-type: none"> <li>• Ensure that access gradients of basement car parks are designed appropriately to provide for safe and convenient access for vehicles and servicing requirements.</li> </ul>	<p><b>Met</b></p> <p>Council's Engineering and Technical Services Unit have considered the proposal and have not advised of any concerns regarding the proposed access arrangements across the development site.</p>
<p><b><u>Landscaping</u></b></p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>	<p><b>Met with condition</b></p> <p>The Landscape Masterplan suggests that some large canopy trees can be planted in the front setback of the site. The Masterplan shows the planting of 11 trees although does not specify the particulars of the species type and projected height at maturity.</p> <p>It is considered this detail can be a condition of a final landscape plan.</p>

<ul style="list-style-type: none"> <li>• 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.</li> </ul>	<p><b>Met by conditions</b></p> <p>Notwithstanding it is illustrated on the Landscape Masterplan that planting will be provided alongside boundaries, it is unclear whether these areas will be capable of accommodating canopy tree and dense shrub planting in which to soften the views of the higher development yield outcomes that are being pursued on the development site.</p> <p>Setbacks along the northern (side) boundary are 2.5 metres (with breaks) increasing to 9 metres opposite the Schafter Reserve and south-east corner of the childcare centre. (At the north-east corner of the subject site, a side setback of 2 metres is proposed).</p> <p>Across this interface, it is considered by the combination of breaks provided, minimum 2.5 metre setback adjacent to up to 10.8 metre high building heights and the openness maintained adjacent to the Schafter Reserve, it is considered that there is acceptable setbacks offered by built form in which to achieve a variety of planting opportunities (small to large) along this interface. It is also noted that there is existing vegetation on the abutting childcare centre site which will also assist to filter views from the public realm at the north-west of the site.</p> <p>Along the southern boundary, the setback of built form is only 1.5 metres. There is therefore insufficient spacing adjacent to the walls of the southernmost dwelling to achieve any substantial canopy tree planting. Therefore it will be critical to ensure that planting can occur in spaces either side of these three storey built form in order to soften the views from the land to the south, particularly from oblique views. The Landscape Masterplan indicates the space and opportunity to achieve landscaping along the southern boundary between Dwellings 11 and 12, and then more significant space afforded to large canopy tree planting in between Dwellings 12 and 30. For this reason, the three storey, vertical built form response is considered acceptable.</p> <p>At the south-eastern end of the site, a series of south facing secluded private open spaces are proposed which have a minimum 3.24 metre increasing to almost 6 metre setback to the southern boundary. To ensure appropriate filtering of the continuous three storey built form opposite these properties, and to assist in providing a treed outlook from the secluded private open spaces to the south, it will be critical to ensure space is</p>
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	<p>available for canopy tree planting capable of reaching a height at maturity of 8 metres. It is considered appropriate for each SPOS to be provided with a tree capable of reaching this projected height at maturity.</p> <p>It is also considered appropriate along the interface with the GRZ3 properties to the east that large canopy trees capable of reaching a height at maturity of at least 8 metres are provided (to go some way to offset the loss of the currently highly vegetated, treed outlook of Red and Yellow Box species).</p> <p>To achieve the planting of such trees, it is critical to ensure that sufficient space is afforded to these trees to enable them to flourish and not be constrained by roof overhangs or “pushed” into the very edge of the eastern boundary. The trees should be positioned so that the canopy is generally contained to the development site. As such, a permit condition will require these trees to be situated no less than 2.0 metres from the eastern property boundary. This will consequently have an impact on dwelling setbacks (both at upper and ground levels) which will need to be increased to facilitate this important landscape outcome. It is noted that the Type C dwelling floorplan currently, as proposed, does not offer any reasonable opportunity in which to locate canopy trees capable of reaching these heights. This is a shortcoming of the proposal and will need to be rectified by permit condition.</p>
<p><b><u>Fencing</u></b></p> <ul style="list-style-type: none"> <li>• A front fence must be at least 50 per cent transparent.</li> <li>• On sites that front Blackburn Road, Andersons Creek Road and Reynolds Road, a fence must:             <ul style="list-style-type: none"> <li>• not exceed a maximum height of 1.8m</li> <li>• 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.</li> </ul> </li> </ul>	<p><b>Met with condition</b></p> <p>Front fencing is proposed across the Andersons Creek Road frontage for Dwellings 1 to 11.</p> <p>A number of dwellings within the development are also provided with internal fencing to delineate potentially future private land from that of common property.</p> <p>Fencing is indicated to be at least 1.4 metres above natural ground level, constructed of vertical steel slats with a 30-50% transparency. Fencing appears to have a 3 metre setback from the front title boundary with landscaping provided immediately forward. The proposal also shows a footpath forward of these fencing which will be softened with low level planting in the one metre strip immediately between the western (front) title boundary and the proposed internal footpath.</p>

	Subject to managing the impact of any new works within the tree protection zones of ESO3 protected roadside vegetation, this is considered to be an appropriate design response.
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**Car Parking, Access, Traffic and Bicycle Parking**

Car Parking

- 8.11 Prior to a new use commencing or a new building being occupied, Clause 52.06-2 of the Manningham Planning Scheme requires that the number of car parking spaces outlined at Clause 52.06-6 be provided on the land or as approved under Clause 52.06-3, to the satisfaction of the Responsible Authority.
- 8.12 Clause 52.06 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. Visitor car parking is required at a rate of one car parking space for every five dwellings.
- 8.13 For the proposal, Clause 52.06 requires the total provision of 116 car parking spaces for residents and 11 visitor car parking spaces. The proposed car parking provision meets this requirement with all three and four bedroom dwellings provided with a double car garage and the provision of 11 visitor spaces on the site. The statutory requirement for resident and visitor car parking is therefore satisfied.
- 8.14 An assessment against the relevant car parking design standards at Clause 52.06-8 of the Manningham Planning Scheme is provided in the table below:

Design Standard	Met/Not Met
1 – Accessways	<p><b>Met</b></p> <p>The internal accessways are appropriately sized and all car parking spaces have been designed to allow vehicles to enter and exit the site in a forward direction. A passing area of 6.1 metres wide is provided for the first 7 metres of the accessway.</p> <p>Sightlines will be maintained to ensure appropriate visibility to oncoming motorists and pedestrians along Andersons Creek Road. No landscaping or other structures are proposed within the visibility splay areas adjacent to the frontage - water meters are proposed over three metres into the site and will not impede exiting vehicles.</p>
2 – Car Parking Spaces	<p><b>Met</b></p> <p>All garages have dimensions which comply with the Design standard. Dwellings are provided with 11.3 metre long tandem garages which are appropriate.</p>
3 – Gradients	<p><b>Met with condition</b></p> <p>Council’s engineers have reviewed the internal gradients proposed as part of the internal road network and have not raised any concerns.</p>

	A permit condition can require a plan notation on the site plan that a 1:10 accessway grade be provided for the first 5 metres. Condition required.
5 – Urban Design	<p><b>Met</b></p> <p>The accessways into and within the development will not be visually dominating on the streetscape.</p> <p>The design of the dwellings fronting Andersons Creek Road have carefully placed the garages at the rear of their dwellings to ensure they do not dominate the public realm.</p>
6 – Safety	<p><b>Met with condition</b></p> <p>An internal footpath network is provided in the design response to assist with “way finding” within the new development.</p> <p>It is considered the design and placement of the visitor car parking area is appropriate and does not raise any safety concerns. Visitor bicycle parking is also provided in this general location.</p> <p>A permit condition will require the location of street lighting to be shown.</p>
7 – Landscaping	<p><b>Met</b></p> <p>The layout of the internal roadway is to be complimented by new landscaping which will offer enhanced internal amenity by way of shade and shelter and will soften the hardstand area that is required to service the new dwellings.</p>

### Bicycle Parking

- 8.15 There is no requirement under the Manningham Planning Scheme to provide bicycle spaces as the built form is three storeys in height (the requirement applies for developments of four or more storeys). However, the permit applicant has elected to include 4 bicycle spaces adjacent the visitor spaces in the centre of the development which will enable safe bicycle parking for visitors. This is in addition to individual bike racks which are provided within the garages of most dwellings.

### Traffic

- 8.16 The submitted traffic impact assessment states that the proposed development will generate traffic at a daily rate of seven vehicle movements per dwelling per day. Application of these rates to the proposed dwellings results in a daily traffic volume of 406 vehicle movements per day, including approximately 42 vehicle movements (10%) per hour during periods of peak activity (one movement every four minutes on average).
- 8.17 The additional traffic generated by the proposed development will flow directly onto Andersons Creek Road. The Traffic Engineering report advises that the surrounding road network has the ability to accommodate the expected increase in traffic volume associated with the proposed development.

8.18 Vehicle movements into and out of the site are largely expected to be right in and left out, respectively. The existing right turning bay on Andersons Creek Road is proposed to be maintained and will allow for convenient access to the site for vehicles entering the site.

8.19 Council's Engineering Services Unit have raised no concerns in relation to the expected traffic generated by the proposed development.

**Clause 55 Two or More Dwellings on a Lot (Rescode Assessment)**

8.20 An assessment against the objectives of Clause 55 of the Manningham Planning Scheme is provided in the table below:

OBJECTIVE	OBJECTIVE MET / NOT MET
<p><b>55.02-1 – Neighbourhood Character</b></p> <ul style="list-style-type: none"> <li>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</li> <li>To ensure that development responds to the features of the site and the surrounding area.</li> </ul>	<p><b>Met</b></p> <p>The proposal contributes to the preferred character of more intense development and the substantial change envisaged for The Pines Activity Centre, as discussed in the assessment against the state and local planning policy frameworks and response to the DD09 policy.</p>
<p><b>55.02-2 – Residential Policy</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</li> </ul>	<p><b>Met</b></p> <p>The application was accompanied by a planning report that has demonstrated how the development is consistent with State, Local and Council planning policy.</p>
<p><b>55.02-3 – Dwelling Diversity</b></p> <ul style="list-style-type: none"> <li>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</li> </ul>	<p><b>Met</b></p> <p>The proposal includes a mix of dwellings with either three or four bedrooms.</p> <p>Eight different housing typologies are proposed, providing variety across the various floor plans, garage layout and open space provision.</p>
<p><b>55.02-4 – Infrastructure</b></p> <ul style="list-style-type: none"> <li>To ensure development is provided with appropriate utility services and infrastructure.</li> <li>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</li> </ul>	<p><b>Met subject to condition</b></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.</p>

OBJECTIVE	OBJECTIVE MET / NOT MET
<p><b>55.02-5 – Integration With Street</b></p> <ul style="list-style-type: none"> <li>To integrate the layout of development with the street.</li> </ul>	<p><b>Met</b></p> <p>The front row of dwellings are designed to face Andersons Creek Road with their dwellings entries facing the street.</p> <p>Front fences are not excessive in height and are partly transparent.</p> <p>The design also includes vehicular and pedestrian links between the site and the street.</p>
<p><b>55.03-1 – Street Setback</b></p> <ul style="list-style-type: none"> <li>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</li> </ul>	<p><b>Met</b></p> <p>The front row of dwellings (Type G) are setback in excess of the required 9 metres.</p>
<p><b>55.03-2 – Building Height</b></p> <ul style="list-style-type: none"> <li>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</li> </ul>	<p><b>Met</b></p> <p>The maximum building height is considered appropriate in the context of the DDO9 control.</p> <p>The height does not exceed the 14.5 metre height control outlined in the Zone, which applies to the land in recognition of the significant slope across the land.</p>
<p><b>55.03-3 – Site Coverage</b></p> <ul style="list-style-type: none"> <li>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</li> </ul>	<p><b>Met</b></p> <p>The proposed site coverage is 42.2%, which is below the 60% requirement in the standard.</p>
<p><b>55.03-4 – Permeability</b></p> <ul style="list-style-type: none"> <li>To reduce the impact of increased stormwater run-off on the drainage system.</li> <li>To facilitate on-site stormwater infiltration.</li> </ul>	<p><b>Met</b></p> <p>The proposal has 29.9% of site area as pervious surface, which complies with the standard.</p>
<p><b>55.03-5 – Energy Efficiency</b></p> <ul style="list-style-type: none"> <li>To achieve and protect energy efficient dwellings.</li> <li>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</li> </ul>	<p><b>Met</b></p> <p>An SMP has been submitted with the application and has been reviewed and found to be generally acceptable. Some minor matters will be addressed by permit condition.</p>
<p><b>55.03-6 – Open Space</b></p> <ul style="list-style-type: none"> <li>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</li> </ul>	<p><b>Met</b></p> <p>No formal communal open space is proposed.</p>



OBJECTIVE	OBJECTIVE MET / NOT MET
	<p>However, the development has been designed to integrate with the public open space to the north (Schafter Reserve). The boundary is unfenced and several dwellings have an outlook across this key parcel of public open space.</p>
<p><b>55.03-7 – Safety</b></p> <ul style="list-style-type: none"> <li>• To ensure the layout of development provides for the safety and security of residents and property.</li> </ul>	<p><b>Met with condition</b></p> <p>The dwellings entries are well located and easily identifiable.</p> <p>Whilst not all dwellings have ground floor habitable room windows that provide passive surveillance of the internal roads/spaces, they do at a minimum have first or second floor habitable room windows of balconies/terraces which offer this important surveillance. The side elevations of the front three rows of dwellings provide some surveillance although it can be increased through permit conditions, which are already earmarked to address the issue of their built form presentation to the internal accessway.</p> <p>No lighting has been shown along internal pathways, the internal road or the communal spaces.</p> <p>A permit condition will require the detail/location of street lighting to be provided.</p>
<p><b>55.03-8 – Landscaping</b></p> <ul style="list-style-type: none"> <li>• To encourage development that respects the landscape character of the neighbourhood.</li> <li>• To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</li> <li>• To provide appropriate landscaping.</li> <li>• To encourage the retention of mature vegetation on the site.</li> </ul>	<p><b>Met with condition</b></p> <p>As has been previously discussed, there is the need to provide additional spacing along the eastern boundary in which to achieve canopy tree planting capable of reaching heights at maturity of at least 8 metres. It is considered important for appropriate space to be provided at both ground and upper levels to enable canopies to thrive and not be adversely affected by internal on-ground amenities (such as paving) and roof overhangs. It is also considered important for the trees (together with their canopies) to be general contained within the development boundary. As previously discussed, this outcome will be a condition of the permission granted.</p>

OBJECTIVE	OBJECTIVE MET / NOT MET
<p><b>55.03-9 – Access</b></p> <ul style="list-style-type: none"> <li>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</li> </ul>	<p><b>Met</b></p> <p>There is only one vehicle crossover proposed for the development. It is an existing crossover which will be slightly increased and should comfortably service entry and egress from the site for future occupants. It has been considered by both VicRoads and Council engineers and deemed appropriate.</p>
<p><b>55.03-10 – Parking Location</b></p> <ul style="list-style-type: none"> <li>To provide convenient parking for resident and visitor vehicles.</li> </ul>	<p><b>Met</b></p> <p>Garages for all dwellings are conveniently located and will provide, via an internal stairwell, safe internal access into the living spaces of the dwellings.</p> <p>There are 11 visitor car spaces provided on site, two at the front of the site, and nine toward the middle, providing an appropriate spread through the site.</p>
<p><b>55.04-1 – Side And Rear Setbacks</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Met with condition</b></p> <p>The dwellings at either end of the front three rows (Dwellings 1, 11, 12, 21, 22 and 30) are non-compliant with Standard B17.</p> <p>To the south (Dwellings 11, 12 and 30) these non-compliances are mitigated by two factors. The level difference between the subject site and the land at 148 Andersons Creek Road to the south is quite significant. Consequently, the finished ground level of this property is much higher than the existing or proposed ground level of the subject site. Secondly, 148 Andersons Creek Road has been developed as townhouses with a sizeable landscaping strip and driveway between the dwellings and the boundary to the north. As a result, the dwellings are setback between 9-16m from the boundary. The slope and the existing generous setbacks combine to limit the impact of the non-compliance and it is therefore considered that the proposed setbacks of these dwellings satisfy the objection of Clause 55.04.</p>

OBJECTIVE	OBJECTIVE MET / NOT MET
	<p>To the north (Dwellings 1, 21 and 22), the 2.5 metre setback of the built form in which some dense, shrub type planting will be conditioned generally opposite these walls along the northern boundary and less sensitive abuttal being the driveway and car park associated with the existing child care centre use is considered to be relevant considerations in favour of permitting, in this instance, the proposed scale of built form.</p> <p>At the rear of the site, the eastern wall of Dwelling 42 and the northern wall of Dwelling 46 are non-compliant with the Standard. Given they abut land that is in a GRZ3 and PPRZ, and the sensitivities of the abutting land, both of these proposed dwellings will need to be redesigned to satisfy the Standard (acknowledging the other adjustments in any case to these dwellings in accordance with earlier assessment).</p>
<p><b>55.04-2 – Walls On Boundaries</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Met</b></p> <p>There are no walls to be constructed on any boundary of the site. This is a positive outcome.</p>
<p><b>55.04-3 – Daylight To Existing Windows</b></p> <ul style="list-style-type: none"> <li>To allow adequate daylight into existing habitable room windows.</li> </ul>	<p><b>Met</b></p> <p>The setback of the built form will not compromise the daylight access to any existing habitable room windows on adjoining properties.</p>
<p><b>55.04-4 – North Facing Windows</b></p> <ul style="list-style-type: none"> <li>To allow adequate solar access to existing north-facing habitable room windows.</li> </ul>	<p><b>Met</b></p> <p>There are no north-facing windows within 3m of the site.</p>
<p><b>55.04-5 – Overshadowing Open Space</b></p> <ul style="list-style-type: none"> <li>To ensure buildings do not significantly overshadow existing secluded private open space.</li> </ul>	<p><b>Met</b></p> <p>The overshadowing of adjoining secluded private open space attributable to the proposal will largely follow the shadow of the existing boundary fencelines. There will be some slight additional overshadowing caused by the development but it is within comfortable allowances provided by the Standard.</p>

OBJECTIVE	OBJECTIVE MET / NOT MET
<p><b>55.04-6 – Overlooking</b></p> <ul style="list-style-type: none"> <li>To limit views into existing secluded private open space and habitable room windows.</li> </ul>	<p><b>Met</b></p> <p>Boundary fencing and obscured glazing to 1.7m high are proposed to provide limitations on overlooking into the adjoining property's open spaces and habitable room windows.</p> <p>It is noted that along the southern elevation the designers are proposing a two storey vertical window that is unscreened. This style of window is associated with a number of the dwelling types (e.g. Type D) and is to a stairwell.</p>
<p><b>55.04-7 – Internal Views</b></p> <ul style="list-style-type: none"> <li>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</li> </ul>	<p><b>Met</b></p> <p>It is considered that appropriate screening and building separation has been provided to mitigate unreasonable internal views.</p>
<p><b>55.04-8 – Noise Impacts</b></p> <ul style="list-style-type: none"> <li>To contain noise sources in developments that may affect existing dwellings.</li> <li>To protect residents from external noise.</li> </ul>	<p><b>Met</b></p> <p>There are no known unusual noise sources that may affect existing dwellings.</p> <p>The habitable room windows at the front of the site facing Andersons Creek Road are well setback from the street.</p>
<p><b>55.05-1 – Accessibility</b></p> <ul style="list-style-type: none"> <li>To encourage the consideration of the needs of people with limited mobility in the design of developments.</li> </ul>	<p><b>Met</b></p> <p>It is acknowledged that the dwelling type is unlikely to be suited to persons of limited mobility although some dwelling types have offered some level of consideration by the provision of ground level bedroom and WCs (Type D dwellings for example).</p>
<p><b>55.05-2 – Dwelling Entry</b></p> <ul style="list-style-type: none"> <li>To provide each dwelling or residential building with its own sense of identity.</li> </ul>	<p><b>Met</b></p> <p>The front entries of the dwellings are easily identifiable. Some such as in Type D dwellings don't face the internal street, but private driveway, but this seems to be a deliberate feature of the design response, and reasonable as the entry is not obscured.</p>
<p><b>55.05-3 – Daylight To New Windows</b></p> <ul style="list-style-type: none"> <li>To allow adequate daylight into new habitable room windows.</li> </ul>	<p><b>Met</b></p> <p>New windows are provided with sufficient light court areas to allow adequate solar access.</p>

OBJECTIVE	OBJECTIVE MET / NOT MET
<p><b>55.05-4 – Private Open Space</b></p> <ul style="list-style-type: none"> <li>To provide adequate private open space for the reasonable recreation and service needs of residents.</li> </ul>	<p><b>Met</b></p> <p>All dwellings are generally provided with private open space in accordance with the standard.</p> <p>The open space is provided through a mix of at-grade rear and front yards, terraces and balconies and made private through fencing, retaining walls or balustrading.</p>
<p><b>55.05-5 – Solar Access To Open Space</b></p> <ul style="list-style-type: none"> <li>To allow solar access into the secluded private open space of new dwellings and residential buildings.</li> </ul>	<p><b>Met</b></p> <p>The majority of dwellings are offered north facing open space which will improve the amenity of the proposed dwellings.</p> <p>There are however some dwellings which have south facing open spaces at ground level (Type E and H), although have upper level balconies with a northern orientation to supplement this.</p> <p>There are six Type D dwellings which have purely south facing open space that is non-compliant with Standard B29. While this is not an ideal outcome, in a yield of 58 dwellings less than 10% of dwellings with south facing open space is considered to be an acceptable outcome.</p>
<p><b>55.05-6 – Storage</b></p> <ul style="list-style-type: none"> <li>To provide adequate storage facilities for each dwelling.</li> </ul>	<p><b>Met</b></p> <p>Adequate storage spaces for each dwelling are provided within their respective garages.</p>
<p><b>55.06-1 – Design Detail</b></p> <ul style="list-style-type: none"> <li>To encourage design detail that respects the existing or preferred neighbourhood character.</li> </ul>	<p><b>Met</b></p> <p>The dwellings present as a robust, series of buildings across 9 blocks through the site. There is variation between the treatment of individual blocks, avoiding repetition and instead creating visual interest.</p> <p>For the reasons discussed earlier in this report, the design response is generally assessed to be consistent with the preferred design and neighbourhood character direction for new development in The Pines Major Activity Centre.</p> <p>Subject to some design adjustments required to particular dwellings to improve their design appearance, the proposal is considered to be of an acceptable standard.</p>

OBJECTIVE	OBJECTIVE MET / NOT MET
<p><b>55.06-2 – Front Fence</b></p> <ul style="list-style-type: none"> <li>To encourage front fence design that respects the existing or preferred neighbourhood character.</li> </ul>	<p><b>Met</b></p> <p>The front dwellings have front fences with a maximum height of 1.4m that are semi-transparent.</p>
<p><b>55.06-3 – Common Property</b></p> <ul style="list-style-type: none"> <li>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</li> <li>To avoid future management difficulties in areas of common ownership.</li> </ul>	<p><b>Met</b></p> <p>It is presumed that body corporate will be capable of appropriately managing the future common property areas which will constitute the communal accessways, pedestrian pathways, bin store areas and perimeter and internal landscaping.</p>
<p><b>55.06-4 – Site Services</b></p> <ul style="list-style-type: none"> <li>To ensure that site services can be installed and easily maintained.</li> <li>To ensure that site facilities are accessible, adequate and attractive.</li> </ul>	<p><b>Met with condition</b></p> <p>Appropriate site services, such as mailboxes and a communal bin area, are provided. The communal bin area has been appropriately designed to screen the area and blend in with the overall design.</p> <p>A substation is also shown on proposed plans with sufficient space around it to be meet the authority's requirements.</p> <p>A permit condition will require any other services to be shown (and space provided for them on the site). There final presentation will also need to be appropriate.</p>

### Objector Concerns

#### Overdevelopment, building height, visual bulk and out of character

- 8.21 It is anticipated that the site will undergo substantial change yielding higher residential densities in line with the planning policy framework. Having regard to the planning policies and controls which govern the development, the proposal has been assessed as generally being respectful in terms of its design response relative to building site coverage, setbacks and heights.
- 8.22 The dwellings have been configured into 9 blocks with meaningful spacing between each other. This arrangement also allows the development to respond to the slope of the land, stepping down with the slope and providing a staggered height.
- 8.23 While it is acknowledged that the proposal does not fully comply with the preferred maximum building height of the DDO9 or the numerical standard for side setbacks it is considered that some of these non-compliances are acceptable for the reasons previously outlined earlier in this report.

- 8.24 It has been submitted that the removal of vegetation and the intensity of the proposal does not reflect the broader character of the Mullum Mullum area. However, located within The Pines Activity Centre it is expected that the area, including the subject site, will undergo substantial change, subsequently changing the character. The development to the west of the site at Morello Circle is indicative of the substantial level of change already present within the Activity Centre.
- 8.25 The transition offered by the development at the interface of the subject site with the Ridley Court properties to the east (GRZ3 zoned land) is slightly too intensive. It is appropriate to require some modifications to the built form proposed along the length of the eastern boundary in the manner already discussed in this report. It is considered this should strike an appropriate balance between the higher density outcomes anticipated for the site with the expectations of planning policy to mitigate unreasonable visual bulk and external amenity impacts by improving building setbacks and achieving meaningful landscaped outcomes.

Inadequate setbacks/interface between the proposal and adjoining low-scale residential properties

- 8.26 The DDO9 directs the development to step down at the rear of site to provide a transition to the scale of the adjoining residential area, where appropriate. It also refers to landscaping being provided alongside boundaries to assist with breaking up the length of continuous built form and softening the appearance of new built form. While Dwellings 43-46 at the rear of the site are two-storey in scale (as opposed to three-storeys for the majority of dwellings), they are attached at ground and upper level and have setbacks as little as 2 metres to the eastern boundary.
- 8.27 Notwithstanding the two-storey scale of the dwellings is positive aspect of the design response, it is agreed with the Ridley Court residents that an insufficient presentation across the eastern elevation is provided with a minimal setback offered by the current dwelling layout. This insignificant separation won't provide an appropriate level of space in which to achieve meaningful canopy tree planting. As such, a range of permit conditions are proposed to address this shortcoming of the design response.

Loss of vegetation and inadequate replacement vegetation/green space on site

- 8.28 It is understood objectors are concerned and unhappy about the loss of such a treed green space. Several objectors have suggested that the vegetation at the rear of the site should be retained as this will provide an appropriate transition/buffer area between the proposal and existing dwellings.
- 8.29 However, the land is zoned for residential purposes and there are no specific vegetation overlays applicable to the site. An Environmental Significance Overlay – Schedule 3 (ESO3) does apply but only to the vegetation within the Council street reserve at the front of the site. Accordingly these trees have been showed to be retained with appropriate protection measures.
- 8.30 It is noted that there is only one native tree that requires a permit for its removal under Clause 52.17. A permit condition will require that it is appropriately offset. For the remainder of the trees there is no policy that directs that the vegetation should or must be retained.

Loss of views

- 8.31 Many of the surrounding dwellings currently have an outlook across the subject site, which presently appears as a mostly vast, grassed area with canopy trees and minimal buildings or structures. Surrounding dwellings have benefited from the existing use and vegetation treatment, essentially borrowing the amenity from the site.
- 8.32 Whilst it is recognised that views may form part of residential amenity, there is no specific controls within the Manningham Planning Scheme that protects residents' rights to a view. It is not considered that the extent of views lost or the significance of the view would warrant refusal or modification of the application.
- 8.33 While the proposed development will undoubtedly result in a loss of the current level of amenity in terms of this outlook, it does not automatically mean that the external amenity will not be acceptable. The amenity must be assessed on its own merits, not against the existing levels or those experienced in a different residential context. The question is whether the proposal will result in unreasonable amenity levels for surrounding properties.
- 8.34 To answer this question one must assess how the design responds to the relevant policy controls, Clause 55 in particular. The requirements of Clause 55 which could be considered of relevance to off-site amenity – site coverage, height, side and rear setbacks, overshadowing, overlooking – have been discussed elsewhere in this report and have been deemed appropriate (and where they have not been, it is proposed to address some shortcomings by permit condition – one example being the Standard B17 non-compliance to Ridley Court properties).
- 8.35 Landscaping around the periphery of sites typically helps to provide screening of a development from an adjoining property, as well as soften the built form.

Privacy concerns

- 8.36 Given the configuration and orientation of the dwellings there are actually few overlooking opportunities caused by the proposed development. Overlooking of private open space and habitable room windows of adjoining properties is limited to Dwellings 31-46. The elevation and typology floor plans for these dwellings indicate that the relevant windows will have translucent glazing to 1.7m above the finished floor level.

Loss of pedestrian access through to Schafter Reserve

- 8.37 Pedestrian access from Andersons Creek Road to Schafter Reserve is currently provided informally through the site. There are currently no paths connecting the two nor any signage. The development can maintain this pedestrian access through the site (post development) and keeping the interface between the site and the Reserve unfenced. The inclusion of a carriageway easement would confirm the legalities of site access. Hence, a permit condition will require a carriageway easement to be provided in favour of Manningham City Council.



Increased pedestrian and traffic movements, congestion and inadequate public transport

- 8.38 An assessment on the potential traffic impact is provided in the traffic report submitted with the application. The report concludes that the surrounding road network has the ability to accommodate the expected increase in traffic volume associated with the proposed development in a satisfactory manner.
- 8.39 In terms of increased pedestrian movement, the development has incorporated features to address safe pedestrian through the site. The front setback includes a dedicated pedestrian pathway along the frontage which also connects to the dedicated pathway that runs through the site and connects to Schafter Reserve. The pathway has been provided as separate to the internal road, meaning that pedestrians will not be required to share the road with vehicles, creating a potential safety issue.
- 8.40 The site is considered well-located in terms of public transport access. Two bus routes run directly out the front of the site and there is a bus interchange at The Pines Shopping Centre, services by ten bus routes.

Construction noise

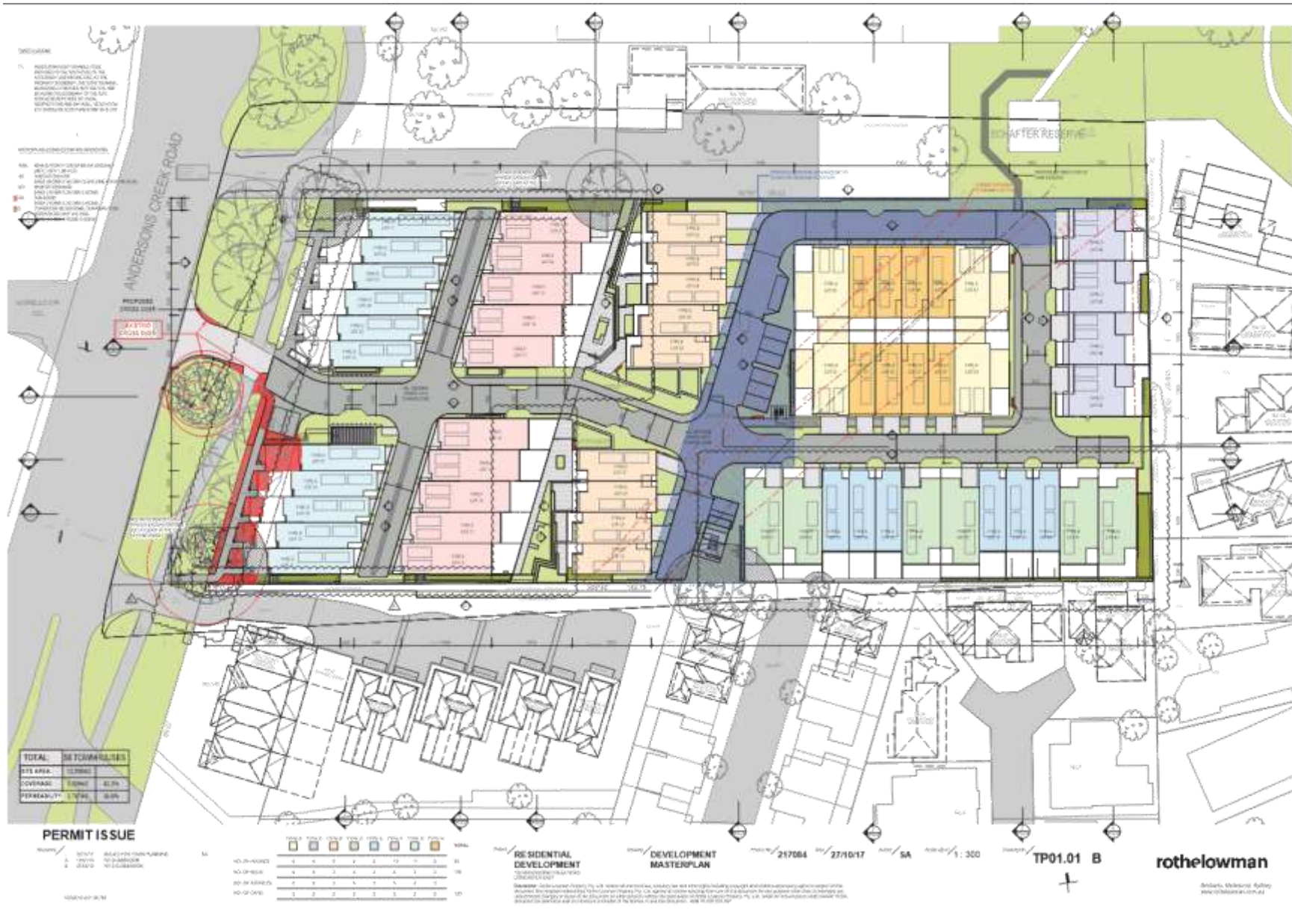
- 8.41 Some noise and other off site impacts are inevitable when any construction occurs. The developer will be required to meet relevant Local Law and EPA regulations regarding construction practices to ensure these impacts are mitigated. In addition to these requirements a Construction Management Plan will be required as a permit condition.

**9. DECLARATION OF CONFLICT OF INTEREST**

- 9.1 No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.







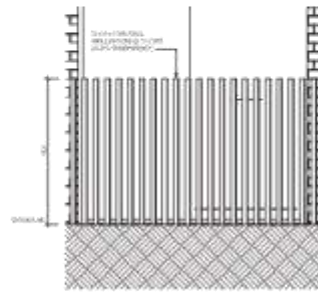




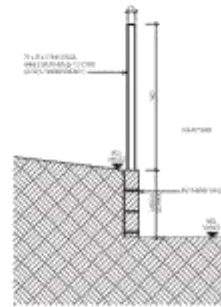




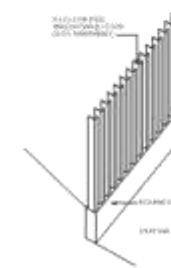




FENCE ELEVATION DETAIL  
Scale: 1/8" = 1'-0"



FENCE SECTION DETAIL  
Scale: 1/8" = 1'-0"



3D - FENCE DETAIL  
Scale: 1/8" = 1'-0"



PERMIT ISSUE

PROJECT: 217084 28/02/18

10/02/18 10:00 AM

RESIDENTIAL DEVELOPMENT  
217084 28/02/18

WEST BOUNDARY RETAINING WALL/FENCE - DETAIL

PROJECT: 217084 28/02/18

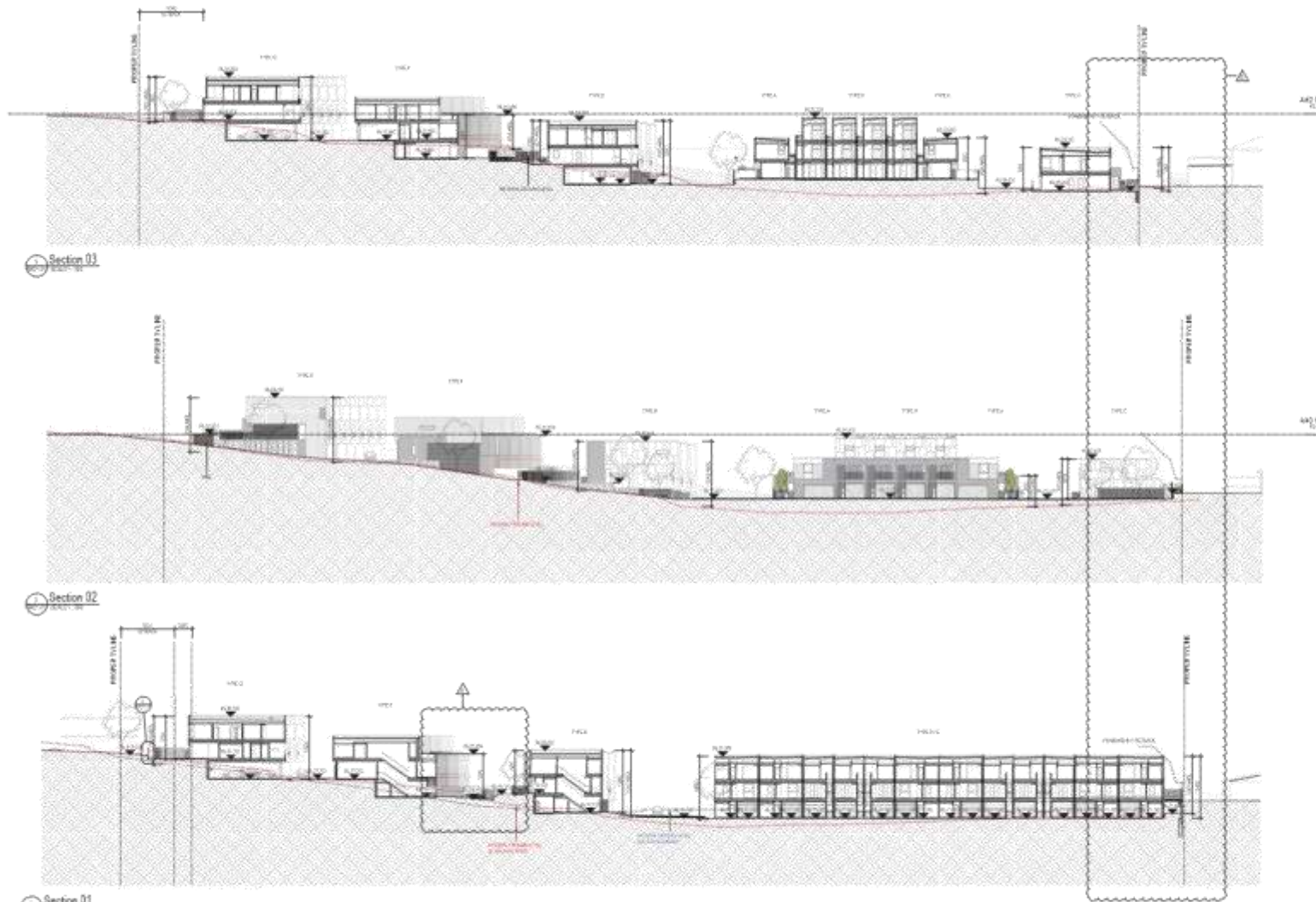
DATE: 1/20

SCALE: 1:20

TP01.11

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**PERMIT ISSUE**

PROPERTY TYPING  
 1. RESIDENTIAL  
 2. COMMERCIAL  
 3. INDUSTRIAL  
 4. MIXED USE  
 5. OTHER

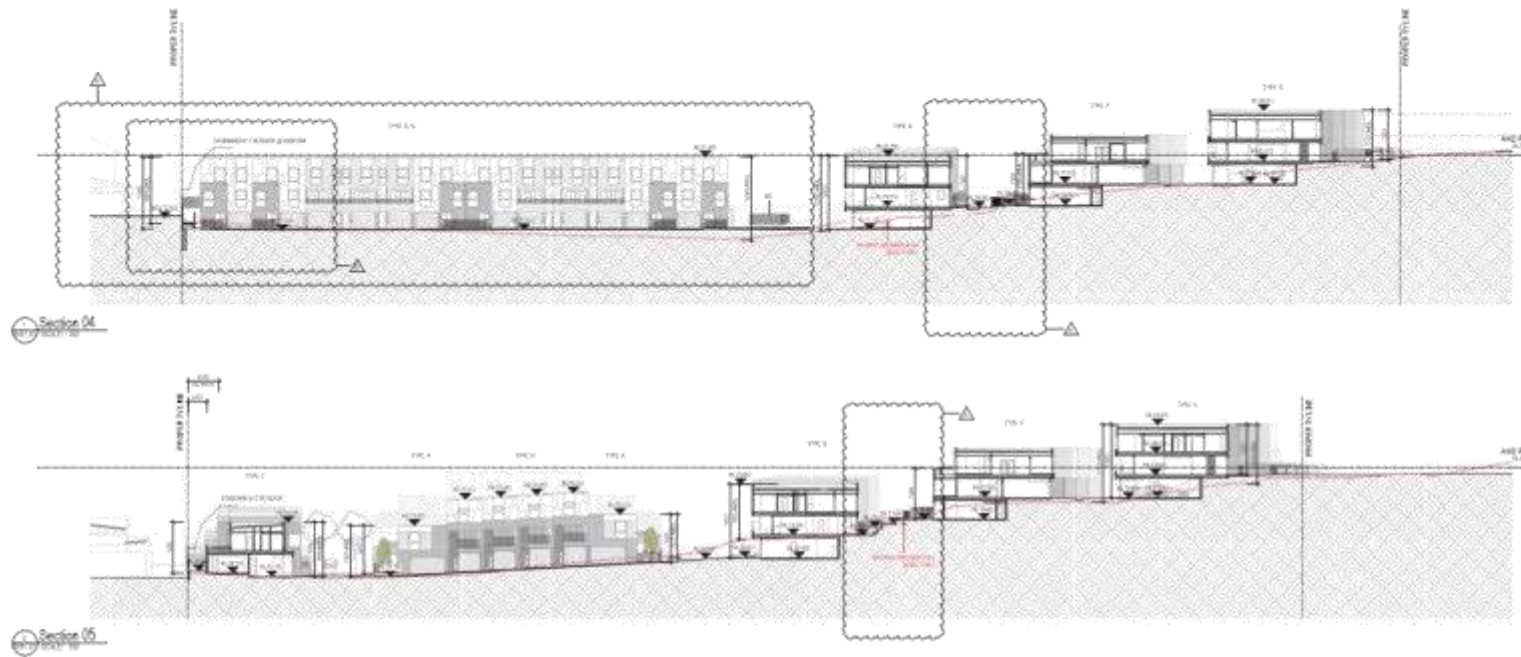
NOTE: NATURAL GROUND LEVEL HEIGHTS ARE BASED ON SURVEY INFORMATION SUPPLIED BY BOSSO JOHNSON AND AS SUCH HEIGHTS CONTAINED HAVE BEEN EXTRAPOLATED FROM THE SPOT LEVELS PROVIDED.  
 NOTE: MAXIMUM DEVELOPMENT OVERLAP HEIGHT AND BEAD

**RESIDENTIAL DEVELOPMENT**

PROJECT NO. 217084 DATE 27/10/17  
 SHEET SA SCALE 1:300  
 DRAWING NO. TP02.01 B

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**PERMIT ISSUE**

1. SITE NO. 2517084  
 2. SITE NO. 2517084

NOTE: NATURAL GROUND LEVEL HEIGHTS ARE BASED ON SURVEY INFORMATION SUPPLIED BY BOSSO JOHNSON AND AS SUCH HEIGHTS/CONTOURS HAVE BEEN EXTRAPOLATED FROM THE SPOT LEVELS PROVIDED.

NOTE: MAXIMUM DEVELOPMENT OVERLAP HEIGHT AND AREA

**RESIDENTIAL DEVELOPMENT**

SITE SECTIONS 04 & 05

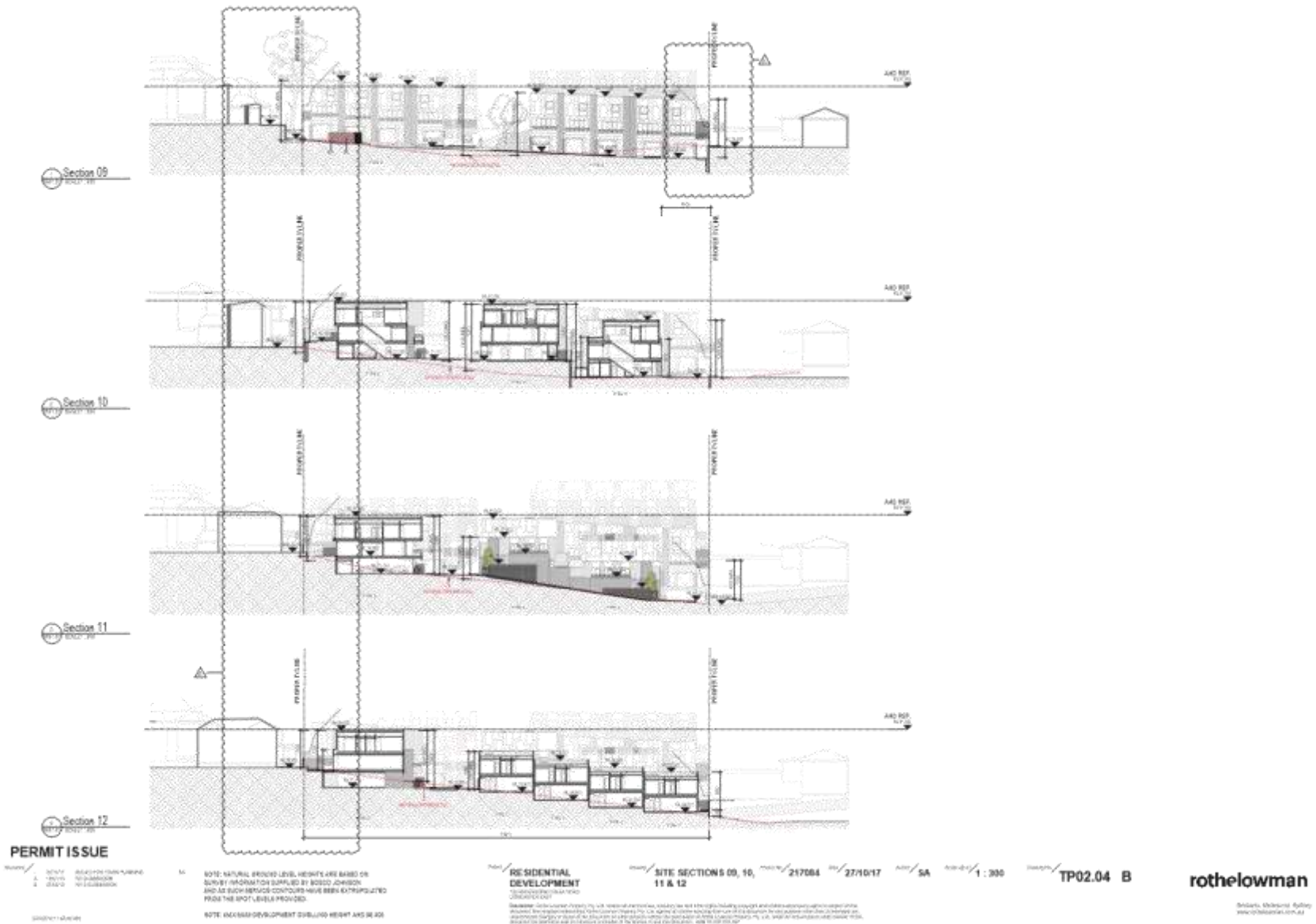
2517084 27/10/17 SA 1:300

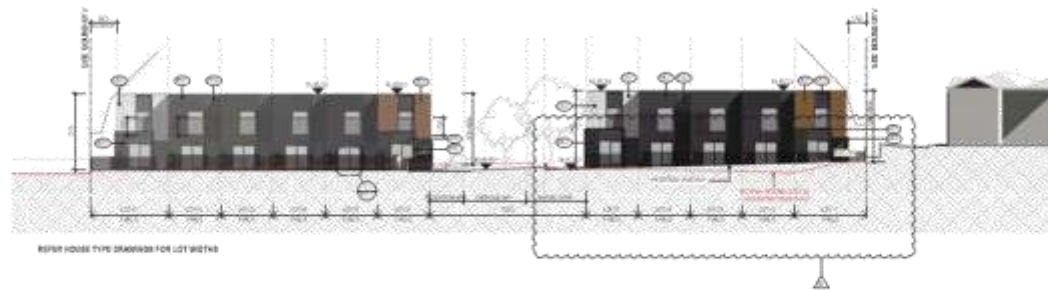
TP02.02 B

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SITE ELEVATION 01 - ANDERSONS CREEK ROAD



SITE ELEVATION 02 - NORTH A

Materials Schedule

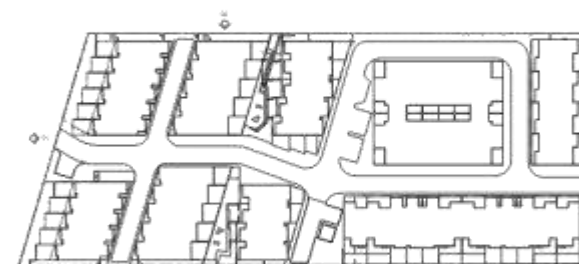
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BR01 Brick Finish - Clear	SP02 Slabtop - Translucent	YR02 Timber Cladding - Rustic Red Slat
BR02 Brick Finish - Light	SP03 Slab Top - Dark	ST01 Stone Paving - Natural and
CB01 Cladding - Slabtop - Light	SP04 Slab Top - Light	
EP01 External Paint Finish - Dark	SP05 Slab Finish - Dark (Between 3 Panels)	
EP02 External Paint Finish - Light		

PERMIT ISSUE

1. SITE PLAN  
2. SITE PLAN WITH DIMENSIONS

NOTE: NATURAL GROUND LEVEL HEIGHTS ARE BASED ON SURVEY INFORMATION SUPPLIED BY BOBBO JOHNSON AND ALL SUCH HEIGHTS/CONTOURS HAVE BEEN EXTRACTED FROM THE SPOT LEVELS PROVIDED.

NOTE: MAXIMUM DEVELOPMENT OVERLAP HEIGHT AND SETBACKS



RESIDENTIAL DEVELOPMENT

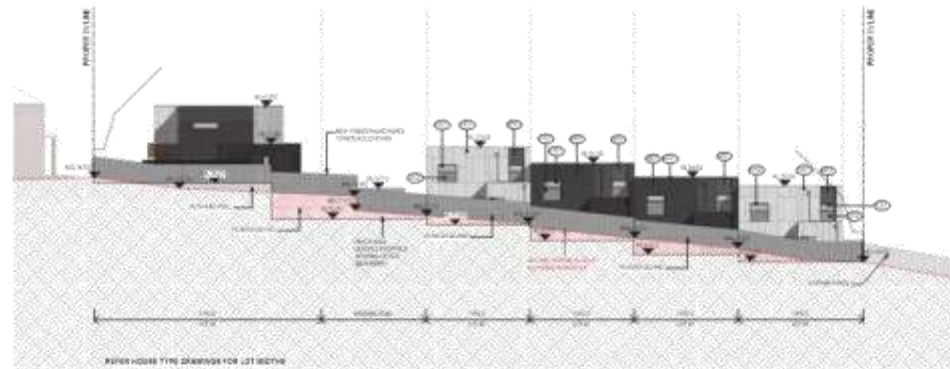
SITE ELEVATIONS 01 & 02  
217004  
27/10/17  
SA  
1:200  
TP03.01 B

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SITE ELEVATION 03 - NORTH B



SITE ELEVATION 04 - EAST

Materials Schedule

AP01 Acrylic Finish - Oak Render	SP01 Slabtop - Oak	YR01 Timber Cladding - Light
BR01 Brickwork - Clay	SP02 Slabtop - Timber/brick	YR02 Timber Cladding - Plywood Slat
BR02 Brickwork - Light	SP03 Slabtop - Oak	SP04 Slabtop - Oak and
CB01 Cladding System - Light	SP04 Slabtop - Light	SP05 Slabtop - Oak (Between 3 Panels)
ER01 External Paint Finish - Clay	SP05 Slabtop - Oak (Between 3 Panels)	
ER02 External Paint Finish - Light		

PERMIT ISSUE

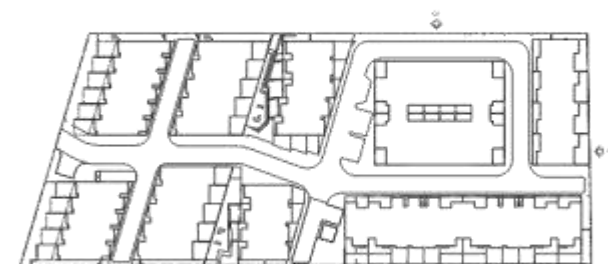
Project No. 217084  
 Date of Issue 27/10/17  
 Version 04

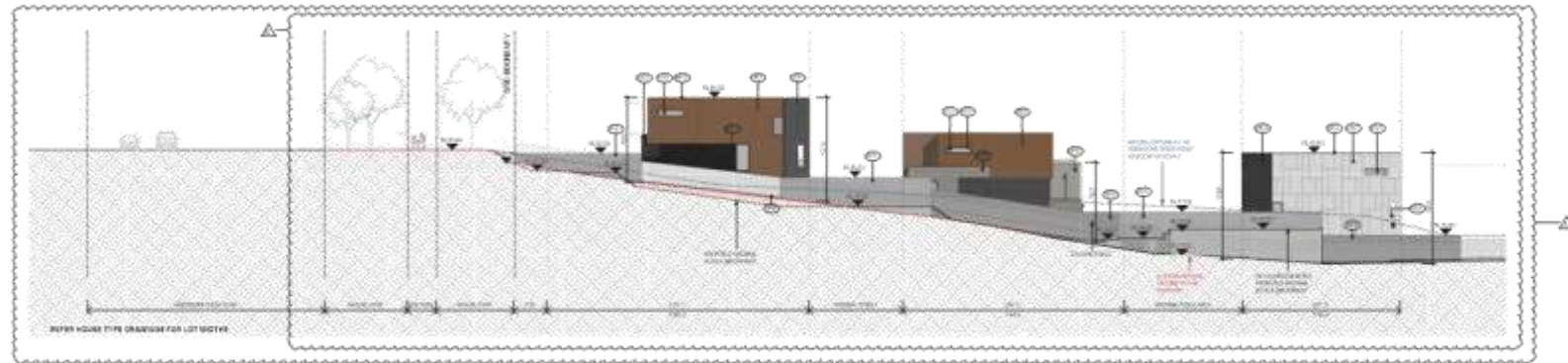
NOTE: NATURAL GROUND LEVEL HEIGHTS ARE BASED ON SURVEY INFORMATION SUPPLIED BY BISCO JOHNSON AND AS SUCH REVISED CONTOURS HAVE BEEN EXTRAPOLATED FROM THE SPOT LEVELS PROVIDED.  
 NOTE: MAXIMUM DEVELOPMENT OVERLAP HEIGHT AND BEAD

RESIDENTIAL DEVELOPMENT

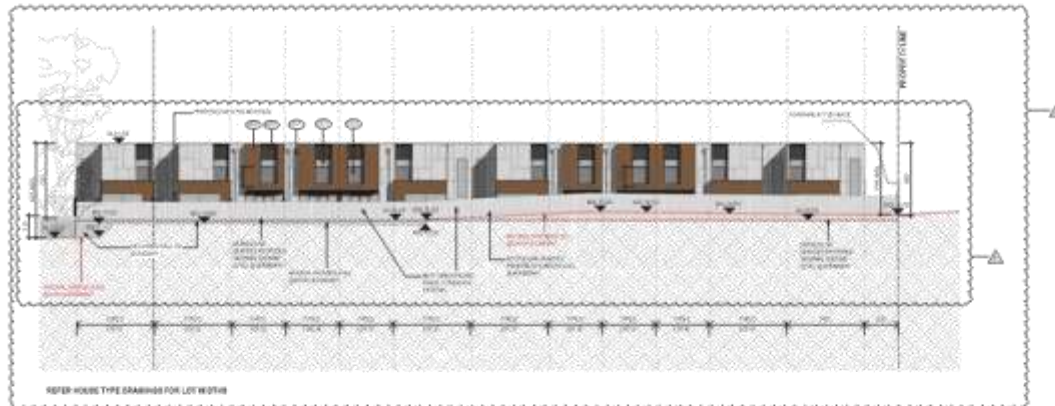
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 Date of Issue 27/10/17  
 Version 04  
 Scale 1:200  
 Drawing No. TP03.02 A

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SITE ELEVATION 05 - SOUTH B



SITE ELEVATION 05 - SOUTH A



Materials Schedule

AF01: Acrylic Finish - Oak Render	W01: Slating - Clay	Y01: Timber Cladding - Light
BS01: Solid Mason - Clay	W02: Slating - Hardwood	Y02: Timber Cladding - Hardwood Tonal
BS02: Solid Mason - Light	W03: Slate Finish - Dark	Z01: Stone Paving - Natural and
CB01: Cladding System - Light	W04: Slate Finish - Light	
EP01: External Paint Finish - Dark	W05: Slate Finish - Dark (Belvedere & Terrace)	
EP02: External Paint Finish - Light		

PERMIT ISSUE

1	2	3
1	2	3

NOTE: NATURAL GROUND LEVEL HEIGHTS ARE BASED ON SURVEY INFORMATION SUPPLIED BY BOSSO JOHNSON AND AS SUCH HEIGHTS/CONTOURS HAVE BEEN EXTRAPOLATED FROM THE SPOT LEVELS PROVIDED.

NOTE: MAXIMUM DEVELOPMENT OVERLAP HEIGHT AND BEAD

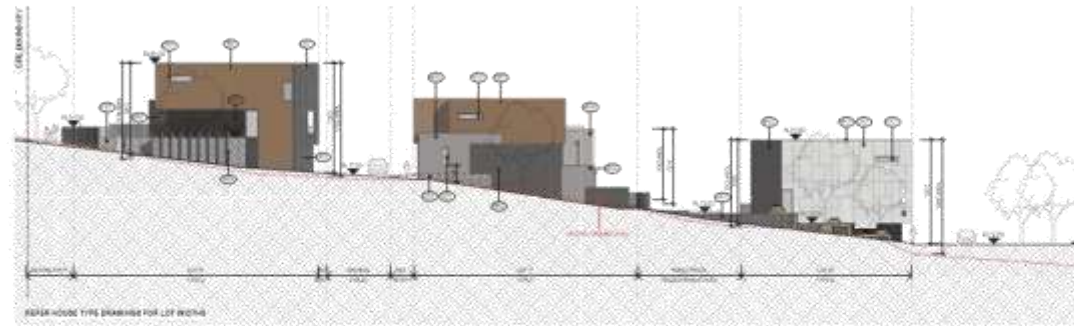
RESIDENTIAL DEVELOPMENT

Project: SITE ELEVATIONS 05 A & B  
 Drawing No: 217004  
 Date: 27/10/17  
 Author: SA  
 Scale: 1:200  
 Drawing: TP03.03 B

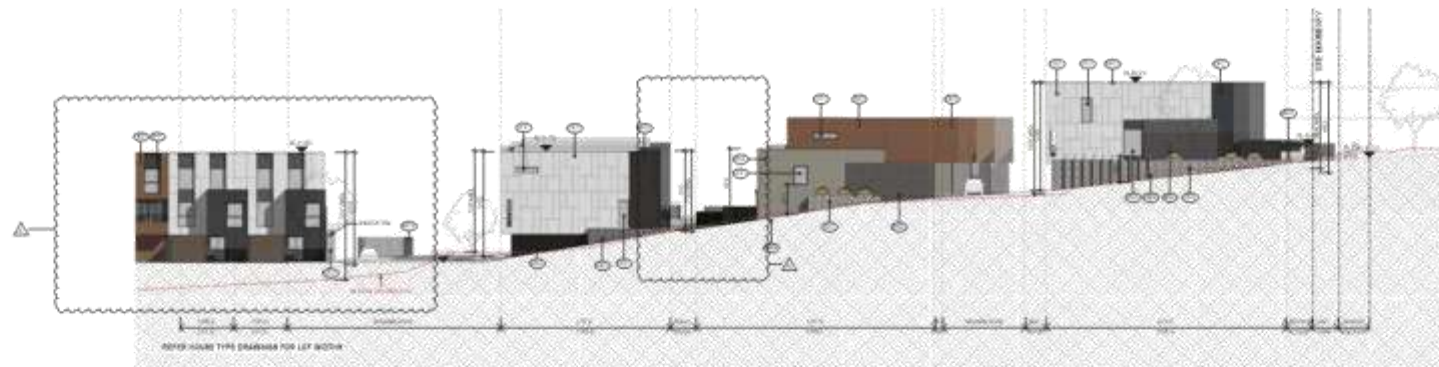
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STREET ELEVATION 01



STREET ELEVATION 02

Materials Schedule

AP01 Acoustic Mesh - Oak Render	SP01 Slating - Clay	YR01 Timber Cladding - Light
BR01 Brickwork - Clay	SP02 Slating - Hardwood	YR02 Timber Cladding - Hardwood Slat
GR01 GRC Panel - Light	SP03 Slate Panel - Clay	ST01 Stone Panel - Natural
CR01 Cladding System - Light	SP04 Slate Panel - Light	
EP01 External Panel Panel - Clay	SP05 Slate Panel - Clay (Belvedere & Terrace)	
SP02 External Panel Panel - Light		

PERMIT ISSUE

1. 2017/17 RESIDENTIAL DEVELOPMENT  
2. 2017/18 STREET ELEVATIONS

NOTE: NATURAL GROUND LEVEL HEIGHTS ARE BASED ON SURVEY INFORMATION SUPPLIED BY BOBBO JOHNSON AND ALL ELEVATIONS OR CONTIGUOUS HAVE BEEN EXTRAPOLATED FROM THE SPOT LEVELS PROVIDED.

NOTE: MAXIMUM DEVELOPMENT OVERLAP HEIGHT ARE 3M AS



RESIDENTIAL DEVELOPMENT

STREET ELEVATIONS 01 & 02

217004

27/10/17

SA

1:200

TP03.04 B

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Materials Schedule

APD: Acrylic Finish - Dark Render	WFL: Slating - Green	YR8: Timber Cladding - Light
BSR1: Solid Render - Cream	WTR: Slating - Translucent	YR9: Timber Cladding - Rustic/Red Tones
BSR2: Solid Render - Light	WTF: Slate Finish - Dark	ZTR: Stone Finish - Natural/Red
CBM: Cladding System - Light	WTD: Slate Finish - Light	
ENR: External Paint Finish - Cream	WTFB: Slate Finish - Dark (Between & Panels)	
SPR: External Paint Finish - Light		

PERMIT ISSUE

1. 2017/17  
2. 2017/18  
3. 2017/19

NOTE: NATURAL GROUND LEVEL HEIGHTS ARE BASED ON SURVEY INFORMATION SUPPLIED BY BOBBO JOHNSON AND AS SUCH REVIEWS/CONCEPTS HAVE BEEN OBTAINED FROM THE SPOT LEVELS PROVIDED.

NOTE: MAXIMUM DEVELOPMENT OVERLAP HEIGHT AND BEAD

RESIDENTIAL DEVELOPMENT

STREET ELEVATIONS 03, 04, 05 & 06

217084

27/10/17

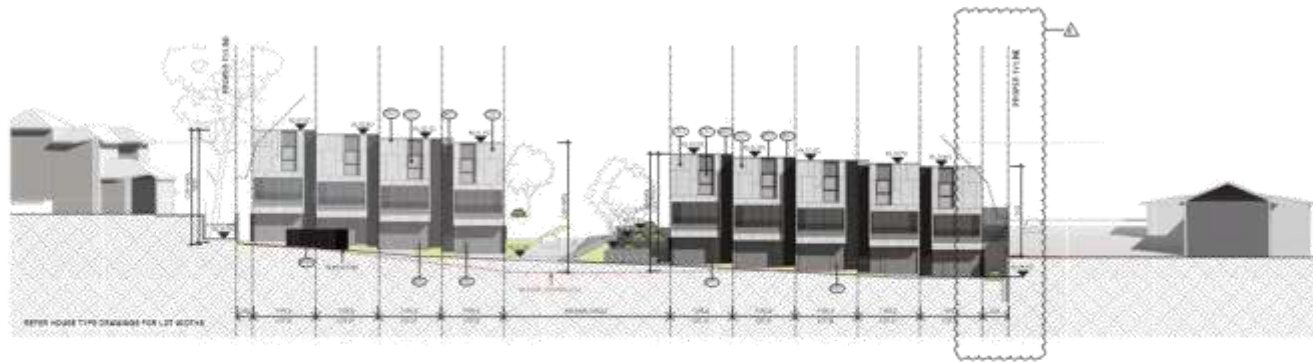
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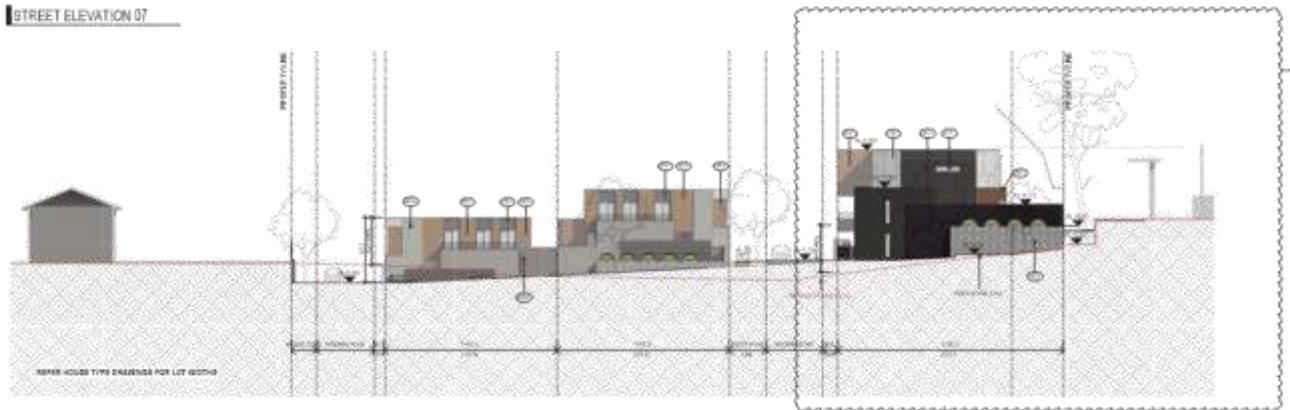
TP03.05 B

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STREET ELEVATION 07



STREET ELEVATION 08

Materials Schedule

AF01 Acrylic Finish - Dark Render	SP01 Slating - Grey	YR01 Timber Cladding - Light
BR01 Brickwork - Cream	SP02 Slating - Handmade	YR02 Timber Cladding - Handmade texture
BR02 Brickwork - Light	SP03 Slate Finish - Dark	ST01 Stone Paving - Natural and
CB01 Cladding System - Light	SP04 Slate Finish - Light	
EP01 External Paint Finish - Dark	SP05 Slate Finish - Dark (Belvedere & Terrace)	
SP02 External Paint Finish - Light		

PERMIT ISSUE

1. 2017/17  
2. 2017/18  
3. 2017/19

NOTE: NATURAL GROUND LEVEL HEIGHTS ARE BASED ON SURVEY INFORMATION SUPPLIED BY BOBOD JOHNSON AND AS SUCH REVIEWS/CONCEPTS HAVE BEEN EXPEDITED FROM THE SPOT LEVELS PROVIDED.  
NOTE: MAXIMUM DEVELOPMENT OVERLAP HEIGHT AND BEAD



RESIDENTIAL DEVELOPMENT

STREET ELEVATIONS 07 & 08

217084

27/10/17

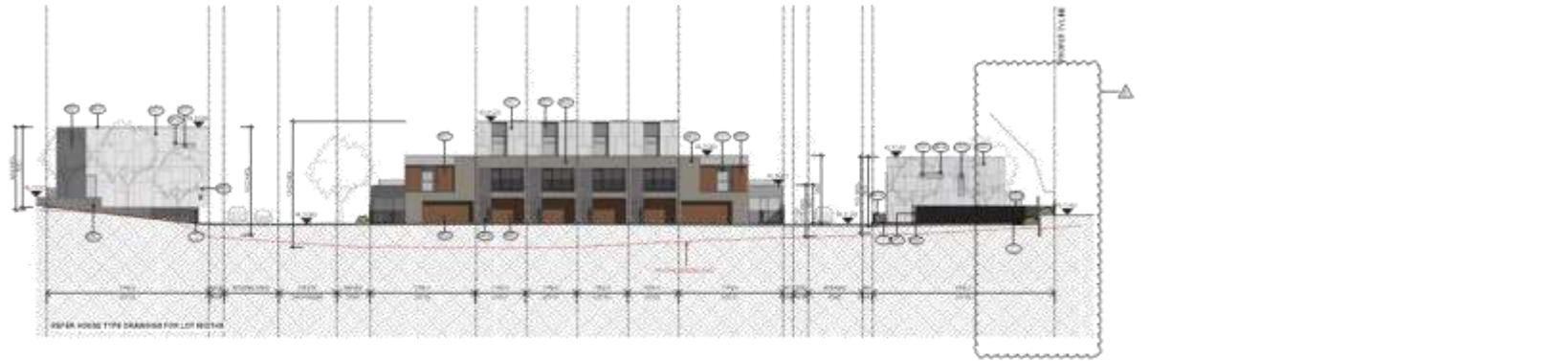
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TP03.06 B

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STREET ELEVATION 09



STREET ELEVATION 10

Materials Schedule

AF01: Acrylic Finish - Dark Render	SP01: Slating - Green	YR01: Timber Cladding - Light
BR01: Brickwork - Green	SP02: Slating - Fairweather	YR02: Timber Cladding - Fairweather
BR02: Brickwork - Light	SP03: Slate Tiles - Dark	ST01: Stone Paving - Natural
CB01: Cladding System - Light	SP04: Slate Tiles - Light	
EP01: External Paint Finish - Dark	SP05: Slate Tiles - Dark (Staircases & Porches)	
EP02: External Paint Finish - Light		

PERMIT ISSUE

1. 20/17/18 - RESIDENTIAL DEVELOPMENT  
2. 27/10/17 - STREET ELEVATIONS

NOTE: NATURAL GROUND LEVEL HEIGHTS ARE BASED ON SURVEY INFORMATION SUPPLIED BY BOBBO JOHNSON AND ALL SUCH HEIGHTS/CONTOURS HAVE BEEN EXTRACTED FROM THE SPOT LEVELS PROVIDED.  
NOTE: MAXIMUM DEVELOPMENT OVERLAP HEIGHT AND BEAD



RESIDENTIAL DEVELOPMENT

STREET ELEVATIONS 09 & 10

217004

27/10/17

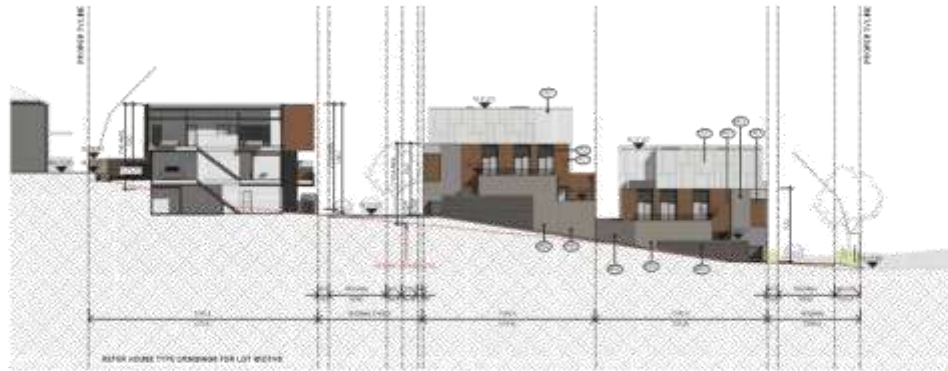
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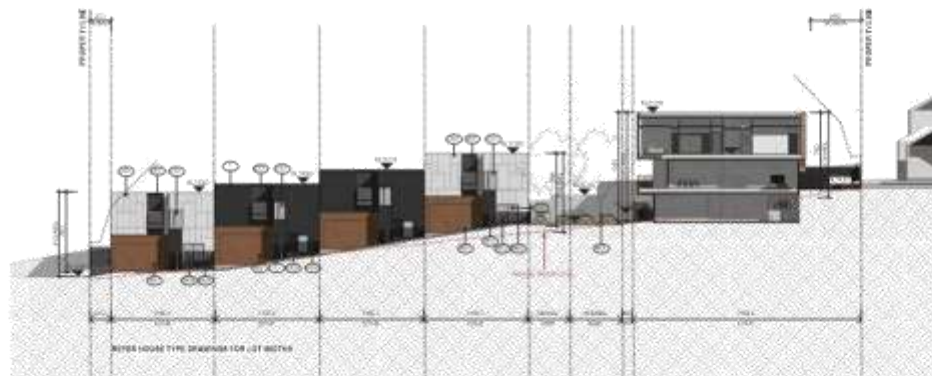
TP03.07 B

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STREET ELEVATION 11



STREET ELEVATION 12

Materials Schedule

APD: Acoustic Finish - Dark Render	SP1: Slabtop - Clear	YR1: Timber Cladding - Light
BR1: Brickwork - Clear	SP2: Slabtop - Fairfaced	YR2: Timber Cladding - Fairfaced Siding
BR2: Brickwork - Light	SP3: Slabtop - Dark	SP4: Slabtop - Slatwood
CB1: Cladding System - Light	SP5: Slabtop - Light	
EP1: External Paint Finish - Dark	SP6: Slabtop - Dark (Between 3 & 4 Panels)	
EP2: External Paint Finish - Light		

PERMIT ISSUE

1. 2017/17 ACTIVITY CLASSIFICATION  
2. 2017/17 EXEMPTED DEVELOPMENT

NOTE: NATURAL GROUND LEVEL HEIGHTS ARE BASED ON SURVEY INFORMATION SUPPLIED BY BROAD JOHNSON AND AS SUCH HEIGHTS OF CONDUITS HAVE BEEN EXTRAPOLATED FROM THE SPOT LEVELS PROVIDED.

NOTE: MAXIMUM DEVELOPMENT OVERLAP HEIGHT AND BEAD



RESIDENTIAL DEVELOPMENT

STREET ELEVATIONS 11 & 12

217084

27/10/17

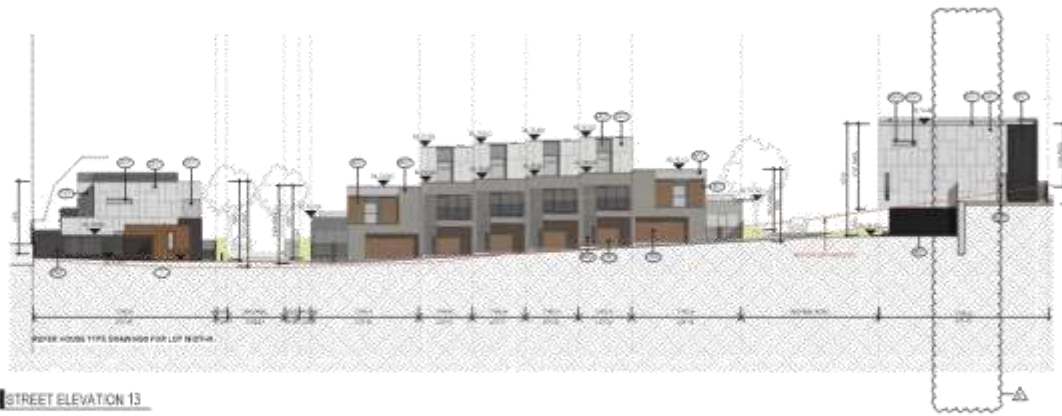
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STREET ELEVATION 13

Materials Schedule

AF01 Acoustic Finish - Oak Render	SP01 Slating - Grey	YR01 Timber Cladding - Light
BR01 Brickwork - Clay	SP02 Slating - Fairweather	YR02 Timber Cladding - Fairweather texture
BR02 BRU Finish - Light	SP03 Slate Finish - Dark	ST01 Stone Finish - Natural and
CB01 Cladding System - Light	SP04 Slate Finish - Light	
EP01 External Paint Finish - Clay	SP05 Slate Finish - Dark (Belvedere & Terrace)	
EP02 External Paint Finish - Light		

PERMIT ISSUE

1. 2017/18 RESIDENTIAL DEVELOPMENT  
2. 2017/18 STREET ELEVATIONS

NOTE: NATURAL GROUND LEVEL HEIGHTS ARE BASED ON SURVEY INFORMATION SUPPLIED BY BOSSO JOHNSON AND ALL ELEVATIONS/CONTOURS HAVE BEEN EXTRAPOLATED FROM THE SPOT LEVELS PROVIDED.

NOTE: MAXIMUM DEVELOPMENT OVERLAP HEIGHT AND BEAD



RESIDENTIAL DEVELOPMENT

STREET ELEVATIONS 13

217004

27/10/17

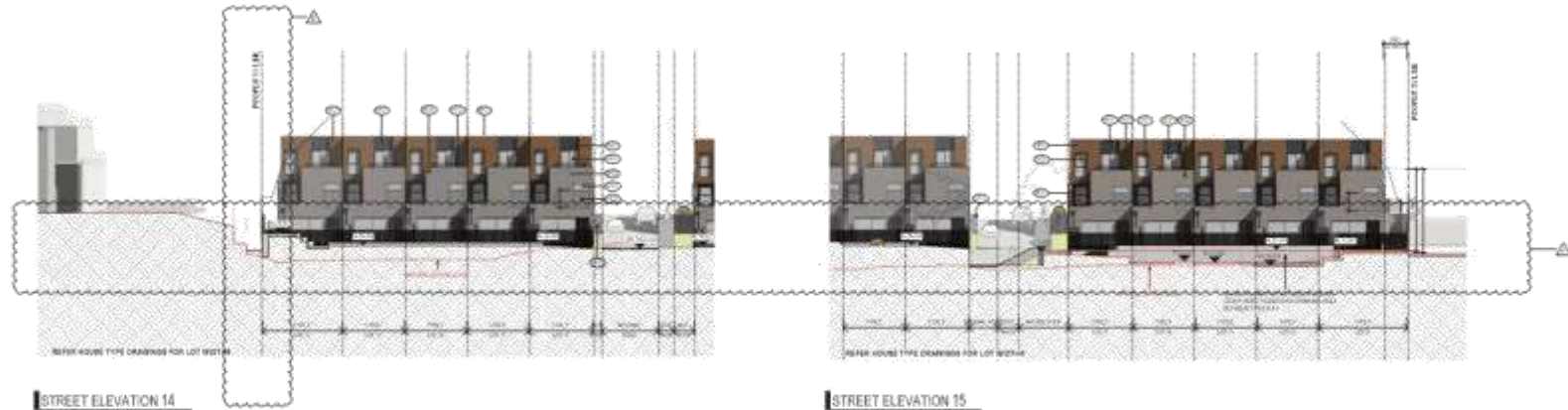
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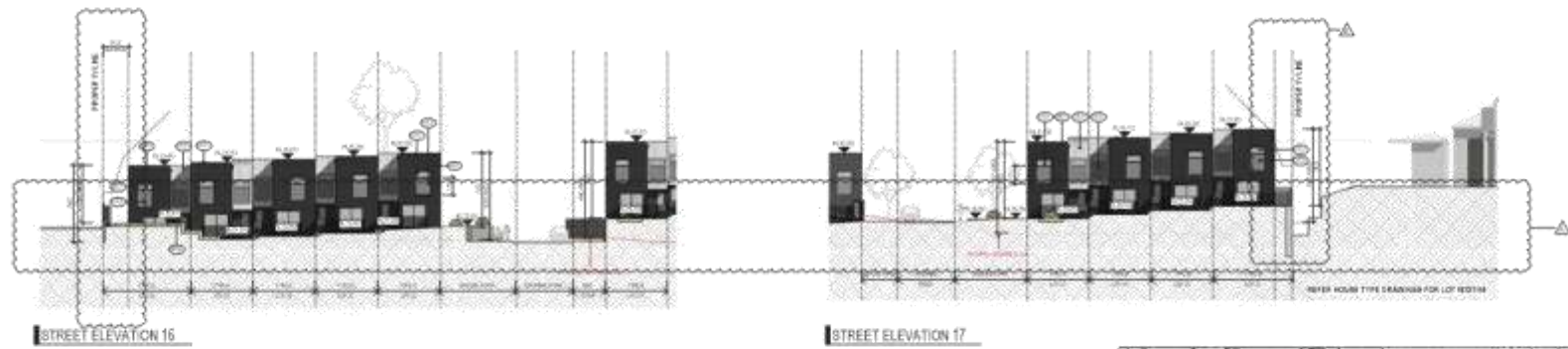
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STREET ELEVATION 14

STREET ELEVATION 15

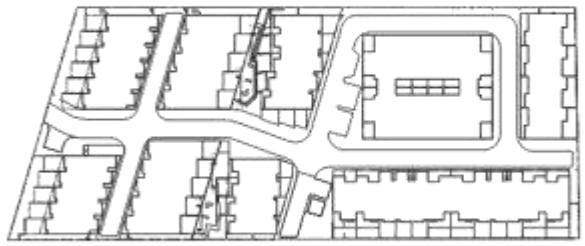


STREET ELEVATION 16

STREET ELEVATION 17

Materials Schedule

AP01: Asphalt Finish - Dark Render	SP01: Slabtop - Clear	YR01: Timber Cladding - Light
BR01: Brickwork - Clear	SP02: Slabtop - Tan/Concrete	YR02: Timber Cladding - Horizontal Slat
BR02: Brickwork - Light	SP03: Siding Panel - Dark	SP04: Stone Panel - Natural and
CB01: Cladding System - Light	SP05: Siding Panel - Light	
EP01: External Panel Finish - Dark	SP06: Siding Panel - Dark (Stairwells & Porches)	
EP02: External Panel Finish - Light		



PERMIT ISSUE

1. 2017/18  
2. 2017/18  
3. 2017/18

NOTE: NATURAL GROUND LEVEL HEIGHTS ARE BASED ON SURVEY INFORMATION SUPPLIED BY BOBBO JOHNSON AND AS SUCH REVISED CONTOURS HAVE BEEN EXTRAPOLATED FROM THE SPOT LEVELS PROVIDED.  
NOTE: MAXIMUM DEVELOPMENT OVERLAP HEIGHT AND BEAD

RESIDENTIAL DEVELOPMENT

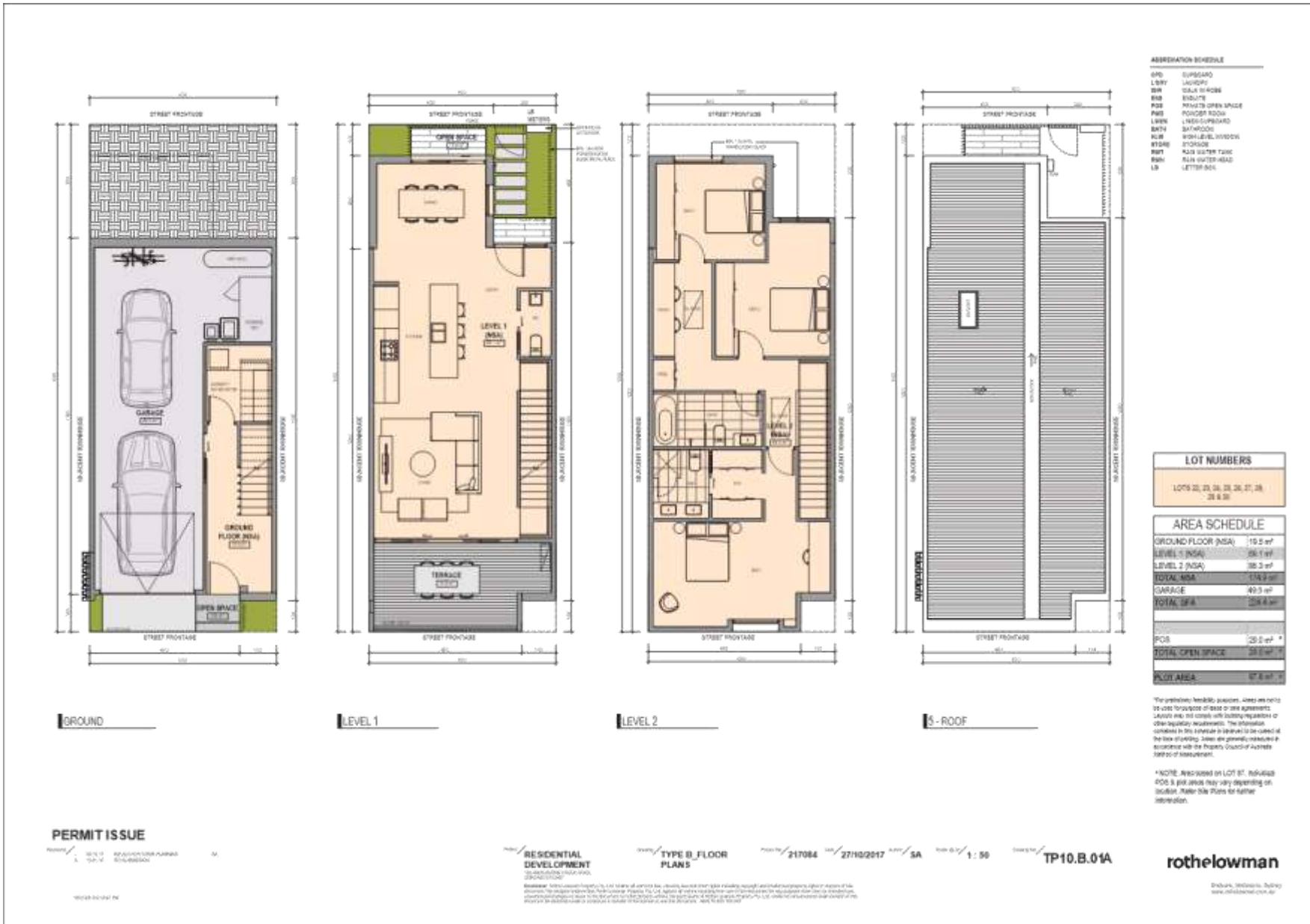
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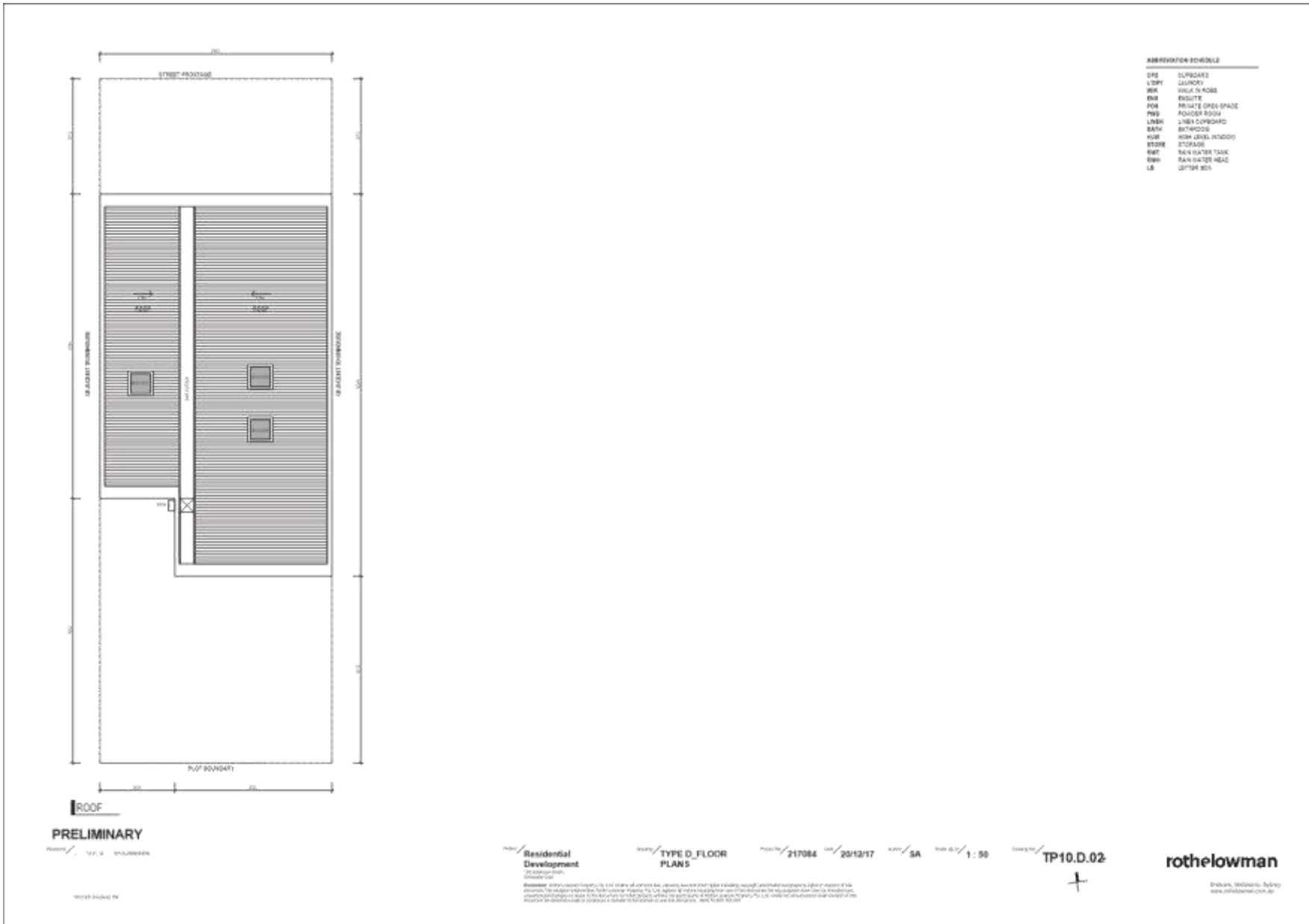








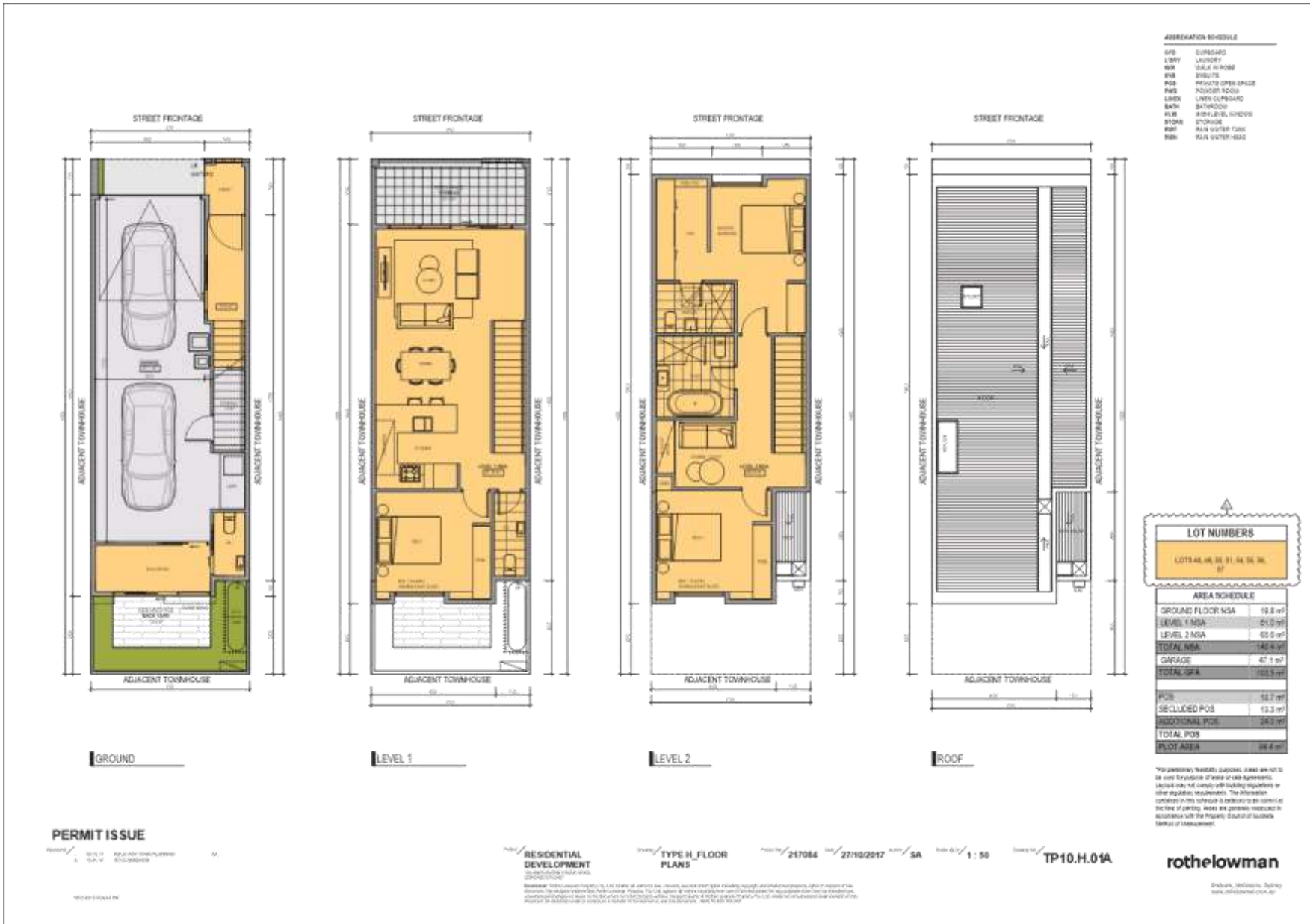
















4.0 Design Proposal / 4.05 Perspectives



552 Archbishops Creek Road, Dorchester East / 217096 - Town Planning Submission, RP 2

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4.0 Design Proposal / 4.12 Perspectives



552 Andersons Creek Road, Dorchester East / 217096 - Town Planning Submission, RP12

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4.0 Design Proposal / 4.08 Perspectives



552 Andersons Creek Road, Dewdney East / 217096 - Town Planning Submission, RP 2

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4.0 Design Proposal / 4.25 Perspectives



552 Ardrosson Creek Road, Dorchester East / 217096 - Town Planning Submission, RP12

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## 5. LEGISLATIVE REQUIREMENTS

### 5.1 PLANNING AND ENVIRONMENT ACT 1987 (THE ACT)

The *Planning and Environment Act 1987* 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.

Section 60 of The *Planning and Environment Act*, requires the Responsible Authority to consider the following before deciding on an application:

- *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.*

Section 61(4) of the Act makes specific reference to covenants. Under Section 61(4) of the *Planning & Environment Act 1987* the Responsible Authority must not issue a planning permit that would result in a breach of a registered restrictive covenant.

### 5.2 MANNINGHAM PLANNING SCHEME

**Clauses of the Manningham Planning Scheme the Responsible Authority must consider:**

- State Planning Policy Framework
- Local Planning Policy Framework
- Clause 32.07 Residential Growth Zone, Schedule 2 (RGZ2)
- Clause 42.01 Environmental Significance Overlay, Schedule 3 (ESO3)
- Clause 43.02 Design and Development Overlay, Schedule 9 (DD09)
- Clause 52.02 Easements, Restrictions and Reserves
- Clause 52.06 Car Parking
- Clause 52.17 Native Vegetation
- Clause 52.29 Land Adjacent to a Road Zone Category 1 or a Public Acquisition Overlay for a Category 1 Road
- Clause 55 Two or more dwellings on a lot and Residential Buildings
- Clause 65 Decision Guidelines

#### **Zone**

##### Clause 32.07 Residential Growth Zone, Schedule 2

The purpose of the Residential Growth 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 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 activity centres and town centres.*
- *To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.*
- *To ensure residential development achieves design objectives specified in a schedule to this zone.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

A Planning Permit is required to construct two or more dwellings on a lot.

An assessment for buildings and works for two or more dwellings is required under the provisions of Clause 55 of the Manningham Planning Scheme.

The purpose of Clause 55 is generally to provide well designed dwellings with considered regard to internal amenity, while at the same time, maintaining the amenity and character of the locality, with particular emphasis on the amenity of adjoining residents.

#### **Overlays**

Clause 42.01 Environmental Significance Overlay, Schedule 3 (ESO3) – Covers Andersons Creek Road only.

The purpose of the ESO is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To identify areas where the development of land may be affected by environmental constraints.*
- *To ensure that development is compatible with identified environmental values.*

*The Schedule, at Clause 2.0, builds on this to require the following relevant environmental objectives to be achieved:*

- *To protect and enhance the ecological values of Buffer Conservation Areas.*
- *To protect the ecological values of Critical and Core Conservation Areas.*
- *To ensure that development responds to the area's environmental and landscape characteristics, including topography and waterways.*
- *To minimise earthworks*
- *To retain Australian native trees for their habitat value and landscape contribution.*
- *To protect and enhance habitat corridors and ecological stepping-stones.*

At Clause 3.0, a permit is required to construct a building or construct or carry out works specified in Clause 62.02-2 of this scheme. Earthworks within the drip line of any vegetation requiring a permit for its removal is a permit trigger.

Clause 43.02 Schedule 9 to the Design and Development Overlay

The design objectives are as follows:

- *To increase residential densities and provide a range of housing types around The Pines Activity Centre.*
- *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 apartment style developments on larger lots which address the street frontage.*
- *To ensure new development is well articulated and upper storey elements are not unduly bulky or visually intrusive.*
- *To implement the building form of The Pines Activity Centre Structure Plan 2011.*
- *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 overlooking into adjoining properties is minimised.*
- *To ensure the design of carports and garages complement the design of the associated building.*
- *To ensure the design of basement car parks complement the design of the building, minimises unsightly projections of basement walls above natural ground level and are sited to allow for effective screen planting.*
- *To provide built form and landscape outcomes that provide for a transition between the subject site and abutting residential properties.*

A Planning Permit is required to construct a building or construct or carry out works under this overlay.

#### Building Height & Setbacks

- Development should comply with the preferred heights identified in Map 1. This height is specified to be 11 metres.

#### State Planning Policy Framework

The relevant sections of the state planning policy framework are as follows:

##### Clause 11 – Settlement

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

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

##### Clause 15.01-1 Urban design

The objective of this policy is:

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

##### Clause 15.01-2 Urban design principles

The objective of this policy 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.*

##### Clause 15.01-4 Design for safety

The objective of this policy is:

- *To improve community safety and encourage neighbourhood design that makes people feel safe.*

Policy guidelines



Planning must consider as relevant:

- *Safer Design Guidelines for Victoria (Crime Prevention Victoria and Department of Sustainability and Environment, 2005).*

Clause 15.01-5 Cultural identity and neighbourhood character

The objective of this policy is:

- *To recognise and protect cultural identity, neighbourhood character and sense of place.*

Clause 15.02-1 Energy and resource efficiency

The objective of this policy is:

- *To encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.*

Clause 16 – HousingClause 16.01-1 Integrated housing

The objective of this policy is:

- *To promote a housing market that meets community needs.*

Clause 16.01-2 Location of residential development

The objective of this policy 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.*

Clause 16.01-4 Housing diversity

The objective of this policy is:

- *To provide for a range of housing types to meet increasingly diverse needs.*

Clause 16.01-5 Housing affordability

The objective of this policy is:

- *To deliver more affordable housing closer to jobs, transport and services.*

**Local Planning Policy Framework (LPPF)****Clause 21.02 Municipal Profile****Municipal Strategic Statement**Clause 21.03 Key Influences

This clause identifies that future housing need and residential amenity are critical land-use issues that will challenge Manningham's future growth and sustainable development. 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 will lead to an imbalance between the housing needs of the population and the actual housing stock that is available.

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 re-development 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.

Clause 21.05 Residential

This policy outlines the division of Manningham into four Residential Character Precincts. The precincts seek to channel increased housing densities 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.

**The site is within “Precinct 2 –Residential Areas Surrounding Activity Centres and Along Main Roads”.**

A substantial level of change is anticipated in Precinct 2 with these areas being a focus for higher density developments.

The Clause recognises the role of the Pines Activity Centre as a key Activity Centre within the municipality and provides a range of retail, commercial, community facilities and residential development opportunities.

The area around The Pines Activity Centre (shown on Manningham Planning Scheme maps as DDO9) is an area where development ranging in height from 11 metres to 16 metres is encouraged in designated areas, as identified in The Pines Activity Centre Structure Plan (2011).

Clause 21.05-2 Housing

The relevant objectives of this policy are:

- *To accommodate Manningham’s projected population growth through urban consolidation, in 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.*

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.*

Clause 21.05-4 Built form and neighbourhood character

The objective of this policy is:

- *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.*

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.*

#### Clause 21.09 Activity Centres and Commercial Areas

This section applies to all activity centres and commercial areas identified in Framework Plan 5.

The Clause acknowledges that the Pines, East Doncaster is the municipality's one and only Major Activity Centre.

The vision for the Pines Activity Centre will continue to be a focus for the community and to provide for their retail, community, recreational and entertainment needs as well as providing for a diversity of residential options within its context of being on the fringe of the metropolitan area of Melbourne and its proximity to the Green Wedge.

Key Strategic Objectives are:

- Support the development of The Pines Activity Centre which meets the social, recreational and retail needs of the population at the sub-regional level.
- Ensure that any future development in The Pines Activity Centre is in keeping with its location on the fringe of the urban area and its proximity to the Green Wedge.
- Encourage apartment style development within The Pines Activity Centre to maximise the use of the commercial and social facilities provided within and to provide alternative housing options for the locality.
- Encourage greater use of public transport to and from The Pines Activity Centre and advocate for more services and for these services to be provided more frequently.
- Enhance the public realm within The Pines Activity Centre by ensuring that the public spaces meet a range of community needs, are well linked together, are easily accessible, safe and visually pleasing.
- Maximise use of the area's natural strengths such as views to surrounding rural and bushland areas in keeping with the community interest.
- Support housing choices to meet changing demographic trends, especially an ageing population.
- Support a range of health, family and professional services relevant to the role of The Pines Activity Centre.
- Support a range of education and learning activities to meet the needs and aspirations of the local community.
- Provide for well defined vehicular, bicycle and pedestrian access both with and external to all precincts, with strong pedestrian crossing points to be established on main roads.

#### Clause 21.10 Environmentally Sustainable Development

Council's Environmentally Sustainable Development Policy seeks to achieve best practice design, construction and operation for new development.

A number of considerations are to be made under the headings: key issues, objectives, and strategies relating to the following areas:

- Clause 21.10- 2 Energy Performance
- Clause 21.10-3 Water Sensitive design.
- Clause 21.10-4 External environmental amenity and internal healthy environment considerations
- Clause 21.10-5 Waste Management
- Clause 21.10- 6 Quality of Private and Public realm
- Clause 21.10-7 Transport
- Clause 21.10-8 Urban Ecology

#### **Local Planning Policy**

##### Clause 22.08 Safety through urban design

This policy applies to all land in Manningham. It endeavours 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.

##### Clause 22.09 Access for disabled people

This policy also applies to all land in Manningham. It seeks to ensure that people with a disability have the same level of access to buildings, services and facilities as any other person. The policy requires the needs of people with a disability to be taken into account in the design of all proposed developments.

##### Clause 22.12 Environmentally Sustainable Development

This policy applies throughout the City of Manningham to residential and non-residential development that requires a planning permit in accordance with the thresholds in Table 1 of this Policy (except for land affected by the Activity Centre Zone (Schedule 1) that applies to Doncaster Hill). The policy contains an overarching objective that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

#### **Particular Provisions**

##### Clause 52.02 Easements, Restrictions and Reserves

The purpose of this policy is to enable the removal and variation of an easement or restrictions to enable a use or development that complies with the planning scheme after the interests of affected people are considered.

A permit is required before a person proceeds:

- Under Section 23 of the *Subdivision Act 1988* to create, vary or remove an easement or restriction or vary or remove a condition in the nature of an easement in a Crown grant.

Before deciding on an application, in addition to the decision guidelines in clause 65, the responsible authority must consider the interests of affected people.

##### Clause 52.06 Car Parking

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

Clause 52.06-9 outlines various design standards for parking areas that should be achieved.

#### Clause 52.17 Native Vegetation

The purpose of this policy is:

- *To ensure permitted clearing of native vegetation results in no net loss in the contribution made by native vegetation to Victoria's biodiversity.*
- *To manage native vegetation to minimise land and water degradation.*
- *To manage native vegetation near buildings to reduce the threat to life and property from bushfire.*

A permit is required to remove, destroy or lop native vegetation, including dead native vegetation.

*(This does not apply to native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding).*

*Based on arboricultural and environmental advice, a planning permit is required for the removal of one (1) native tree – being Tree #22 a Manna Gum.*

Note: the application benefits from the transitional provisions of Clause 52.17-6 as the application for the permit was lodged prior to the commencement of Amendment VC138. The requirements of Clause 52.17 in force immediately before the commencement date continue to apply to an application.

#### Clause 52.29 Land Adjacent to a Road Zone Category 1 (RDZ1) or a Public Acquisition Overlay for a Category 1 Road

The purpose of this provision is:

- *To ensure appropriate access to identified roads*
- *To ensure appropriate subdivision of land adjacent to identified roads.*

A permit is required to create or alter access to a road in a Road Zone, Category 1.

#### Clause 55 Two more dwellings on a lot and residential buildings

The development of two or more dwellings on a lot must meet the requirements of this clause. An assessment against this clause is provided in Appendix 1 of this report.




### **General Provisions**

#### Clause 65 Decision Guidelines

This clause 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.*

### 9.3 Planning Application PL17/027661 at 463-535 Doncaster Road, Doncaster for the use and development of the land with a two-storey restricted recreation facility (health club)

File Number:	IN18/227
Responsible Director:	Director City Planning
Applicant:	Urbis Pty Ltd
Planning Controls:	Residential Growth Zone, Schedule 1 (RGZ1); Development Plan Overlay, Schedule 3 (DPO3); Environmental Significance Overlay, Schedule 5 (ESO5); and Heritage Overlay, Schedule 43 (HO43)
Ward:	Koonung
Attachments:	<ol style="list-style-type: none"><li>1 Decision Plans <a href="#">↓</a> </li><li>2 Statement of Heritage Significance <a href="#">↓</a> </li><li>3 Legislative Requirements <a href="#">↓</a> </li></ol>

#### EXECUTIVE SUMMARY

##### Purpose

1. This report provides Council with an assessment of the planning permit application submitted for land at 463-535 Doncaster Road, Doncaster and recommends approval of the submitted proposal subject to amendments that will be addressed by way of permit conditions. The application is being reported to Council given that it is a Major Application (with a development cost of more than \$5 million).
2. The report is being represented to Council for its determination. The matter was originally considered at the 22 May 2018 Council Meeting, where a motion to resolve to adopt the Officer Recommendation was put and lost and no further motion was forthcoming.

##### Proposal

3. The proposal involves the use and development of a two-storey restricted recreation facility (health club) comprising an indoor and an outdoor swimming pool, a gym and illuminated tennis courts. The proposal also includes the partial demolition of a building in a heritage overlay, with the structural remediation, repair, conservation and reconstruction works to the two-storey heritage building.
4. The land has a total area of approximately 11,000 square metres. The proposal has a site coverage of 23% and a maximum building height of 10.23 metres. A total of 172 car parking spaces are provided within a basement level and at ground level. Three bicycle spaces are provided.

##### Advertising

5. Notice of the application was given over a three-week period which concluded on 18 April 2018.

6. One objection has been received. The objection identities concerns relating to the design response to the heritage building, visual bulk and impact on the existing heritage building.

#### **Key issues in considering the application**

7. The key issues for Council in considering the proposal relate to:
  - State and Local Planning Policy Frameworks (SPPF and LPPF);
  - Use;
  - Design, built form and heritage;
  - Car parking, access, traffic and bicycle facilities; and
  - Objector concerns.

#### **Assessment**

8. The development of the land for a two-storey health club is consistent with the relevant objectives of State and local planning policies of the Manningham Planning Scheme (the Scheme), including the requirements of the Residential Growth Zone, Schedule 1 (RGZ1) and supporting policy relating to the Tullamore Estate.
9. The proposed development features a contemporary design, which subject to conditions, meets the purpose of the intent of the zone, the Eastern Golf Course Development Plan and the decision guidelines of all applicable overlays, resulting in a development that will not adversely affect the significance of the heritage place.
10. The proposal demonstrates a design approach that finely balances the need to:
  - retain, restore and provide a genuine end-use for the Tullamore homestead;
  - retain a protected tree;
  - establish a visual link between the homestead and the off-site stables building; and
  - provide a development and use that is sympathetic, complementary and integrated with the homestead, within an overall landscape setting.

#### **Conclusion**

11. The proposal is in accordance with the broad requirements of the Eastern Golf Course Development Plan, as it relates to the existing heritage building. This report concludes that the proposal complies with the relevant planning policy in the Scheme and should be supported, subject to conditions requiring modest design changes to the proposal and the submission of management plans for Council approval.
12. It is recommended that the application be supported, subject to conditions.

**RECOMMENDATION**

That Council resolve the following:

**A. Had an Application for Review against Council's Failure to make a decision not been lodged with the Tribunal it would have resolved to Issue a Notice of Decision to Grant a Permit in relation to Planning Application PL17/027661 at 463-535 Doncaster Road, Doncaster for the use and development of the land with a two-storey restricted recreation facility (health club) comprising an indoor and an outdoor swimming pool, a gym and illuminated tennis courts, and partial demolition of a building in a heritage overlay, subject to the following conditions -**

- 1. Before the development starts, amended plans drawn to scale and dimensioned, must be submitted to the satisfaction of and approved by the Responsible Authority. When approved the plans will then form part of the permit. The plans must be generally in accordance with the decision plans prepared by dwp Australia, Job No. 503510, Revision D dated 27 February 2018, but modified to show the following:**

**Design and built form**

- 1.1 Details of measures to soften the presentation of the exposed sections of the northern concrete wall of the basement. These walls must be 'feature' walls to achieve a high-quality aesthetic. This may or may not include the use of vertical garden elements, and sections of vertical timber or perforated Corten screens and must include the wall surface itself, having regard to 'Allotment Boundaries Adjacent to Road Reserves' from the approved Eastern Golf Course Development Plan.**

**Car parking, access and bicycle facilities**

- 1.2 The access to the at-grade car park off the proposed new road to be constructed in a future stage of the Tullamore subdivision modified in accordance with the swept path analysis plans shown in the Traffic and Transport Assessment report prepared by Cardno, dated 14 August 2017, including the widening of the accessway;**
- 1.3 Provision of a total of 22 bicycle parking spaces in accordance with Clause 52.34 (Bicycle facilities), including the design of spaces and signage;**
- 1.4 Allocation of bicycle parking for staff and visitors detailed on plan and in a schedule;**
- 1.5 All car parking space and accessway width dimensions, including for the tandem car parking spaces, demonstrated to comply with Design Standard 2 of Clause 52.06-9 (Car Parking) of the Manningham Planning Scheme;**



**Plan notations**

- 1.6 Location and size of a solar component for the hot water system, in accordance with the approved SMP.
- 1.7 Location and size of a 12kW PV system, in accordance with the approved SMP.
- 1.8 Notations indicating the size and location of rainwater tanks and connection to toilets, pool top-up, bin wash and irrigation connection.
- 1.9 A schedule listing all sustainability features/commitments applicable to the approved development, as described in the approved Sustainability Management Plan; and
- 1.10 All recommendations and design changes as required by the sustainability management plan, acoustic report, disability access report, detailed reconstruction drawings and any other report approved under conditions of this permit.

**Endorsed Plans**

2. The use and development, including the location of buildings, services, engineering works, fences and landscaping as shown on the approved plans, must not be altered without the written consent of the Responsible Authority.

**Construction Management Plan**

3. Before the development starts, a Construction Management Plan (CMP) must be submitted via email and approved by the Responsible Authority. When approved the plan will form part of the permit. The Construction Management Plan is to be prepared in accordance with the template within Council's CMP Guidelines. The CMP must address:
  - 3.1 Element A1: Public Safety, Amenity and Site Security;
  - 3.2 Element A2: Operating Hours, Noise and Vibration Controls;
  - 3.3 Element A3: Air Quality and Dust Management;
  - 3.4 Element A4: Stormwater and Sediment Control and Tree Protection (also as per the specific requirements of this permit);
  - 3.5 Element A5: Waste Minimisation and Litter Prevention; and
  - 3.6 Element A6: Traffic and Parking Management.

Council's Works Code of Practice (June 2016) and Construction Management Plan Guideline (June 2016) are available on Council's website.

**Sustainability Management Plan**

4. Before the development starts, or the issue of a building permit for the development, whichever is the sooner, an amended Sustainability Management Plan 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 use of the restricted recreation facility (health club). The Plan must be generally in accordance with the plan prepared by Sustainable Built Environments Melbourne, dated 30 November 2017, but modified to show the BESS report submitted as a finalised report.

**Waste Management Plan**

5. 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 be generally in accordance with the submitted draft Waste Management Plan prepared by Low Impact Development Consulting, dated 23 June 2017. The developer must ensure that the private waste contractor can access the development and the private waste contractor bins. No private waste contractor bins can be left outside the development boundary at any time on any street frontage for any reason.

**Acoustic Report**

6. Before the development starts, or the issue of a building permit for the development, whichever is the sooner, the Acoustic Report prepared by Acoustic Logic, dated 20 November 2017, must be approved to the satisfaction of the Responsible Authority. When approved, the plan will form part of the permit.

**Disability Access**

7. Before the development starts, or the issue of a building permit for the development, whichever is the sooner, a Disability Access Plan that implements the recommendations of a Disability Access Audit, prepared by a suitably qualified person that demonstrates compliance with the relevant Australian Standards for access, including AS1428 Part 2, 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 include but not be limited to:
  - 7.1 Vehicular and pedestrian access into the building;
  - 7.2 The provision of tactile indicators;
  - 7.3 The provision of braille indicators for the lifts;
  - 7.4 The use of contrasting paving materials to assist the vision impaired;

7.5 All emergency exits; and

7.6 All car parking areas.

#### **Management Plan Compliance**

8. The plans approved under Conditions 3, 4, 5, 6 and 7 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.
9. Before the approved use starts, a report from the author of the Sustainability Management Plan approved pursuant to this permit, or similar qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures/commitments in the Sustainability Management Plan approved under Condition 4 of this permit, and the third pipe requirements, have been implemented in accordance with the approved plans and the planning permit.

#### **Heritage demolition and reconstruction**

10. Before the demolition or the development starts, the statement of conservation practice prepared by Ray Tonkin, dated November 2017 and the associated structural engineering report prepared by MacLeod Consulting, dated February 2016, must be approved to the satisfaction of the Responsible Authority. When approved, the plan will form part of the permit.
11. Before the development starts, or the issue of a building permit for the development, whichever is the sooner, detailed reconstruction drawings for works to house Tullamore must be prepared by an experienced conservation architect, supported as necessary by professional engineering advice, and must be submitted to and approved by the Responsible Authority. This documentation must be informed by available evidence of the original form of the homestead and in particular the verandah, which will form a significant component of the reconstruction works, as provided in the statement of conservation practice prepared by Ray Tonkin, dated November 2017 and the associated structural engineering report prepared by MacLeod Consulting, dated February 2016.
12. The scope of works related to the demolition and reconstruction of the existing heritage building and associated structures, must be completed in accordance with the detailed reconstruction drawings approved under Condition 11 of this permit and the approved statement of conservation practice prepared by Ray Tonkin, dated November 2017 and the associated structural engineering report prepared by MacLeod Consulting, dated February 2016. The works must be documented and supervised by an appropriately qualified conservation architect, to the satisfaction of the Responsible Authority.

**Landscape Plan**

13. Before the development starts, an amended landscaping plan must be submitted to the Responsible Authority for approval. The plan must be generally in accordance with the approved site layout plan and the decision plans prepared by mdg, Job No. 1658A dated 21 December 2017, but modified to show:
  - 13.1 Species, locations, approximate height and spread of proposed planting, including within road reserves;
  - 13.2 Details of soil preparation and mulch depth for garden beds and surface preparation for grassed areas;
  - 13.3 Fixed edge strips for separation between grassed and garden areas and/or to contain mulch on batters;
  - 13.4 A sectional detail of the canopy tree planting method which includes support staking and the use of durable ties;
  - 13.5 All canopy trees and screen planting to be at least 1.5 metres in height at the time of planting;
  - 13.6 Advanced planting comprising canopy trees along Doncaster Road and Heritage Boulevard boundaries; and
  - 13.7 Tree Protection Zones and recommendations notated on plan for the *Quercus robur* (English Oak) tree, as derived from the Arborist report prepared by Galbraith & Associates, dated 16 August 2017.
14. Any dead, diseased or damaged plants must be replaced as soon as practicable, to the satisfaction of the Responsible Authority.

**Landscape Bond**

15. Before the release of the approved plans for the development, 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.

**Completion and Maintenance**

16. Before the use commences the following works must be completed generally in accordance with the approved plans and to the satisfaction of the Responsible Authority:
  - 16.1 All driveways, bicycle and car parking areas fully constructed, with appropriate grades and transitions, line marked and/or signed and available for use;

16.2 Redundant vehicle crossovers must be removed and the footpath, nature strip and kerbing reinstated; and

16.3 All landscape areas must be fully planted and mulched or grassed.

17. Once the permitted development has commenced it must be continued and completed to the satisfaction of the Responsible Authority.

18. Buildings, including screening, engineering works, fences and landscaped areas must be maintained to the satisfaction of the Responsible Authority.

19. The landscaping as shown on the approved landscaping plan must be maintained by replacing any dead, diseased, dying or damaged plants as soon as practicable and not using the areas set aside for landscaping for any other purpose, to the satisfaction of the Responsible Authority.

20. If required 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.

#### Tree Protection

21. The *Quercus robur* (English Oak) tree must be retained to the satisfaction of the Responsible Authority by providing an appropriate tree protection zone, maintaining the tree and undertaking works within this tree protection zone only in accordance with the Arborist report prepared by Galbraith & Associates, dated 16 August 2017.

22. All Tree Protection Zones on the subject land must be:

22.1 Established and defined prior to the commencement of any construction works and associated fencing/signage must not be removed until works in the affected area have been fully completed to the satisfaction of the Responsible Authority;

22.2 Constructed in accordance with Australian Standard (4970-2009) titled "Protection of trees on development sites", and clearly marked "no-go zone/vegetation protection zone".

23. The following actions must not be undertaken in any Vegetation Protection Zone as identified on the approved plan, unless strictly in accordance with the Arborist report prepared by Galbraith & Associates, dated 16 August 2017, to the satisfaction of the Responsible Authority:

23.1 The storage of materials or equipment;

23.2 The disposal of any contaminated waste water;

- 23.3 The use of a tree for temporary attachment of wiring or such like;
- 23.4 Open cut trenching, or excavation works (whether or not for the laying of services); and
- 23.5 Changes to the soil grade level.

#### **Stormwater – On-site detention (OSD)**

- 24. The owner must provide on-site 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:
  - 24.1 Be designed for a 1 in 5 year storm; and
  - 24.2 Storage must be designed for 1 in 10 year storm.

#### **Construction Plan (OSD)**

- 25. Before the development starts, a construction plan for the system required by Condition 24 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**

- 26. 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. A connection to Council maintained assets must not be constructed unless a Miscellaneous Works Permit is first obtained from the Responsible Authority.
- 27. The whole of the land, including landscaped and paved areas must be graded and drained to the satisfaction of the Responsible Authority, to prevent ponding and to minimise overland flows onto adjoining properties.

#### **Roadworks**

- 28. Before the development starts, a functional layout plan must be submitted to and approved by the Responsible Authority and will then form part of the permit. The plans must be dimensioned to show:
  - 28.1 The left turn deceleration lane on the east approach on Members Drive, (into the basement carpark).

**28.2 A traffic management device (to be agreed to by Council's Engineering and Technical Services Unit) at the intersection of Members Drive, Archer Road and the driveway into the basement carpark of the development.**

**28.3 Vehicle crossover details from the Proposed Road into the at-grade car park.**

**29. Before the works start:**

**29.1 A supervision fee equal to 2.5% of the cost of construction of the road and drainage works must be paid to the Responsible Authority.**

**29.2 A plan-checking fee equal to 0.75% of the cost of construction of the road and drainage works must be paid to the Responsible Authority.**

**29.3 A maintenance deposit equal to 5% of the cost of construction of the road and drainage works must be lodged with the Responsible Authority and retained thereafter for a minimum of three months.**

**29.4 A schedule of costs for the construction of road and drainage works must be submitted to the Responsible Authority.**

**30. Subsequent to the approval of the functional layout plan, detailed engineering design must be submitted to the Responsible Authority for approval.**

**31. Prior to the commencement of use or occupation of the development approved by this permit, the access works shown on the approved functional layout plan and detailed design plans must be completed to the satisfaction of VicRoads and at no cost to Council.**

**Use**

**32. Except with the prior written consent of the Responsible Authority, the restricted recreation facility may only be open to customers on Monday to Sunday between 5:30am and 10:00pm.**

**33. All delivery and collection of goods must be conducted within the subject land and within the operating hours approved under this permit.**

**34. All noise emanating from commercial premises within the building must comply with the State Environment Protection Policy N-1 (Noise from commerce industry and trade) and in the event of the Responsible Authority receiving justifiable complaints regarding noise from such sources, the onus will be on the owner of the development site to prove compliance with the relevant policy to the satisfaction of the Responsible Authority.**

35. The façade must not be covered by promotional or other film or signage that reduces transparency of the interface, to the satisfaction of the Responsible Authority.
36. The use of the land must not adversely affect the amenity of the neighbourhood, including through:
- 36.1 The transport of materials, goods or commodities to or from the land;
- 36.2 The appearance of any buildings, works or materials; and
- 36.3 The emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or the presence of vermin;
- to the satisfaction of the Responsible Authority.
37. Rubbish, including bottles and packaging material, must at all times be stored within the building and screened from external view. All waste collection and recycling collection to be undertaken in accordance with Council requirements and the approved waste management plan.

#### Lighting

38. The development must be provided with external lighting capable of illuminating access to each car parking space, storage, rubbish bin, recycling bin, pedestrian walkways, stairwells, lift, dwelling entrances and entry foyer. Lighting must be located, directed, shielded and of limited intensity so that no nuisance or loss of amenity is caused to any person within and beyond the site, to the satisfaction of the Responsible Authority.

#### Underground Services

39. All services, including water, electricity, gas, sewerage and telephone, must be installed underground and located to the satisfaction of the Responsible Authority.

#### Permit Expiry

40. This permit will expire if one of the following circumstances applies:
- 40.1 The development is not started within four (4) years of the date of this permit;
- 40.2 The development is not completed within eight (8) years of the date of this permit; and
- 40.3 The use is not commenced within two (2) years of the development being completed.



**The Responsible Authority may extend the 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 & Environment Act 1987.**

## **1. BACKGROUND**

- 1.1 A pre-application advice request was submitted to Council on 13 October 2016. Council obtained heritage advice that was distributed to the applicant.
- 1.2 The application was submitted to Council on 31 August 2017 and the proposal was presented to the Sustainable Design Taskforce meeting on 28 September 2017. A request for further information was sent on the same date. Issues raised include the visual heritage connection between the heritage building and the stables to the east, integration of the development with the heritage building and the wider estate, vehicle access, car parking and landscaping.
- 1.3 All requested further information was received by Council on 28 February 2018.
- 1.4 Notice of the application was given over a three-week period which concluded on 18 April 2018.
- 1.5 The statutory time for considering a planning application is 60 days, which lapsed on 28 April 2018. A VCAT appeal has subsequently been lodged.
- 1.6 The land title is affected by two Section 173 Agreements related to Tullamore Estate as a whole. Agreement AL849013P requires the preparation, implementation and carrying out of a land management plan. Agreement AM749778C establishes requirements for development, including siting and setbacks, retaining walls and fencing. The proposal will not breach the Agreements.
- 1.7 The matter was originally considered at the 22 May 2018 Council Meeting, where a motion to resolve to adopt the Officer Recommendation was put and lost and no further motion was forthcoming.

## **2. THE SITE AND SURROUNDS**

### **The Site**

- 2.1 The subject site forms part of the larger Tullamore Estate (formerly known as the Eastern Golf Course) and is located on the northern side of Doncaster Road, at the intersection with Heritage Boulevard, which is the entrance to Tullamore Estate.
- 2.2 The site has an area of approximately 11,000 square metres, with approximate boundary dimensions of 122 metres to the southern Doncaster Road frontage, 67 metres to the eastern Heritage Boulevard side road, 114 metres to the northern Members Drive side road and 106 metres to the western boundary.

- 2.3 The site contains house 'Tullamore', a two-storey brick and render heritage villa. The house has been enveloped by a series of single storey additions on all sides. Most recently, the buildings were used as the golf club house for the Eastern Golf Course. Access to the site is currently via a crossover and driveway at the western end of the frontage to Doncaster Road. The existing building is set back 20 metres from the Doncaster Road frontage, with the central, two-storey heritage building set back a further 18.5 metres.
- 2.4 House Tullamore and the associated stables building (which is located approximately 185 metres east of the subject site) were constructed in 1886-7 by Sir Thomas Naghton FitzGerald and were designed by well-known architect Lloyd Taylor. This place is of local historical significance as remnants of FitzGerald's country property and for its associations with FitzGerald, subsequent owner, William Stutt and with the architect. Heritage Overlay, Schedule 43 applies to the house, surrounding land, the stables building, the area of land between these buildings, as well as an English Oak tree to the west.
- 2.5 The site is not affected by any easements. The topography is undulating, generally rising from the west to east by 3 to 4 metres. Vegetation is located around the existing building, including the heritage English Oak tree, which is located approximately 44 metres west of the heritage building.

### The Surrounds

- 2.6 The site has the following abuttals:

Direction	Address	Description
North	Three residential properties including 22, 24 and 26 Members Drive	Land to the immediate north is within Stage 4 of Tullamore Estate. Two of the three residential properties opposite have been developed with double storey dwellings.
East	Higher density area of Tullamore Estate	Land to the immediate east is within an area of Tullamore Estate designated for higher density development. A part five, part-six storey apartment building is currently under construction at the intersection of Doncaster Road and Heritage Boulevard.  To the north of the apartment building is a green belt, incorporating the stables heritage building.
South	460, 462, 464, 466, 468, 470, 472, 474, 476 Doncaster Road and 1 Pettys Lane	Land to the immediate south of Doncaster Road predominantly comprises existing single and two-storey housing stock on allotments with an average area of 600 square metres, with the exception of 1 Pettys Lane, which is a consolidated 1,900 square metre lot that has been redeveloped with a four-storey apartment building.

West	Stage 5 Tullamore Estate	Land to the immediate west is within Stage 5 of Tullamore Estate. This stage is currently in the early stages of infrastructure construction, including the continuation of the previously completed section of Members Drive that is to the immediate north of the subject site.
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- 2.7 Tullamore Estate comprises six stages. Road infrastructure is in place for Stages 1, 2 and 3 (southern, central and eastern areas, respectively) with construction occurring for Stages 4 and 5 (western area). Stage 6, to the north, is currently undergoing planning assessment for its subdivision layout. Housing development is predominantly complete within Stage 1, in the southern section of the estate, while some dwellings have been constructed in Stages 2 and 3. The estate will comprise approximately 800 new dwellings and new public open space.
- 2.8 Land within Tullamore Estate and all land in the immediate vicinity that has an abuttal to Doncaster Road is zoned Residential Growth. Other surrounding residential land is zoned General Residential, with the exception of land located 400 metres to the east, within the Activity Centre Zone. The Doncaster Hill Principal Activity Centre forms a central hub of residential, commercial, retail and recreational facilities.
- 2.9 The site abuts Doncaster Road, an arterial road with three lanes of traffic in both directions, including a designated bus lane. The bus lane on the northern side of Doncaster Road converts to a deceleration lane providing access to the entrance to Tullamore Estate via Heritage Boulevard. The intersection of Doncaster Road and Heritage Boulevard is signalised to provide ingress and egress to the estate. A roundabout adjacent to the north-eastern corner of the subject site, at the intersection of Heritage Boulevard and Members Drive, can provide vehicle access along the northern boundary of the site.
- 2.10 In terms of public transport, the subject site is well serviced by bus routes operating along Doncaster Road, connecting activity centres and residential areas within the municipality to Melbourne's Central Business District. Major bus interchanges are situated at Doncaster Park and Ride within 700 metres walking distance west of the site and at the Westfield Doncaster complex within 1.4 kilometres walking distance to the east. In addition to having access to the numerous retail, restaurant and entertainment venues within the shopping centre, the site is well serviced by other community and local facilities and parks.

### 3. THE PROPOSAL

- 3.1 It is proposed to develop the land with a two-storey restricted recreation facility (health club) comprising an indoor and an outdoor swimming pool, a gym and four illuminated tennis courts, with car parking provided within one basement level as well as at ground floor, occupying part of the existing at-grade car park. The proposal also incorporates the demolition of the existing single storey buildings that surround the existing two-storey house Tullamore. This will then allow the structural remediation, repair, conservation and reconstruction of the retained house Tullamore.

3.2 Ancillary uses include a crèche for a maximum 20 children that occupies 165 square metres, an administration and staff area occupying 130 square metres, a kitchen and bar occupying 95 square metres and a retail tenancy occupying 35 square metres. All uses are integrated with the club and are not intended to operate independently. Proposed hours of operation are from 5:30am to 10:00pm daily. A total of 10 staff would be on the premises during operating hours.

**Submitted plans and documents**

3.3 The proposal is outlined on the plans prepared by dwp Australia, Job No. 503510, Revision D dated 27 February 2018 and landscape plans prepared by mdg, Job No. 1658A dated 21 December 2017. Refer to Attachment 1.

3.4 The following most recently updated reports were submitted to support the application:

- planning report prepared by Urbis, dated 27 February 2018;
- heritage impact statement prepared by Ray Tonkin, dated May 2017;
- statement of conservation practice prepared by Ray Tonkin, dated November 2017;
- arboricultural report prepared by Galbraith & Associates, dated 16 August 2017;
- waste management plan prepared by Low Impact Development Consulting, dated 23 June 2017;
- traffic report prepared by Cardno, dated 14 August 2017 and an addendum letter dated 27 February 2018;
- acoustic report prepared by Acoustic Logic, dated 20 November 2017; and
- sustainability management report prepared by Sustainable Built Environments Melbourne, dated 30 November 2017.

3.5 An additional document of relevance for this application is the Statement of Significance, Eastern Golf Club - Tullamore, 463 Doncaster Road, Doncaster, prepared by Lovell Chen, dated 2013, revised 2014. Refer to Attachment 2.

**Development summary**

3.6 A summary of the development is provided as follows:

Land Size:	11,000m <sup>2</sup>	Maximum Building Height:	10.236m
Site Coverage:			
Area of uses:		Street setback to Doncaster Road (south)	Basement – 39m Ground and first floor – 4.81m
• Gymnasium:	1,300m <sup>2</sup>	Setback to Heritage Boulevard (east)	Basement – 5.145m Ground and first floor – 5.12m
• Swimming pools:	1,155m <sup>2</sup>		
• Tennis courts:	2,550m <sup>2</sup>	Setback to Members Drive (north)	Basement – 0.47m Ground and first floor – 45m
• Kitchen and bar:	95m <sup>2</sup>		
• Lounge/dining:	595m <sup>2</sup>		
• Crèche:	165m <sup>2</sup>		
• Office:	130m <sup>2</sup>		
• Retail:	35m <sup>2</sup>		

Total car parking spaces:	172	Setback to western boundary	Basement – 0.24m Ground and first floor – 49.77m
• Ground level:	38		
• Basement:	134		

### Design layout

- 3.7 The proposed building is located in the south-eastern corner of the site. The ground level of the building comprises an indoor swimming pool, with associated spa and sauna areas, together with change rooms, a central kitchen and bar with associated lounge and dining area, a crèche and a small retail component. The ground floor of house Tullamore is incorporated into the development as a separate lounge and dining area.
- 3.8 The first floor of the new building comprises a gym and administration area. The first floor of the house Tullamore is also proposed for gym related uses and a board room, but will remain separate from the first floor of the proposed building, with access provided only by a stairwell from the ground floor below.
- 3.9 External to the buildings at ground level, an outdoor swimming pool and four tennis courts occupy the northern portion of the site over the basement car park. The central area of the site, to the west of house Tullamore, is set aside for landscaped garden, including the retention of the heritage-protected English oak tree. The south-west portion of the site is set aside for an at-grade car park, including a refuse and delivery area.

### Pedestrian and vehicle access and layout

- 3.10 Pedestrian entry is provided on the western side of the building. The entry is accessible from the at-grade car park, a pedestrian path from the Doncaster Road footpath, or from Members Drive, via a path that runs through the basement.
- 3.11 Two vehicle access points are proposed. Access to the basement car park is from Members Drive, providing 134 car parking spaces. Access is also provided to the at-grade car park from a future road along the western boundary, to be constructed as part of Stage 5 of the Tullamore Estate development plan. This car park provides an additional 38 car parking spaces. A total of 172 car parking spaces are provided on site. The existing accessway from Doncaster Road will be made redundant.

### Landscaping

- 3.12 Canopy trees are proposed around the perimeter of the site, with dense planting to be provided along the northern boundary in an attempt to conceal basement walls that project above natural ground level. The landscape design is intended to integrate with the landscape outcome being provided to the public realm of Tullamore Estate. Within the site, the existing English oak heritage tree will provide a primary landscape feature.

### Design detail

- 3.13 The proposed building features a contemporary architectural design, which combines high levels of glazing broken up with varied materials, including vertical metal cladding and translucent glazing.

#### 4. LEGISLATIVE REQUIREMENTS

- 4.1 Refer to Attachment 3.
- 4.2 A permit is required under the following Clauses of the Manningham Planning Scheme:
- Clause 32.07-2 (Residential Growth Zone) – use of the land for a restricted recreation facility;
  - Clause 32.07-7 (Residential Growth Zone) – buildings and works associated with a Section 2 Use (restricted recreation facility);
  - Clause 42.01-2 (Schedule 5 to the Environmental Significance Overlay) – construction or carrying out of works associated with a tennis court; and
  - Clause 43.01-1 (Heritage Overlay) – demolish or remove a building and to construct a building or construct or carry out works.

#### 5. REFERRALS

##### External

- 5.1 There are no applicable determining or recommending referral authorities.

##### Internal

- 5.2 The application was referred to a number of Service Units within Council. The following table summarises the responses:

Service Unit	Comments
Engineering & Technical Services Unit – Drainage	<ul style="list-style-type: none"> <li>• No objection subject to conditions that have been included in the recommendation including the provision of onsite storm water detention.</li> </ul>
Engineering & Technical Services Unit – Vehicle Crossing	<ul style="list-style-type: none"> <li>• No objection subject to conditions that have been included in the recommendation including the removal and reinstatement of any redundant vehicle crossovers.</li> </ul>
Engineering & Technical Services Unit – Access and Driveway	<ul style="list-style-type: none"> <li>• No objection subject to access to the at-grade car park, off the proposed new road to be constructed in a future stage of the Tullamore subdivision, modified in accordance with the swept path analysis plans shown in the Traffic and Transport Assessment report prepared by Cardno, dated 14 August 2017.</li> </ul>
Engineering & Technical Services Unit – Traffic and Car Parking	<ul style="list-style-type: none"> <li>• No objection subject to a traffic management device at the intersection of the basement and Archer Road to safely manage traffic movement through this intersection and a functional layout plan requiring a footpath along Members Drive along the northern property boundary of the development to connect Heritage Boulevard and the proposed road to future stages of development of the Tullamore Estate.</li> </ul>

Service Unit	Comments
	In response, the need for a footpath on the southern side of Members Drive is not considered necessary as there are multiple routes a pedestrian could take to get to the eastern side of the estate or to Doncaster Road. A footpath would also significantly reduce the amount of landscaping to be applied to screen the basement wall that projects from natural ground level. There is a more pressing need for landscape screening to soften the building in this location than there is for pedestrian access.
Engineering & Technical Services Unit – Car Parking Layout	<ul style="list-style-type: none"> <li>• No objection.</li> </ul>
Engineering & Technical Services Unit – Construction Management	<ul style="list-style-type: none"> <li>• No objection subject to a requirement for the provision of a construction management plan.</li> </ul>
Engineering & Technical Services Unit – Waste	<ul style="list-style-type: none"> <li>• No objection subject to conditions that have been included in the recommendation including the requirement for private waste collection.</li> </ul>
Engineering & Technical Services Unit – Easements	<ul style="list-style-type: none"> <li>• No objection.</li> </ul>
Strategic Projects Unit – Sustainability	<ul style="list-style-type: none"> <li>• No objection subject to a requirement for the submission of an amended Sustainability Management Plan and details provided on plan to correspond with the management plan.</li> </ul>
City Strategy Unit – Heritage	<ul style="list-style-type: none"> <li>• No objection – Heritage matters are considered later in the report.</li> </ul>
City Strategy Unit – Environmental	<ul style="list-style-type: none"> <li>• No objection subject to the recommendations in the submitted arborist report being undertaken. This has been included in the conditions of approval.</li> </ul>
City Strategy Unit – Urban Design	<ul style="list-style-type: none"> <li>• No objection subject to a requirement to soften the presentation of the northern concrete wall of the basement. This has been included in the officer recommendation.</li> </ul>

## 6. CONSULTATION / NOTIFICATION

- 6.1 Notice of the application was given over a three-week period, which concluded on 18 April 2018, by sending letters to nearby properties and displaying three signs on site.

- 6.2 One objection was received. Although the objector did not identify an affected address, the concerns raised are related to heritage and the public realm. The grounds of the objection are summarised as inappropriate design response to the heritage building, visual bulk and impact on the existing heritage building.
- 6.3 A response to the grounds of objection are included in the assessment section of this report.

## 7. ASSESSMENT

- 7.1 The proposal has been assessed against the relevant state and local planning policies, the zone and overlay and the relevant particular provisions and general provisions of the Scheme.
- 7.2 The following assessment is made under the headings:
- State and Local Planning Policy Frameworks (SPPF and LPPF);
  - Use;
  - Design, built form and heritage;
  - Car parking, access, traffic and bicycle facilities; and
  - Objector concerns.

### State and Local Planning Policy Frameworks (SPPF and LPPF)

- 7.3 At the SPPF and LPPF levels, policy emphasises Tullamore Estate as a key redevelopment site within Manningham and metropolitan Melbourne. The Eastern Golf Course Development Plan (Development Plan) has been implemented through local policy at Clause 22.17 (Eastern Golf Course Key Redevelopment Site Policy), with finer assessment tools provided through the implementation of the zone and overlay controls.
- 7.4 The primary consideration for any application within Tullamore Estate is whether the proposed development is “generally in accordance” with the approved Development Plan. The Development Plan describes built form and design outcomes and objectives, and the requirement that an application be generally in accordance with the Development Plan therefore builds in a certain degree of flexibility to allow the proposal to be refined during the ongoing design and development phases. The determining factor in terms of whether the proposal is generally in accordance with the Development Plan is therefore how the proposed built form, design and particulars of development respond to the objectives set out in the Development Plan.
- 7.5 The Development Plan recognises this site will be redeveloped. This is to be combined with the restoration of the Tullamore homestead, to include suitable car parking facilities and be integrated within an overall landscape setting. Complementary uses associated with this development and restoration of the heritage building may be considered and be the subject of future planning assessment, which is the case through the consideration of this application. This application is considered generally in accordance with the Development Plan as it demonstrates an approach that finely balances the need to:
- retain, restore and provide a genuine end-use for the Tullamore homestead;
  - retain a protected tree;



- establish a visual link between the homestead and the off-site stables building; and
- provide a development and use that is sympathetic, complementary and integrated with the homestead, within an overall landscape setting.

7.6 Policy also emphasises the need for non-residential uses to be located in appropriate residential areas. The use of the site for the purpose of a restricted recreation facility is appropriate within the zoning of the land and the strategic context of the site. The site's location places it within very good proximity to access to public transport and existing services.

### **Use**

7.7 A restricted recreation facility land use requires a permit within the Residential Growth Zone. The use is defined in the planning scheme as:

*Land used by members of a club or group, members' guests, or by the public on payment of a fee, for leisure, recreation, or sport, such as a bowling or tennis club, gymnasium and fitness centre. It may include food and drink for consumption on the premises, and gaming.*

7.8 All of the aspects that make up the use of this proposal are integrated with the restricted recreation facility. No individual aspect of the use will operate independently. For instance, the crèche will not operate as an independent child care centre. Instead, members may leave their child under supervision at the crèche while they attend the swimming pool. The use of a restricted recreation facility is considered suitable under the zone as it is of a scale and intensity that is compatible with the wider residential area and serves local community needs.

7.9 The use will provide community based facilities on a site that abuts a Road Zone and provides vehicular access off a separate road. The site is readily and safely accessible by public transport, bicycle and pedestrian networks. The site's location nearby the Doncaster Hill Activity Centre and at the entrance to the Tullamore Estate, places it in a position that enables it to serve the wider community.

7.10 The site is placed in a position where although it is highly accessible, it also provides substantial setbacks to the closest dwellings within Tullamore Estate. This provides the opportunity for the use to operate at a higher intensity, with the benefit of minimal off-site amenity impacts.

### **Design, built form and heritage**

7.11 The design, height, setbacks and appearance of the proposed building and associated outdoor features are well considered having regard to the heritage significance of the site, which is detailed in the statement of significance. Refer to Attachment 3 for details. The heritage significance of this site relates to the Tullamore homestead, its visual connection to the off-site stables building and an English oak tree. Specific details of the scope of the structural remediation, repair, conservation and reconstruction works to the retained house Tullamore are described in the submitted statement of conservation practice.

7.12 The proposal incorporates the demolition of buildings within the heritage overlay, as distinct from the demolition of heritage building itself. Demolition is limited to the single storey buildings that surround the two-storey Tullamore homestead.

The demolition of these unsympathetic buildings is required to reinstate the original heritage fabric, forming an essential part of restoring the heritage significance of this building, which is currently obscured by these single storey additions. A **condition** will require the proposed works to repair and conserve the heritage building as set out in the submitted scope of works to be undertaken, with the works documented and supervised by a suitably qualified conservation architect. The proposal will deliver significant benefits to the heritage place, including a suite of repair, conservation and reconstruction works (notably the reconstruction of the former verandah).

- 7.13 The heritage issues that arise with the application are related to the siting and form of the proposed new building relative to the retained and conserved heritage building. It is recognised that the environs of Tullamore and its presentation were previously significantly compromised by the unsympathetic golf club additions and the proposal has been assessed having some regard for these existing conditions. Both in this context and considering the design and siting of the heritage building, there is no expectation that unimpeded views would be provided to the house from all sides.
- 7.14 New buildings must be considered in the context of their impact on the significance of the heritage place. The design of the new building has demonstrated that the location, bulk, form and appearance will not adversely affect the significance of the heritage place. The new building, while attached to the heritage building on the south-eastern side at ground level, will be separate from the upper floor. The integration of the heritage and new buildings ensures that the heritage building will be utilised in the future. If the building were to be isolated, its usability would likely be limited, which is discouraged by policy.
- 7.15 Considering the context by which the heritage building is currently viewed, being surrounded by single storey additions, the proposal will result in a significant improvement, with a clear view to the heritage place from those angles it will be viewed. Importantly, the Tullamore homestead was never sited to be prominently viewed from Doncaster Road as it does not present to this interface. There will however, be a direct view to the south-western part of the heritage building from Doncaster Road, together with a view from the building to the heritage Oak tree. By providing a contemporary architectural style to the new building, the heritage building will be distinct without its heritage significance being diluted. A visual connection will also be maintained to the stables building to the east.
- 7.16 The purpose of the visual connection between the Tullamore homestead and the stables is to allow for an understanding of the relationship between the buildings and the origins and significance of this heritage place. The proposal purposefully locates its outdoor swimming pool on the northern side of the building to ensure that the two storey built form does not prevent this visual connection. The location of the building is also guided by the apartment development to the east that is currently under construction, as there would be no advantage in siting the proposed building further south than views would allow past the apartment building. The siting of the proposed building reasonably balances the need to redevelop the site while maintaining a reasonable visual connection between the heritage and stables buildings. Historically, there was a path between the two buildings in the location of the existing vegetated strip. Several conditions on the permit for the apartment building (PL16/026791) provide for a pedestrian path along this strip between the stables and Tullamore homestead.

- 7.17 The proposal provides a significant area around the existing heritage Oak tree, including substantial separation at both basement and ground levels, in accordance with recommendations stipulated in the submitted arborist report. Importantly, a clear connection is made between the tree and house Tullamore, whereby the tree is the main feature in the landscape setting.
- 7.18 Vegetation removal is required to facilitate the development of the tennis courts on the northern portion of the site. This vegetation removal has been approved by a previous permit. The tennis courts are designed to predominantly follow the line of the outer basement wall, including along the northern interface, where the basement wall projects above natural ground level. The tennis courts comply with the relevant sections of the *Development Guide for Areas of Environmental and Landscape Significance*, 2011. The interface of the basement and tennis courts to the north has been designed to rely upon screen planting. Given that some areas of these exposed walls are within 1 metre of curvilinear northern title boundary, a **condition** will require greater detail of the screening treatment to these walls.

### **Car parking, access, traffic and bicycle facilities**

#### Car parking and access

- 7.19 Prior to a new use commencing or a new building being occupied, Clause 52.06-2 requires that the number of car parking spaces outlined in Table 1 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.
- 7.20 The car parking rate and the total number of spaces required for each use is tabulated below. The scheme requires a total of 118 car parking spaces for the proposed uses. The provision of 172 spaces exceeds this requirement by 54 car parking spaces. However, the car parking requirement does not take into account the gym use, which is not specified in Clause 52.06-5. In this case, the number of car parking spaces provided for this use must be provided to the satisfaction of the responsible authority. It is considered that the excess 54 car parking spaces that will be provided on site can provide car parking spaces for the gym and that this amount is satisfactory.
- 7.21 As the proposal is for an integrated club where no one use is intended to operate independently, there is no requirement to allocate car parking for specific uses within the car parks. For instance, the crèche is an ancillary use, as club members are expected to drop their children off while they utilise other facilities. The crèche service is only available to members attending the club. Similarly, the retail shop will be selling items such as sports equipment for use at the facility, and it would therefore be unlikely to be a destination trip. Despite these uses being included in the car parking assessment, functionally these ancillary uses are not anticipated to generate any additional car parking demand. Staff parking has been allocated on the plan. The car parking layout is well considered, providing for disability access within the at-grade car park, while the majority of parking spaces are provided within the basement.

<b>Use</b>	<b>Area/ Number</b>	<b>Car parking requirement</b>	<b>Spaces required</b>
Swimming pools	1155m <sup>2</sup>	5.6 to each 100m <sup>2</sup> of the site	64
Tennis court	4 courts	4 to each court	16

Child care centre	20 children	0.22 to each child	4
Office	165m <sup>2</sup>	3.5 to each 100m <sup>2</sup> of net floor area	5
Shop	35m <sup>2</sup>	4 to each 100m <sup>2</sup> of leasable floor area	1
Food and drink premises	700m <sup>2</sup>	4 to each 100m <sup>2</sup> of leasable floor area	28
Gymnasium	1300m <sup>2</sup>	N/A	N/A
Total			118 spaces

7.22 An assessment against the relevant car parking design standards at Clause 52.06-9 of the Scheme is provided in the table below:

Design Standard	Assessment
1 – Accessways	<ul style="list-style-type: none"> <li>A <b>condition</b> will require the 5.3m wide passing area at the basement entrance to be widened to minimum 6.1 metre by 7 metre passing area.</li> <li>All vehicles are able to exit the site in a forwards direction.</li> <li>An adequate visibility splay area is provided along the exit lane.</li> <li>Within the basement, a 4 metre internal radius is provided at changes of direction.</li> </ul>
2 – Car Parking Spaces	<ul style="list-style-type: none"> <li>Car parking spaces appear to be provided in accordance with the requirements, however a <b>condition</b> will require that all dimensions are provided to demonstrate compliance with this standard.</li> <li>Two sets of tandem spaces are proposed. A <b>condition</b> will require they be allocated to staff only.</li> </ul>
3 – Gradients	<ul style="list-style-type: none"> <li>The existing access road provides appropriate driveway gradients. All other driveway gradients have been assessed as compliant with the standard.</li> </ul>
5 – Urban Design	<ul style="list-style-type: none"> <li>The development utilises existing access road infrastructure, which will not dominate the landscape.</li> <li>Parking areas are all incorporated into the basement levels and will not be visible from the street.</li> </ul>
6 – Safety	<ul style="list-style-type: none"> <li>Pedestrian access is clearly separated from the roadway within the basement.</li> </ul>
7 – Landscaping	<ul style="list-style-type: none"> <li>Landscaping is well-placed around the entrance to the basement.</li> </ul>

Traffic

- 7.23 The submitted traffic report suggests a conservatively high traffic generation of approximately 348 vehicles per hour (i.e. all parking spaces were turned over once within one hour during the PM peak) and the signalised intersection would operate satisfactorily under proposed conditions. The traffic consultant has previously undertaken the design and modelling of the signalised intersection at Doncaster Road and Heritage Boulevard, showing that queuing and degree of saturation to be acceptable. Assumptions included that two-thirds of traffic movements would be via the signals, while the remainder of vehicles would approach via the local network, split up between internal movements, Burgundy Drive, Bordeaux Street, Fairway Road and Somerville Street. Once internal traffic is split up in various directions and inbound and outbound movements, the report indicates the traffic impact is likely to be negligible on the surrounding local streets.
- 7.24 The submitted traffic report considers that no future infrastructure works would be required as the traffic associated with this development has already been adequately addressed through the original traffic volume planning.
- 7.25 Overall, the traffic generated as a result of the proposed use and development, is considered to be generally compliant with the broader policy objectives of encouraging sustainable transport modes.

Bicycle Facilities

- 7.26 The submitted traffic report has considered the bicycle parking rate for ancillary uses including the shop and food and drink premises, equating to a bicycle parking requirement of 3 spaces. Shower requirements are considered met given the abundance of change room facilities within the building. However, the assessment has not taken into account the bicycle requirement for the primary use, being a restricted recreation facility (nested under minor sports and recreation facility). As this is a specified use in this clause, it is considered that this is the only use to be assessed for bicycle parking, and not the spaces required for the ancillary uses.
- 7.27 The bicycle parking rate and the total number of spaces required for employees and patrons of a restricted recreational facility is tabulated below. Only three bicycle spaces are provided adjacent to the building entry. This results in a shortfall of 19 bicycle spaces. Given the proposed use is a health centre, it is considered that the full amount of bicycle spaces should be provided, as it will encourage members to use alternative forms of transport. A **condition** will require an additional 19 spaces to be provided in accordance with Clause 52.34. This will likely require an expansion of the basement to the south, either between the heritage building and the English oak tree (allowing for its tree protection zone) or to the south of the pool plant room. It is agreed that no additional change rooms are required as the change room facilities provided are fit for purpose.

Purpose	Area/ Number	Bicycle space requirement	Spaces required
Employees	10	1 space for every 4 employees	3
Patrons	3,740m <sup>2</sup>	1 space to each 200m <sup>2</sup> of net floor area	19
Total			22

**Objector concerns**

7.28 A response to the grounds of objection is provided in the below paragraphs:

Inappropriate design response to the heritage building

7.29 The new building adopts a contemporary design and materiality unrelated to the heritage building. This is a deliberate approach that is supported by Council's heritage advisor as it allows the heritage building to be distinct, maintaining its identity and significance, which will be contrasted by the new building.

Visual bulk

7.30 The obscuring of views from the main frontage on Doncaster Road to the south and east is acceptable, particularly as house Tullamore is not oriented to address Doncaster Road. Views will be opened out from Doncaster Road to the south-west. The demolition of the unsympathetic additions will likely provide a clearer view to the heritage building from Doncaster Road than has previously been available.

7.31 The location and extent of physical connection between the new building and the heritage building is also considered acceptable, including having regard to the unsympathetic buildings surrounding the heritage house at present. Deliberate design decisions have been made to provide significant viewing angles to the heritage building, to provide a connection to the associated stables building and provide for the retention of the heritage English oak tree to form a prominent landscape feature of the grounds.

Heritage significance

7.32 House Tullamore is of local historical significance. The development is considered to adequately respond to this significance for the reasons outlined in this report.

**8. CONCLUSION**

8.1 It is recommended that the application be supported, subject to conditions.

**9. DECLARATION OF CONFLICT OF INTEREST**

9.1 No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.









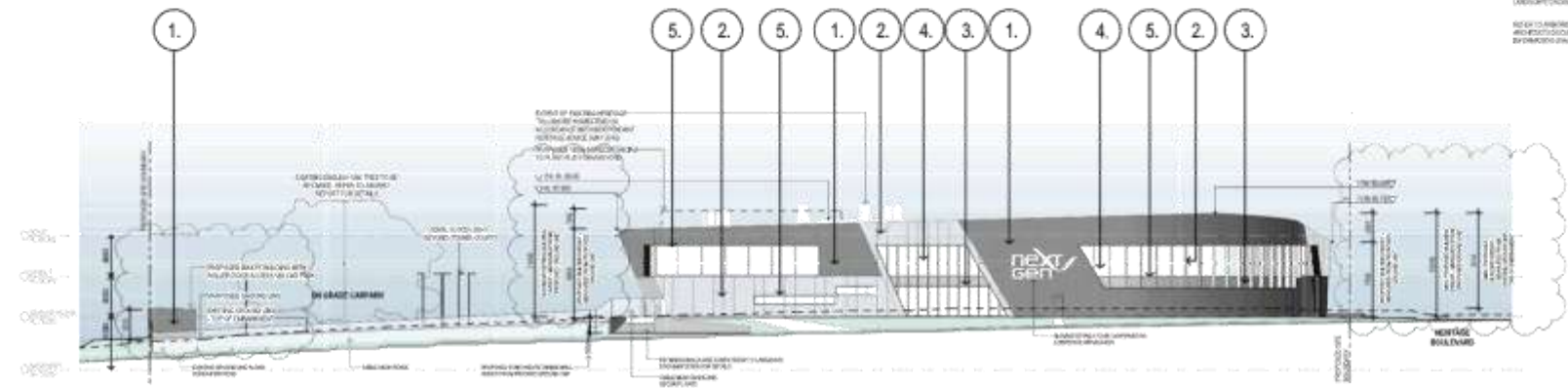




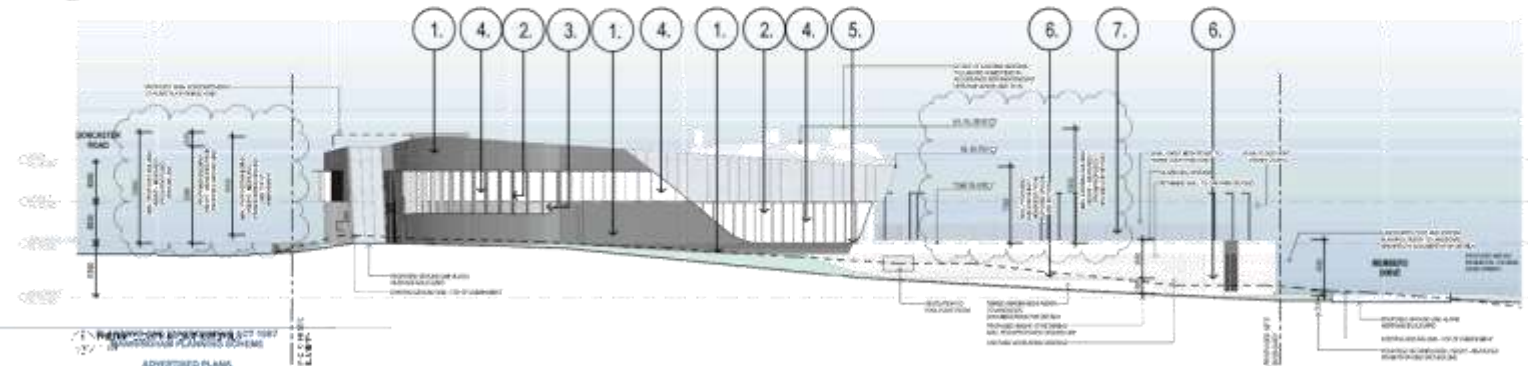




NOTES:  
 1. ALL MATERIALS AND COLOURS TO BE APPROVED BY THE ARCHITECT.  
 2. ALL MATERIALS AND COLOURS TO BE APPROVED BY THE ARCHITECT.  
 3. ALL MATERIALS AND COLOURS TO BE APPROVED BY THE ARCHITECT.  
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BUILDING ELEVATION - SOUTH MATERIALS



**PRELIMINARY**

1. STANDING SEAM METAL CLADDING	1000	1000
2. GLAZING COLOUR: TRANSLUCENT	1000	1000
3. COLOURBACK GLASS COLOUR: BLACK	1000	1000
4. GLAZING COLOUR: CLEAR	1000	1000
5. ALUMINUM WINDOW FRAME COLOUR: MONUMENT	1000	1000
6. RENDERED CONCRETE PLINTH	1000	1000
7. BLACK CHAIN LINK FENCE	1000	1000

PROJECT: NEXT GENERATION LIFESTYLE CLUB  
 CLIENT: NEXT GENERATION LIFESTYLE CLUB  
 ARCHITECT: DWP

ADVERTISED PLANS  
 Planning Application Number: PL/17027065  
 Date: 05 March 2018  
 Sheet 10 of 25

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PLANNING AND GOVERNMENT ACT 1987  
 MANINGHAM PLANNING SCHEME  
 ADVERTISED PLANS  
 Planning Application Number: PL17002961  
 Date: 28 March 2018  
 Sheet 1 of 2

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**Next Gen Doncaster**  
**Health and Lifestyle Club – Landscape Concept Plan**  
 1608A-L9K01[B] 21.12.2017 SCALE 1:250 @ A1  
 J. Ebdon Gill Design Get OnIt. DesignCompany@NextGenHealthClub.Landscape Concept.docx







**EASTERN GOLF CLUB -  
TULLAMORE**

463 DONCASTER ROAD  
DONCASTER

Prepared for  
**Manningham City Council**

2013 revised 2014

**LOVELL CHEN**  
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### 1.0 Introduction

This report has been prepared at the request of the Manningham City Council. It comprises a review of the present Heritage Overlay HO43 in the Manningham Planning Scheme (Eastern Gold Club – Tullamore, 463 Doncaster Road, Doncaster), as shown in Figure 1.

The primary purpose of the report is to comment on a proposal to reduce the extent of the Heritage Overlay (HO) as part of Amendment C101 to the Manningham Planning Scheme, which also proposes a rezoning of the broader site, changes to other overlays and the application of a Development Plan Overlay and Schedule to the site.

Currently, the HO applies to the full extent of the Eastern Golf Course. The HO schedule notes that external paint and tree controls apply. The stables building is listed in the schedule as an outbuilding for which the exemptions from notice and review provisions at Clause 43.01-1 do not apply.

The report comments on the following, as requested by Council:

- The extent of protection required around each identified heritage element (Tullamore, the stables, and three individual trees)
- Whether there is a need for a visual connection, and to what extent, between individual elements, in particular Tullamore and the stables, the stables and Doncaster Road and Tullamore and Doncaster Road.
- The recommended alignment of the HO based on the above.

The report concludes with a new statement of significance for HO43 (refer section 5.5). The citation for Tullamore, prepared by Lovell Chen, is attached at Appendix A.



Figure 1 Eastern Golf Club "Tullamore", identified as HO43 in the Heritage Overlay to the Manningham Planning Scheme.  
Source: Manningham Planning Scheme.

The report has been prepared on the basis of a review of documents as listed in this report, together with a site visit and limited historical research. A limited inspection of the clubrooms (former Tullamore) was undertaken, however the interiors of the stables were not inspected.

## 2.0 Historical notes

The following chronological notes draw upon the historical maps, plans and aerial photographs at Figure 5 - Figure 12 to consider the historical as well as the visual and contextual relationship between the significant elements in the Eastern Golf Club "Tullamore", identified as HO43 in the Heritage Overlay to the Manningham Planning Scheme.

- Tullamore, 12 roomed house, constructed in 1887 as a country house for distinguished surgeon Dr. Thomas FitzGerald (Figure 2). Stables (Figure 4) and caretakers cottage also constructed at this time. Homestead and stables designed by prominent Melbourne architect Lloyd Tayler.
- Plans of 1912 and 1913, prior to the development of the golf course, appear to show a track between the Tullamore homestead and the stables building, and the primary driveway entrance to the property (south-west of the homestead) off Doncaster Road. Refer Figure 5, Figure 6.
- Golf course opened in 1924, with extensive tree planting and formation of fairways. Tullamore homestead converted to clubhouse. Single storey extension added to the east and change rooms to the south.<sup>1</sup>
- By 1931, the track between the clubhouse and stables building is still evident, lined by a small number of trees. A track to the stables building is also evident from the secondary entrance to the property (south-east of the clubhouse) off Doncaster Road. Refer to the aerial at Figure 7.
- In 1936, a new layout to the golf course to the design of H B Falconer established.<sup>2</sup>
- By 1945, the track to the stables from Doncaster Road is no longer evident, by this time the existing fairway had been established. The track between the clubhouse and stables is still evident, with addition tree planting along the alignment of the track. Refer to the aerial at Figure 8.
- More alterations to the clubhouse were undertaken between 1948 and 1964, including a single storey addition to the north.<sup>3</sup>
- The c.1950s and 60s aerial images likewise show the track between the clubhouse and stables, with more extensive vegetation along the alignment of the track by the 1960s. Refer to the aerials at Figure 9, Figure 10)
- Between 1964 and 1970, the carpark south of the clubhouse expanded, encompassing the garden area between the entry drive and the southern property boundary.<sup>4</sup>
- Recent aerial shows the extent of the car park to the south of the clubhouse. The alignment of the original driveway entrance to Tullamore (south-west of the clubhouse) is still evident, but has been incorporated into the car park, and the secondary entrance (south-east of the clubhouse) is no longer evident. The track between the clubhouse and stables is no longer evident, with a large number of mature trees along the entire alignment of the track. Refer to Figure 11, Figure 12.

<sup>1</sup> Meredith Gould Architects Pty Ltd, *The Doncaster site of the Eastern Golf Club Conservation Analysis and Policy*, p. 27.

<sup>2</sup> Meredith Gould Architects Pty Ltd, *The Doncaster site of the Eastern Golf Club Conservation Analysis and Policy*, p. 28.

<sup>3</sup> Meredith Gould Architects Pty Ltd, *The Doncaster site of the Eastern Golf Club Conservation Analysis and Policy*, p. 28.

<sup>4</sup> Meredith Gould Architects Pty Ltd, *The Doncaster site of the Eastern Golf Club Conservation Analysis and Policy*, p. 28.



Figure 2 Early view of Tullamore homestead, showing the original two-storey timber verandah to its north and west sides.  
Source: The History of the Eastern Golf Club, p. 9.



Figure 3 View to the golf course clubrooms from the car park. The west elevation of the Tullamore homestead is evident, surrounded by the later single-storey additions. The original verandah has also been removed.



Figure 4 South and east elevations of the stables building.

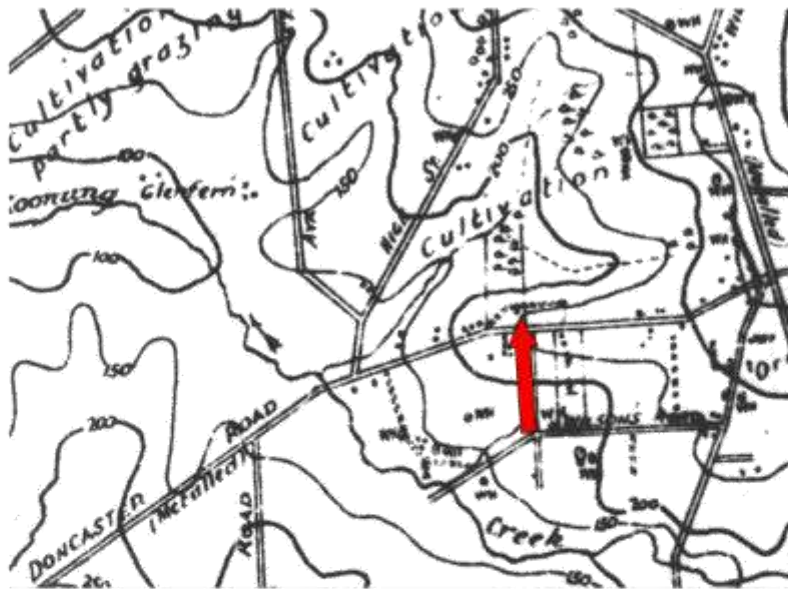


Figure 5 1912 plan of Doncaster Road and surrounding area. There appears to be a track between the Tullamore homestead and stables (indicated).  
Source: Heidelberg, Doncaster & Eltham Manoeuvre Area, 18/10/1912, State Library of Victoria Maps Collection.

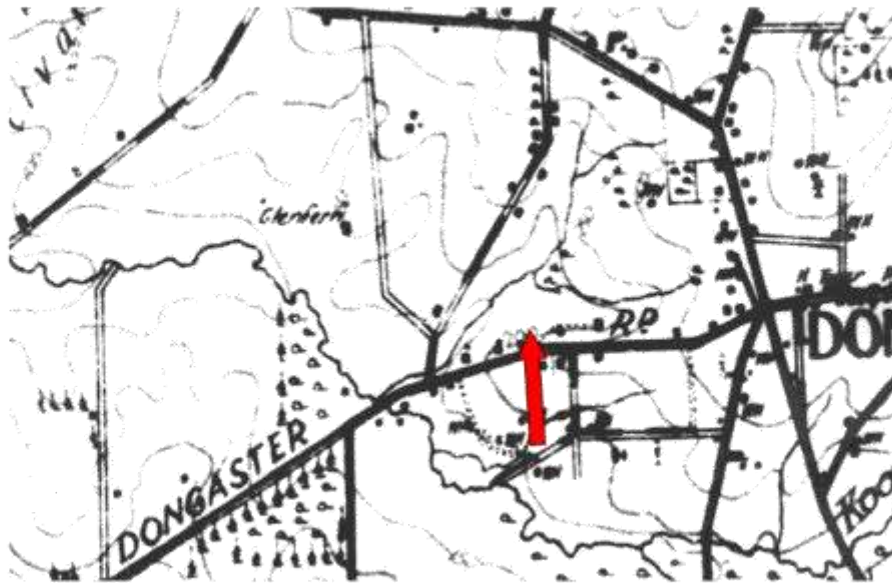


Figure 6 1913 plan of Doncaster Road and surrounding area. The track between the Tullamore homestead and stables (Indicated) also appears on this plan. Source: Map of Heidelberg District, 12/03/1913, State Library of Victoria Maps Collection.

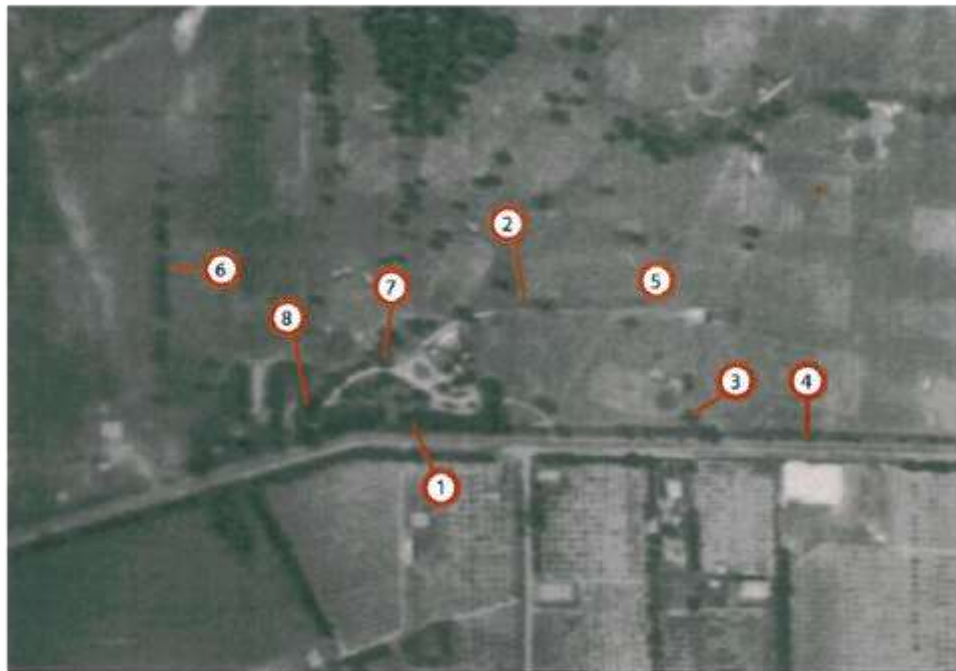


Figure 7 1931 aerial image of the southern portion of the golf course. A track between the Tullamore homestead (in use by this time as the clubhouse) and stables is evident in this image, as is a second track to the stables from the secondary entrance off Doncaster Road. (NB. The numbers shown relate to plantings identified in the original report).  
Source: John Patrick, Amendment C86 Manningham City Council, Eastern Golf Course, 463-535 Doncaster Road, Doncaster.



Figure 8 1945 aerial image of the southern portion of the golf course. The clubhouse and stables building are visible in the centre of the image. The track to the stables from Doncaster Road has been removed by this time to accommodate the establishment of the fairway.  
Source: University of Melbourne Map Collection Melbourne 1945 Photo-Maps.



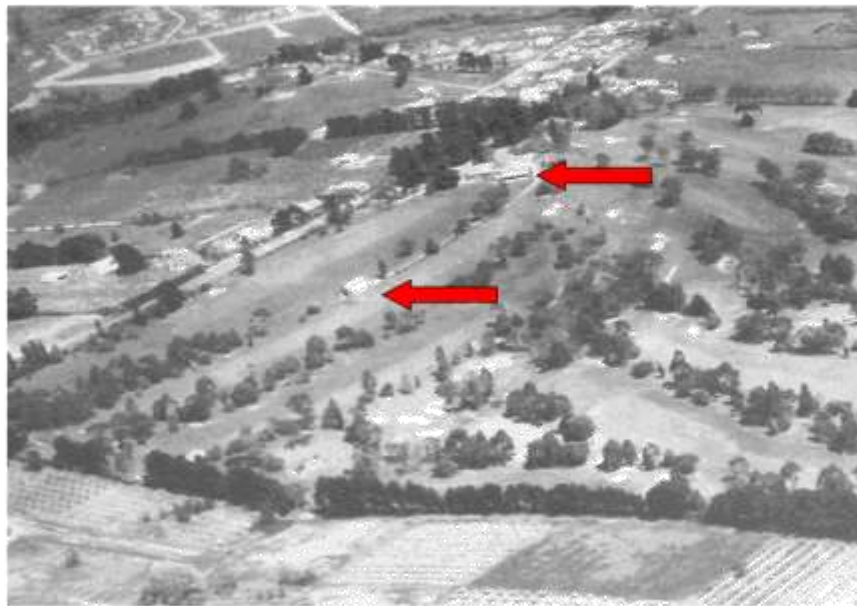


Figure 9 c. early 1950s aerial image of the southern portion of the golf course (north is at right). The clubhouse and stables building are indicated.  
Source: The History of the Eastern Golf Club, p. 18.



Figure 10 c. early 1960s aerial image of the southern portion of the golf course.  
Source: The History of the Eastern Golf Club, p. 19.

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Figure 11 September 2013 aerial image of the Eastern Golf Course.  
Source: [www.nearmap.com](http://www.nearmap.com)



Figure 12 Detail of the 2013 aerial showing the clubhouse, stables and three identified trees (indicated).  
Source: [www.nearmap.com](http://www.nearmap.com)

### 3.0 Heritage Overlay HO43

The current HO43 (Figure 1) is based on the 1991 Doncaster and Templestowe heritage study prepared by heritage consultants, Context Pty Ltd with R Peterson and B Stafford. The Context study is a reference document at Clause 21.11 of the Planning Scheme. It contains a place-specific citation for the property which assessed the house, Tullamore, the stables and 'some plantings and site features' as of local historical significance as remnants of the 'country property; established in 1887 by Thomas FitzGerald, demonstrating the lifestyle available to professional men in the nineteenth century and later for its association with William Stutt'. The citation does not contain any detail on significant trees or site features, though it does reference surviving 'windbreak plantings and dam system'.

#### 3.1 Amendment C86

The issue of the extent and nature of HO43 was recently the subject of further consideration as part of Amendment C86 to the Manningham Planning Scheme (2011). This amendment sought *inter alia* to introduce a new local planning policy, the Eastern Golf Course Policy, which is at Cl. 22.17 of the Planning Scheme (Eastern Golf Course Key Redevelopment Site Policy).

At that time, Meredith Gould was commissioned by Council to prepare a Conservation Analysis and Policy for the site as a whole. The Gould report contained more detailed historical analysis and assessment, well beyond the limited information included in the Context citation.

While Amendment C86 did not propose a change in the HO arrangements on the site, the Gould report did make recommendations on this issue.

The main conclusions of the Gould report as related to the extent of the HO were as follows:

- The HO boundaries should be amended to define a 'Tullamore Homestead precinct' comprising the 1887 house, its crescent driveway, the stables, the track between the stables and house; associated trees 24, 27, 27, 51, 52, 53, 54, 55, 58, 59, 61 and a defined area of land.
- A second HO or series of HOs should be defined to include 'the collection of parcels of land defined by the TPZ for each of the trees recorded on the Tree Data Sheets as detailed' in the report.
- A number of other detailed policy recommendations were included in this report but these were the principal recommendations related to the extent of HO controls.

As noted, Amendment C86 did not propose any change to the HO arrangements on the site. In considering the proposed new local policy, however, expert evidence was considered in relation to heritage and the Panel commented on the heritage values of various elements on the site.<sup>5</sup> The Panel found that the site:

Has a number of elements of heritage value that should be retained and preserved on that basis, namely 'Tullamore', the stables and the three nominated trees.

The Panel also found that the policy:

should be specific, not only that these historic elements should be conserved, but in terms of the two buildings, why they should be preserved and the extent of land around them that is necessary to ensure

<sup>5</sup> Manningham Planning Scheme: Amendment C86 Report of the Panel, 17 May 2011.

that their context is not compromised by unsympathetic landscaping, buildings or other works in close proximity.

The Panel recommended amendments to the policy as follows:

- Protect the existing Club House 'Tullamore' and stables as identified in the Doncaster and Templestowe 'City of Doncaster and Templestowe Heritage Study' Context Pty Ltd, Peterson, R, Stafford, B (1991) Manningham City Council Heritage Study, Context.
- Retain and apply a Tree Protection Zone to trees number 4, 27 and 82 as identified in the Conservation Analysis and Policy, Meredith Gould Architects Pty Ltd (2011)
- Allocate open space and/or roads and/or allotment boundaries so that reasonable development is possible without intrusion into any Tree Protection Zone (TPZ)
- Site open space and/or roads so that the house and stables are visually connected.

The policy as it was eventually included in the Planning Scheme contains the above but with two additional provisions:

- Encourage the retention of trees and groups of trees of heritage significance. Identified periods of significance are:
  - Pre-homestead indigenous trees
  - Mature, possibly self-sown indigenous trees
  - Homestead plantings (c. 1885-1920 approx)
  - Early golf course plantings (1920 to WW2 approx)
  - Post WW2 plantings up to the 1970's [sic] with cultural landscape values.
- Locate open space, roads and allotment boundaries so that the heritage buildings have an open landscape context and are visually prominent.

#### **4.0 Amendment C101**

##### **4.1 Introduction**

As proposed by Urbis on behalf of Mirvac, Amendment C101, *inter alia*, proposes the extent of HO43 be amended and reduced in area. The proposal is for a non-contiguous HO43 comprising the following:

- The 1886 house, Tullamore, with a 10m curtilage of land (measured from the alignment of the original external walls of the house);
- The stables building with a 10m curtilage (measured from the external walls of the building); and
- Tree nos 4 (River Red Gum, refer Figure 13), 27 (English Oak, Figure 14), 82 (Bunya Bunya Pine, Figure 15) – it is assumed that the mapping includes a Tree Protection Zone for each of these.

Changes are also proposed to the HO schedule to describe these elements.

It is noted that Amendment C101 also proposes other changes that would have the potential to influence the heritage outcomes on this site including the Development Plan Overlay and Schedule, and that the documentation for the amendment also includes a proposed Development Plan. It is further noted that Development Plan itself contains an assessment

of heritage issues and notes the response to the requirements of the existing HO and the local policy (refer section 3.7).

Related to this issue, the Amendment documentation includes a report by Bryce Raworth which supports the proposed reduction in the HO, based on evidence he presented to the Panel for Amendment C86. It is not clear whether Mr Raworth's recommendation for the reduction in the HO area also assumes the requirements as set down in the Development Plan Overlay and Schedule or the contents of the Development Plan itself (see, for example, the reference at 3.7 to the retention of a visual and landscape link between the Tullamore homestead and stables building).

While it is recognised that these provisions are to a degree relevant, they have not been considered in detail in this review. Rather, the comments provided here focus on the issue of an appropriate reduced extent of the HO based solely on the significance of the site and its historical and physical characteristics.

## **5.0 Comment on the Heritage Overlay**

### **5.1 Significance**

There have been a number of assessments of the significance of the place.

The HO was applied to the site based on an assessment (Context 1991) that the place was of significance for its surviving nineteenth century fabric, as evidence of a country property established by a prominent and wealthy member of the professional class, and for its historical associations with Thomas FitzGerald and subsequent owner William Stutt. This assessment is considered to be an appropriate one.

Following this original assessment, the HO was applied in a wholesale manner to the site in its entirety with no detailed commentary on significant elements beyond the house and stables, other than for including a general reference to other site features (trees and dams). This has led to a lack of clarity around what is significant, though it was clear that the later golf club use was not considered in the Context assessment to contribute to significance.

Meredith Gould (2011) drew the conclusion that later phases of development on the site (relating to the golf club use) were also significant.

Bryce Raworth's assessment of the site in reports prepared in 2011 and 2013 is more consistent with the Context assessment, ie: that its significance is related to its nineteenth century origins and fabric, and specifically the main house and stables building.

*Comment:*

It is the conclusion of this review that the site is of historical significance in the local context essentially for the reasons set out in the Context assessment of 1991, as a remnant of a late nineteenth century country residence including its ability to reflect aspects of such country properties, for its association with the eminent surgeon Thomas FitzGerald and to a lesser extent with William Stutt. Both the stables and the house were designed for FitzGerald by prominent Melbourne architect, Lloyd Taylor and this is also of interest.

The significance of the site is discussed further below at 5.4.

The private golf club use of the site is of local historical and social interest given the length of the association of the Eastern Golf Club with the site (1924-present). These values are strongly associated with the history and activities Club itself, however, and given the club's impending relocation from the site, they are not considered to warrant recognition in terms of the heritage values of the place or in terms of an alternative extent of HO43. Additionally, it is commented that the re-use and development of the site by the Club has resulted in changes that in many respects are unsympathetic to an appreciation of the nineteenth

century form of the place, particularly the major alterations and additions to the house, and the changes to the driveway and other landscape features. In relation to the broader course plantings, these are a valued characteristic of the site but are not considered to be of heritage significance.

### 5.2 Significant elements

The following buildings are considered to be of significance as associated with the heritage place:

- Tullamore (excluding the golf club additions) (Figure 3)
- Stables (Figure 4)

In relation to trees, this assessment relies on the findings of the Panel for Amendment C86, which considered evidence in relation to the significance of the mature trees on the site. No additional assessment of trees was undertaken, though a sequence of aerial photographs was reviewed. The Panel found that three trees were of significance for heritage reasons as follows:

Tree 4	River Red Gum (Figure 13)
Tree 27	English Oak (Figure 14)
Tree 82	Bunya Bunya Pine (Figure 15)

These were the trees identified as of individual significance in the Gould Conservation Analysis.

### 5.3 Setting and curtilage

The original HO was applied to the site in its entirety in a way whereby the boundaries did not specifically reflect the heritage values of the place assessed nor the location of elements that contribute to those values. Conversely in reducing the HO, care needs to be taken to ensure that sufficient land is retained in the HO to ensure appropriate management of the heritage values. The HO should include all elements which contribute to the significance of the place but beyond this, should also include land associated with the place that requires management in order to retain and interpret the significance of the place.

This is consistent with the explanation of the importance of setting as defined in the *Burra Charter* (Definitions, Article 1.12) as 'the area around the place which may include the visual catchment'. The Charter's Conservation Principles for 'setting' (Article 8) expand on the definition:

Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

The Explanatory Notes to the *Burra Charter* provide more detail:

Aspects of the visual setting may include use, siting, bulk, form, scale, character, colour, texture and materials.

Other relationships, such as historical connections, may contribute to interpretation, appreciation, enjoyment or experience of the place.

In a similar vein, the 'heritage curtilage' for a building, complex or site has been defined by the former Heritage Office of the Department of Urban Affairs and Planning, New South Wales, as:

... the area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. It can apply to either:

- o land which is integral to the heritage significance of items of the built heritage; or
- o a precinct which includes buildings, works, relics, trees or places and their setting.<sup>6</sup>

In summary, heritage curtilages should include all significant elements and establish an area which is necessarily managed to ensure the maintenance of heritage significance.

Identification of land to be included within a heritage curtilage (or an HO) does not preclude change within this area; rather that any change needs to be managed so as not to adversely impact on setting, presentation or significance of the place.

In considering the application of these principles to the Tullamore site, as noted, a limited review of historical aerials and photographs and documents, including maps was undertaken.

In reviewing the history of Tullamore, it is evident that this is a place where significant change has occurred and where the legibility of the site is compromised. In the first instance, the immediate setting to the main house (Tullamore) has undergone significant change, not only through the impact of the alterations and additions at ground floor level (compare Figure 2 with Figure 3, see also Figure 16) but also the substantial removal or obscuring of the original principal 'crescent' drive and arrival loop to the west of the house through the development of the carpark, and the removal of other drives and paths around the house, and of early garden plantings and features. The substantial tree plantings to Doncaster Road that are evident on the 1931 aerial (refer Figure 7) have also been removed with the widening of the road. The landscaping associated with the golf course use (mature tree plantings edging grassed fairways) is unrelated to the earlier layout of the place.

Similarly, the stables building now sits in a context which is quite changed, with fairways to either side, including changes to the levels around the building, and the establishment of dense fairway buffer planting to the west and east (Figure 17). There does remain some evidence of the track from the house to the stables (Figure 20). While no nineteenth century plans have been located, the track appears to be shown on the 1912-13 plans and the 1931 aerial at Figure 7 and this element survives at least in terms of its broad alignment, albeit with extensive tree planting having occurred in this location.

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<sup>6</sup> Heritage Office, *Heritage Curtilages*, Department of Urban Affairs and Planning, New South Wales, 1996, p.3.



Figure 13 Tree 4, River Red Gum (*Eucalyptus camaldulensis*) located just outside the west property boundary.



Figure 14 Tree 27, English Oak (*Quercus Robur*) located to the west of the clubrooms.





Figure 15 Tree 82, Bunya Bunya Pine (*Auracaria Bidwillii* – in the centre of the image) located on Doncaster Road, opposite (to the south) of the stables.



Figure 16 View to the clubrooms from the north-east. The first floor of the original homestead is visible above the later single-storey additions.



Figure 17 Stables building in the existing context with fairways to the north and south.



Figure 18 View from the stables along the south side of the trees, the house is visible in the distance.



Figure 19 View from the east towards the stables and house.



Figure 20 View along the track from the stables to the house, largely obscured by trees



Figure 21 View from the house towards the stables, obscured by fairway buffer planting



Figure 22 View across the fairway towards the stables

#### 5.4 Recommended extent of HO43

The proposal to reduce the extent of the Heritage Overlay to a 10 metre curtilage around the extent of the original homestead of 'Tullamore', and 10 metre curtilage around the extent of the external stable walls and three individual trees is not supported in full.

As noted, the significance of this place derives from its origins as a country property established by the eminent surgeon, Thomas Naghton FitzGerald. FitzGerald loved horses and was a skilled four-in-hand driver himself. He bred racehorses at Tullamore and raced his horses under the name T Naghton. Both the stables and the house were designed for FitzGerald by prominent Melbourne architect, Lloyd Tayler.

There is clearly a close historical relationship between the two buildings, as the two surviving nineteenth century structures on the site, albeit the visual and functional relationships between the two have been partly obscured by the clubhouse additions and the changes to the landscape layout and use of the site (, see Figure 18, Figure 19). In particular, the more recent fairway buffer planting west of the stables has obscured views between the buildings (see also Figure 21, Figure 22) and from a heritage perspective, desirably this would be removed or thinned. There remains some evidence of the track which from the house to the stables, albeit this is now an informal vehicle track with no evidence of earlier fabric or surfacing and is no particular significance in its own right (Figure 20).

On the basis of this historical relationship and the ability of the two buildings to reflect important aspects of the history of the place, it is considered important that the potential for a visual link between the two buildings be maintained, allowing the continued opportunity to perceive the historical relationship between them. That is not to say that there are particular views between the buildings that are important historically or in terms of the design or presentation of either building or the property as a whole. Rather, the purpose of maintaining the opportunity for a visual link between the two buildings is to allow for an understanding of the origins and significance of the place.

It is therefore recommended that the reduced HO boundary include an area of land with a limited curtilage around both the house and the stables be designated (based on a set-off in the order of 15m off the north side of the original extent of the house, and a 10m curtilage around the stables). In addition, it is proposed that an area of land between the two buildings be included in the HO. This will allow for the management of the immediate setting of both buildings and the space between them generally with general reference to the alignment of the track between the two buildings. It is further recommended that an area land to the south of the original and house extending to Doncaster Road be included within the reduced HO, to allow for a consideration of any impacts on the closer views to the house from this main road. It is not considered necessary to include a large area of land to the south of the stables as this building does not have a visual presence on Doncaster Road.

In recommending this curtilage and reduced extent of the HO, it is noted that this is recommended as a zone where heritage is to be considered, one which is to be managed under the provisions of the HO and with reference to the local planning policy framework for heritage. It is not to suggest that development is precluded within this zone, only that heritage should be a key consideration in contemplating change.

In relation to the trees on the site, these have been assessed by others (Meredith Gould Architects, 2011) as significant specimens in their own right and as warranting the application of the HO on this basis. Three trees have been identified as of individual significance:

- Based on size and maturity, an assessment has been made that the Bunya Bunya Pine on Doncaster Road (tree 82) dates from the nineteenth century

and may mark the location of an earlier cottage constructed by David Mitchell.

- The English Oak to the west of the house (tree 27) is likely to be a remnant planting from the crescent drive.
- The River Red Gum (tree 4) just east of the property boundary has been assessed by Meredith Gould as of local significance in its own right and as a possible pre-settlement survivor, but is noted on the tree data sheets in the same report as a mature indigenous tree, but not as homestead or pre-homestead planting.

Of these, the evidence seems reasonably clear that the Bunya Bunya Pine and the English Oak are both related to the nineteenth century Tullamore property. This was confirmed by John Patrick in evidence to the Panel for C86.<sup>7</sup>

The origins of the River Red Gum and another tree on Doncaster Road, identified by Mr Patrick, a Sugar Gum (tree 88) are less clear. Further assessment of these and an arboricultural assessment including estimate of likely age would be required to confirm whether they should be included in HO43.

Neither the Bunya Bunya Pine nor the English Oak are considered to have a particularly strong visual relationship to the buildings or to contribute to the setting of either building. In the case of the Bunya Bunya Pine it has been suggested that this may have been associated with the earlier cottage constructed by David Mitchell. While an early element on the site, and a tree which is a landmark on Doncaster Road, it stands as an isolated element and does not have a strong link to either the stables or the main house. The English Oak has a more direct link to the house in that it is thought to have formed part of the driveway plantings. In the context of the changes to the landscape in this part of the site, however, it appears as an isolated remnant.

On this basis, it is recommended these two trees be included in HO43 but mapped separately. Sufficient land is required around the trees to protect them (including a TPZ expanded to allow for future growth, based on an arboricultural assessment). The mapping at Figure 23 is nominal only.

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<sup>7</sup> John Patrick, Evidence on Amendment C86, March 2011, p. 5.



Figure 23 Proposed extent of HO43, not to scale

### 5.5 Statement of significance

A revised statement of significance has been prepared as follows. The full citation for Tullamore, prepared by Lovell Chen, is attached at Appendix A.

#### *What is Significant*

Tullamore was constructed in 1886-7 as the country residence of the eminent surgeon Sir Thomas Naghton FitzGerald (1838-1908), former president of the Medical Society of Victoria and highly respected throughout the British colonies. FitzGerald was knighted in May 1897, the first Australian to be honoured for eminence in the medical profession.<sup>8</sup>

FitzGerald purchased the land at Doncaster in 1886<sup>9</sup> and in June and July of that year tenders for a villa residence, stables and outbuildings at Doncaster for Thomas Naghton FitzGerald were called by the prominent Melbourne architect Lloyd Tayler (1830-1900).<sup>10</sup> The following year Lloyd Tayler also designed FitzGerald's private hospital in Lonsdale Street Melbourne (472-474 Lonsdale Street), one of the earliest of its kind. Tayler was also responsible for overseeing alterations to FitzGerald's city residence, Rostella (also in Lonsdale Street, 1869, demolished) in 1887.<sup>11</sup>

FitzGerald called his country property 'Tullamore', after his Irish birthplace. He loved horses and was a skilled four-in-hand driver himself. FitzGerald bred racehorses at Tullamore and

<sup>8</sup> C Macdonald, 'Sir Thomas Naghton FitzGerald', in Douglas Pike (ed.) *Australian Dictionary of Biography*, Vol. 4, Melbourne University Press, Melbourne, 1972, pp. 180-181.

<sup>9</sup> Ratebook research contained in Meredith Gould Architects, *The Doncaster site of the Eastern Golf Course, Conservation Analysis and Policy*, for the City of Manningham, February 2011, p. 10-11.

<sup>10</sup> *The Argus*, 2 June 1886, p. 3, 3 June 1886, p. 3, 1 July 1886, p. 3.

<sup>11</sup> Allom Lovell & Associates, *Waverley Terrace (formerly Lonsdale House), Conservation Management Plan* prepared for Multiplex Constructions, 2000, pp. 2, 18.

raced his horses under the name T Naghton. His most successful horse was Rhesus, which won the Victorian Grand National Hurdle Race in 1882. FitzGerald was a familiar figure at Flemington and was surgeon to the Victoria Racing Club for many years.<sup>12</sup>

After FitzGerald's death in 1908, the property was sold to William Stutt, local councillor, chairman of the racing club and former MP for South Grant, near Geelong.<sup>13</sup>

From 1924, but possibly earlier, the Eastern Golf Club took over the property, leasing it from the Stutt family. The new golf links which covered 78 acres 'facing a wide vista of open country towards Macedon' were opened by the Prime Minister Stanley Bruce in June 1924.<sup>14</sup> The house was converted for use as clubrooms and extensive additions and alterations were constructed in a series of stages in the c.1920s, c. 1959, 1979, 1985 and 2002.<sup>15</sup> The stables building was retained and adapted for use as a machinery shed from the c.1940s.<sup>16</sup> Other buildings on the site and subsequently demolished included a caretaker's house to the east of the main house, also built for FitzGerald, and an earlier cottage to the east on Doncaster Road (thought to have been constructed by the builder David Mitchell).

The main house is a double-fronted two storey overpainted brick and render Italianate villa with a hipped roof clad in slate. The chimneys have heavy mouldings and mansard tops. The frieze has brackets, regularly spaced between panels with a cornice mould. There is a flat string course band at first floor level and flat quoins. The projecting left hand bay combines a hipped roof section, with a steeper gable-roofed projection, and side windows with pointed segmental heads and panels below. As constructed the house was in red brick with render dressings, all now overpainted. Sited to take advantage of the views from this elevated position to the north and west, the house had a prominent and elaborate two-storey timber verandah to its north and west sides. This has been demolished and the house has been partly subsumed by a series of single-storey additions on all sides. These works have had a major adverse impact on its presentation, though the upper sections of the house remain and are legible.

The stables is located some distance to the east. It is a substantial brick and timber building, also overpainted, with a central lantern form. Later doors have been added associated with the use of the building as a machinery shed.

There are three mature trees on the site that are likely to relate to the nineteenth century. The first of these is a fine Bunya Bunya Pine on Doncaster Road (*Auracaria Bidwillii*) which is thought possibly to have been associated with an earlier cottage on the site constructed by the well-known builder David Mitchell, and the second is an English Oak (*Quercus Robur*) located west of the main house and originally part of the driveway plantings to Tullamore. A mature River Red Gum (*Eucalyptus camaldulensis*) is located just outside the western property boundary and is likely to pre-date Tullamore.

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<sup>14</sup> *The Argus*, 16 June 1924, p. 7.

<sup>15</sup> *The History of the Eastern Golf Club*, pp. 32-35.

<sup>16</sup> *The History of the Eastern Golf Club*, p. 32.



The impact of works associated with the golf course use has been to substantially alter the setting to the main house and the layout of the wider property, including the substantial loss of the original drive to the west, the removal of the original garden areas for carparking and clubhouse additions, and the introduction of fairways and buffer plantings for the course itself.

*How is it Significant*

Tullamore, at 463 Doncaster Road, Doncaster is of local historical significance.

*Why is it Significant*

The house Tullamore and the stables are of local historical significance as remnants of the country property established by the eminent surgeon Sir Thomas Naghton FitzGerald in 1886-7. While altered through a series of unsympathetic alterations and additions, the origins of the house as a Victorian villa remain evident. The stables building reflects FitzGerald's love of horses and his interest in breeding and racing which he pursued on this property. Despite some alterations, the stables building is also of significance as a good representative example of the later nineteenth century. The place is of historical significance for its association with FitzGerald and with the later owner William Stutt, a local councillor. While there are better and more intact examples of his work, the buildings are also of interest for their association with the prominent architect Lloyd Tayler.

The mature English Oak is thought to be a remnant of the original drive from the west (now massively altered and largely obscured), while the Bunya Bunya Pine on Doncaster Road is likely to date from the nineteenth century and is a fine example that is a landmark in this location. The mature River Red Gum (*Eucalyptus camaldulensis*) also appears to date from the nineteenth century and is of significance for its age and size.


**APPENDIX A** Heritage citation for Tullamore, prepared by Lovell Chen.

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A 2

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<b>Name</b>	Tullamore	<b>HO no</b>	HO43
<b>Address</b>	463 Doncaster Road, Doncaster	<b>Survey Date</b>	September 2013
<b>Place Type</b>	Former residence and stables	<b>Date of Construction</b>	1886-7
<b>Builder</b>	Unknown	<b>Architect</b>	Lloyd Tayler
		<b>Extent of Overlay</b>	Refer to HO mapping

**Heritage Status**  HV  AHC  NT  Heritage Overlay

**Statement of Significance**

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FitzGerald called his country property ‘Tullamore’, after his Irish birthplace. He loved horses and was a skilled four-in-hand driver himself. FitzGerald bred racehorses at Tullamore and raced his horses under the name T Naghton. His most successful horse was Rhesus, which won the Victorian Grand National Hurdle Race in 1882. FitzGerald was a familiar figure at Flemington and was surgeon to the Victoria Racing Club for many years.<sup>5</sup>

After FitzGerald’s death in 1908, the property was sold to William Stutt, local councillor, chairman of the racing club and former MP for South Grant, near Geelong.<sup>6</sup>

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towards Macedon' were opened by the Prime Minister Stanley Bruce in June 1924.<sup>7</sup> The house was converted for use as clubrooms and extensive additions and alterations were constructed in a series of stages in the c.1920s, c. 1959, 1979, 1985 and 2002.<sup>8</sup> The stables building was retained and adapted for use as a machinery shed from the c.1940s.<sup>9</sup> Other buildings on the site and subsequently demolished included a caretaker's house to the east of the main house, also built for FitzGerald, and an earlier cottage to the east on Doncaster Road (thought to have been constructed by the builder David Mitchell).

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Figure 1 West elevation of Tullamore, with later single-storey additions



Figure 2 View towards Tullamore from the east showing the clubhouse additions

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Figure 3 Tullamore stables building



Figure 4 English Oak tree to the west

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Figure 5 Bunya Bunya Pine tree on Doncaster Road, south of the stables.



Figure 6 River Red Gum tree east of the golf course property boundary.



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### Endnotes

- 1 C Macdonald, 'Sir Thomas Naghton FitzGerald', in Douglas Pike (ed.) *Australian Dictionary of Biography*, Vol. 4, Melbourne University Press, Melbourne, 1972, pp. 180-181.
- 2 Ratebook research contained in Meredith Gould Architects, *The Doncaster site of the Eastern Golf Course, Conservation Analysis and Policy*, for the City of Manningham, February 2011, p. 10-11.
- 3 *The Argus*, 2 June 1886, p. 3, 3 June 1886, p. 3, 1 July 1886, p. 3.
- 4 Allom Lovell & Associates, *Waverley Terrace (formerly Lonsdale House), Conservation Management Plan* prepared for Multiplex Constructions, 2000, pp. 2, 18.
- 5 C Macdonald, 'Sir Thomas Naghton FitzGerald', in Douglas Pike (ed.) *Australian Dictionary of Biography*, Vol. 4, Melbourne University Press, Melbourne, 1972, pp. 180-181.
- 6 I Green, 'Tullamore', Doncaster and Templestowe Historical Society Newsletter, Vol. 8, no. 2, November 1974, p. 7, *The Argus*, 14 May 1904, p. 16.
- 7 *The Argus*, 16 June 1924, p. 7.
- 8 *The History of the Eastern Golf Club*, pp. 32-35.
- 9 *The History of the Eastern Golf Club*, p. 32.

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## 5. LEGISLATIVE REQUIREMENTS

### 5.1 PLANNING AND ENVIRONMENT ACT 1987 (THE ACT)

The *Planning and Environment Act 1987* 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.

Section 60 of The *Planning and Environment Act*, requires the Responsible Authority to consider the following before deciding on an application:

- *The relevant planning scheme;*
- *The objectives of planning in Victoria;*
- *All objections and other submissions which it has received;*
- *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.*

Section 61(4) of the Act makes specific reference to covenants. Under Section 61(4) of the *Planning & Environment Act 1987* the Responsible Authority must not issue a planning permit that would result in a breach of a registered restrictive covenant.

### 5.2 MANNINGHAM PLANNING SCHEME

Clauses of the Manningham Planning Scheme the Responsible Authority must consider:

- State Planning Policy Framework
- Local Planning Policy Framework
- Clause 32.07 Residential Growth Zone, Schedule 1
- Clause 42.01 Environmental Significance Overlay, Schedule 5
- Clause 43.01 Heritage Overlay, Schedule 43
- Clause 43.04 Development Plan Overlay, Schedule 3
- Clause 52.06 Car Parking
- Clause 52.34 Bicycle Facilities
- Clause 65 Decision Guidelines

#### Zone

##### Clause 32.07 Residential Growth Zone, Schedule 1

The purpose of the Residential Growth 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 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 activity centres and town centres.*
- *To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.*
- *To ensure residential development achieves design objectives specified in a schedule to this zone.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

A permit is required to:

- Use of the land for a restricted recreation facility; and
- Construct a building or construct or carry out works for a restricted recreational facility.

The following decision guidelines apply to a non-residential use and development:

- *Whether the use or development is compatible with residential use.*
- *Whether the use generally serves local community needs.*
- *The scale and intensity of the use and development.*
- *The design, height, setback and appearance of the proposed buildings and works.*
- *The proposed landscaping.*
- *The provision of car and bicycle parking and associated accessways.*
- *Any proposed loading and refuse collection facilities.*
- *The safety, efficiency and amenity effects of traffic to be generated by the proposal.*

#### Overlays

##### Clause 42.01 Environmental Significance Overlay, Schedule 5

A permit is required to construct or carry out works associated with a tennis court.

The following decision guidelines are applicable to this permit requirement:

- *The extent to which the application complies with the Development Guide for Areas of Environmental and Landscape Significance, 2011.*

##### Clause 43.01 Heritage Overlay, Schedule 43

A permit is required to:

- Demolish or remove a building; and
- Construct a building or construct or carry out works.

The key purpose of this overlay is:

- *To ensure that development does not adversely affect the significance of heritage places.*

The following decision guidelines are applicable to these permit requirements:

- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place*
- *Any applicable statement of significance, heritage study and any applicable conservation policy*
- *Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place*
- *Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place*
- *Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place*
- *Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.*

##### Clause 43.04 Development Plan Overlay, Schedule 3

A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority.

A permit granted must:

- *Be generally in accordance with the development plan.*

- *Include any conditions or requirements specified in a schedule to this overlay.*

Schedule 3 to the Development Plan Overlay requires:

*Any permit to subdivide, use or develop land should include, where relevant, conditions requiring the following:*

- *The submission and then compliance with a Construction Management Plan prepared to the satisfaction of the Responsible Authority*
- *The preparation of a Sustainable Design Statement (SDS) or similar to the satisfaction of the Responsible Authority for any higher density development component of the Outline Development Plan in Map 1 to this Schedule.*

#### Eastern Golf Course Development Plan (September 2014)

Council approved the Eastern Golf Course Development Plan (DP) in September 2014. Permits in accordance with the DP have been issued, including the subdivision of various stages.

The most relevant sections of the DP for this proposal are:

- Section 2.3 Site Features and Characteristics
- Section 3.7 Heritage
- Section 3.8 Doncaster Road Urban Design Objectives
  - Built form
  - Car parking and Access
  - Landscaping
  - Fencing
- Section 3.8 Doncaster Road Location Specific Design Principles
- Section 3.11 Access and Circulation
- Section 3.11.6 Car parking
- Section 3.10 ESD

#### **State Planning Policy Framework**

The relevant sections of the state planning policy framework are as follows:

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.*

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.*

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.

The strategies include the application of design principles to the proposed development relating to context, public realm, safety, pedestrian spaces, landmarks, views and vistas, pedestrian spaces, heritage, energy and resource efficiency, architectural quality and landscape quality.

Clause 15.01-4 (Design for Safety) policy objective is:

- *To improve community safety and encourage neighbourhood design that makes people feel safe.*

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.

Clause 15.01-5 (Cultural Identity and Neighbourhood Character) policy objective is:

- *To recognise and protect cultural identity, neighbourhood character and sense of place.*

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.*

Clause 15.02-1 Sustainable development: Energy and resource efficiency

The policy objective is:

- *To encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.*

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.*

Clause 15.03-1 Heritage: Heritage conservation

The policy objective is:

- *To ensure the conservation of places of heritage significance.*

The clause has the following strategies:

- *Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.*
- *Provide for the protection of natural heritage sites and man-made resources and the maintenance of ecological processes and biological diversity.*

- *Provide for the conservation and enhancement of those places which are of, aesthetic, archaeological, architectural, cultural, scientific, or social significance, or otherwise of special cultural value.*
- *Encourage appropriate development that respects places with identified heritage values and creates a worthy legacy for future generations.*
- *Retain those elements that contribute to the importance of the heritage place.*
- *Encourage the conservation and restoration of contributory elements.*
- *Ensure an appropriate setting and context for heritage places is maintained or enhanced.*
- *Support adaptive reuse of heritage buildings whose use has become redundant.*

Clause 18.01-1 Integrated Transport: Land use and transport planning

The policy objective is:

- *To create a safe and sustainable transport system by integrating land-use and transport.*

Clause 18.02-1 Movement networks: Sustainable personal transport

The policy objective is:

- *To promote the use of sustainable personal transport.*

Clause 18.02-2 Cycling

The policy objective is:

- *To integrate planning for cycling with land use and development planning and encourage as alternative modes of travel.*

The clause includes several strategies to achieve this objective including 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.

Clause 18.02-4 Management of the road system

The policy objective is:

- *To manage the road system to achieve integration, choice and balance by developing and efficient and safe network and making the most of existing infrastructure.*

Clause 18.02-5 Car parking

The policy objective is:

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

The policy is relevant to the proposal because the application seeks a reduction in the standard car parking requirement of the Scheme. The 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 (LPPF)**

**Municipal Strategic Statement**

**Clause 21.03 Key Influences**

This clause identifies that commitment to sustainability, heritage, transport and Doncaster Road are critical land-use issues that will challenge Manningham's future growth and sustainable development. With particular regard to heritage, the MSS identifies that the significance, value and contribution to the character of heritage places should be considered

in the planning process. Where possible, new developments and changing land uses should be sympathetic to the character of existing heritage assets. Ongoing encouragement is required to assist private owners to conserve heritage places where possible, so that they are kept for future generations to appreciate.

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 re-development 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.

#### Clause 21.05 Residential

This clause applies to all Residential Zones in Manningham. It specifically identifies that the Eastern Golf course site is an identified Key Redevelopment Site which offers urban consolidation opportunities in well serviced areas and localities.

Non-residential uses and commercial developments which do not have a community service role are discouraged from locating in residential areas. Commercial development remote from activity centres is also discouraged in order to protect the amenity of residential areas, the viability of activity centres and to ensure the safe and efficient functioning of the road network.

The key economic development issues are:

- *Impact of discretionary uses on residential amenity.*
- *Impact of non-residential and commercial uses located outside of activity centres on the viability of activity centres*
- *Linear commercial development outside activity centres.*

Relevant objectives to address these issues include to encourage uses with a community service role to locate in close proximity to activity centres or other community based facilities and to ensure that business activities do not compromise the residential amenity and character of the neighbourhood.

Strategies to achieve these objectives include:

- *Ensure that the establishment of uses with a community service role do not compromise the amenity of the neighbourhood.*
- *Ensure that commercial uses are located within activity centres wherever possible*

#### Clause 21.10 Ecologically Sustainable Development

This clause highlights Council's commitment to 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.

#### Clause 21.11 Heritage

Manningham's cultural heritage reflects the historical development of the municipality. Many culturally significant buildings, precincts, trees, landscapes and sites of archaeological significance have been identified and documented through heritage studies of the municipality.

Council is committed to preserving and enhancing cultural heritage places in the municipality. Council will continue to identify cultural heritage assets and broaden the community's understanding and involvement in the protection, promotion and future conservation of these places. The challenge will be to effectively manage pressures to

develop sites of cultural heritage significance and encourage the retention of heritage fabric in development proposals.

Relevant objectives of this clause are to enhance cultural heritage through the retention and protection of significant buildings, precincts, trees and landscapes and to minimise impacts on heritage places as a result of changes to adjoining land uses and development.

Strategies to achieve these objectives include:

- *Identify and assess the cultural significance of heritage places and sites of archaeological significance.*
- *Discourage the demolition and destruction of heritage places.*
- *Encourage the retention of heritage fabric in development proposals.*
- *Encourage initiatives that preserve and enhance Manningham's cultural heritage.*

### Local Planning Policy

#### Clause 22.03 Cultural heritage policy

This policy applies to cultural heritage places which are places of aesthetic, historical, scientific, architectural or social significance including individually significant buildings and places as well as individual trees, groups of trees, gardens and landscapes.

The objectives of this policy are:

- *To recognise, protect, conserve, manage and enhance identified cultural heritage places.*
- *To ensure that the significance of cultural heritage places involving the aesthetic, historic, scientific, architectural or social value of a heritage asset to past, present and future generations, is assessed and used to guide planning decisions.*
- *To encourage the retention of cultural heritage places and ensure that these places are recognised and afforded appropriate protection to enrich the character, identity and heritage of the municipality.*

The decision guidelines require the consideration of:

- *The extent to which the application meets the objectives and directions of this policy.*
- *The significance of the cultural heritage place.*
- *The views of Council's Heritage Advisor.*
- *Heritage studies and all available documentation.*

Where an application proposes the demolition or removal of a building or parts of a building, it is policy that the responsible authority considers:

- *The degree of its significance.*
- *The character and appearance of the building or works and its contribution to the architectural, social or historic character and appearance of the streetscape and the area.*
- *Whether the demolition or removal of any part of the building would contribute to the longer-term conservation of the significance of that building.*
- *Whether the demolition or removal is justified for the development of the land or the alteration of, or addition to a building.*

Where an application proposes alterations or additions to a building, it is policy that the responsible authority considers:

- *The degree of the building's significance.*
- *The effect of the new works upon the significance, character and appearance of a building or its streetscape contribution.*



- *The building's structural condition.*

#### Clause 22.05 Non-Residential uses in residential areas

This policy applies to non-residential uses in a Residential Growth Zone. This zone is 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.

Discretionary non-residential uses need to be responsive to the preferred character and amenity of their residential location through the encouragement of integration of non-residential uses as part of higher density development to avoid the underutilisation of land.

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 ensure that the siting, design, scale and appearance of development reflects either the existing or preferred residential and streetscape character.*
- *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 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.*
- *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 the role and function of the road network and that adequate provision is made for on-site car parking.*
- *To encourage the design of frontages of buildings at footpath level to offer visual interest, passive surveillance and opportunity for social interaction.*

Before deciding on an application the Responsible Authority will consider:

- *The extent to which the application meets the objectives and directions of this policy.*
- *The objectives of the Residential Growth Zone and relevant overlay provisions.*
- *The Municipal Strategic Statement (MSS), in particular Clauses 21.05.*
- *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.*

#### Clause 22.08 Safety through urban design

This policy applies to all land in Manningham. The objectives of this policy are:

- *To provide and maintain a safer physical environment for those who live in, work in or visit the City of Manningham.*
- *To minimise opportunities for crime, through well designed and well maintained buildings and spaces.*
- *To encourage the use of public spaces.*
- *To improve accessibility by creating attractive, vibrant, walkable environments.*
- *To discourage graffiti and vandalism.*

#### Clause 22.09 Access for disabled people

This policy also applies to all land in Manningham. The objectives of this policy are:

- *To facilitate the integration of people with a disability into the community.*

- To ensure that people with a disability have the same level of access to buildings, services and facilities as any other person.

Clause 22.17 Eastern Golf Course Key Redevelopment Site Policy

This policy applies to the Eastern Golf Course Key Redevelopment Site, located at 463 – 535 Doncaster Road, Doncaster. The objectives of this policy are:

- To ensure that the redevelopment of this strategic site achieves a net community benefit, takes advantage of its excellent access to the Doncaster PAC and associated urban infrastructure and makes a significant contribution to local housing needs.
- To protect and conserve identified Manningham biosites as identified in 'Manningham Biosites Sites of (Biological) Significance Review', Manningham City Council (2004) and other areas of significant native vegetation and / or fauna habitats.
- To ensure that any future subdivision and development are situated in areas that will have limited adverse impact on existing environmental and cultural values.
- To promote a range of dwelling densities and housing types that meet the existing and future housing needs.
- To encourage a diversity of use and development focussed around walking, cycling and public transport as the preferred forms of access.
- To ensure that the road network provides for appropriate connections in the surrounding street network and minimises through traffic into the surrounding residential streets
- To provide an interconnected public open space network that incorporates natural heritage and cultural features including large old indigenous trees, remnant vegetation, habitat values and important features such as dams and gullies.
- To provide open space areas which contribute to meeting the projected recreational needs of future residents of the site.
- To provide pedestrian and bicycle access within the site and between key destination points and nearby community facilities beyond the site.
- To provide well designed subdivision and development that incorporate high architectural standards, implement innovative ESD features, and demonstrate best practice in environmental management.
- To provide built form and landscape outcomes that provide a transition between the subject site and the abutting residential properties.
- To ensure that downstream properties are not detrimentally affected by increased run off from development of the land.

The policy requires that a Development Plan be prepared for the site that responds to the site's strategic context and site characteristics that specifically addresses: flora and fauna, heritage, open space, built form, access and circulation and ecologically sustainable development principles. Council approved the Eastern Golf Course Development Plan September 2014.

In relation to heritage, its policy is:

- Protect the existing Club House 'Tullamore' and stables as identified in the Doncaster and Templestowe 'City of Doncaster and Templestowe Heritage Study' Context Pty Ltd, Peterson R, Stafford B (1991) Manningham City Council Heritage Study, Context.
- Have regard to the Statement of Significance, 'Eastern Golf Club – Tullamore, 463 Doncaster Road,, Doncaster.' Lovell Chen (2013 – revised 2014), in the consideration of applications.
- Encourage the retention of trees and groups of trees of heritage significance. Identified periods of significance are:
  - Pre-homestead indigenous trees
  - Mature, possibly self-sown indigenous trees
  - Homestead plantings (c1885 – 1920 approx)
  - Early golf course plantings (1920 to WW2 approx)

- *Post WW2 plantings up to the 1970's with cultural landscape values.*
- *Retain and apply a Tree Protection Zone to trees numbers 4, 27 and 82 as identified in "Eastern Golf Course Conservation Analysis and Policy", Meredith Gould Architects Pty Ltd (2011).*
- *Allocate open space and / or roads and / or allotment boundaries so that reasonable development is possible without intrusion into any Tree Protection Zone (TPZ).*
- *Site open space and / or roads so that the house and the stables are visually connected.*

#### **Particular Provisions**

##### Clause 52.06 Car Parking

A restricted recreational facility is a non-specified use, however car parking rates for a swimming pool, tennis court, child care centre, office, shop and food and drink premises are pursuant to Clause 52.06-5.

Where a use of land is not specified (gymnasium), before a new use commences, car parking spaces must be provided to the satisfaction of the responsible authority.

Clause 52.06-9 outlines various design standards for parking areas that should be achieved.

##### Clause 52.34 Bicycle Facilities

Pursuant to Clause 52.34-3, the following number of bicycle spaces are required for a restricted recreation facility:

- *1 space for every 4 employees for employees.*
- *1 space to each 200m<sup>2</sup> of net floor area for patrons.*

#### **General Provisions**





##### Clause 65 Decision Guidelines

This clause 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.*

## 10 CITY PLANNING

### 10.1 Manningham Planning Scheme Amendment C117 - Consideration of Submissions and Request for a Panel Hearing

File Number:	IN18/248
Responsible Director:	Director City Planning
Attachments:	<ol style="list-style-type: none"><li>1 Amendment C117 Exhibited documents <a href="#">↓</a> </li><li>2 Rural Areas Land Uses Position Paper (2017) <a href="#">↓</a> </li><li>3 Summary of and Response to Submissions Received <a href="#">↓</a> </li><li>4 Recommendations to Exhibited Clause 22.20 <a href="#">↓</a> </li></ol>

#### EXECUTIVE SUMMARY

*The purpose of this report is to consider the submissions received in response to Amendment C117 to the Manningham Planning Scheme.*

*Amendment C117 proposes to improve the statutory framework for land use and development within Manningham's Rural Conservation Zone. A copy of the exhibited documentation is included in **Attachment 1**.*

*A review of land uses has been undertaken in relation to Manningham's rural areas known as the Green Wedge. The review was identified as an action in the 2014 review of the Manningham Planning Scheme.*

*As part of the implementation of that action, a Rural Areas Land Uses Position Paper (2017) has been prepared to identify potential improvements to the statutory framework for land use and development within Manningham's rural areas. Refer **Attachment 2**.*

*The Position Paper reinforces the importance of maintaining the existing Rural Conservation Zone (RCZ) as the most appropriate planning zone that should apply to the rural areas of the City of Manningham, to ensure the development of sustainable and viable land uses. It also recommends changes to the Manningham Planning Scheme to provide further strategic direction to guide non-residential uses in the Green Wedge; and to provide further policy direction in relation to outbuildings.*

*The Position Paper also proposes 'criteria' to provide further guidance for Council in considering major proposals that may have strategic merit and respect and enhance the environmental values of the Green Wedge, but are currently prohibited.*

*The exhibited changes proposed to the Manningham Planning Scheme include:*

- *amending the Municipal Strategic Statement to provide further strategic direction on appropriate land use applications;*
- *adding the Rural Areas Discretionary Land Uses Position Paper (2017) as a reference document in Clause 21.16.*
- *expanding the scope of Clause 22.19 (Outbuildings in the Low Density Residential Zone) to apply to outbuildings in the Rural Conservation Zone (RCZ); and*

- *inserting a new local planning policy in Clause 22 to guide non-residential uses in the Rural Conservation Zone (RCZ).*

*The Amendment was placed on public exhibition for two months between 12 February and 16 April 2018. Twenty six (26) submissions have been received in relation to the Amendment.*

*Changes to the Amendment as requested in a number of submissions are recommended. However, as the submissions are not supported in their entirety, Council can either abandon the Amendment or refer the submissions to an Independent Planning Panel for review. It is proposed that all submissions be referred to an Independent Planning Panel for consideration.*

*The report and recommendations of the Independent Panel would then be considered by Council before it makes a decision as to whether to adopt the Amendment and submit it to the Minister for Planning for approval.*

## **1. RECOMMENDATION**

**That Council:**

- A. Notes all submissions received in response to Amendment C117;**
- B. Requests that the Minister for Planning appoint an Independent Panel under part 8 of the *Planning and Environment Act 1987*, to consider all submissions received in response to Amendment C117;**
- C. Refers all submissions to the Independent Panel for consideration;**
- D. Endorses the recommended response to issues raised in submissions outlined in the Council report and Attachment 3, as the basis for Council's submission to the Independent Planning Panel;**
- E. Writes to all submitters, informing them of Council's decision to refer all submissions to a Panel, whereby they will be given the opportunity to be heard on the matter.**
- F. Endorses the criteria for prohibited uses in Chapter 9 of the *Rural Areas Land Uses Position Paper (2017)* and includes these as an update to the Green Wedge Action Plan 2020.**

## **2. BACKGROUND**

2.1 On 12 December 2017, it was resolved:

*That Council:*

- A. *Seeks authorisation from the Minister for Planning under section 8A of the *Planning and Environment Act 1987* to prepare an amendment to the Manningham Planning Scheme (Amendment C117) to:*
  - *amend the Municipal Strategic Statement to provide further strategic direction of appropriate land use applications;*

- *include the Rural Areas Discretionary Land Uses Position Paper (2017) as a reference document in Clause 21.16;*
  - *expand the scope of Clause 22.19 (Outbuildings in the Low Density Residential Zone) to apply to outbuildings in the Rural Conservation Zone; and*
  - *insert a new local planning policy in Clause 22 (22.20) to guide non-residential uses in the Rural Conservation Zone; generally in accordance with Attachment 1.*
- B. *Endorses the Rural Areas Land Uses Position Paper (2017) included as Attachment 2 as the basis for the preparation of Amendment C117.*
- C. *Subject to authorisation being granted by the Minister for Planning, resolves to place Amendment C117 on public exhibition for a period of eight weeks.*
- 2.2 Ministerial authorisation was received for the Amendment on 3 January 2018.
- 2.3 The Amendment was placed on public exhibition for 8 weeks from 12 February to 16 April 2018. Exhibition included:
- Direct notification to all property owners/occupiers within the Rural Conservation Zone (approx. 1050), community groups, environmental groups and businesses;
  - Media releases and advertorial in the Manningham Leader and Warrandyte Diary;
  - Fact sheets and FAQs;
  - Articles in Manningham Matters, in November 2017;
  - Social media;
  - YourSayManningham portal for submissions; and
  - Information sessions were held on two evenings. Approx. 50 people attended the first general session, with two people attending the second information session that was specific to community groups.
- 2.4 The exhibited Amendment documentation is included at **Attachment 1**.

### 3. DISCUSSION / ISSUE

- 3.1 Twenty six (26) submissions have been received to the Amendment. Three submissions offer in principle support for the Amendment. One submission states that the Amendment goes too far in restricting the rights of landowners in the Green Wedge, one submission relates to a site outside of the Green Wedge in a Neighbourhood Residential Zone Schedule 1 (NRZ1) that is not affected by the Amendment and the twenty one remaining submissions object to the Amendment.
- 3.2 Section 23(1) of the *Planning and Environment Act 1987* outlines the options available to a Council when considering submissions to a planning scheme amendment, as follows:
- Change the Amendment in the manner requested; or

- Refer the submissions to a Panel appointed under Part 8; or
  - Abandon the Amendment or part of the amendment.
- 3.3 A range of issues are raised in the submissions, some of which are general and overarching in nature whilst some issues are more specific and relate to proposed changes to the exhibited policies. The following section summarises the main issues raised by submitters and provides an officers' response to those submissions. A detailed summary of the submissions and the officer response and recommendations is contained in **Attachment 3**. It is recommended that this table form the basis of Council's submission to an Independent Panel.

### Review of Submissions

- 3.4 The following section addresses the key issues raised in the submissions and the officers' response to those submissions:

#### General issues

#### Obligations under the Planning and Environment Act

- 3.5 Object to Council's failure to pay proper regard to various obligations under the *Planning and Environment Act, 1987*, Planning Practice Notes and the Manningham Planning Scheme in the preparation of the Amendment.

#### *Officers' response*

- 3.6 That Council provided scant detail or is silent and/or is evasive in respect to some of the considerations under *Planning Practice Note 46 – Strategic Assessment Guidelines* is an opinion expressed by a number of submitters. The Amendment is considered to adequately address the Strategic Assessment Guidelines. This submission is not supported.
- 3.7 *Minister's Direction No 11 Strategic Assessment of Amendments* requires planning authorities to undertake a comprehensive strategic evaluation of a planning scheme amendment together with the outcomes. Council has met its obligations under this Direction through the preparation of an explanatory report which addresses a number of strategic directions as listed in the Minister's Direction and further explained in Practice Note 46. The Amendment has also been prepared having regard to the relevant Ministerial Directions (and Practice Notes) including The Form and Content of Planning Schemes.

#### Purpose of the Rural Zones Review

- 3.8 The motivation for the review of land uses in rural areas is not clear and questions the assumption that tourist development will be good for the Green Wedge.

#### *Officers' response*

- 3.9 A review of the Rural Conservation Zone (RCZ) having regard to: (a) the need for a policy to guide land use in the Green Wedge; (b) investigation of alternative Green Wedge zones to provide improved opportunities for the protection and enhancement of the Green Wedge, and (c) the need for advocacy relating to

changes for prohibited uses in the zone, was identified as an action in the 2014 review of the Manningham Planning Scheme.



- 3.10 The Amendment seeks to implement a number of the key actions arising from the rural zones review, a key aspect of which, is to provide greater guidance for planning permit applications for non-residential land uses currently permitted within the RCZ. Council is required to consider planning applications when they are received and there is currently no local policy to assist Council to respond to such applications.
- 3.11 There is a clear strategic framework for the acknowledgement that tourism uses have a role to play in the Green Wedge. This role is identified in *the Planning and Environment Act 1987*, the State Planning Policy Framework (SPPF), the Local Planning Policy Framework (LPPF) including the Municipal Strategic Statement (MSS), the *Green Wedge Action Plan (GWAP)* and the *Manningham Economic Development Strategy (MEDS)*.
- 3.12 In particular, the Amendment is giving effect to the recommendations and actions from the GWAP and the MEDS, both of which have been adopted by Council.
- 3.13 Both the GWAP and the MEDS advocate for the development of tourism opportunities and seek to foster business opportunities within the Green Wedge. With regard to agriculture, both documents recognise the role of farming practices as a non-dominant land use and promote the transition into sustainable business opportunities. While the exact delivery and extent of these business opportunities are not specifically outlined in the GWAP, they broadly include farm gate sales, ecotourism opportunities and home businesses.
- 3.14 The competing policy objectives within these two key documents are minimal and the delivery of the actions contained within both documents is achievable in the context of supporting agriculture, encouraging ecotourism opportunities and promoting home based businesses.
- 3.15 A key focus for the Amendment, therefore, is to acknowledge the role that non-residential (tourism uses) play in the Green Wedge, whilst ensuring the protection of the environmental values of the Green Wedge first and foremost. Only when a non-residential use can clearly demonstrate that it does not impact negatively on the environment and landscape values of the area will it be considered by Council.

#### Status of Background Report

- 3.16 Concern that the background document prepared by Planisphere in 2016 as the basis of the review into non-residential land uses in the rural areas was not released with the Amendment documents.

#### *Officers' response*

- 3.17 The report was technical advice to Council in relation to its consideration of the review of rural areas in Manningham and was withheld from public exhibition for privacy reasons to protect individual's sensitive information. In particular, the background report included interviews with businesses in the Green Wedge and it was considered that this information may have some commercial sensitivity and should not be released to the public.

- 3.18 The key recommendations and findings from the background report, however, were distilled into the Position Paper that forms part of the Amendment documentation. The Position Paper was prepared to make the findings of the review more transparent and easy to understand.

Focus of amendment

- 3.19 The focus of the Amendment is pro-development which will erode the essence of the Green Wedge and is not focussed on improving environmental outcomes.

*Officers' response*

- 3.20 The Amendment itself does not change the land use activities currently allowed within the zone provisions, but rather seeks to provide greater guidance in relation to discretionary non-residential uses within the Rural Conservation Zone. More specifically the policy changes seek to give applicants clearer information about what information is required to support their application and to ensure that planners assessing an application, will apply a more consistent approach to assessing applications
- 3.21 The Amendment recognises that there will be increased pressure on the Green Wedge by non-residential uses (including tourism activities) in the future and that Council needs to be equipped to respond to these applications in an orderly manner. It is also recognised that these kinds of uses will have the ability to enhance the sustainability of the Green Wedge in the long term.

Clause 57 Metropolitan Green Wedge Land

- 3.22 The Amendment appears to provide a formalised pathway for circumventing the RCZ and Clause 57 controls;
- 3.23 Amendment C117 overrides uniform state controls over Green Wedge land.

*Officers' response*

- 3.24 This submission appears to misunderstand the purpose and provisions proposed as part of Amendment C117. If approved, Amendment C117, among other things will introduce a new Clause 22.20 which must be considered with all other relevant planning provisions, including Clause 57 (Metropolitan Green Wedge Land) and the RCZ (both of which contain fixed State content and form part of the Victoria Planning Provisions). Amendment C117 does not replace, supersede or make redundant, other provisions of the Scheme.
- 3.25 In general terms, a Local Planning Policy guides decision-making in relation to a specific discretion on a zone or overlay. It also can help applicants and the community understand how a proposal will be considered and what will influence decision making. In this regard the proposed policy at Clause 22.20 does not contradict the SPPF or the MSS.
- 3.26 With regard to the second issue (3.23 above), Amendment C117 does not attempt to override any State controls. Instead it is intended to complement them by providing assessment criteria for non-residential uses. Council must demonstrate to the satisfaction of the State Government that any proposed planning scheme amendment will not contravene or be inconsistent with any of the State Government's fixed planning controls.

Consistency with the GWAP and MEDS

- 3.27 The Amendment does not comply with the strategies and actions of the *Green Wedge Action Plan (GWAP)* and the *Manningham Economic Development Strategy (MEDS)*.

*Officers' response*

- 3.28 As stated in sections 3.11- 3.14 above, both the GWAP and the MEDS advocate for the development of tourism opportunities and seek to foster business opportunities within the Green Wedge.

Ringwood-Warrandyte Road tourism cluster

- 3.29 The reference to a tourism cluster along Ringwood-Warrandyte Road as referred to in the Position Paper is questioned and the perceived encouragement of tourism uses along this road and other sealed roads is not supported.

*Officers' response*

- 3.30 The Position Paper makes reference to the clustering of tourism activities along the Ringwood-Warrandyte Road. The wording used describes an existing grouping of tourism uses along the Ringwood Warrandyte Road and is not intended to infer that a tourism precinct is recognised under the Scheme.
- 3.31 It is acknowledged that reference in the Chapter 9 criteria to the Ringwood Warrandyte Road area is perhaps too specific and it is recommended that the criteria be changed to include a more general statement that indicates that a suitable location for tourism uses may be within proximity to the Warrandyte township to allow opportunities for co-location with existing tourism business and; that the existing road network must be capable of supporting the traffic volumes generated from the proposed use, are more appropriate.

Support for expanding the planning provisions in clause 57

- 3.32 The Amendment needs to go further to address the limitations of Clause 57 and recognise that a wider range of tourism uses are appropriate in the Green Wedge.

*Officers' response*

- 3.33 As mentioned previously, Clause 57 forms part of the Victoria Planning Provisions and is therefore fixed content. Any amendment to Clause 57 would need to be undertaken at the state level and is not able to be changed by individual Councils.
- 3.34 Council did, however, write to the Minister in March 2017 advocating changes to the Clause 57 provisions. In particular, Council stated that the planning controls applying to the Green Wedge frequently do not support a proactive approach to promoting tourism and other economic opportunities. This results in Councils devising their own, isolated strategies. To date, the Minister has not responded on this matter.

Impacts the rights of landowners

- 3.35 The Amendment goes too far in restricting the rights of landowners in the Green Wedge.

*Officers' response*

- 3.36 The Amendment does not change any of the permit triggers for land use and development in the Green Wedge. If a use or development already requires a planning permit, then the Amendment will provide greater certainty to applicants and the community about what Council expects in terms of the siting, design and impacts of any proposed development. The Amendment will not add further restrictions to what a land owner can do on their land.

Enables defacto rezoning

- 3.37 Amendment C117 results in a defacto rezoning without the level of scrutiny required.

*Officers' response*

- 3.38 Amendment C117 does not alter the current zone or overlay provisions currently applying to land in the Green Wedge. In fact, the Position Paper confirms that Council is committed to the retention of the RCZ and that no new zones or changes to existing zones are proposed in the Amendment.

Impact on property valuations

- 3.39 The Amendment will result in speculative land developments and changing property valuations.

*Officers' response*

- 3.40 As mentioned previously, Amendment C117 is not proposing the rezoning land within the RCZ. The purpose of the Amendment is introduce greater policy guidance for the assessment of non-residential land uses currently permitted in the RCZ.
- 3.41 Any changes to the planning controls in a planning scheme will inevitably lead to the consideration of property speculation by landowners or developers. This has always happened. Similarly, planning scheme amendments could also result in variations to property values. Property speculation and changes in property values are not matters for planning consideration.

Relationship to the Planning Scheme Review

- 3.42 Amendment C117 should be considered as part of the planning scheme review, not in isolation.

*Officer's response*

- 3.43 As noted in paragraph 3.9, specific actions relating to the review of the Rural Conservation Zone were raised as part of the 2014 Planning Scheme Review and Amendment C117 seeks to implement some of the key finds of that review.

Specific issuesClause 22.20 – Indigenous vegetation

- 3.44 The proposed policy at Clause 22.20 needs to reference indigenous and remnant vegetation, habitat corridors and the impact of footpath widening on habitats.

*Officer's response*

- 3.45 It is considered appropriate for the policy at Clause 22.20 to be amended to make specific reference to the protection of indigenous and remnant vegetation, habitat corridors and removal of road side vegetation. These changes are included in the revised clause 22.20 at **Attachment 4**.

Clause 13.05 – Bushfire in SPPF

- 3.46 The Amendment ignores Clause 13.05 of the SPPF which was recently introduced with regard to bushfire management and may increase the risk to life from bushfires.

*Officer's response*

- 3.47 The Amendment does not result in an introduction or intensification of a development that will have a BAL12.5 rating under AS3959-2009 therefore, the assessment of bushfire impacts for proposed uses will be undertaken under the BMO that applies to the majority of land within the RCZ.
- 3.48 The Amendment was referred to the CFA for comment, and a late submission has been received. The submission states that the CFA has concerns that the Amendment's promotion of tourism and business opportunities within the Green Wedge and particularly the 'clustering of tourism development' will have significant implications on the risk to life from bushfires.
- 3.49 Given that the majority of the land zoned RCZ is covered by the Bushfire Management Overlay (BMO), proposals for non-residential uses within the Green Wedge/RCZ areas will be referred to the CFA for comment, as required under the provision of the overlay. The reason that bushfire risk is not explicitly mentioned in clause 22.20 is that overlap with other provisions within the scheme is discouraged and these matters are responded to in the BMO.
- 3.50 Given that the provisions of clause 13.05 of the SPPF were introduced following the consideration of the Amendment by Council for authorisation, it is considered prudent to amend the Explanatory Report to make reference to this clause.

Clause 22.19 – Outbuildings in the LDRZ and the RCZ

- 3.51 The policy at Clause 22.19 'Outbuildings in the LDRZ and the RCZ' requires amending to address a number of wording issues that are too restrictive or do not provide clear direction.

*Officers' response*

- 3.52 The preparation of this policy is in response to a number of issues that have been identified in the assessment of previous non-residential use and outbuilding planning applications. The policy is performance based in its acknowledgment that sites have different physical characteristics and constraints and require a merit based assessment. On that basis, it is considered that the proposed policy is generally appropriate and identifies the issues that commonly require consideration in an assessment of outbuilding applications. **Attachment 3** provides a more detailed response to the specific matters raised in the submission. It is not recommended that any changes be made to the local policy.

*Separate outbuildings policy for the RCZ*

- 3.53 The RCZ should have its own Outbuildings policy as the issues are different to the LDRZ. In addition, the policy at Clause 22.19 is confused as the triggers for outbuildings in the RCZ and the LDRZ are different.

*Officers' response*

- 3.54 The issues relating to the development of outbuildings relate predominantly to the siting, design, dominance, use and access to the proposed outbuilding, and the potential for removal of vegetation and earthworks. These issues affect properties within the LDRZ and the RCZ alike and it is considered therefore, that one policy is adequate. It is further considered that Clause 22.19 includes sufficient distinctions between matters to be considered in the LDRZ and RCZ. Whilst the policy addresses a broad number of issues, each application will be assessed on its merits, and only the relevant requirements in the policy will need to be addressed as part of any application.
- 3.55 It is further noted that no uniform permit trigger applies either within the RCZ or LDRZ. The disparity in permit triggers for outbuildings in the LDRZ and RCZ is directly informed by the overlay controls that apply, such as the ESO and the SLO. Sites that have environmental significance will have a more onerous permit trigger requirement.

*Clause 22.20-5 Corrections*

- 3.56 Errors in the drafting of Clause 22.05 have been identified and require correction.

*Officers' response*

- 3.57 The errors identified in the drafting of Clause 22.20-5 Decision Guidelines are noted and are recommended to be corrected – refer **Attachment 4**. The errors identified specifically relate to an incorrect reference to '2016' and 'outbuildings' when the text should relate to 2017 and non-residential uses.

*Confusion between Amendment C117 and Criteria for Major Development*

- 3.58 There appears to be confusion between the role of the criteria specified in the Position Paper and the proposed policy at Clause 22.20.

*Officer's response*

- 3.59 The roles of the criteria specified in the Position Paper and the proposed policy at Clause 22.20 are different. The criteria are 'non statutory guidelines' to assist Council in considering whether a request for a planning scheme amendment should be progressed or not. They are not a statutory tool for decision making unlike the proposed policy at Clause 22.20. The proposed non-residential uses policy at Clause at 22.20 will have a direct statutory influence on whether a planning application will be supported by Council and can be used to advocate a decision at VCAT.
- 3.60 At any time, Council may be requested to consider an Amendment to the Planning Scheme to allow the consideration of a prohibited use, through a potential rezoning. It is important to note, that Council is not obliged to place an amendment on exhibition if it considers that the request does not provide adequate strategic justification to support an amendment request. The Amendment process may therefore fail to progress beyond the request stage.
- 3.61 In deciding whether to allow an amendment to progress to public exhibition, Council would need to ensure that the amendment not only complied with the SPPF and LPPF but also addressed criteria similar to those outlined in the Position Paper in section 9. If it is decided that the Amendment can progress to exhibition, Council firstly must seek authorisation to exhibit the amendment from the Minister for Planning. Compliance with some or all of these criteria in the Position Paper does not guarantee that Council will adopt the amendment but offers an in principle support for the process to begin. The criteria specified in the Position Paper articulate the matters Council needs to consider. By articulating them in the Position Paper, however, Council is making it clear and transparent to any proponent what is expected from them in terms of strategically justifying the amendment request.
- 3.62 It is recognised that by including the 'criteria' for prohibited uses in the Position Paper, the intent of Amendment C117 has become confused (and this is apparent through a number of the issues raised by submitters). It is therefore considered appropriate to remove the criteria in Chapter 9 from the Position Paper and endorse these criteria as Council guidelines that sit outside the Planning Scheme. It is considered that the criteria be included as an addendum to the GWAP (2020). It is noted that a review of the GWAP is proposed to be undertaken in the 2019/20 financial year.

*Invalid economic data*

- 3.63 The Amendment is based on invalid economic data.

*Officer's response*

- 3.64 A typographical error was identified in Council's *Economic Development Strategy 2011-2030*, updated February 2018. The error was under Part C - Enhancing Manningham Tourism, paragraph 2. The third sentence read:

*Manningham residents expend a considerable amount within the local economy to host VFR travellers (approximately \$1,193M).*

Whereas it should have read:

*Manningham residents expend a considerable amount within the local economy to host VFR travellers (approximately \$1,193).*

- 3.65 This has been corrected in the current online version of the Strategy. Also, there are no implications for the content or detail of the proposed amendment and no changes to the proposed amendment are considered necessary because of this correction.

*Amendment does not consider heritage values or flora and faunal values*

- 3.66 The Amendment does not acknowledge the heritage value of Warrandyte and does not consider fauna or habitat.

*Officer's response*

- 3.67 Amendment C117 applies to all land zoned Rural Conservation Zone (RCZ), and therefore does not apply to the Warrandyte Township. Heritage Overlay HO191 applies to only part of the Warrandyte township, none of which is included in the Rural Conservation Zone. Furthermore, there are no areas of land zoned Rural Conservation Zone that immediately about the HO191.
- 3.68 Clause 22.20 was drafted to require the consideration of planning matters associated with non-residential uses in the Rural Conservation Zone. Heritage considerations are not part of this amendment. Any sites within the Rural Conservation Zone that are also heritage listed would also be assessed against the heritage provisions applying to it.
- 3.69 In respect to fauna and habitat, Clause 22.20 includes policy relating to environmental protection, through the appropriate location of buildings and works and the minimisation of vegetation loss to facilitate developments. It is noted the Environmental Significance Overlay applies to the Rural Conservation Zone and makes provisions for fauna protection, where appropriate. The provisions in the Scheme to protect fauna and flora are considered adequate and no further provisions are considered necessary under this proposed amendment.

**Other matters**

- 3.70 VCAT has recently handed down its decision with respect to *P1625 2017 Brumby Road Investments Pty. Ltd. V Manningham CC*, where Council's refusal of an application to construct a hotel in conjunction with the Olivigna development was upheld by VCAT. In its report, VCAT made a number of in principle comments about why the proposed use and development was considered inappropriate for the area. These matters can be distilled into additional policies in the exhibited Clause 22.20.
- 3.71 In addition, it is recommended that further changes to the exhibited policy be made to:
- better address matters raised in the submissions, particularly in relation to traffic, access and parking, design and siting and amenity and landscaping;
  - strengthen the wording of the policy and reduce opportunities for interpretation and;



- better align the policy with the existing clause 22.05 *Non-residential Uses in Residential Areas Policy* in the planning scheme.

3.72 The revised Clause 22.20 is attached at **Attachment 4**.

#### **Review of Green Wedge planning provisions**

- 3.73 Council officers have recently been advised that the Department of Water, Environment, Land and Planning (DELWP) has commenced a review of the Green Wedge planning provisions to ensure they support Plan Melbourne outcomes for Green Wedges. At this stage DWELP has begun the process of research and consultation to identify the key issues and contemporary land use challenges in Melbourne's Green Wedges. This involves targeted consultation with key stakeholders, one of which is Councils with Green Wedge land.
- 3.74 Council will be asked for information on the primary issues facing Manningham's Green Wedge areas and what possible changes and improvements to the planning provisions and the operation of Green Wedge management plans that could occur. Council will be advised further this review as information becomes available.
- 3.75 Council wrote to the Planning Minister in March 2017, stating that the current planning restrictions that apply to the Green Wedge frequently do not support a proactive approach to promoting tourism and other economic opportunities for councils. In particular, the letter stated that the existing RCZ provides limited autonomy for the operation of tourism and other related uses due to the overriding restrictions contained within the RCZ. Whilst the Minister did not respond to these matters, it appears that this current review will address the limitations of the existing statutory framework in the Green Wedge.
- 3.76 It is important to reiterate, however, that Amendment C117 does not seek to address these statutory issues pertaining to the operation of the RCZ and Clause 57.

#### **Recommended changes to the exhibited Amendment C117 and Position Paper**

- 3.77 In response to the submissions received and the recent VCAT decision for Brumby's Road, a number of changes to the exhibited Amendment are recommended. The recommended changes to the exhibited Amendment are therefore summarised as follows:
- Amend Clause 21.07 to replace references to 'wildfire' with 'bushfire'.
  - Changes and corrections to the exhibited clause 22.20 '*Non Residential Land Uses in the Rural Conservation Zone*' included in **Attachment 4**.
  - Amend the Explanatory Report to make reference to clause 13.05 – Bushfire in the SPPF;
  - Amend the wording of the criteria in Chapter 9 of the Position Paper to include a more general statement that indicates that a suitable location for tourism uses may be within proximity to the Warrandyte township to allow opportunities for co-location with existing tourism business and; that the existing road network must be capable of supporting the traffic volumes generated from the proposed use, are more appropriate.

- Remove the criteria in Chapter 9 from the Position Paper and endorse these criteria as Council guidelines that sit outside the planning scheme. It is considered that the criteria be included as an addendum to the GWAP (2020). It is noted that a review of the GWAP is proposed to be undertaken in the 2019/20 financial year.

#### 4. COUNCIL PLAN / STRATEGY

- 4.1 It is considered that the proposed amendment is in general alignment with the Councils 4 year plan. In particular the themes of Liveable Places and Spaces, Resilient Environment, Vibrant and Prosperous Economy, and Well Governed Council are considered pertinent.

#### 5. IMPACTS AND IMPLICATIONS

##### *Community impact*

- 5.1 Individual owners of affected properties or anyone else materially affected were notified about the proposed amendment.
- 5.2 The Amendment will provide greater certainty and clarity within the Planning Scheme by providing a clear decision making framework for non-residential uses and development within the Green Wedge.

#### 6. IMPLEMENTATION

##### *Finance/ Resource Implications*

- 6.1 Planning scheme amendments are prepared and administered by the City Strategy Unit. Any costs incurred as part of the amendment process, including any panel hearing, will be covered through the Unit's operational budget.

##### *Communication and Engagement*

##### Consultation

- 6.2 As part of the planning scheme amendment process, any persons deemed to be affected by the amendment were given notice of the amendment and an opportunity to make a submission. The Amendment was placed on public exhibition for two months.

##### Communication strategy

- 6.3 The proposed amendment was placed on public exhibition which included:
- Direct notification to all property owners/occupiers within the Rural Conservation Zone (approx. 1050), community groups, environmental groups and businesses;
  - Media releases and advertorial in the Manningham Leader and Warrandyte Diary;
  - Fact sheets and FAQs;
  - Articles in Manningham Matters, in November 2017;

- Social media;
- YourSayManningham

***Timelines***

- 6.4 Following consideration of the submissions by Council, the next step is to request the Minister for Planning to appoint a panel pursuant to part 8 of the *Planning and Environment Act, 1987* or to abandon the amendment.

**7. DECLARATIONS OF CONFLICT OF INTEREST**

- 7.1 No Officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

*Planning and Environment Act 1987*

## **MANNINGHAM PLANNING SCHEME**

### **AMENDMENT C117**

#### **EXPLANATORY REPORT**

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

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

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

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

The Amendment applies to all land within the Rural Conservation Zone (RCZ).

A map delineating the area affected is attached at Attachment 1 to this Explanatory Report.

##### **What the amendment does**

The Amendment proposes to:

- Amend the Municipal Strategic Statement at Clause 21.07 to improve guidance around what types of land use and developments are appropriate in Manningham's rural areas;
- Include the Rural Areas Land Uses Position Paper (2017) as a reference document in Clause 21.16;
- Expand the scope of the existing policy at Clause 22.19 (Outbuildings in the Low Density Residential Zone) to apply to the Rural Conservation Zone areas and to address specific built form issues that have been identified; and,
- Introduce a new local policy (Clause 22.20 - Non Residential Uses in the Rural Conservation Zone) to provide more specific guidance to non-residential planning applications within the Rural Conservation Zone.

##### **Strategic assessment of the Amendment**

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

Council has recently undertaken a review of land uses within Manningham's rural areas (known as the Green Wedge). The review of land uses in the rural areas has been undertaken in the context of the *Green Wedge Action Plan (GWAP) 2020* and the *Manningham Economic Development Strategy (MEDS) 2011-2030*, and comprises land zoned Rural Conservation (RCZ), both within and outside the Urban Growth Boundary (refer to Attachment A).

The landscape and environmental qualities of the Green Wedge are significant features of Manningham, with just over one third (37.5%) of the municipality supporting remnant indigenous vegetation. This indigenous vegetation is predominantly contained on private land and is located to the east of the Mullum Mullum Creek within the Green Wedge. In addition to this, a range of parks and reserves (including Warrandyte State Park) provide opportunities for active and passive recreation, and contribute to the landscape character of the area.

In addition to this, Manningham is well positioned to strengthen its economic, business and tourism development due to a number of locational drivers, such as its proximity to metropolitan Melbourne, proximity to the Yarra Valley, proximity to visitor markets, its rural setting and character, its access to/from major roads, and its linkages with rural functions.

In undertaking this review, the following key issues affecting Manningham's rural areas were identified:

- There is development pressure for residential additions and dwelling extensions throughout the Green Wedge;
- The intensification of land uses, such as home occupation, is resulting in undesirable outbuildings, storage sheds, and removal of vegetation;
- The removal of trees and native vegetation is resulting in degradation of the land;
- There are ongoing amenity impacts and land use conflicts, for example horse riding schools near residential property boundaries;
- There is an ongoing bushfire risk;
- Limitations within current planning framework which restrict some tourism opportunities, such as accommodation;
- Decline of agricultural land uses and limited availability of viable agricultural land.

Opportunities therefore exist to:

- Promote and support existing agricultural land uses and practices;
- Support existing businesses in achieving sustainable and well managed land use outcomes;
- Promote tourism based land use opportunities such as nature based eco-tourism;
- Cluster tourism development opportunities to enhance strategic position; and,
- Encourage sustainable home businesses which are sensitive to the environmental and landscape values of Manningham's Green Wedge.

In response to the issues and opportunities that have been identified and the review of land uses, Council has resolved to first and foremost to retain the Rural Conservation Zone, the primary purpose of which is to 'protect and enhance environmental and natural values'.

Having regard to both the strategic intent and direction of the GWAP and the MEDS and the identified issues and opportunities, this amendment is required to revise the local planning policy framework to improve guidance and assessment of non-residential uses and outbuildings in the Rural Conservation Zone. This amendment is also required to ensure that non-residential uses have proper regard to the environmental and landscape values of the Rural Conservation Zone.

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

Section 4 of the Act contains a number of key objectives for planning in Victoria, which among other things aims:

- *To provide for the fair, orderly, economic and sustainable use and development of land;*
- *To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;*
- *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria; and*
- *To balance the present and future interests of all Victorians.*

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

The proposed changes to the local policy provisions are intended to provide a balanced outcome taking into 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 rural location.

##### Social and Economic Benefits:

The Amendment addresses social and economic impacts by recognising the need to provide business, tourism and employment opportunities in appropriate locations in the rural areas, while balancing these opportunities with the retention and preservation of environmental and landscape features.

**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 has been prepared in accordance with Ministerial Direction on *The Form and Content of Planning Schemes* under section 7(5) of the Act. All planning schemes must have regard to section 12(2)(a) of the *Planning and Environment Act 1987*, being Ministerial Directions.

The Amendment also complies with Ministerial Direction No. 9 – *Metropolitan Planning Strategy* and Ministerial Direction No. 11 *Strategic Assessment of Amendments*.

**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: 11.06-1 Jobs and investment  
*To create a city structure that drives productivity, attracts investment, supports innovation and creates jobs.*
- Clause 11 – Settlement: 11.06-7 Green wedges  
*To protect the green wedges of Metropolitan Melbourne from inappropriate development.*
- 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 12 – Environmental and Landscape Values: 12.01-2 Native vegetation management  
*To ensure that permitted clearing of native vegetation results in no net loss in the contribution made by native vegetation to Victoria's biodiversity.*
- Clause 12 – Environmental and Landscape Values: 12.04-1 Environmentally sensitive areas  
*To protect and conserve environmentally sensitive areas.*
- Clause 12 – Environmental and Landscape Values: 12.04-2 Landscapes  
*To protect landscapes and significant open spaces that contribute to character, identity and sustainable environments.*
- Clause 14 – Natural Resource Management: 14.01-1 Protection of agricultural land  
*To protect productive farmland which is of strategic significance in the local or regional context.*
- Clause 14 – Natural Resource Management: 14.01-2 Sustainable agricultural land use  
*To encourage sustainable agricultural land use.*
- Clause 17 – Economic Development: 17.01-1 Business  
*To encourage development which meet the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.*
- Clause 17 – Economic Development: 17.01-2 Out-of-centre development  
*To manage out-of-centre development.*

- Clause 17 – Economic Development: 17.03-1 Facilitating tourism

*To encourage tourism development to maximise the employment and long-term economic, social and cultural benefits of developing the State as a competitive domestic and international tourist destination.*

- Clause 18 – Transport: 18.02-5 Car parking

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

- Clause 19 – Infrastructure: 19.03-5 Waste and resource recovery

*To reduce waste and maximise resource recovery so as to minimise environmental, community amenity and public health impacts and reduce reliance on landfills.*

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

The Amendment supports the objectives of the LPPF by providing further guidance in the exercise of discretion for considering proposals for non-residential uses in rural areas and outbuildings in the Rural Conservation Zone. In particular, the changes will implement the following MSS and policy objectives:

- Municipal Strategic Statement (MSS) objectives at Clause 21.07-4 – Built form and landscape character, which seeks to minimise the impact of built form on native vegetation, indigenous vegetation, landscape quality, and view lines, and minimise the extent of earthworks.
- Municipal Strategic Statement (MSS) objectives at Clause 21.07-5 – Environmental issues, which seeks 'to ensure that land use, development and land management practices protect and enhance biodiversity, soil, water and air quality, native flora and fauna and the character of these areas'.
- Municipal Strategic Statement (MSS) objectives at Clause 21.07-6 – Economic development issues, which seeks to encourage sustainable business opportunities which complement the qualities of the area, and do not adversely affect productive agricultural land and residential and environmental amenity.
- Municipal Strategic Statement (MSS) objectives at Clause 21.07-6 – Economic development issues, also identifies the need to investigate options for alternative sustainable business opportunities, as well as the need to review the appropriateness of the Rural Conservation Zone applying to green wedge land and the Yarra River corridor.
- Municipal Strategic Statement (MSS) objectives at Clause 21.10-8 – Urban Ecology, which seeks 'to protect and enhance environmental values and significant landscapes'.
- Municipal Strategic Statement (MSS) objectives at Clause 21.13-3 – Tourism, which seeks to encourage tourism opportunities while minimising any adverse impacts on local communities, surrounding land uses and natural resources.
- Clause 22.02 *Native Vegetation Policy*, which seeks 'to protect, conserve and where possible enhance the biodiversity values of the municipality'.
- Clause 22.14 *Environmental and Landscape Significance Protection in Identified Wildfire Areas Policy*, which seeks 'to retain vegetation and to preserve the recognised environmental and landscape significance of the municipality while also promoting development that is safe from the risk of wildfire'.
- Clause 22.19 *Outbuildings in the Low Density Residential Zone*, seeks 'to protect, conserve and where possible enhance the biodiversity values of the municipality'. Given this is also relevant to green wedge land, guidance with respect to outbuildings in the Rural Conservation Zone is also recommended.

**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 preparing and evaluating 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 will be sought during the exhibition period.

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

The proposed 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 will provide clearer guidance with regards to the assessment of planning permits for non residential uses in rural areas, and outbuildings in the Rural Conservation 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
- Online at [www.yoursaymanningham.com.au/-C117](http://www.yoursaymanningham.com.au/-C117)
- At the Doncaster, The Pines, Bulleen, Warrandyte and Box Hill libraries.

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

**Submissions**

Any person who may be affected by the Amendment [and/or planning permit] may make a submission to the planning authority. Submissions about the Amendment [and/or planning permit] must be received by 16 April 2018.

A submission must be sent to:  
Manager City Strategy  
Manningham City Council  
PO Box 1  
DONCASTER VIC 3108

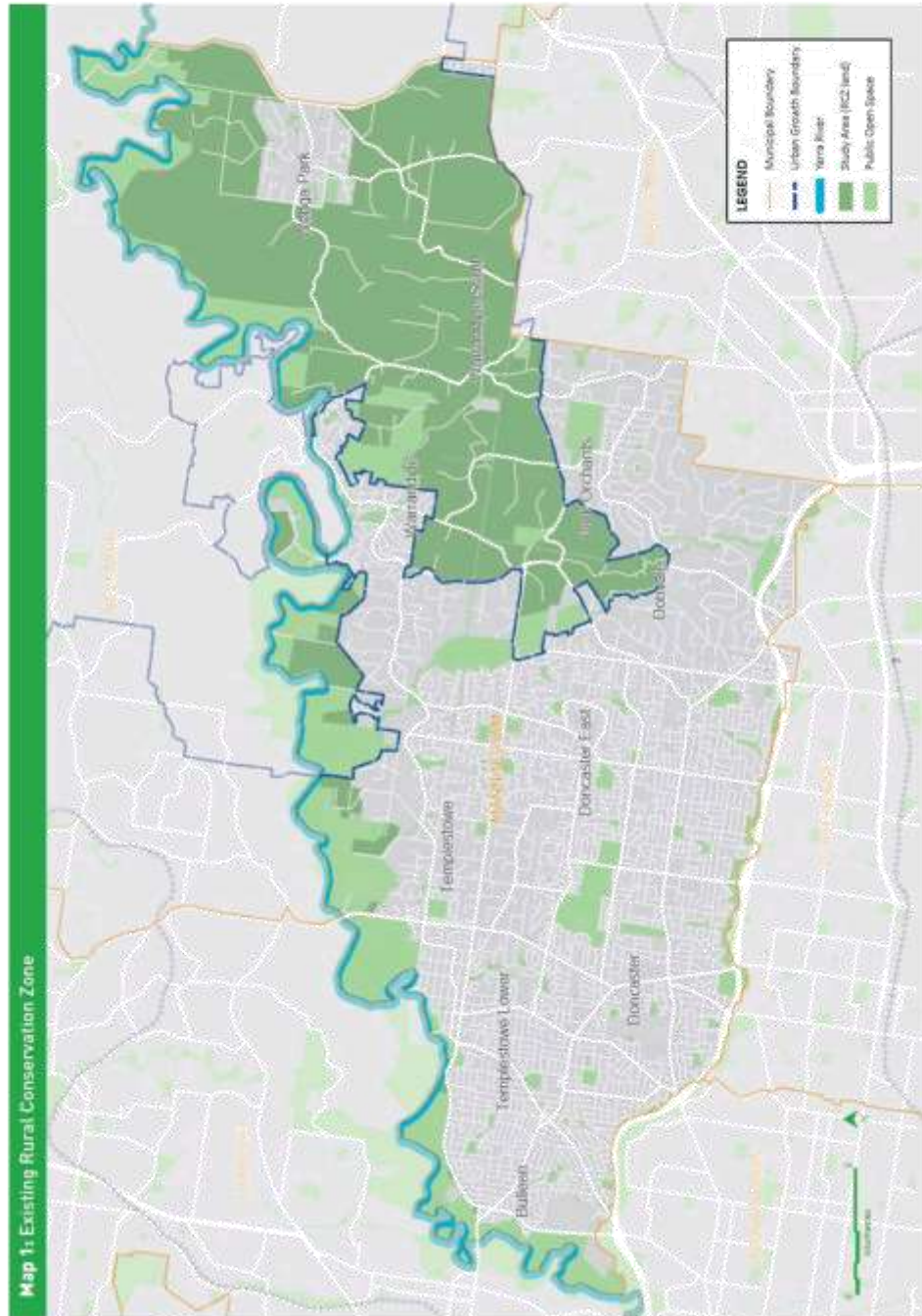
**Panel hearing dates**

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

- directions hearing: [insert directions hearing date]
- panel hearing: [insert panel hearing date]



ATTACHMENT 1 – Study Area (RCZ Land)



*Planning and Environment Act 1987***MANNINGHAM PLANNING SCHEME****AMENDMENT C117****INSTRUCTION SHEET**

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

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 21.07 with a new Clause 21.07 in the form of the attached document.
2. In Local Planning Policy Framework – replace Clause 21.16 with a new Clause 21.16 in the form of the attached document.
3. In Local Planning Policy Framework – replace Clause 22.19 with a new Clause 22.19 in the form of the attached document.
4. In Local Planning Policy Framework - insert a new Clause 22.20 in the form of the attached document.

End of document

## MANNINGHAM PLANNING SCHEME

**21.07 GREEN WEDGE AND YARRA RIVER CORRIDOR**

21/02/2013  
C34  
Proposed C117

**21.07-1 Overview**

21/02/2013  
C34  
Proposed  
C117

This section applies to land shown on the Green Wedge and Yarra River Corridor Framework Plan 3 which includes all land outside the Urban Growth Boundary (UGB) and public and privately owned land within the Yarra River corridor. The State Government introduced the UGB around the edge of Melbourne in October 2002. All land in Manningham located outside the UGB became part of a green wedge.

Manningham's Green Wedge largely includes land within the Rural Conservation Zone and the Wonga Park township, which is included within the Low Density Residential Zone. The Yarra River corridor includes public and privately owned land located within the UGB and which is identified as having high environmental and landscape values.

These areas are primarily rural residential in character and include some agricultural enterprises, hobby farms, tourism related activities and environmentally significant properties. A key challenge for Council is to balance competing interests between use of land for rural living, biodiversity protection, agricultural pursuits and economic development activities.

**Housing**

There are few opportunities for additional housing development within the green wedge and the Yarra River corridor area. The provision of housing in these areas is directed by strategies that protect and enhance landscape character and environmental values. Development will need to have regard to issues of native vegetation, topography, landslip, wildfire, flooding, and cultural, environmental and landscape values and available physical and community infrastructure.

The rural qualities and remnant bushland provide a setting and lifestyle quality which is very attractive to residents and potential home owners.

**Subdivision**

The current planning controls significantly limit scope for further subdivision of the green wedge and Yarra River corridor areas. Any proposal to subdivide land will need to consider land capability and constraints, adjoining land uses, environmental and landscape values and physical and community infrastructure.

**Built form and landscape character**

These areas have an attractive, undulating topography. The slopes and extensive vegetation cover contribute to the landscape and environmental qualities. Development should protect and enhance the natural environment, including the Yarra River and other waterways, topography, open space, habitat and fauna links within the green wedge and Yarra River corridor.

**Environmental issues**

Large parts of Manningham's Green Wedge and Yarra River corridor have significant biological values. They contain the majority of Manningham's Sites of Biological Significance (Biosites) and supporting buffer habitat. The sites are identified as being of National, State or Regional significance. The habitat defined by the biosites and associated buffer habitat constitutes the most important areas of remnant indigenous vegetation within the municipality.

## MANNINGHAM PLANNING SCHEME

Planning controls seek to protect important remnant vegetation providing habitat for fauna, preserving biodiversity and providing lifestyle choices, whilst creating a desirable destination for residents, visitors and recreational users. The bushland and rural character is under threat from vegetation clearance for development, agriculture, pest plant and animal invasion, overgrazing, soil erosion, changes in hydrology and burning regimes, mismanagement and climate change.

The challenge for the municipality is to provide for sustainable land use and development in these areas while achieving a Net Gain of native vegetation. Biodiversity protection and enhancement will be facilitated by having regard to land capability and environmental management while also protecting the character, landscape and other natural and environmental characteristics.

#### Economic development issues

Traditional, broadacre agricultural land uses have been declining over recent years and with now occupying only a small proportion of the total land area of the Green Wedge. It is noted that much of the land within these areas is not high quality agricultural land. Existing agricultural businesses and their ongoing viability should be retained and encouraged.

There are a number of key tourism assets within Manningham's Green Wedge, which attract visitors both locally and across Victoria. Tourism offerings should be increased where land use conflicts can be minimised and any adverse amenity and environmental impacts are appropriately considered.

Balancing the expansion of business and commercial activity with the protection of the natural environment is a key strategic challenge. Commercial activity should complement and enhance the landscape and visual character and environmental significance of these areas. The focus will be to protect and support the viability of existing agricultural activities and promote other appropriate business activities, which use best practice sustainable land management techniques and provide benefits to the local economy.

Council encourages home occupations as an important means of achieving economic development and providing opportunities that enable residents to work at home. The needs of home occupations should be addressed while ensuring that local amenity and environmental and landscape values are not adversely affected.

21.07-2  
21/02/2013  
C34

#### Housing

##### Key issues

- Limited opportunity for additional housing development.
- Housing development, which does not have regard to land capability, wildfire risk, environmental and landscape values.
- Inappropriate location of infrastructure and services.
- Impact of housing on biodiversity.

##### Objectives

- To ensure that housing development in the green wedge and Yarra River corridor responds appropriately to land capability, wildfire risk, environmental, landscape and cultural values, adjoining land uses and physical and community infrastructure.
- To ensure that siting and design of housing development and associated infrastructure and services minimises the extent of earthworks and avoids, minimises and offsets vegetation removal and impacts.

## MANNINGHAM PLANNING SCHEME

**Strategies**

Strategies to achieve these objectives include:

- Prepare and implement a Land Management Plan for all development applications as appropriate.
- Maintain existing patterns of development and the character of the green wedge and Yarra River corridor areas.
- Ensure that the scale of development is appropriate to the capability of the 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.

**Implementation**

These strategies will be implemented by

**Zones and overlays**

- Applying the Rural Conservation Zone.
- Applying the Low Density Residential Zone to the Wonga Park township.
- Applying the Wildfire Management Overlay
- Applying the Environmental Significance Overlay.
- Applying the Erosion Management Overlay.
- Applying the Land Subject to Inundation Overlay.

**Policy and exercise of discretion**

- Implementing the *Manningham Green Wedge Strategy* (2004).
- 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*).

**Further strategic work**

- Reviewing the appropriate zoning of land currently zoned Rural Conservation Zone within the Urban Growth Boundary.

**Other actions**

- Implementing the *Domestic Wastewater Management Plan* (2002).

## MANNINGHAM PLANNING SCHEME

**21.07-3 Subdivision**21/02/2013  
CM**Key issues**

- Loss of productive agricultural land.
- Pressure for subdivision of the green wedge.
- Impact on environmental and landscape values from subdivision.
- Loss of biodiversity
- Poor land capability for development.
- Lack of physical and community infrastructure.
- Creation of environmental hazards such as flooding, landslip and wildfire risk.

**Objectives**

- To discourage fragmentation of land within the green wedge and Yarra River corridor.
- To discourage subdivision where it will result in the loss of productive agricultural land.
- To ensure that any application for subdivision responds appropriately to land capability, wildfire risk, landscape, cultural and environmental values, adjoining land uses and 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 adequate provision is made for appropriate physical infrastructure and services.
- To ensure that subdivision adopts ecologically sustainable design principles.

**Strategies**

Strategies to achieve these objectives include:

- Prepare and implement a Land Management Plan for all applications for subdivision.
- Encourage landowners of new subdivisions to identify building envelopes to limit the impacts of development, with consideration to environmental, cultural and landscape qualities, wildfire risk, topography, watercourses, lot size/design and servicing constraints.
- 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.
- Avoid the creation of new lots with a slope greater than 20%.
- Ensure subdivision design and layout considers lot orientation, size and location of building and effluent envelopes and integrated water management to achieve ecologically sustainable design outcomes.
- Ensure that subdivision, buildings and/or works in wildfire areas are appropriately sited, designed and managed to address wildfire risk.

**Implementation**

These strategies will be implemented by:

## MANNINGHAM PLANNING SCHEME

**Zones and overlays**

- Applying the Rural Conservation Zone.
- Applying the Low Density Residential Zone to the Wonga Park township.
- Applying the Wildfire Management Overlay.
- Applying the Environmental Significance Overlay.
- Applying the Erosion Management Overlay.
- Applying the Land Subject to Inundation Overlay.

**Policy and exercise of discretion**

- Implementing the *Manningham Green Wedge Strategy* (2004)
- 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 subdivision incorporating irregular battle axe type allotments (*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*).
- [Implementing the Manningham Green Wedge Infrastructure – Site Responsive Design Guide \(2013\)](#)

**Further strategic work****Other actions**

- Implementing the *Domestic Wastewater Management Plan* (2002).

**21.07-4 Built form and landscape character**

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C64  
Proposed C117

**Key issues**

- Design and construction of development in areas with topographical constraints, wildfire risk, landscape character, visual and environmental significance.
- Impact of vegetation removal and earthworks on landscape character.
- Loss of scenic values of the Yarra River corridor.

**Objectives**

## MANNINGHAM PLANNING SCHEME

- To encourage building form that responds appropriately to the landscape and minimises risk. To encourage built form that responds appropriately and sympathetically to landscape character, topographical constraints and risks to life and property.
- To encourage retention of native vegetation.
- To minimise the extent of earthworks and to preserve and enhance natural drainage lines.
- To encourage the planting of indigenous vegetation.
- To protect and enhance landscape **character and** quality, view lines and vistas.

**Strategies**

Strategies to achieve these objectives include:

- Avoid the construction of buildings on ridgelines.
- Design and site buildings to minimise visual impact.
- 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.
- Ensure building design is site responsive.
- Avoid development on land with slopes greater than 20%.
- Ensure that the siting and design of development including landscaping, minimises impacts on adjacent State Parks and other conservation reserves

**Implementation**

These strategies will be implemented by:

**Zones and overlays**

- Applying an Environmental Significance Overlay.
- Applying the Wildfire Management Overlay.
- Applying the Erosion Management Overlay.
- Applying the Land Subject to Inundation Overlay.

**Policy and exercise of discretion**

- Implementing the *Manningham Green Wedge Strategy* (2004).
- [Implementing the Manningham Green Wedge Action Plan 2020 \(2011\)](#)
- [Implementing the Manningham Green Wedge Infrastructure – Site Responsive Design Guide \(2013\)](#)
- 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 identified vegetation of significance to be protected and maintained.



## MANNINGHAM PLANNING SCHEME

- 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*).
- Using Local Policy to guide the siting and location of outbuildings in the Rural Conservation Zone (*Outbuildings in the Low Density Residential Zone and the Rural Conservation Zone Clause 22.19*).
- Using Local Policy to guide non-residential land uses and development the Rural Conservation Zone (*Non-Residential Land Uses in the Rural Conservation Zone, Clause 22.20*).

**Further strategic work**

- Investigate the need for a Local Planning Policy to address built form and earthworks.

**Other actions**

21.07-5

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C84  
Proposed  
C117**Environmental issues****Key issues**

- Loss of biodiversity.
- Loss and fragmentation of habitat for fauna and flora.
- Impacts upon threatened species.
- Impact of land use and development on biodiversity.
- Degradation of waterways, aquatic and riparian habitats.
- Invasion and spread of pest plants and pest animals.

**Objectives**

- To conserve and enhance the significant environmental qualities of the green wedge and Yarra River corridor.
- To ensure that land use, development and land management practices protect and enhance biodiversity, soil, water and air quality, native flora and fauna and the character of these areas.
- To achieve developments which are site responsive and which complement the topography and environmental qualities of an area.
- To improve the habitat, vegetation, soil, water and visual qualities alongside streamside environments.

**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.
- Prepare and implement Land Management Plans that enhance the land's environmental values.

## MANNINGHAM PLANNING SCHEME

- 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.
- Require land use and development proposals to demonstrate compliance with Net gain objectives and principles to avoid, minimise and offset removal of and impacts upon native vegetation.
- Promote the re-vegetation of cleared areas or gaps in habitat corridors with indigenous species.
- 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.
- Require proposals to be supported by the outcomes of a proper land capability assessment.
- Ensure that sediment run-off is contained on site using best practice techniques during the use and development of any land.
- Require development and landscaping to protect and enhance habitat corridors.

**Implementation**

These strategies will be implemented by:

**Zones and overlays**

- Applying an Environmental Significance Overlay.
- Applying the Erosion Management Overlay.
- Applying the Wildfire Management Overlay.
- Applying the Land Subject to Inundation Overlay

**Policy and exercise of discretion**

- Implementing the *Manningham Green Wedge Strategy (2004)*.
- [Implementing the Manningham Green Wedge Action Plan 2020 \(2011\)](#)
- Implementing the *Manningham Biosites: Sites of (Biological) Significance Review (2004)*.
- Implementing the *Development Guide for Areas of Environmental and Landscape Significance (2011)*.
- Implementing the *Wildlife Movement and Habitat Needs in Manningham (2009)*.
- Implementing the *Locally Threatened Plants in Manningham (2010)*.
- Implementing the *Roadside Environmental Management Strategy (2004)*.
- Using local policy to conserve native vegetation (*Native vegetation policy, Clause 22.02*).
- Using Local Policy to guide land use and development in areas of known or potential archaeological significance (*Cultural heritage policy, Clause 22.03*).

## MANNINGHAM PLANNING SCHEME

- 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*).
- Using Local Policy to guide the siting and location of outbuildings in the Rural Conservation Zone (*Outbuildings in the Low Density Residential Zone and the Rural Conservation Zone, Clause 22.19*).
- Using Local Policy to guide non-residential land uses and development in the Rural Conservation Zone (*Non-Residential Land Uses in the Rural Conservation Zone, Clause 22.20*).

**Further strategic work**

- Identifying and mapping additional sites of identified wildfire risk and including the sites in the Wildfire Management Overlay
- Identifying the location of weed species to assist in developing appropriate management techniques.
- Investigating the potential for the establishment and enhancement of fauna habitat and linking corridors between sites of environmental significance.
- Investigating the areas where the Council order in relation to prohibition of dogs and cats should be applied.

**Other actions**

- Continuing to control and remove introduced pest plants and 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.
- Continue to support private landowners in conserving biodiversity through Council's Biodiversity Incentive Programs.
- Developing an environmental checklist for new buildings to ensure that environmentally sound materials are used where possible.
- Implementing the *Domestic Wastewater Management Plan (2003)*.
- Implementing the *Horse Riding Strategy (2001)* with respect to best practice pasture management, horse trail management and environmental education for riders and identify implementation opportunities through the planning scheme.

21.07-6

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**Economic development issues****Key issues**

- The restrictions of the Rural Conservation Zone on opportunities for potential business activities.
- Environmental and amenity impacts of agricultural and commercial businesses.
- Attracting sustainable businesses.
- Threat to viability of existing agricultural and commercial businesses

**Objectives**

## MANNINGHAM PLANNING SCHEME

- To encourage sustainable business and tourism opportunities that complement the scenic, landscape and environmental qualities of the area and enhances the environmental significance and ecological function of the Green Wedge.
- To ensure that commercial activities have minimal impact on residential and environmental amenity and environmental significance and ecological function of the Green Wedge further development does not impact on existing productive agricultural land and activities.
- To support the retention of agricultural uses and their ongoing commercial viability.
- To ensure residential and environmental amenity is not affected by business activities.
- To encourage sustainable business opportunities which complement the scenic, landscape and environmental qualities of the area.
- 

**Strategies**

Strategies to achieve these objectives include:

- Increase local employment opportunities.
- Support the establishment of a mix of appropriate, sustainable, non-intensive agricultural uses in the Yarra River Corridor and green wedge areas.
- Encourage business opportunities including nature based tourism in the Yarra River corridor and green wedge areas, which complement the remnant bushland and rural living environment.
- Cluster tourism development opportunities to enhance strategic position.
- Ensure that home occupations have minimal impact on the amenity of the surrounding area, including noise.
- 

**Implementation**

These strategies will be implemented by:

**Policy and exercise of discretion**

- Implementing the *Home-Based Business Strategy* (1996) that encourages the establishment of appropriate businesses that do not compromise residential amenity.
- Implementing the *Manningham Green Wedge Strategy* (2004)
- Implementing the *Manningham Green Wedge Action Plan 2020 (2011)*
- Implementing the *Development Guide for Areas of Environmental and Landscape Significance (2011)*
- Implementing the *Manningham City Council 2003-2006 Economic Development Strategy* (2003).

**Zones and overlays****Further strategic work**

- Investigating options for alternative 'sustainable' business opportunities.

## MANNINGHAM PLANNING SCHEME

- ~~Reviewing the appropriateness and implications of the Rural Conservation Zone applying to green wedge land and the Varra River corridor area.~~

**Other actions**

- Promoting and distributing Manningham's *Home-based Business Kit* (2005).
- Ensuring the benefits of the Bush Gain and Local Environment Assistance Fund Programs are available to businesses.
- Implementing the *Manningham Land Capability Study* (2004).

**21.07-7**21/02/2012  
CS4**Reference documents**

- Agriculture Services Victoria Pty Ltd (2004) *The Manningham Green Wedge Land Capability Study*, Victoria.
- John Patrick Pty Ltd Landscape Architects (2006) *Manningham Heritage Garden & Significant Tree Study – Stage 2*, Manningham City Council, Doncaster.
- Lorimer G, Baker S, and Lockwood D (2009) *Wildlife Movement and Habitat Needs in Manningham*, Manningham City Council, Doncaster.
- Lorimer G (2010) *Locally Threatened Plants in Manningham* Manningham City Council, Doncaster.
- Manningham City Council (2002) *Manningham Residential Strategy*, Manningham City Council, Doncaster.
- Manningham City Council (2004) *Manningham Green Wedge Strategy*, Manningham City Council, Doncaster.
- Manningham City Council (2011) *Development Guide for Areas of Environmental and Landscape Significance*, Manningham City Council, Doncaster.
- Manningham City Council (2004) *Manningham Biosites: Sites of (Biological) Significance Review*, Manningham City Council, Doncaster.
- Manningham City Council (2004) *Roadside Environmental Management Strategy*, Manningham City Council, Doncaster.
- Manningham City Council (2001) *Horse Riding Strategy*, Manningham City Council, Doncaster.
- Manningham City Council (2002) *Domestic Wastewater Management Plan*, Manningham City Council, Doncaster.
- Manningham City Council (2003) *Manningham City Council 2003-2006 Economic Development Strategy*, Manningham City Council, Doncaster.
- Manningham City Council (1996) *Home-based Business Strategy*, Manningham City Council, Doncaster.
- Manningham City Council (2005) *Home-based Business Information Kit*, Manningham City Council, Doncaster.
- [Manningham City Council \(2011\) \*Manningham Green Wedge Action Plan 2020\*, Manningham City Council, Doncaster](#)
- [Manningham City Council \(2013\) \*Manningham Green Wedge Infrastructure – Site Responsive Design Guide\*, Manningham City Council, Doncaster](#)
- [Manningham Rural Areas Discretionary Land Uses Position Paper \(2017\)](#), Manningham City Council, Doncaster
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MANNINGHAM PLANNING SCHEME

- Melbourne Parks and Waterways (1993) *The Middle Yarra Concept Plan – Burke Road to Watsons Creek, Victoria.*



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## MANNINGHAM PLANNING SCHEME

**22.19 OUTBUILDINGS IN THE LOW DENSITY RESIDENTIAL ZONE AND THE RURAL CONSERVATION ZONE**

03/03/2016  
C110  
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C117

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

**22.19-1 Policy basis**

03/03/2016  
C110  
Proposed  
C117

This policy builds on the Municipal Strategic Statement (MSS) objectives in clause 21.06 and 21.07 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 in the Low Density Residential Zone and the Rural Conservation Zones. Manningham's Green Wedge areas are predominantly zoned Rural Conservation Zone.

Manningham's Low Density Residential Zone and Rural Conservation Zone areas characterised by undulating form with prominent ridgelines, dissected by creeks and drainage lines, and contains vegetation of landscape and environmental significance. In particular, Manningham's Rural Conservation Zone contains the majority of the municipalities Sites of Biological Significance (Biosites) and supporting buffer habitat.

Areas within these zones 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**

03/03/2016  
C110  
Proposed  
C117

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 landscape and scenic value and character of the area.
- To protect and enhance landscape quality, viewlines and vistas.
- To ensure that the size, design and siting of outbuildings is acceptable, having regard to the character of the low density residential or rural character of the area.

**22.19-3 Policy**

03/03/2016  
C110  
Proposed  
C117

It is policy that:

- Outbuildings must shall be used for purposes ancillary to the domestic use of the dwelling or the residential activities conducted on the property and sited in close proximity to a dwelling.
- Numbers of outbuildings are minimised limited and that buildings are co-located; to reduce the scattered visual impact of buildings on the landscape.
- Outbuildings to use existing access ways provided for the dwelling unless it can be demonstrated that a second access way to the outbuilding avoids or minimises earthworks and vegetation removal On a corner site, outbuildings are discouraged from fronting onto a different street frontage from the dwelling.



## MANNINGHAM PLANNING SCHEME

- Outbuildings other than a carport are not to be located within the primary street frontage.
- ~~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 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.
- Outbuildings should not be located ~~over 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 and earthworks~~ is minimised by ensuring that the outbuilding ~~and associated access~~ is appropriately sited.
- ~~The environmental impacts, from clearing of native vegetation, increased access requirements, siting, proposed earthworks or environmental degradation associated with an outbuilding, do not detract from the environmental significance of the area.~~
- 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 is ~~not supported discouraged where a building would be clearly visible from surrounding properties or roads~~; and
  - The use of muted tones on external surfaces is ~~supported encouraged, while the use of bright or contrasting colours is discouraged 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 ~~not supported discouraged~~.

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**22.19-4**05/03/2018  
C119  
Proposed  
C119**Application Requirements**

An application for an outbuilding in a Low Density Residential Zone ~~and a Rural Conservation 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;

## MANNINGHAM PLANNING SCHEME

- Topography, existing vegetation and details of any proposed earthworks;
- [A floor plan to demonstrate how the outbuilding is to be used](#); and
- Any other matters explaining the proposal and how it addresses this policy.

**22.19-5 Decision guidelines**

03/03/2016  
C116  
Proposed  
C117

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, [the Rural Conservation Zone](#) and any other relevant State and Local planning provisions.

**22.19-6 Policy references**

03/03/2016  
C116  
Proposed  
C117

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

[Manningham Rural Areas Discretionary Land Uses Position Paper \(2017\)](#)

## MANNINGHAM PLANNING SCHEME

**22.20 NON RESIDENTIAL LAND USES IN THE RURAL CONSERVATION ZONE**

J 2017  
C117

This policy applies to all non-residential land use and development in the Rural Conservation Zone.

**22.20-1 Policy basis**

J 2017  
C117

This policy builds on the Municipal Strategic Statement (MSS) objectives in Clause 21.03 Key Influences and Clause 21.07 Green Wedge and Yarra River Corridor, which recognise that Manningham's Green Wedge areas that are predominantly within the Rural Conservation Zone, are a unique asset that must be protected from land uses that are incompatible with its strong environmental values and ecological significance.

The landscape and environmental qualities of the Green Wedge are significant features of Manningham, with just over one third (37.5%) of the municipality supporting remnant indigenous vegetation.

Opportunities exist to support sustainable commercial and tourism-related land uses that enhance and reinforce the environmental and biodiversity values of the Green Wedge, and minimise the removal of native vegetation and other landscape impacts.

Non-residential uses in the Green Wedge need to be responsive to the environmental and landscape values. They have the potential to adversely impact on the landscape and environmental qualities of the area through increased levels of on-site activity, traffic generation, the emission of noise and light, visual clutter and the removal of native vegetation.

**22.20-2 Objectives**

J 2017  
C117

The objectives of this policy are:

- To protect and enhance the environmental and landscape values of the Rural Conservation Zone.
- To support non-residential land uses that avoid environmental degradation and enhance the environmental significance and ecological function of the Rural Conservation Zone.
- To avoid the removal of vegetation.
- To ensure that development including new buildings, access, earthworks and alterations to existing buildings, do not detract from the landscape and scenic values of the Rural Conservation Zone.
- To ensure the provision of appropriate access is appropriately provided to any proposed non-residential use.
- To ensure that proposals do not adversely impact on existing land uses within the Rural Conservation Zone.
- To ensure that a high standard of landscaping is achieved.

**22.20-3 Policy**

J 2017  
C117

It is policy that non-residential uses are assessed against the following criteria and considerations:

**General**

- The overall cumulative impact of land uses on the natural environment, surrounding land uses and other sensitive interfaces is minimised.
- Uses are encouraged that enhance and promote sustainable land use practices and enhance the environmental values of the Rural Conservation Zone.

## MANNINGHAM PLANNING SCHEME

- Existing native vegetation both on site and adjacent sites is not detrimentally affected by non-residential uses.
- The design, scale and intensity of the land use, including the number of persons working or visiting the site and the proposed hours of operation, is not detrimental to the environmental values and amenity of the Rural Conservation Zone.
- Uses that contribute to the economic or tourism development and employment opportunities within Manningham are encouraged in appropriate locations.
- Access to utility services (including gas, electricity and water, reticulated sewerage), is available.
- Where reticulated sewerage is not available, then an adequate effluent disposal system must be provided.
- Infrastructure upgrades may be required at the discretion of the Responsible Authority, in order to facilitate the proposed non-residential land use or expansion.

**Environment**

- The cumulative potential risks and environmental impacts, including clearing of native vegetation, waste disposal/sewer capacity, increased access requirements, siting and proposed earthworks or environmental degradation, must not detract from the environmental significance of the area.
- Removal of vegetation is minimized.
- Any proposal protects the existing environmental character and ecological function of the Rural Conservation Zone, including the provision of replacement canopy trees, native vegetation and other indigenous species.
- New development is responsive to the character and cultural heritage of the Rural Conservation Zone areas and integrates into the surrounding landscape.
- Earthworks generated by the land use and development must not detrimentally impact on waterways, habitats, natural systems and landscapes.
- Infrastructure such as drainage, reticulated sewerage and utilities should be located to minimize earthworks and vegetation removal.

**Traffic, carparking and access**

- Non-residential uses are to be located along sealed roads that are capable of carrying forecast traffic volumes.
- Any expected increase in traffic should not adversely affect the amenity or environmental sensitivity of the surrounding area.
- The location of proposed accessways and vehicle entry points on the site should minimise removal of native vegetation from road reserves.
- Landscaping and vegetation abutting road reserves should create a continuous landscape corridor and retain the landscape values of the Rural Conservation Zone areas.
- The capacity of the land and the surrounding area to accommodate increased pedestrian/vehicular flows must be demonstrated.
- Car parking areas should be located at the side or rear of a property to minimise the visual intrusion on the natural landscape.
- Car parks, accessways and set down areas should provide for safe and efficient traffic movement.

**Design & siting**

- The location, scale and siting of new development should be subordinate to the existing scale and height of development and landscape character, and should minimise earthworks.

## MANNINGHAM PLANNING SCHEME

- Development should be setback sufficient distances from boundaries to prevent detrimental impacts on neighbouring properties by way of building bulk and scale to enable appropriate landscape treatment to be provided.
- 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.
- Numbers of buildings are limited and buildings are co-located, to reduce the scattered visual impact of buildings on the landscape.

**Amenity**

- Uses should not adversely affect sensitive residential interfaces or the amenity of nearby residents by way of noise, loss of privacy, traffic, carparking, lighting, signage, location of storage or disturbance associated with hours of operation, frequency of events and expected numbers of visitors.
- Amenity impacts on adjoining land should be minimised through sufficient setbacks and retention of vegetation, as well as appropriate boundary treatments such as fencing, landscaping, additional vegetation and design treatments.
- Minimise visual intrusion through the conservation, enhancement and introduction of vegetation buffers.
- Appropriate noise attenuation measures are provided that inhibit the transmission of noise from buildings, car parking areas and external plant equipment including exhaust fans and air conditioning units.
- The design, scale, external colour and finishes of non-residential buildings should respect the landscape character of the area, by avoiding the use of reflective building materials such as zincalume whilst encouraging use of muted tones on external surfaces in areas that are clearly visible from surrounding properties or roads.
- Adequate waste disposal and storage facilities should be appropriately located on site to minimize the potential for noise, visual appearance, lighting and odour impacts.

**22.20-4 Application Requirements**

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

- A written statement with details about the proposed use including, but not limited to:
  - The 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 impact assessment.
- A site context assessment, outlining how the proposed development will respond to the following:
  - The location of the existing or proposed building;
  - Existing land uses and buildings 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
  - Vehicle access and entry points on the site
  - Protection of trees on the site and justification for removal of vegetation
  - Any other matters explaining the proposal and how it addresses the policy.

## MANNINGHAM PLANNING SCHEME

**22.20-5 Decision guidelines**

<sup>1/2016</sup>  
C117

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

- The extent to which the application for non-residential land uses meets the objectives and directions of this policy and the objectives and requirements of the Green Wedge and Rural Conservation Zone and any other relevant State and Local planning provisions.

**22.20-6 Policy references**

<sup>1/2017</sup>  
C117

*Manningham Economic Development Strategy 2011-2030*

*Green Wedge Action Plan 2020*

*Manningham Rural Areas Discretionary Land Uses Position Paper (2017)*



MANNINGHAM CITY COUNCIL

# RURAL AREAS LAND USES POSITION PAPER



MANNINGHAM

NOVEMBER 2017

## 1. EXECUTIVE SUMMARY

This paper reviews the appropriateness of the municipality's rural zones, having regard to green wedge and economic development objectives, noting that it is important to balance economic and social benefits with the enhancement and protection of the natural environment.

A number of recommendations are outlined to improve the statutory framework for land use and development within Manningham's rural areas, informed by the following key Council strategic documents:

- Planning Scheme Review 2014 (Recommendations R1 & R25)
- Green Wedge Action Plan (Actions L9, P1 & P2)
- Manningham Economic Development Strategy (Action C-13)

In particular, this paper draws on research undertaken, and conclusions made, by Planisphere Pty Ltd (now Ethos Urban Pty Ltd) and Urban Enterprise Pty Ltd. This background research and conclusions have not been specifically referenced within this document, as private information in relation to businesses is included within that work.

More specifically, this paper:

- Provides information in relation to the study area and the municipal profile.
- Summarises the strategic policy framework that underpins this research and these recommendations. This includes a review of the *Green Wedge Action Plan 2020 (GWAP)* and the *Manningham Economic Development Strategy 2011-2030 (MEDS)*, and any potential conflict between the two.
- Identifies the existing statutory framework that applies to the rural areas.
- Reviews significant land use themes within the rural areas, and provides observations and conclusions to inform changes to the statutory framework.
- Considers the most appropriate zone for the rural areas, having regard to the strategic direction contained within the GWAP and the MEDS.
- Provides a suite of recommendations in relation to the above, including:
  - Retaining the Rural Conservation Zone (RCZ) as the predominant zone in Manningham's Green Wedge.
  - Amending the MSS to provide further strategic direction of appropriate land use applications.
  - Inserting a new Local Planning Policy in Clause 22 to guide non-residential uses in the Green Wedge.
  - Expanding the Scope of Clause 22.19 to apply to outbuildings in the Green Wedge.
  - Providing a framework for Council to consider whether, in instances where there may be a land use proposal that has strategic merit but is currently prohibited by the RCZ or Clause 57, site specific rezoning, exclusions within Clause 57 or site specific controls within Clause 52.03.



## 2. STUDY AREA

The study area comprises all land within the City of Manningham included in the Rural Conservation (RCZ) under the Manningham Planning Scheme. It includes land both within and outside Melbourne's Urban Growth Boundary (UGB), as shown in **Map 1**. These areas are identified as Manningham's rural areas.

Those rural areas within the UGB are located adjacent to, or in close proximity of the Yarra River, generally integrated into public open space areas. Those rural areas outside the UGB are commonly described as being part of the Manningham 'Green Wedge' located in the eastern part of the municipality, and are the focus of this paper.

The Green Wedge also includes a number of townships and suburbs, including parts of Warrandyte, Warrandyte South, Park Orchards, Wonga Park, Templestowe and Donvale. Manningham's rural areas comprise approximately 27% of the total land area of the municipality, and include approximately 1,050 properties.

## 3. MUNICIPAL PROFILE

Manningham provides a gateway between established metropolitan and peri-urban municipalities. The iconic Yarra Valley region to the east of Manningham provides an abundance of quality wineries and cellar doors, farm gate, dining, golf, accommodation and nature based attractions and experiences.

The Yarra River corridor along Manningham's northern boundary is popular for nature based, recreational and tourism activities. It includes major tourism attractions, such as the Heide Museum of Modern Art, as well as other tourism attractions, including Banksia Park, Westerfolds Park and Petty's Orchard. Yarra Street in

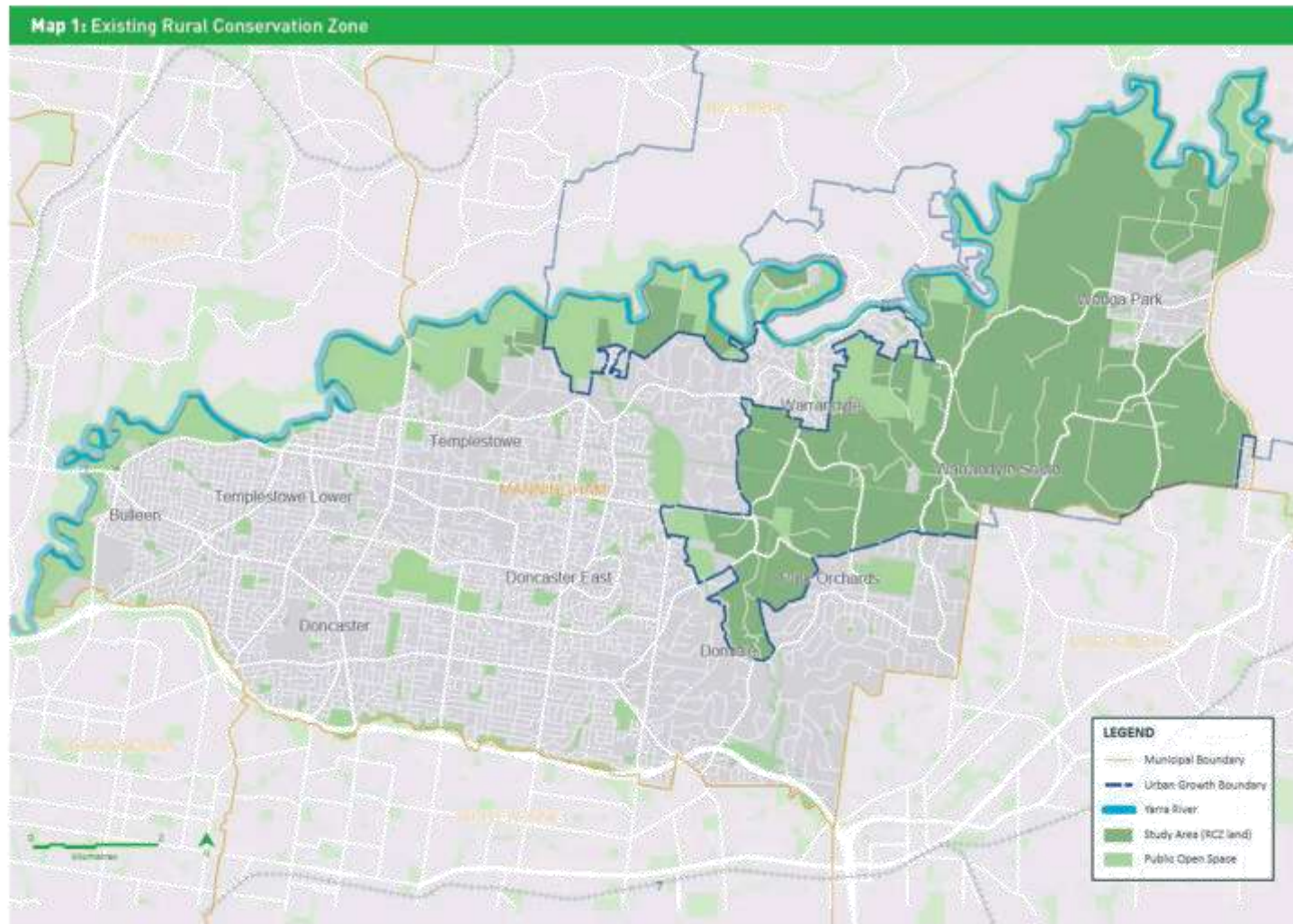
Warrandyte is a hub of commercial activity adjacent to the Yarra River.

The landscape and environmental qualities of the Green Wedge are significant features of Manningham, with just over one third (37.5%) of the municipality supporting remnant indigenous vegetation. This indigenous vegetation is predominantly contained on private land and is located to the east of the Mullum Mullum Creek within the Green Wedge. In addition to this, a range of parks and reserves (including Warrandyte State Park) provide opportunities for active and passive recreation, and contribute to the landscape character of the area.

Commercial agricultural land uses now occupy only a small proportion of the total land area of the Green Wedge. A limited number of agricultural and related businesses remain in operation. These businesses include viticulture, wineries, a berry farm, orchards, beef cattle grazing and horse breeding.

There are a number of key tourism assets within Manningham's Green Wedge, which attract visitors both locally and from across Victoria. The natural environment and close proximity to Melbourne's CBD, provide a strong foundation for tourism. Tourist trails such as the Heidelberg School Artists Trail and Main Yarra Trail serve as popular activities. Tourism-related businesses operating within the Green Wedge include wineries, cafés, restaurants, vineyards, orchards, bed and breakfasts and horse riding schools.

Within the Green Wedge there is also a diverse range of rural residential and rural lifestyle lots. Residential development in the Green Wedge is often set among sensitive environmental areas, many of which display distinctive visual and landscape qualities, and as such, residential development has a number of associated environmental impacts and hazards.



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#### 4. STRATEGIC POLICY FRAMEWORK

The recommendations of this paper are strategically informed by the following documents:

##### a. Green Wedge Action Plan 2020

The GWAP provides a strategic framework for the management of the Manningham Green Wedge to 2020. The Plan reviews the issues, opportunities and recommendations arising from the *Green Wedge Strategy 2004* (GWS) and outlines a set of revised targets, monitoring mechanisms and review processes to facilitate a clear management direction.

The strategic framework identified in the GWAP builds upon the issues outlined in the GWS, broadly encompassing planning, governance, environmental and urban growth challenges.

The framework identifies the vision for the Green Wedge as 'a living place to be valued, cared for and enjoyed by all'. The framework also outlines four key objectives as follows:

- To promote and support environmental care and stewardship.
- To facilitate living and working sustainably.
- To ensure sustainable built form and infrastructure.
- To provide supportive planning policy and governance.

Implementation objectives and further actions are outlined to ensure that these objectives are satisfied and addressed in future planning priorities.

##### b. Manningham Economic Development Strategy 2011-2030

The MEDS sets out an economic vision for the municipality that will:

*Support diverse and well located businesses that excel through sustainable practice, technological advancement and support of healthy and accessible communities resulting in the long term generation of an attractive place to invest, personally and professionally.*

The MEDS highlights the strengths of Manningham in the industry, employment and sustainable transport sector and reinforces Council's role in supporting and facilitating the economic development of the municipality.

Five strategic directions are outlined in the MEDS which may have both direct and indirect influences on the operation of particular land uses within the RCZ. The five strategic directions are:

- Attracting and retaining business
- Developing leading local businesses
- Enhancing Manningham tourism
- Activating and improving activity centres
- Integrating economic development.

### c. State Planning Policy

The State Planning Policy Framework (SPPF) sets overarching objectives and strategies to ensure that planning supports balanced strategic approaches. The following SPPF provisions are relevant to this paper:

- Clause 11.06-1 Jobs and investment
- Clause 11.06-7 Green wedges
- Clause 12.01-1 Protection of biodiversity
- Clause 12.01-2 Native vegetation management
- Clause 12.04-1 Environmentally sensitive areas
- Clause 12.04-2 Landscapes
- Clause 14.01-1 Protection of agricultural land
- Clause 14.01-2 Sustainable agricultural land use
- Clause 17.01-1 Business
- Clause 17.03-1 Facilitating tourism
- Clause 18.02-5 Car parking
- Clause 19.03-5 Waste and resource recovery

### d. Local Planning Policies

The Local Planning Policy Framework (LPPF) consists of the Municipal Strategic Statement and Local Policies. It sets out the planning imperatives to support orderly planning, growth and development in Manningham.

There are a number of policies, objectives and strategies which are relevant to this Strategy. The LPPF outlines objectives and strategies to protect Green Wedge Land from subdivision and more intensive urban development. Relevant policies include:

- Green Wedge and Yarra River Corridor (Clause 21.07)
- Ecologically Sustainable Development (Clause 21.10)

- Open Space and Tourism (Clause 21.13)
- Community Health and Wellbeing (Clause 21.14)
- Native Vegetation Policy (Clause 22.02)
- Cultural Heritage Policy (Clause 22.03)
- Residential Accommodation (Clause 22.04)
- Non-Residential Uses in Residential Areas Policy (Clause 22.05)
- Environmental and Landscape Significance Protection in Identified Wildfire Areas (Clause 22.14)
- Outbuildings in The Low Density Residential Zone (Clause 22.19)

The LPPF recognises the lack of viable agricultural land within the Green Wedge and promotes strategies to encourage environmentally sensitive development and design. This is also reflected in the actions and objectives of the GWAP and the MEDS.

### e. Summary

Upon review of Council's *Green Wedge Action Plan 2020* and the *Manningham Economic Development Strategy*, it is apparent that the strategies are generally consistent.

While there are minor policy tensions between balancing the protection of environmental values with economic development opportunities, principally the documents align.

## 5. EXISTING STATUTORY FRAMEWORK

The following information describes the existing statutory framework, as it has relevance to the discussions later in this paper.

### a. Rural Conservation Zone

The RCZ applies to the majority of land within the Manningham Green Wedge. The purpose of the RCZ is to protect land for its environmental and conservation values.

The minimum lot size under this zone ranges from 4ha to 40ha.

### b. Overlays

There are six overlays that apply within the study area. These include the:

- Environmental Significance Overlay Schedule 2
- Significant Landscape Schedule 2
- Design and Development Overlay Schedule 2
- Erosion Management Overlay
- Heritage Overlay
- Land Subject to Inundation Overlay
- Bushfire Management Overlay
- Public Acquisition Overlay
- Vegetation Protection Overlay

### c. Clause 57

The Core Planning Provisions (CPPs) contained in all Victorian Planning Schemes include Clause 57, which applies to all Metropolitan Green Wedge Land in Melbourne located outside of the UGB.

The purpose of Clause 57 (Metropolitan Green Wedge Land) is:

- To protect metropolitan Green Wedge land from uses and development that would diminish its agricultural, environmental, cultural heritage, conservation, landscape, natural resource or recreational values.
- To protect productive agricultural land from incompatible uses and development.
- To ensure that the scale of use is compatible with the non-urban character of metropolitan Green Wedge land.
- To encourage the location of urban activities in urban areas.
- To provide transitional arrangements for permit applications made to the responsible authority before 19 May 2004.
- To provide deeming provisions for metropolitan Green Wedge land.

Clause 57 provides an additional layer of control to any zoning or overlay provision. Land uses that are listed in Clause 57 are prohibited, unless they comply with an associated condition listed in the table at Clause 57.01-1.

#### d. The 'In Conjunction' Test

Many tourism-related uses listed in Clause 57 are prohibited unless they are 'in conjunction with' Agriculture, Natural systems, Outdoor recreation facility, Rural industry or Winery.

In 2006, Amendment VC43 introduced a definition of 'in conjunction with', which states that:

*There must be an essential association between the two uses;  
and*

*The use must have a genuine, close and continuing functional  
relationship in its operation with the other use.*

Further to this, the two uses do not have to be co-dependent but the association must be more than co-existence.

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## 6. LAND USE THEMES

The following observations and conclusions are provided in relation to land use themes, which are relevant to Manningham's Green Wedge. These observations and conclusions inform the recommended changes to the statutory framework.

### a. Agriculture

#### Issues

- Decline of productive agricultural land
- Environmental limitations on availability of viable agricultural land
- Overgrazing of land
- Agricultural land is expensive for the return
- Urban encroachment may affect agricultural operations
- Conflict between 'right to farm' practices adjoining rural living and low density residential land
- Impact of wildlife on farming activities, e.g. fruit bats, kangaroos, lorikeets, etc.
- Policy anomalies that restrict sustainable business opportunities
- Amenity impacts associated with horse riding schools and agistment
- Land use impacts on sites of biological significance

#### Opportunities

- Support and promote existing agricultural land uses to retain commercial viability
- Support opportunities for agricultural businesses to explore off farm income avenues

- Improve water and land management practices to ensure the ongoing and sustainable agricultural viability of the area.

#### Summary

It is important to support the viability of agricultural productivity where possible, however it is also necessary to ensure that existing and future policy accurately reflects the Manningham's context.

- Broad acre farming practices are declining and no longer a dominant land use activity within the Green Wedge.
- Large scale commercial agriculture is no longer viable due to a range of land use constraints that restrict the productivity.
- There is an inability to achieve the necessary scale to ensure agricultural business viability and commercial sustainability.
- Concern about environmental degradation and amenity conflicts with sensitive land uses are likely to preclude the expansion or intensification of agricultural activity.
- Policy tensions exist in balancing economic growth within green wedge areas while protecting inherent environmental values.
- The in conjunction test has limited relevance within the Manningham context.

## b. Rural Living

### Issues

- Large variations in the size of RCZ lots
- Residential additions and extensions and associated environmental impacts
- Operation of existing non-conforming issues
- Land use restrictions on tourist accommodation
- Expansion of home occupation businesses
- Lack of understanding of planning process by residents (existing and future)
- Ongoing bushfire risk
- Removal of significant trees and vegetation
- Significant earthworks that disrupt natural systems

### Opportunities

- Manage the development, design and siting of residential dwellings
- Increase awareness of environmental impacts of large buildings in sensitive areas
- Promote the viability of home based business
- Protect the environmental values and enhance landscape assets that attract residents and visitors to Manningham

### Summary

As Manningham becomes a popular location to live and work, land values will continue to rise. It will become increasingly important to ensure that residential development is respectful and not intrusive within the environmental values and characteristics of the Green Wedge.

- Rural living within the Manningham Green Wedge must continue to be carefully managed to minimise adverse impacts on landscape and environmental values.
- Pressure for new residential development and extensions to existing dwellings will increase as Manningham becomes more populated and land values rise.
- Growth pressure from surrounding townships will also increase and this must be carefully managed through the planning policy framework.
- Existing strategic policy could be expanded to address some of the design and siting issues associated with dwellings and outbuildings.



### c. Tourism

#### Issues

- Existing zoning provisions restrict tourism opportunities
- Complex layers of planning policy within the Manningham Planning Scheme which conflict with Council's strategic vision.
- Lack of definition around 'in conjunction' uses
- Ancillary uses not being well defined
- Access constraints/traffic management

#### Opportunities

- Promote tourism based land use opportunities
- Increase the supply of tourism opportunities in Manningham and promote nature based ecotourism
- Cluster tourism development opportunities to enhance strategic position

#### Summary

The role of tourism within the Green Wedge and more broadly within Manningham's rural areas is vital in supporting the economic development and growth objectives identified in Council policy.

- Tourism is a growing sector and the Manningham Green Wedge plays an important role in accommodating municipal and regional level tourism opportunities.
- Opportunities to increase tourism offerings must be carefully managed to ensure that they promote sustainable business models that are consistent with the environmental values of the Green Wedge and consider existing land constraints.
- Clause 57 restricts the types of tourism related land uses which may operate due to the requirement that they must be 'in conjunction with' agriculture, or other non-urban land uses.
- There are existing mechanisms through the Planning and Environment Act 1987 to amend the Manningham Planning Scheme in order to facilitate the orderly development of tourism land uses through either site specific exclusions or site specific rezoning as an alternative to the RCZ.
- There is a strong existing tourism cluster around the Ringwood-Warrandyte Road between Warrandyte and Warrandyte South. Opportunities exist to concentrate tourism land uses around this cluster.

#### d. Commercial Activity

##### Issues

- Zoning (RCZ) and overlay provisions inhibit development opportunities in the Green Wedge
- Lack of commercial activity does not allow for economic development or future growth

##### Opportunities

- Encourage businesses that are compatible with the sensitive environmental values of the Green Wedge area
- Identify appropriate land uses which may operate within the Green Wedge that contribute to sustainable practices

##### Summary

The key considerations for commercial activities within the Green Wedge are as follows:

- Analysis of building permits data shows that there has been limited commercial development activity within the RCZ in recent years.
- Three permits were issued relating to a tourism use. These were located within the business cluster along Ringwood-Warrandyte Rd.
- The lack of activity suggests that the current planning provisions may be too restrictive, potentially hindering appropriate tourism and commercial uses from establishing in the rural areas of Manningham.

#### e. Summary

These land use themes demonstrate that existing agricultural uses should be supported, and potentially some business and tourism opportunities can be considered, as long as they are compatible with, and do not detrimentally impact, the environmental values of the Green Wedge area.

In response to these themes, this paper makes recommendations to refine the policy framework to ensure any new use or development considers the context in which it occurs, and sets out a decision making framework to assist Council in determining, on a variety of scales, whether particular land use proposals are appropriate within the context of Manningham.

## 7. ZONING BACKGROUND AND DISCUSSION

One of the key objectives of the Rural Areas Land Uses Position Paper is to consider the most appropriate zone for Manningham's rural areas, having regard to the strategic policy framework discussed earlier in this paper. A discussion in relation to zones is provided below.

- Changes to the RCZ in 2013 increased the scope and the flexibility of the zone to accommodate a wider range of uses, including accommodation.
- Clause 57 however still applies to many discretionary uses permitted by the RCZ.
- The 'in conjunction' condition still applies to all land outside the UGB, pursuant to Clause 57. This condition is contrary to the provisions of the existing RCZ, which has removed this requirement.
- The association between two 'in conjunction' uses can be broad, and does not necessarily have to be co-dependent.
- The option to remove the 'in conjunction' requirements is available in certain instances, for example via site specific exclusions or rezoning. These options would need to be exercised cautiously to ensure that future land use and development was consistent with the environmental values and constraints of the land.
- Refinements to the Municipal Strategic Statement and the introduction of a Local Policy could improve the effectiveness of the current planning framework by clarifying how the 'in conjunction' test should be interpreted.

## 8. RECOMMENDATIONS

There are statutory restrictions within the Planning Scheme that limit the types of tourism activities and associated commercial land uses which may be compatible in Manningham's rural areas, particularly in the Green Wedge.

The following recommendations are made to assist Council in facilitating better strategic planning outcomes. Each of these recommendations is discussed in further detail on the following pages.

1. Retain the RCZ
2. Amend the MSS at Clause 21.07 Green Wedge and Yarra River Corridor
3. Expand the scope of Clause 22.19 Outbuildings In The Low Density Residential Zone
4. Insert a new Local Planning Policy at Clause 22 Non-residential Land Uses in the Green Wedge

### a. Retain the RCZ

There are opportunities to enhance the tourism and commercial activity within Manningham's rural areas, particularly the Green Wedge. Changes to the rural zones in 2013 increased the flexibility of permitted uses within the RCZ. However, given that the Green Wedge falls outside the UGB, it is subject to the provisions of Clause 57 which restricts or prohibits a range of discretionary tourism-related land uses unless they occur 'in conjunction' with Agriculture, Natural systems, Outdoor recreation facility, Rural industry or Winery.

The primary purpose of the Rural Conservation Zone is to 'protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape,

fauna habitat and cultural values'.

In other metropolitan municipalities, the Green Wedge Zone (GWZ) or the Green Wedge A Zone (GWAZ) apply to green wedge areas. The primary purpose of those zones is to 'provide for the use of land for agriculture'. Although they allow for a slightly increased number of discretionary land uses, the replacement of the RCZ with the GWZ or GWAZ is not recommended as neither zone adequately reflects the existing land use conditions in Manningham. In addition the provisions of Clause 57 would still apply. As Clause 57 is a state-wide provision there is no scope for Manningham to independently override its controls through local policy. This would be also undesirable as it would likely open up the potential for speculative development proposals that would conflict with the fundamental objectives of the Green Wedge.

Although there are statutory restrictions imposed by Clause 57, the RCZ remains the most appropriate zone to apply to Manningham's rural areas due to its emphasis on the protection of environmental values. Opportunities exist to allow for site specific proposals that are appropriate within the context of the RCZ. Furthermore, issues arising from 'in conjunction' requirement pursuant to Clause 57 can be addressed through further refinements and additions to the LPPF.

It therefore is recommended that the RCZ remains.

#### b. Amend the MSS

It is recommended that refinements to the Green Wedge and Yarra River Corridor policy (Clause 21.07) are made to improve the guidance around what types of land use and developments are appropriate in Manningham's rural areas. This could include:

- Providing direction to ensure that land uses within the Green Wedge are designed, constructed and operated to consider the amenity of nearby dwellings, consider traffic and car parking access, and regard to the built form and overall site layout.
- Reinforcing the need for land uses to have regard to vegetation protection, fire hazards and utility infrastructure access.
- Removing references to productive agricultural land practices as this is no longer relevant in the context of Manningham, particularly in the Green Wedge.
- Promoting sustainable land use practices, consistent with objectives identified in the GWAP and MEDS such as eco-tourism, integration of environmental awareness through biophilia (humans seeking a connection with nature) and ecologically sustainable design.
- Including this Paper as a reference document.

This further strategic direction will assist in providing policy support for existing and future land use applications consistent with the RCZ and Clause 57.

### c. Introduce a new Local Planning Policy

A new local planning policy is recommended at Clause 22.20 Non-residential Land Uses in the Green Wedge, to provide more specific guidance to non-residential applications.

This policy guidance will assist Council in managing discretionary land use outcomes within the rural areas whilst also guiding larger-scale proposals.

The following policy objectives should apply:

- To ensure the orderly planning of the Manningham Green Wedge to give effect to Council's vision for the area.
- To protect and enhance the environmental values of the Green Wedge, including avoiding the removal of significant vegetation.
- To ensure that new development, including buildings, driveways, earthworks and alterations to existing buildings, do not detract from the landscape and scenic values of Green Wedge areas.
- To discourage the intrusion of uses that detract from the character of the Green Wedge.
- To ensure that new proposals do not adversely impact on existing land uses within the Green Wedge.
- To encourage sustainable land use practices that enhance the environmental significance and ecological function of the Green Wedge.

### d. Expand the scope of Clause 22.19

It is recommended that Clause 22.19 Outbuildings in the Low Density Residential Zone be expanded to address specific built form issues identified in this paper.

Clause 22.19 was introduced into the Manningham Planning Scheme via Amendment C110 on 3 March 2016. It reflects the recommendations of Manningham City Council Development Guide: Outbuildings in the Low Density Residential Zone, October 2015, which is included as a Reference Document to the Planning Scheme through this clause.

The assessment undertaken as part of this paper has identified similar built form issues associated with outbuildings throughout Manningham's Green Wedge as to those addressed by Clause 22.19 in the Low Density Residential Zone. As such, an expansion of the scope of the existing Clause 22.19 to also include Green Wedge areas would create a more holistic policy framework to address built form related issues.

The objectives and policies contained within this Clause would address the issues identified in this Paper with regard to building siting, layout, environmental constraints and access.

## 9. MAJOR PROPOSALS AND TEMPORARY EVENTS IN THE GREEN WEDGE

Based on this review of the rural areas, it is important that Council provides further guidance for major proposals and temporary events, to assist in determining the appropriateness of land use and development proposals within Manningham's rural areas.

### a. Major Proposals

In some instances, a major proposal may be presented to Council for consideration that may have strategic merit however cannot be considered through a planning permit application due to the current planning provisions that apply to the land. In certain circumstances, Council may choose to consider a request to amend the Manningham Planning Scheme that would allow these major proposals to occur.

Based on analysis undertaken as part of this paper, examples of land uses which may be considered appropriate in Manningham's rural areas, however are currently prohibited/restricted by Clause 57 could include:

- Cellar doors
- Boutique breweries, cideries and distilleries
- Farm gate and produce stores
- Dining experiences (non-compliant with requirements by Clause 57)
- Event and function spaces
- Accommodation (non-compliant with requirements by Clause 57)
- Arts experiences
- Day spa and indulgence product.
- Leisure and recreation.

### Decision Making Framework

To trigger the consideration of these options, any proposal would need to demonstrate a high level of consistency with the local planning policy framework for Manningham. Specifically, these options should only be considered where it can be demonstrated that the proposal:

- Achieves a high level of compliance with State and Local Planning Policies.
- Is consistent with the purpose of the Rural Conservation Zone.
- Is consistent with the purpose and requirements of all applicable overlay/s and/or particular provisions.
- Satisfies the decision guidelines of Clause 65.
- Is consistent with the objectives and key strategic directions outlined in the GWAP (as relevant) and the MEDS..
- Will significantly contribute to the social, cultural, environmental and economic development of Manningham
- Is currently prohibited or restricted by Clause 57.

### Additional considerations

All land use proposals will be considered on a case-by-case basis. Although they may demonstrate a high level of compliance with State and local policy, they must also address the following matters for Council's consideration:

#### 1. Safety and bushfire risk mitigation

- All proposals should demonstrate the prioritisation of safety and bushfire mitigation. This includes any proposed clearing of vegetation, emergency access points, and internal road network.

- Bushfire risk should be minimised through site responsive approaches that consider any existing development on the land, the scale and intensity of the proposed land use, the topography and any other associated hazards.

## 2. Amenity

- Amenity impacts of the adjoining land should be minimised through appropriate boundary treatments, such as fencing, landscaping, vegetation, and design treatments.
- The cumulative amenity impacts of the proposed land use and development should be considered with regard to noise, waste disposal, effluent disposal/sewer capacity, increased access requirements, siting and environmental degradation.

## 3. Environmental and Landscape Values

- The proposal must demonstrate that it protects the existing environmental character and ecological function of the Green Wedge. This includes the provision of canopy trees, native vegetation and other indigenous species.
- The proposal must demonstrate compliance with *AS4970-2009 Protection of Trees on Development Sites*, including the protection of tree root zones and soil.
- The proposal must be responsive to the character and cultural heritage of the Green Wedge and integrate into the surrounding landscape.
- If vegetation (and specifically native vegetation) is proposed for removal, destruction or lopping on the site, a report must be prepared by a suitably qualified professional to justify the removal of the vegetation.

## 4. Location and Proximity

- The proposal must be within close proximity to the Warrandyte township, Warrandyte South or along the Warrandyte-Ringwood Road, to ensure that any new tourism and business opportunities are co-located with existing tourism and business developments.
- Tourism related-uses should be located along sealed roads that are capable of carrying forecast traffic volumes and are designated public transport routes, such as arterial or connector roads.

## 5. Infrastructure Provision

- Any upgrades required to roads to facilitate a proposed land use or expansion should not require removal of native vegetation from road reserves, etc.
- Existing infrastructure, such as drainage, reticulated sewerage and utilities should be existing, or can be easily supplied to the site without requirement for significant amounts of earthworks or vegetation removal.

## 6. Design

- Site specific controls, will require an overall master plan showing all stages of development/ future development potential.
- The design of buildings should be in accordance with existing Council design guidelines, including but not limited to, the Landscape Plan Guidelines.

### 7. Access and traffic movement

- Minimise the use of 'urban character' traffic treatments, including but not limited to, kerbs and channels, and traffic control devices.
- Integration of landscaping and vegetation into road reserves, where applicable, to soften edges and retain the landscape values of the Green Wedge.
- The prioritisation of safety and consideration of bushfire risk including access into and around the site and any clearing of native vegetation.

#### Information to be provided

Applications for major proposals must provide information that demonstrate how the proposed use and development will positively contribute to Manningham, as well as proposed measures to address and mitigate any issues or amenity impacts that may arise. In order to achieve this, Council may require that amendment requests should include (where relevant):

- Economic Impact Assessment, detailing the positive economic impact of the proposal for Manningham,
- Social Impact Assessment that demonstrates how the proposal will achieve net community benefit,
- Environmental Impact Assessment and Biodiversity Statement, detailing how environmental values will be retained and enhanced,
- Amenity Impact Assessment, detailing how amenity impacts on surrounding properties will be minimised,
- Cultural Heritage Study, showing areas of cultural or heritage sensitivity and ongoing management regimes that may be required, and
- Traffic Management Plan, detailing traffic movements and access management for the subject site.

### b. Temporary Events

Temporary events (other than single one-off events) are subject to regular planning permit application processes. Conditions on permits issued may specify how regularly events can occur, how many people may be accommodated on site during special events, and other special conditions such as car parking and traffic management, temporary buildings and structures.

Temporary but semi-regular events may result in some amenity impacts and inconvenience within the surrounding locality. The acceptability of these external effects will depend on their nature, the frequency of the event, and the weighing up of broader community and economic benefits.

The following considerations should be addressed in a report submitted with any application for a temporary event:

- The suitability and capacity of the land to host such event.
- The risk of the event to the land and any existing environmental features.
- The scale and type of event, including the number of people.
- The proposed hours of operation of the event and the frequency of events on the site over the calendar year.
- Access restrictions as a result of the event including any alteration to traffic movements, provision of appropriate car parking and emergency vehicle access.
- The impact of any required infrastructure associated with the event.
- The presence of food and or/alcohol.
- The proposed management of potential amenity impacts on adjoining neighbours and properties, including traffic, waste and noise impacts.
- Emergency management procedures proposed (including in the event of a bushfire).

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- For large events, public health, waste management, noise, traffic and environmental management plans must be provided.
- The positive community and economic contributions associated with the event.

## 10. CONCLUSION

This paper has found:

- Council's *Green Wedge Action Plan 2020* and the *Manningham Economic Development Strategy* are generally consistent. While there are minor policy tensions between balancing the protection of environmental values with economic development opportunities, principally the documents align.
- There is a variety of land uses currently occurring within the Green Wedge, including business/commercial and rural residential. While there are some farming practices and associated secondary uses, agricultural activity is not the dominant land use within Manningham's rural areas.
- Opportunities exist to enhance Manningham's tourism offerings. Future tourism-related uses must be carefully moderated to ensure that the special environmental and ecological values are enhanced and protected.
- The Rural Conservation Zone is the most appropriate zone to apply to Manningham's rural areas, as its primary purpose is to protect and enhance environmental and natural values.
- Clause 57 seeks to protect productive agricultural land and is not always applicable or compatible with existing or proposed land use scenarios within Manningham.
- Further refinements and additions to existing local policy will assist Council in managing land use applications within the scope of the existing statutory framework.
- Mechanisms exist to accommodate further discretionary or currently prohibited land uses that may enhance the economic and tourism development of the Green Wedge, while also

respecting and enhancing the environmental values of the Green Wedge.

This paper proposes that:

- The Rural Conservation Zone continue to apply to Manningham's rural areas.
- The Manningham Planning Scheme be amended to:
  - Amend the MSS to provide further strategic direction of appropriate land use applications;
  - Insert a new local planning policy in Clause 22 (Non-residential Uses in the Green Wedge) to provide greater and improved guidance; and
  - Expand the Scope of Clause 22.19 (Outbuildings in the Low Density Residential Zone) to apply to outbuildings in the Green Wedge.
- In instances where there may be a land use proposal that has strategic merit, but is currently prohibited by the RCZ or Clause 57, options for site specific rezoning, exclusions within Clause 57 or site specific controls within Clause 52.03 may be appropriate.

**ATTACHMENT 3: AMENDMENT C117 – LAND USES IN RURAL AREAS – SUMMARY OF AND RESPONSE TO SUBMISSIONS RECEIVED**

**KEY for common acronyms used in the report:**

**RCZ** Rural Conservation Zone

**LDRZ** Low Density Residential Zone

**SPPF** State Planning Policy Framework

**LPPF** Local Planning Policy Framework

**MSS** Municipal Strategic Statement

**GWAP** Green Wedge Action Plan

**MEDS** Manningham Economic Development Strategy

**ESO** Environmental Significance Overlay

**BMO** Bushfire Management Overlay

**VFR** Visiting Friends and Relatives

No.	Submitter Address	Submitter Issue	Officer Response	Recommended change to amendment
1.	WARRANTYTE	<ul style="list-style-type: none"> <li>the motivation for the review of the rural areas is unclear.</li> <li>the focus of the Amendment is not to improve environmental benefits.</li> </ul>	The Amendment seeks to provide greater guidance for applications for non-residential uses within the Rural Conservation Zone (RCZ). Council is required to consider applications when they are received and there is currently limited policy guidance for the consideration of planning applications for non-residential uses in the RCZ.	No recommended change to Amendment.

No.	Submitter Address	Submitter Issue	Officer Response	Recommended change to amendment
			<p>There is a clear strategic framework for the encouragement of tourism uses in the Green Wedge established in the <i>Planning and Environment Act, 1987</i>, the SPPF and LPPF (MSS) and the Green Wedge Action Plan (GWAP) and Manningham Economic Development Strategy (MEDS) and the 2014 Planning Scheme Review.</p> <p>In particular, the Amendment will give effect to the recommendations and actions from the Green Wedge Action Plan (GWAP) and the Manningham Economic Development Strategy (MEDS), both of which have been adopted by Council.</p> <p>Both the GWAP and the MEDS advocate for the development of tourism opportunities and seek to foster business opportunities within the Green Wedge. With regard to agriculture, both documents recognise the role of farming practices as a non-dominant land use and promote the transition into sustainable business opportunities. While the exact delivery and extent of these business opportunities are not specifically outlined in the GWAP, they broadly include farm gate sales, ecotourism opportunities and home businesses.</p> <p>Overall, the competing policy objectives within these two key documents are minimal and the delivery of the actions contained within both documents is achievable in the context of supporting agriculture, encouraging ecotourism opportunities and promoting home based businesses.</p> <p>The focus for the Amendment, therefore, is to encourage tourism and other non-residential uses in the RCZ whilst protecting the environmental values of the Green Wedge first and foremost. Only when a non-residential use can clearly demonstrate that it does not</p>	

No.	Submitter Address	Submitter Issue	Officer Response	Recommended change to amendment
		<ul style="list-style-type: none"> <li data-bbox="667 587 1010 667">• the Amendment is pro development which will erode the essence of the Green Wedge.</li>   <li data-bbox="667 1038 976 1118">• There are no environmental impact studies to support the Amendment.</li> </ul>	<p data-bbox="1032 363 1688 416">impact unreasonably on the environment and landscape values of the area will it be considered by Council.</p> <p data-bbox="1032 475 1671 555">There are specific overlays and policies (in particular the proposed clause 22.20) that pertain to environmental values that must also be considered as part of any proposal.</p> <p data-bbox="1032 587 1693 804">The Amendment itself does not change the land use activities currently allowed within the zone provisions, but rather seeks to provide greater guidance in relation to discretionary non-residential uses within the Rural Conservation Zone. More specifically the policy changes seek to give applicants clearer information about what information is required to support their application and to ensure that planners assessing an application, will apply a more consistent approach to assessing applications.</p> <p data-bbox="1032 836 1693 1002">The Amendment recognises that there will be increased pressure on the Green Wedge by non-residential uses (including tourism activities) in the future and that Council needs to be equipped to respond to these applications in an orderly manner. It is also recognised that these kinds of uses will have the ability to enhance the sustainability of the Green Wedge in the long term.</p> <p data-bbox="1032 1034 1688 1171">The need for environmental impact studies was not considered necessary as Council is not proposing any new or additional uses or development in the Green Wedge or changes to the zones or overlays in the area. The Amendment seeks to set up a framework to be able to better respond to applications for non-residential uses in the future.</p>	

No.	Submitter Address	Submitter Issue	Officer Response	Recommended change to amendment
		<ul style="list-style-type: none"> <li>• there has been inadequate consultation with residents in Green Wedge.</li> <li>• the impact of North East Link and its impact on the area has not been considered.</li> </ul>	<p>The Amendment has been placed on exhibition for 2 months which is considered adequate time for residents and stakeholders to become engaged in the process. All owners/occupiers within the RCZ were notified about the Amendment in addition to other key stakeholders.</p> <p>Concerns relating to the impact of the North East link are not relevant to the proposed Amendment.</p>	
2.	WARRANTYTE	The proposed Amendment will result in the destruction of the Green Wedge.	<p>The purpose of the Amendment is to provide a transparent framework for the consideration of non- residential uses in the Green Wedge when planning applications are received by Council.</p> <p>Applications for non-residential uses will be lodged with Council from time to time. Council needs to be in the best possible position to respond to these. The policy provides greater guidance about what is expected from an applicant seeking planning permission as well as ensuring more consistent decision making. The Amendment is not changing the current controls relating to land use and development in the RCZ but provides discretion about how an application will be assessed.</p> <p>It is not recommended that any changes to the exhibited Amendment are required to be made.</p>	No recommended change to Amendment.
3.	DONVALE	The submission objects to the Amendment and states that the section in the MSS that refers to tourism is ambiguous and will open up the Green Wedge for inappropriate development. It also states that commercial development	The section to be amended in the MSS is by its very nature general. It is proposed to state interalia: <i>"There are a number of key tourism assets within Manningham's Green Wedge, which attract visitor's both locally and across Victoria. Tourism offerings should be increased where land use conflicts can be minimised and any adverse amenity and environmental impacts are appropriately considered."</i>	No recommended change to Amendment.

No.	Submitter Address	Submitter Issue	Officer Response	Recommended change to amendment
		should be restricted to the existing township areas.	<p>This statement is considered to be a reasonable acknowledgement that there will continue to be demand for tourism type offerings in the Green Wedge and that these will only be considered where it can be demonstrated that amenity and environmental impacts can be minimised. It is important to note, that the controls are not changing and that the MSS and clause 22.20 primarily seek to provide specific guidance about those matters that will be considered in the assessment of an application for uses permitted in the RCZ and clause 57.</p> <p>With respect to the submission that commercial development should be restricted to township areas, the Amendment does not propose to alter the permissibility of any uses including commercial uses anywhere in the scheme.</p>	
4.	WARRANTYTE	Objects to the Amendment and questions the assumption that tourist developments will be good for the Green Wedge. It is argued that reception venues and hotels do nothing for the Green Wedge area. In particular, the following comments are made:	<p>The review of the rural areas was based on the recommendations of the Manningham Economic Development Strategy (MEDS) and the Green Wedge Action Plan (GWAP) which provide overarching guidance for tourism development in the Green Wedge.</p> <p>The Amendment is also underpinned by P&amp;E Act and SPPF and MSS and the 2014 Planning Scheme Review which had as one of its actions the need to investigate the need for, and if appropriate, develop a policy to guide land use.</p> <p>In particular, the Amendment is giving effect to the recommendations and actions from the Green Wedge Action Plan (GWAP) and the Manningham Economic Development Strategy (MEDS), both of which have been adopted by Council.</p>	It is recommended to add additional policies to clause 22.20 to address indigenous and remnant vegetation, habitat corridors and removal of road side vegetation and capability of existing road network.

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		<ul style="list-style-type: none"> <li>• Advertising of planning applications needs to be wider;</li> <li>• The vegetation we want to protect is indigenous not native. Native is too broad a term.</li> <li>• Remnant vegetation needs special consideration. Remnant is irreplaceable. This includes all indigenous plants from the smallest herbs to the tallest trees.</li> <li>• Many roadsides in the RCZ have high conservation value and are havens for wildlife. Managing of development with regards to increased traffic and widening of footpaths is paramount.</li> <li>• The Amendment does not discuss the development of 'sustainable gardens' and making them habitat driven;</li> <li>• A definition is required for a "high level of landscaping" to include a management plan for the removal of environmental weeds.</li> </ul>	<p>The advertising of planning applications is not the subject of this Amendment. The requirements for advertising of planning permit applications are specified in section 52 of the <i>Planning and Environment Act, 1987</i>.</p> <p>It is considered appropriate for the policy at clause 22.20 to be amended to make specific reference to the protection of indigenous and remnant vegetation, habitat corridors and removal of road side vegetation.</p>	

No.	Submitter Address	Submitter Issue	Officer Response	Recommended change to amendment
		<ul style="list-style-type: none"> <li>• Development sites need to be seweraged or the highest available septic system installed.</li>   <li>• There needs to be a slowing of traffic in nearby roads by building of chicanes (as in Oban Rd)</li> </ul>	<p>With respect to sites being connected to sewerage, the proposed policy states that access to utility services (including gas, electricity and water, reticulated sewerage), is available and; where reticulated sewerage is not available, then an adequate effluent disposal system must be provided. It is considered that these policy statements are adequate to ensure that where possible, reticulated sewerage is provided in any proposed development.</p> <p>Any planning application for a discretionary use (including permitted tourism activities) may need to be accompanied by a traffic impact report to establish that there is traffic capacity for the type of use being proposed. A landscaping Plan may also be required as a condition on a permit. Applications will be referred to the appropriate internal officer for specific advice as appropriate. Issues, therefore relating to landscaping, traffic and sewerage are able to be addressed at the planning application stage.</p>	
5.	<b>WARRANTYTE</b>	<p>The submission supports in principle Amendment C117 with regard to the proposed framework for considering currently prohibited uses in the RCZ. The site referenced in the submission, is 9011 Pound Bend Road, Warrandyte for which the submission states is significantly constrained by the land uses permitted in the RCZ and Clause 57.</p> <p>It is submitted, however, that the Amendment should go further to reference scenarios where there is a</p>	<p>The criteria for prohibited uses in the Position Paper do not form part of the Amendment. The Position Paper also incorporates a number of findings relating to the RCZ and the Green Wedge which do also not form part of the Amendment. This document is intended to be background information only.</p>	No recommended change to Amendment.



No.	Submitter Address	Submitter Issue	Officer Response	Recommended change to amendment
		<p>conflict between uses permitted in Clause 57 but inexplicably prohibited by the RCZ. In particular, the following changes to Amendment C117 are proposed:</p> <ul style="list-style-type: none"> <li>• Section 4c of the Position Paper could be expanded to include camping as a prohibited use that could be considered;</li> <li>• Better address inconsistencies between uses permitted by Clause 57 that are prohibited in the RCZ that have strategic merit e.g. camping and caravan park;</li> </ul>	<p>It is not considered appropriate that the Position Paper be amended to reference that camping may be an appropriate use in the Green Wedge. This section of the Position Paper is not intended to be a definitive list of potentially appropriate 'prohibited' uses but is intended to provide some context for the consideration of planning scheme amendments in the future. By not mentioning camping, Council is not suggesting that an amendment to the planning scheme to facilitate a camping opportunity would not be considered in the future, if it could be strategically justified.</p> <p>This section of the Position Paper, is not intended to be a 'how to' guide for requesting a planning scheme amendment.</p> <p>Clause 57 forms part of the SPPF and can only be amended at the state level. Council sent a letter to Minister in 2017 advocating change to the clause 57 provisions. In particular, this letter stated that the planning controls applying to the Green Wedge frequently do not support a proactive approach to promoting tourism and other economic opportunities. This results in Council's devising their own, isolated strategies.</p> <p>The Amendment does not propose changes to definitions or schedules to clause 57 or the RCZ. This is beyond the scope of the Amendment. And as noted above forms part of the SPPF and can only be amended by the State Government.</p>	



No.	Submitter Address	Submitter Issue	Officer Response	Recommended change to amendment
			It is suggested that if the submitter wishes to pursue a planning scheme amendment that facilitates a camping facility in the Green Wedge at 9011 Pound Bend Road, that they make an appointment to discuss this further with a strategic planner before lodging a formal request with Council as it is outside the scope of this Amendment.	
6.	WARRANTYTE	The submission states that the Green Wedge should be left as it is. If development, is allowed, however, it must be appropriate for the area. Council should be congratulated for opposing the Olivigna development.	<p>The intent of Amendment C117 is to provide a policy framework for considering proposals for tourist type and non-residential uses in the RCZ. The underlying planning principle of the Amendment, is that any use must be sympathetic to the environmental values that exist in the Green Wedge. By proposing a revised policy framework, Council's intentions for the area are made clear to any prospective applicant. The policy changes will provide greater certainty for the Council, community and applicants alike.</p> <p>It is not recommended that any changes be made to the exhibited Amendment, however it is noted that additional changes to the policy at clause 22.20 are proposed having regard to the VCAT decision.</p>	No recommended change to Amendment.
7.	WARRANTYTE NORTH (within the Shire of Nillumbik)	The submission objects to the Amendment and states that any relaxation of controls in the Green Wedge will result in the loss of the unique benefits that the Green Wedge provides. Section 9 of the Position Paper appears to provide a formalized pathway for circumventing the RCZ controls. In particular the criteria that refers to	This submission appears to misunderstand the purpose and provisions proposed as part of Amendment C117. If approved, Amendment C117, among other things will introduce a new Clause 22.20 which must be considered with all other relevant planning provisions, including Clause 57 (Metropolitan Green Wedge Land) and the RCZ (both of which contain fixed State content and form part of the Victoria Planning Provisions). Amendment C117 does not replace, supersede or make redundant other provisions of the Scheme.	Recommend changes to the criteria for prohibited uses in the Position paper to remove reference to Ringwood-Warrandyte Road and include a more general statement

No.	Submitter Address	Submitter Issue	Officer Response	Recommended change to amendment
		<p>prohibited uses being located near the Warrandyte township is contested. This will result in a defacto rezoning which will lead to an increase in land speculation. The submission opposes what is considered to be a pro development proposal which appears to ignore the risks of promoting development in a high bushfire risk area and does not address the already excessive traffic congestion in Warrandyte.</p>	<p>The criteria for prohibited uses in the Position Paper do not form part of the Amendment. The Position Paper also incorporates a number of findings relating to the RCZ and the Green Wedge which do also not form part of the Amendment. This document is intended to be background information only.</p> <p>The criteria for prohibited uses in the Position Paper are not intended to be used as requirements that must be met in order for prohibited uses to be approved along the 'Ringwood Warrandyte Road' but makes the point that in considering a prohibited use (as part of a planning scheme amendment), then the location of such a use would need to be a consideration. The criteria are not intended to be a statutory tool, unlike the proposed local policy at clause 22.20.</p> <p>With regard to the reference to Ringwood Warrandyte Road in the criteria in chapter 9, however, it is considered that this may be too specific and it is recommended to change the criteria to include a more general statement that indicates that a suitable location for tourism uses <u>may be within</u> proximity to the Warrandyte township to allow opportunities for co-location with existing tourism business and; that the existing road network must be capable of supporting the traffic volumes generated from the proposed use, are more appropriate.</p> <p>There is considered to be some merit in perhaps splitting the criteria away from Position Paper with the Position paper only relating to uses that are currently permissible in the planning scheme. It is agreed that the criteria in Chapter 9 of the Position paper creates confusion and it is recommended that it be removed from the paper.</p>	<p>that indicates that a suitable location for tourism uses <u>may be within</u> proximity to the Warrandyte township to allow opportunities for co-location with existing tourism business and; that the existing road network must be capable of supporting the traffic volumes generated from the proposed use.</p> <p>Remove the criteria for prohibited uses in Chapter 9 from the Position Paper and endorse these criteria as Council guidelines that sit outside the planning scheme. It is considered that the criteria be included as an addendum to the GWAP (2020). It is noted that a review of the GWAP is proposed to be</p>

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				undertaken in the 2019/20 financial year.
8.	NORTH WARRANDYTE (within the Shire of Nillumbik)	<p>The submission objects to the Amendment on the basis it will erode the values of the Green Wedge. The following submission is made:</p> <ul style="list-style-type: none"> <li>• The Position Paper provides (through the criteria), a formalised pathway for circumventing the RCZ/Clause 57 controls;</li> <li>• The MEDS does not mention exploiting development opportunities in the Green Wedge and relies on suspect figures. There is also no established Tourism Cluster along the Ringwood-Warrandyte Road;</li> <li>• C117 is not sustainable in the long term, as it may lead to distorted decision making by investors in the Green Wedge.</li> </ul>	<p>The criteria for prohibited uses in the Position Paper do not form part of the Amendment. The Position Paper also incorporates a number of findings relating to the RCZ and the Green Wedge which do also not form part of the Amendment. This document is intended to be background information only.</p> <p>This submission appears to misunderstand the purpose and provisions proposed as part of Amendment C117. If approved, Amendment C117, among other things will introduce a new Clause 22.20 which must be considered with all other relevant planning provisions, including Clause 57 (Metropolitan Green Wedge Land) and the RCZ (both of which contain fixed State content and form part of the Victoria Planning Provisions). Amendment C117 does not replace, supersede or make redundant other provisions of the Scheme.</p> <p>In particular, the Amendment is giving effect to the recommendations and actions from the Green Wedge Action Plan (GWAP) and the Manningham Economic Development Strategy (MEDS), both of which have been adopted by Council.</p> <p>Both the GWAP and the MEDS advocate for the development of tourism opportunities and seek to foster business opportunities within the Green Wedge. With regard to agriculture, both documents recognise the role of farming practices as a non-dominant land use and promote the transition into sustainable business opportunities. While the exact delivery and extent of these business opportunities are not specifically outlined in the GWAP, they broadly include farm gate sales, ecotourism opportunities and home businesses.</p>	<p>Recommend amending Explanatory report to address section 13.05 of the SPPF.</p> <p>Remove the criteria for prohibited uses in Chapter 9 from the Position Paper and endorse these criteria as Council guidelines that sit outside the planning scheme. It is considered that the criteria be included as an addendum to the GWAP (2020). It is noted that a review of the GWAP is proposed to be undertaken in the 2019/20 financial year.</p> <p>Recommend changes to the criteria for prohibited uses in the Position paper to remove reference to</p>

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		<ul style="list-style-type: none"> <li>Neither the MEDS or the GWAP support proposed development in the Green Wedge.</li> </ul>	<p>The competing policy objectives within these two key documents are minimal and the delivery of the actions contained within both documents is achievable in the context of supporting agriculture, encouraging ecotourism opportunities and promoting home based businesses.</p> <p>A typographical error was identified in Council's Economic Development Strategy 2011-2030, updated February 2018. The error was under Part C - Enhancing Manningham Tourism, paragraph 2. The third sentence read:</p> <p><i>Manningham residents expend a considerable amount within the local economy to host VFR travellers (approximately \$1,193M).</i></p> <p>Whereas it should have read:</p> <p><i>Manningham residents expend a considerable amount within the local economy to host VFR travellers (approximately \$1,193).</i></p> <p>This has been corrected in the current online version of the Strategy. Also, there are no implications for the content or detail of the proposed amendment and no changes to the proposed amendment are considered necessary because of this correction.</p> <p>It is agreed that there is no tourism cluster - none are recognised under the Scheme. The wording used in the Position Paper describes an existing grouping of tourism uses.</p> <p>Although no definition of <i>Tourism</i> exists in the Manningham Planning Scheme, all tourism type uses are land uses under the Act, whether or</p>	<p>Ringwood-Warrandyte Road and include a more general statement that indicates that a suitable location for tourism uses <u>may be within proximity</u> to the Warrandyte township to allow opportunities for co-location with existing tourism business and; that the existing road network must be capable of supporting the traffic volumes generated from the proposed use.</p>

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			<p>not a definition is provided for them. Tourism is value based and must therefore be defined broadly – tourism activities will differ from person to person.</p> <p>It is noted that the uses that are specifically defined in the Scheme that may be frequented by tourists could include art galleries, bed and breakfast accommodation, restaurants and museums.</p> <p>With regard to the reference to Ringwood Warrandyte Road in the criteria for prohibited uses in chapter 9, however, it is considered that this may be too specific and it is recommended to change the criteria to include a more general statement that indicates that a suitable location for tourism uses <u>may be within proximity</u> to the Warrandyte township to allow opportunities for co-location with existing tourism business and; that the existing road network must be capable of supporting the traffic volumes generated from the proposed use, are more appropriate.</p> <p>The criteria for prohibited uses in the Position Paper are not intended to be used as requirements for the approval of prohibited uses to locate along the Ringwood Warrandyte Road. They are guidelines only and do not form part of the Amendment. The criteria for prohibited uses are not intended to be a statutory tool, unlike the proposed local policy at clause 22.20.</p> <p>There is considered to be some merit in perhaps splitting criteria away from Position Paper with the Position paper only relating to uses that are currently permissible in the planning scheme. It is agreed that the criteria in Chapter 9 of the Position paper creates confusion and it is recommended that it be removed from the paper. This may help to</p>	

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		<ul style="list-style-type: none"> <li>• Ignores the Warrandyte Township Heritage Plan. Amendment C117 fails to acknowledge the heritage value or provide unique siting and design policies to enhance the heritage values of the township;</li> <li>• The Amendment fails to manage environmental risk- wildfire risk in Warrandyte is extreme, ignores Clause 13.05 of the SPPF;</li> </ul>	<p>resolve some of the confusion surrounding the role of the criteria for prohibited uses.</p> <p>Amendment C117 applies to all land zoned Rural Conservation Zone, none of which is located in the Warrandyte Township. Whereas, Heritage HO191 applies to part of the Warrandyte (but not all) but none of the Rural Conservation Zone. There are no areas of land zoned Rural Conservation Zone that immediately abut the HO191.</p> <p>Clause 22.20 was drafted to require the consideration of planning matters associated with non-residential uses in the Rural Conservation Zone. Heritage considerations are not part of this amendment. Any sites within the Rural Conservation Zone that are also heritage listed will also be assessed against the heritage provisions applying to it.</p> <p>The Amendment and the proposed policy changes do not exist in isolation from other clauses of the planning scheme. For example, the majority of the RCZ is also affected by the Bushfire Management Overlay (BMO). Fire safety requirements and protection of life assessments will need to be considered as a component of any planning application for use and development in these areas. It is recommended, however, that the Explanatory report be amended to address clause 13.05 of the SPPF.</p>	



No.	Submitter Address	Submitter Issue	Officer Response	Recommended change to amendment
9.	WARRANTYTE SOUTH	The Amendment will provide scope for developers to pursue loopholes in the system. The submission argues that the clustering of tourism development would create detrimental outcomes for the community and wildlife. Ambiguous terminology.	<p>The criteria for prohibited uses in the Position Paper do not form part of the Amendment. The Position Paper also incorporates a number of findings relating to the RCZ and the Green Wedge which do also not form part of the Amendment. This document is intended to be background information only.</p> <p>The argument that the Amendment will allow a framework for developers to circumvent the statutory controls applying to the Green Wedge is not supported. The Amendment itself does not change the land use activities currently allowed within the zone provisions, but rather seeks to provide greater guidance in relation to discretionary non-residential uses within the Rural Conservation Zone. More specifically the policy changes seek to give applicants clearer information about what information is required to support their application and to ensure that planners assessing an application, will apply a more consistent approach to assessing applications.</p> <p>The Position Paper makes reference to the clustering of tourism activities along the Ringwood-Warrandyte Road. This is not a</p>	Remove the criteria for prohibited uses in Chapter 9 from the Position Paper and endorse these criteria as Council guidelines that sit outside the planning scheme. It is considered that the criteria be included as an addendum to the GWAP (2020). It is noted that a review of the GWAP is proposed to be undertaken in the 2019/20 financial year.

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			<p>technical term. What this section of the Position Paper aims to do is recognise that there are a number of tourist type uses already along this road, which is sealed and therefore potentially able to accommodate an increased number of vehicle trips when compared to un sealed narrow roadway e.g. Brumby's Lane. It is acknowledged that these statements are probably too specific and could be taken literally to mean that a proposal will definitely be approved if they meet these locational criteria. This is not the intention. They are meant to be a guide only to give some direction to proponents of a planning scheme amendment. It is considered , however, that a more general statement that indicates that a suitable location for tourism uses <u>may be within</u> proximity to the Warrandyte township to allow opportunities for co-location with existing tourism business and; that the existing road network must be capable of supporting the traffic volumes generated from the proposed use, are more appropriate.</p> <p>The review of the rural areas was based on the recommendations of the MEDS and the GWAP which provide overarching guidance for tourism development in the Green Wedge.</p> <p>The Amendment is also underpinned by P&amp;E Act and SPPF and MSS.</p> <p>In particular, the Amendment is giving effect to the recommendations and actions from the Green Wedge Action Plan (GWAP) and the Manningham Economic Development Strategy (MEDS), both of which have been adopted by Council.</p> <p>Both the GWAP and the MEDS advocate for the development of tourism opportunities and seek to foster business opportunities within the Green Wedge. With regard to agriculture, both documents</p>	<p>Recommend changes to the criteria for prohibited uses in the Position paper to remove reference to Ringwood-Warrandyte Road and include a more general statement that indicates that a suitable location for tourism uses <u>may be within</u> proximity to the Warrandyte township to allow opportunities for co-location with existing tourism business and; that the existing road network must be capable of supporting the traffic volumes generated from the proposed use.</p>

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			<p>recognise the role of farming practices as a non-dominant land use and promote the transition into sustainable business opportunities. While the exact delivery and extent of these business opportunities are not specifically outlined in the GWAP, they broadly include farm gate sales, ecotourism opportunities and home businesses.</p> <p>Overall, the competing policy objectives within these two key documents are minimal and the delivery of the actions contained within both documents is achievable in the context of supporting agriculture, encouraging ecotourism opportunities and promoting home based businesses.</p>	
10.	WARRANTYTE	<p>The submission objects to the Amendment and does not support the application of clause 22.19 - outbuildings to the RCZ on the following grounds;</p> <ul style="list-style-type: none"> <li>• Under 22.19-3, removal of third and eleventh dot point. Design and siting of outbuildings need to be considered on a case by case basis;</li> <li>• The design and siting of outbuildings on cleared land with European grasses compared to land with quality indigenous vegetation require different considerations;</li> </ul>	<p>The 3<sup>rd</sup> dot under clause 22.19 point seeks to minimise ground disturbances and vegetation removal by limiting the number of access points into a property for both zones covered by the policy. This is considered an appropriate initial position to take to protect the environmental qualities of a site. The definition of a dwelling under Clause 74 of the Scheme includes outbuildings as part of the dwelling – on this basis it would not be unreasonable that the access to the dwelling (i.e. outbuilding) is restricted to one access. However, flexibility within the policy provision is made for an alternative access to be used under certain circumstances. It is recommended that dot point 3 be retained.</p> <p>The 11th dot point seeks to ensure that the design and impacts from an outbuilding do not detract from the environmental significance of the</p>	No recommended change to Amendment.

No.	Submitter Address	Submitter Issue	Officer Response	Recommended change to amendment
		<ul style="list-style-type: none"> <li data-bbox="696 475 1010 694">• First and second dot points – what does ‘sited in close proximity to a dwelling’ mean? Clumping the buildings together may not be visually pleasing and may dominate the landscape and environment;</li>   <li data-bbox="696 1150 1010 1225">• Larger sites in the RCZ should have greater flexibility where they site the outbuildings;</li> </ul>	<p data-bbox="1028 363 1659 438">area. This policy statement is broadly worded and will adequately encapsulate all the environmental characteristic of both zones. It is recommended that dot point 11 be retained.</p> <p data-bbox="1028 475 1688 719">With respect to the statement that clarification is needed in respect to siting outbuildings in close proximity to a dwelling. This relates to dot point 1 in the Policy section. The policy is not a mandatory requirement. The intent is to encourage outbuildings to locate near to the dwelling, to ensure there is a spatial association, given that an outbuilding is included in the definition of a dwelling. If it can be argued that the objectives of the policy can still be met without close proximity between dwelling and outbuilding, then this can be considered.</p> <p data-bbox="1028 756 1697 1086">With respect to the concern that clumping together the buildings may dominate the landscape, the excessive built form of multiple, adjacent buildings may be visually dominant in the landscape in some circumstances. This will ultimately depend on where the buildings are proposed to be sited and by the topographic features of the site. All policy provisions are to be read in conjunction with each other to determine the most appropriate location of outbuildings. For example, dot point 2 restricts the number of outbuildings at a site, dot points 5 &amp; 6 restrict ridgeline proposals to eliminate visual prominence and silhouetting unless adequate screening is provided, and that native vegetation is protected, earthworks minimised &amp; appropriate materials are used wherever practicable to do so under dot points 10, 11 &amp; 12.</p> <p data-bbox="1028 1145 1680 1225">With respect to the point that there should be greater flexibility provided for larger properties, Clause 22.19 is a local policy and the policy outcomes sought in it may be appropriate to be varied in some</p>	

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		<ul style="list-style-type: none"> <li>• Third dot point – suggest that a second access way to an outbuilding can save having to undertake earthworks and save on the duplication of the existing road running parallel to the property;</li> <li>• Eleventh dot point – interpretation of ‘environmental impacts’, ‘clearing of native vegetation’, ‘environmental significance of the area’, could make it impossible to build anything;</li> <li>• In general, concerned about the use of paper in exhibiting the Amendment.</li> </ul>	<p>circumstances. This will be considered on an application by application basis.</p> <p>In response to the point that provision of a second accessway to an outbuilding could save earthworks in accessway construction, Clause 22.19 is a local policy and the policy outcomes sought in it may be appropriate to be varied in some circumstances. This will be considered on an application by application basis.</p> <p>The submission states that depending on the interpretation of <i>environmental impacts, clearing of native vegetation, environmental significance of an area</i>, could make it impossible to build anything or create access to anything.</p> <p>In response, there exists the possibility that a lot may be undevelopable due to the constraints of the site. There are many other planning controls that apply to the LDRZ and the RCZ that must be considered in the assessment of all planning applications and together they will inform the decision. The proposed amendment is to provide greater clarity and a suite of assessment criteria to provide superior planning decisions.</p> <p>Exhibition of Amendments still relies on notification by mail and hence the requirement for paper documents.</p>	
11.	WARRANTYTE	This submission covers a number of broad points including emphasising Council's failure to pay proper regard		Recommended to: <ul style="list-style-type: none"> <li>• correct typographical errors</li> </ul>

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	(within the Shire of Nillumbik)	<p>to various obligations of the Act and the scheme in the preparation of the Amendment.</p> <p>In particular, the submission makes the following points:</p> <ol style="list-style-type: none"> <li>1. Suggests that a local policy and the Position Paper could be used to circumvent the provisions of the RCZ and Clause 57.</li> <li>2. Claims that Council in the past has succumbed to pressures to approve prohibited uses as shown by the nomination of a Special use Zone for the Donvale Christian School in 2007 and ignoring breaches to permits and non-conforming uses;</li> </ol>	<ol style="list-style-type: none"> <li>1. This ground appears to misunderstand the purpose and provisions proposed under Amendment C117. If approved, Amendment C117 will introduce new Clause 22.20 which must be considered with all other relevant planning provisions, including Clause 57 (Metropolitan Green Wedge Land). Amendment C117 does not replace, supersede or make redundant other provisions of the Scheme, nor has it been drafted, as it has been suggested, to circumvent Clause 57 or any of the overlay controls that also apply in the Rural Conservation Zone.</li> <li>2. The Donvale Christian school site was zoned Special Use Zone, Schedule 3 in 2007 (Amendment C46) to permit the use and development of the site for a school with development consent. The planning permit included an endorsed Master Plan, which together control the use and construction activities of the site, including restricting the number of school students to be enrolled at the facility to 1500 students.</li> </ol> <p>The enforcement of planning permits is an on-going responsibility for all councils. Reported breaches are inspected by Council's enforcement officers and are enforced if necessary. However, non-conforming uses are not prohibited uses because they commenced prior to planning provisions coming into effect at a later date that would then prohibit the use. The continuance of these uses are protected in accordance</p>	<p>in clause 22.20 -5 Decision Guidelines.</p> <ul style="list-style-type: none"> <li>• Amend Explanatory report to address section 13.05 of the SPPF.</li> <li>• Acknowledge that statistics in the MEDS have been updated/corrected.</li> <li>• Recommend splitting the criteria for prohibited uses in chapter 9 of the Position Paper from the document and include them in a separate Council guideline as an addendum to the GWAP.</li> <li>• change the criteria for prohibited uses in Chapter 9 of the Position Paper to include a more general statement that indicates that a suitable location for tourism uses <u>may be within proximity to</u></li> </ul>

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		<p>3. Questioned officer's complete assessment of Brumby's Lane/Olivignia application for a hotel, given that it failed to meet the 'in conjunction' test;</p> <p>4. The submission states that Clause 22.20 and the Position Paper cannot be separated as the clause introduces substantial new assessment criteria but does not explain how they are to be assessed. Therefore, the Position Paper cannot act as a reference document;</p> <p>5. Amendment C117 overrides uniform state controls over Green Wedge land;</p>	<p>with Clause 63 (Existing uses) of the Manningham Planning Scheme.</p> <p>3. In respect to the Brumbys Road application, the completion of the assessment was prudent despite the conclusion being arrived at that the proposed use is prohibited. The <i>in conjunction</i> with test ultimately relies on an interpretation of the association between two land uses being considered under the application. In this instance, VCAT determined that the proposal met the <i>in conjunction</i> test contrary to Council officers opinion, but affirmed Councils decision to refuse the proposal on grounds of merit.</p> <p>4. The preparation of the Position Paper is a background document to explain the genesis of Amendment C117. Whereas, the proposed policy 22.20 prescribes matters for consideration for permissible non-residential uses.</p> <p>5. The premise of the statement is incorrect. Planning Scheme Amendment C117 does not attempt to override any State controls, instead it is intended to complement them by providing assessment criteria for non-residential uses permitted under the current planning provisions (specifically the RCZ and clause 57). Council must demonstrate to the satisfaction of the State Government that any proposed planning scheme amendment will not contravene or be</p>	<p>the Warrandyte township to allow opportunities for co-location with existing tourism business and; that the existing road network must be capable of supporting the traffic volumes generated from the proposed use, are more appropriate.</p>

No.	Submitter Address	Submitter Issue	Officer Response	Recommended change to amendment
		<p>6. Amendment C117 results in a defacto rezoning without the level of scrutiny required;</p> <p>7. Amendment is based on invalid economic data and the premise that there is an established tourism cluster along Ringwood-Warrandyte Road and tourism is not a defined land use;</p>	<p>inconsistent with any of the State Government's fixed planning controls.</p> <p>The submission expands upon this point by using the headings 'Clash of Assessment Criteria' 'exhausting community capital' and 'increased uncertainty', as a means to emphasise the position that the proposed Amendment intends to override fixed state planning controls on the Green Wedge.</p> <p>6. If approved, Planning Scheme Amendment C117 will not create a new zone. Zones are mandated by the State government. If a new zone was proposed, it would have been exhibited. The Explanatory Report clarifies that no new zones or changes to existing zones are proposed in the amendment.</p> <p>7. A typographical error was identified in Council's Economic Development Strategy 2011-2030, updated February 2018. The error was under Part C - Enhancing Manningham Tourism, paragraph 2. The third sentence read:</p> <p><i>Manningham residents expend a considerable amount within the local economy to host VFR travellers (approximately \$1,193M).</i></p> <p>Whereas it should have read:</p> <p><i>Manningham residents expend a considerable amount within the local economy to host VFR travellers (approximately \$1,193).</i></p> <p>This has been corrected in the current online version of the Strategy. Also, there are no implications for the content or</p>	



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			<p>detail of the proposed amendment and no changes to the proposed amendment are considered necessary because of this correction.</p> <p>It is agreed that there is no tourism cluster - none are recognised under the Scheme. The wording used describes an existing grouping of tourism uses along the Ringwood Warrandyte Road and is not intended to infer that a tourism precinct is recognised under the scheme. It is acknowledged that reference in the Chapter 9 criteria to the Ringwood Warrandyte Road area is perhaps too specific and it is recommended to change the criteria in Chapter 9 of the position Paper to include a more general statement that indicates that a suitable location for tourism uses <u>may be within proximity</u> to the Warrandyte township to allow opportunities for co-location with existing tourism business and; that the existing road network must be capable of supporting the traffic volumes generated from the proposed use, are more appropriate.</p> <p>The <i>Planning and Environment Act 1987</i> defines use as ‘<i>use in relation to land includes use or proposed use for the purpose for which the land has been or is being or may be developed</i>’. This definition is intentionally broad to allow for all uses to be considered in planning schemes, whether or not they are defined. Although no definition of <i>Tourism</i> exists in the Manningham Planning Scheme, all tourism type uses are land uses under the Act, whether or not a definition is provided for them. Tourism is value based and must therefore be defined broadly.</p>	

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		<p>8. The Amendment will result in speculative land developments and changing property valuations;</p> <p>9. The Explanatory Report fails to comply with the requirements of Practice Note 46 and is not transparent;</p>	<p>It is noted that the uses that are specifically defined in the Scheme that may be frequented by tourists could include art galleries, bed and breakfast accommodation, restaurants and museums.</p> <p>8. As mentioned, the proposed Amendment is not seeking to rezone land, but make provisions for the assessment of non-residential land uses.</p> <p>Any changes to the provisions in a planning scheme will inevitably lead to the consideration of property speculation by landowners or developers. This has always happened. Similarly, planning scheme amendments could also result in variations to property values. Property speculation and changes in property valuations are not matters for planning consideration.</p> <p>9. The claim that Council provided scant detail or is silent and/or is evasive in respect to some of the considerations under practice Note 46 is an opinion held by the submitter. This is disputed by Council officers.</p> <p>Minister's Direction No 11 Strategic Assessment of Amendments requires planning authorities to undertake a comprehensive strategic evaluation of a planning scheme amendment together with the outcomes. Council has met its obligations under this Direction through the preparation of an explanatory report which addresses a number of strategic directions as listed in the Minister's Direction and further explained in Practice Note 46. The Amendment has also been prepared having regard to the relevant Ministerial Directions</p>	

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		<p>10. The Amendment is not supported by the GWAP or the MEDS;</p> <p>11. The Amendment does not acknowledge the heritage value of Warrandyte and does not consider fauna or habitat;</p>	<p>(and Practice Notes) including The Form and Content of Planning Schemes.</p> <p>10. In particular, the Amendment is giving effect to the recommendations and actions from the Green Wedge Action Plan (GWAP) and the Manningham Economic Development Strategy (MEDS), both of which have been adopted by Council.</p> <p>Both the GWAP and the MEDS advocate for the development of tourism opportunities and seek to foster business opportunities within the Green Wedge. With regard to agriculture, both documents recognise the role of farming practices as a non-dominant land use and promote the transition into sustainable business opportunities. While the exact delivery and extent of these business opportunities are not specifically outlined in the GWAP, they broadly include farm gate sales, ecotourism opportunities and home businesses.</p> <p>11. Amendment C117 applies to all land zoned Rural Conservation Zone, none of which is located in the Warrandyte Township. Whereas, Heritage HO191 applies to part of the Warrandyte (but not all) but none of the Rural Conservation Zone. There are no areas of land zoned Rural Conservation Zone that immediately interface with the HO191.</p> <p>Clause 22.20 was drafted to require the consideration of planning matters associated with non-residential uses in the Rural Conservation Zone. Heritage considerations are not part of this amendment. Any sites within the Rural Conservation</p>	

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		<p>12. The Amendment fails to adequately consider bushfire risk by not fulfilling its obligations under Practice Note 46 and contravenes Clause 13.05 -1 (Bushfire) of the scheme;</p>	<p>Zone that are also heritage listed will also be assessed against the heritage provisions applying to it.</p> <p>In respect to fauna and habitat, Clause 22.20 includes policy relating to environmental protection, through the appropriate location of buildings and works and the minimisation of vegetation loss to facilitate developments. It is noted the Environmental Significance Overlay applies to the Rural Conservation Zone and makes provisions for fauna protection, where appropriate. The provisions in the Scheme to protect fauna and flora are considered adequate and no further provisions are considered necessary under this proposed amendment.</p> <p>12. The amendment was referred to the CFA for comment, a submission has been received (submission 26). Given that the majority of the land zoned RCZ is covered by the Bushfire Management Overlay (BMO), proposals for non-residential uses within the Green Wedge/RCZ areas will be referred to the CFA for comment as required under the provision of the overlay. The reason that bushfire risk is not explicitly mentioned in clause 22.20 is that overlap with other provisions within the scheme is discouraged and these matters are responded to in the BMO. The updated clauses in the Amendment do not exist in isolation from clause 13.05 and the BMO. They must be read in conjunction with each other.</p> <p>Most importantly, it must be noted that the Amendment does not allow any additional issues that are currently permitted under the RCZ and that it maintains the status quo with regard to permissible uses.</p>	

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		<p>13. The Amendment will cause a significant impact on the existing road network based on capacity of the road network in and around Warrandyte and the limited public transport connections that are currently available. Council's response under PN. 46 for requirements for transport provision are inadequate;</p>	<p>Given that the provision of clause 13.05 of the SPPF was introduced following the consideration of the Amendment by Council for authorisation, it is considered appropriate to amend the Explanatory Report to make reference to this clause.</p> <p>13. Traffic is often congested in the vicinity of Warrandyte from high vehicle volumes. This is especially noticeable during the AM &amp; PM peak periods along Yarra Street and Heidelberg-Warrandyte Road which are both zoned Road Zone, Category 1.</p> <p>Two points are made. First, Amendment C117 does not seek to make any additional uses permissible in the Rural Conservation Zone – this has been explained before. Should the amendment not proceed, the criteria for the assessment of these non-residential uses will be limited and achieving higher-quality outcomes may become more difficult to achieve. This is not a preferred planning position, particularly in areas identified for their significant environmental qualities.</p> <p>Second, proposed Amendment C117 contains assessment criteria relating to traffic, carparking and access to be considered for new proposals.</p> <p>On this basis, Council's response that <i>The proposed Amendment is not likely to have significant on the transport system or the objectives under part 2, Division 2 of the Transport Integration Act 2010</i> is considered reasonable.</p>	

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		<p>14. The Amendment is based on a number of false assumptions:</p> <ul style="list-style-type: none"> <li>• That land use changes in and of themselves will deliver a lasting comparative advantage;</li> <li>• That assessment of traffic, environment, social and amenity impacts are best measured and controlled by developers on a case by case basis;</li> <li>• That there is an existing tourism cluster on the nominated location;</li> <li>• That there will be no impact on planning costs;</li> <li>• Existing planning policies obstruct appropriate development;</li> <li>• Changes in land use policies and regulations will deliver optimal economic development outcomes.</li> </ul> <p>15. The Amendment triggers the requirements of the <i>Yarra River Protection Act</i>;</p>	<p>14. Comments to each of these assumptions have been made by the submission in a broad context. However, no changes in the provisions proposed under draft Planning Scheme Amendment C117 were suggested. The comments made do not acknowledge that proposed Clause 22.20 introduces additional criteria to be taken into account when assessing non-residential use applications.</p> <p>15. Amendment C117 has been developed in accordance with Part 3 of the <i>Planning and Environment Act, 1987</i>, and is therefore required to be approved by the Minister for Planning. The</p>	

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		<p>16. The policy is confused as the triggers for outbuildings in the RCZ and the LDRZ are different and will create confusion;</p> <p>17. The Amendment will make guidance and assessment more complex;</p>	<p>purpose of the <i>Yarra River Protection Act</i> includes a requirement for planning scheme amendments to be ratified by Parliament in relation to land that is part of the greater Yarra urban parklands. No lands within Manningham Council have been declared for the purpose of the Greater Yarra Urban parkland.</p> <p>16. No uniform trigger applies either within the RCZ or LDRZ. The disparity in permit triggers for outbuildings in the RCZ and LDRZ is directly informed by the overlay controls that apply such as the ESO and the SLO. Sites that have environmental significance will have a more onerous permit trigger requirement.</p> <p>17. This draft amendment is generally consistent with the drafting style of Clause 22.05 (Non-Residential Uses in Residential Areas Policy) which is also a local policy. A local policy is a policy statement of intent or expectation. It states what the responsible authority will do in specific circumstances or the responsibility's expectation of what should happen and provides guidance in decision making. It can also assist the community to understand how the responsible authority will consider a proposal. The Amendment was also drafted in consultation with the Statutory Planning team who have applied their day to day experience to help draft the policies to ensure it will provide greater assistance with decision making.</p> <p>This is the intent of the proposed amendment and it is considered appropriate to draft these provisions as local provisions.</p>	

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		<p>18. Clause 57 should be reviewed</p> <p>In a subsequent email from the submitter, typographical errors were brought to Council's attention in the drafting of Clause 22.20 – 5 Decision Guidelines.</p> <p>A supplementary late submission has also been received by this submitter. The submission refers to the background <i>Rural Areas Discretionary Land Uses Strategy (Planisphere December 2016)</i> that was prepared as part of the rural areas review. This background report also included business and tourism analysis for the rural areas of Manningham (<i>Urban Economics September 2016</i>). This report did not form part of the</p>	<p>18. Clause 57 is a Particular Provision under the Scheme and is unable to be reviewed by Council, is part of the SPPF and can only be amended by the State government.</p> <p>It is agreed that Clause 57 needs to be amended at the state level and not at the local level. Council sent a letter to Minister in 2017 advocating change to the clause 57 provisions. In particular, this letter stated that the planning controls applying to the Green Wedge frequently do not support a proactive approach to promoting tourism and other economic opportunities. This results in Council's devising their own, isolated strategies. It is acknowledged that clause 57 does create a level of confusion in its application.</p> <p>The typographical errors in the drafting of clause 22.20 are recommended to be corrected. These errors relate to the Decision Guideline provisions at clause 22.20-5 where the date of 2016 is referenced and the wording refers to outbuilding rather than non-residential uses.</p> <p>In response to the submission that the report does not meet the brief for the business and tourism analysis:</p> <ul style="list-style-type: none"> <li>• Section 2: The report was prepared with the most up to date material available to Council and the consultant at the time.</li> <li>• Section 4: The reference to 'cluster' is a term designed to be a catch-all for the area as noted in the report. Overall this section is an 'as is' assessment based on what is currently operating the subject area, through desktop and on the ground analysis.</li> <li>• Section 5: The National Visitor Survey results shown in the report at a 5 year average, are considered perfectly</li> </ul>	

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		<p>exhibited Amendment C117.</p> <p>The submission states that the business and tourism analysis in the background report does not deliver on its expected outcomes, is incomplete and that the strategic context referred to in this analysis is inadequate</p>	<p>acceptable and statistically significant for use in this fashion.</p> <ul style="list-style-type: none"> <li>Overall: This report informed the suitability of potential future tourism uses under the RCZ and Clause 57, which was used to inform the proposed C117 Amendment.</li> </ul>	
12.	PARK ORCHARDS	<p>The submission objects to the Amendment on the basis that the term <i>'balance'</i>, will end up resulting in the desecration of the Green Wedge. The submission opposes any economic development that compromises the environmental and landscape values of the Green Wedge and should be refused;</p>	<p>The Amendment seeks to provide greater guidance for applications for non-residential uses within the Rural Conservation Zone (RCZ). Council is required to consider applications when they are received and there is currently limited policy guidance for the consideration of planning applications for non-residential uses in the RCZ.</p> <p>There is a clear strategic framework for the encouragement of tourism uses in the Green Wedge established in the P&amp;E Act, the SPPF and LPPF (MSS) and the GWAP and MEDS.</p>	No recommended changes to Amendment

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		Clause 21.07-4 – statement that development must provide a <i>'sympathetic response to landscape character'</i> , is very subjective and open to interpretation;	<p>The Amendment itself does not change the land use activities currently allowed within the zone provisions, but rather seeks to provide greater guidance in relation to discretionary non-residential uses within the Rural Conservation Zone. More specifically the policy changes seek to give applicants clearer information about what information is required to support their application and to ensure that planners assessing an application, will apply a more consistent approach to assessing applications</p> <p>The Amendment recognises that there will be increased pressure on the Green Wedge by non-residential uses (including tourism activities) in the future and that Council needs to be equipped to respond to these applications in an orderly manner. It is also recognised that these kinds of uses will have the ability to enhance the sustainability of the Green Wedge in the long term.</p>	
13.	WARRANTYTE SOUTH	<p>The submissions main concern is around the protection of the environment and the Green Wedge. The submission is confused as to whether the Amendment will make it easier or harder for a development to establish in the Green Wedge. Support decision by Council to retain the RCZ.</p> <p>Question notification processes for planning applications.</p>	<p>The Amendment itself does not change the land use activities currently allowed within the zone provisions, but rather seeks to provide greater guidance in relation to discretionary non-residential uses within the Rural Conservation Zone. More specifically the policy changes seek to give applicants clearer information about what information is required to support their application and to ensure that planners assessing an application, will apply a more consistent approach to assessing applications</p> <p>The Amendment recognises that there will be increased pressure on the Green Wedge by non-residential uses (including tourism activities) in the future and that Council needs to be equipped to respond to these applications in an orderly manner. It is also recognised that</p>	No recommended changes to the Amendment

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			<p>these kinds of uses will have the ability to enhance the sustainability of the Green Wedge in the long term.</p> <p>The notification processes for planning applications are prescribed by the P&amp;E Act and are administered by Council based on an assessment of likely material impact.</p>	
14.	WARRANTYTE SOUTH	The submission states that it is unclear if the Amendment will make it easier or harder for applications to be approved. The Amendment should make it harder for large scale development to be approved.	It is considered that the Amendment will make applicants subject to a more stringent assessment and be more accountable for the impacts of what they are proposing.	No recommended changes to the Amendment.
15.	WARRANTYTE SOUTH	The submission states that all proposal within the RCZ should achieve a high level of compliance with requirements relating to amenity, environmental values, access and traffic and bushfire mitigation. The submission is also concerned with the notification processes associated with planning applications in the Green Wedge and non-compliance with permit conditions.	<p>This is a process issue related to statutory planning applications.</p> <p>It recommended that it is recommended that further changes to the exhibited policy be made to better address matters raised in the submissions, particularly in relation to traffic, access and parking, design and siting and amenity and landscaping.</p>	It is recommended that the wording in clause 22.20 be strengthened to better address the matters raised in the submissions, particularly in relation to traffic, access and parking, design and siting and amenity and landscaping; strengthening the wording of the policy and reduce opportunities for interpretation and; better align the policy with the existing clause

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				22.05 <i>Non-residential Uses in Residential Areas Policy</i> in the planning scheme.
16.	WARRANTYTE SOUTH	<ul style="list-style-type: none"> <li>• The Amendment does not take into account the stated purposes of Clause 57. Clause 57 does not refer purely to agricultural land as referred to in the Position Paper;</li> <li>• The Amendment is not consistent with the purposes of the RCZ;</li>   <li>• There is no tourism cluster around the Ringwood Warrandyte Road;</li> </ul>	<p>The criteria for prohibited uses in the Position Paper do not form part of the Amendment. The Position Paper also incorporates a number of findings relating to the RCZ and the Green Wedge which do also not form part of the Amendment. This document is intended to be background information only.</p> <p>The argument that the Amendment is not consistent with the purposes of the RCZ or clause 57 is not supported. The Amendment does not change the land use activities currently allowed within the zone provisions, but rather seeks to provide greater guidance in relation to discretionary non-residential uses within the Rural Conservation Zone. More specifically the policy changes seek to give applicants clearer information about what information is required to support their application and to ensure that planners assessing an application, will apply a more consistent approach to assessing applications.</p> <p>It is agreed that there is no tourism cluster - none are recognised under the Scheme. The wording used describes an existing grouping of tourism uses. However, reference to the Ringwood Warrandyte Road in the Position paper is perhaps too specific and it is considered that the wording could be made more general to refer to proximity to the Warrandyte township.</p> <p><i>The Planning and Environment Act 1987 defines use as 'use in relation to land includes use or proposed use for the purpose for which the land has been or is being or may be developed'. This definition is</i></p>	<p>It is recommended to remove the criteria for prohibited uses in Chapter 9 from the Position Paper and endorse these criteria as Council guidelines that sit outside the planning scheme. It is considered that the criteria be included as an addendum to the GWAP (2020). It is noted that a review of the GWAP is proposed to be undertaken in the 2019/20 financial year.</p> <p>It is also recommended to change the criteria for prohibited uses in Chapter 9 of the Position Paper to include a more general statement that indicates that a suitable location for tourism uses <u>may be</u></p>

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		<ul style="list-style-type: none"> <li data-bbox="656 587 1010 667">• The Position paper does not make reference to the pet boarding facility that exists in the area;</li> <li data-bbox="656 868 1010 948">• The Position Paper is a vehicle for promoting tourism as the preferred land use in the area;</li> <li data-bbox="656 1066 1010 1177">• The Amendment will de stabilise property values and lead to uncertainty and inequality of opportunity;</li> </ul>	<p data-bbox="1032 365 1700 528">intentionally broad to allow for all uses to be considered in planning schemes, whether or not they are defined. Although no definition of <i>Tourism</i> exists in the Manningham Planning Scheme, all tourism type uses are land uses under the Act, whether or not a definition is provided for them. Tourism is value based and must therefore be defined broadly – tourism activities will differs from person to person.</p> <p data-bbox="1032 587 1700 807">The uses that are listed in the Position Paper as being examples of prohibited uses that may be appropriate in the Green Wedge, are supported as potentially appropriate tourist type uses for the area. For such uses to be deemed appropriate, however, it would need to be established that they will not impact detrimentally on the Green Wedge and can be strategically justified. This list is not intended to be a definitive list and of course there may be other tourism type uses or non-residential uses that may be considered.</p> <p data-bbox="1032 868 1700 1002">With respect to the concern that tourism is the driver for change in the Green Wedge, There is a clear strategic framework for the encouragement of business opportunities (including tourism uses) in the Green Wedge established in the P&amp;E Act, the SPPF and LPPF (MSS) and the GWAP and MEDS.</p> <p data-bbox="1032 1066 1700 1222">Any changes to the planning controls in a planning scheme will inevitably lead to the consideration of property speculation by landowners or developers. This has always happened. Similarly, planning scheme amendments could also result in variations to property values. Property speculation and changes in property values are not matters for planning consideration.</p>	<p data-bbox="1722 365 1948 695"><u>within proximity</u> to the Warrandyte township to allow opportunities for co-location with existing tourism business and; that the existing road network must be capable of supporting the traffic volumes generated from the proposed use, are more appropriate.</p>

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		<ul style="list-style-type: none"> <li data-bbox="656 387 1010 467">• The Amendment will result in irreparable damage to the environment;</li>   <li data-bbox="656 898 1010 1026">• Lack of evidence to support the issues identified in the Explanatory Report e.g. it is not a foregone conclusion that tourism is desirable or necessary for the area.</li> </ul>	<p data-bbox="1032 371 1700 595">The Amendment itself does not change the land use activities currently allowed within the zone provisions, but rather seeks to provide greater guidance in relation to discretionary non-residential uses within the Rural Conservation Zone. More specifically the policy changes seek to give applicants clearer information about what information is required to support their application and to ensure that planners assessing an application, will apply a more consistent approach to assessing applications</p> <p data-bbox="1032 627 1700 866">The Amendment recognises that there will be increased pressure on the Green Wedge by non-residential uses (including tourism activities) in the future and that Council needs to be equipped to respond to these applications in an orderly manner. It is also recognised that these kinds of uses will have the ability to enhance the sustainability of the Green Wedge in the long term. It is considered, therefore, that the Amendment in conjunction with the other controls in the planning scheme provide adequate protection of the environment in the Green Wedge.</p> <p data-bbox="1032 898 1700 1090">There is a clear strategic framework and justification for the acknowledgement that tourism uses have a role to play in the Green Wedge. This role is identified in <i>the Planning and Environment Act 1987</i>, the State Planning Policy Framework (SPPF), the Local Planning Policy Framework (LPPF) including the Municipal Strategic Statement (MSS), the <i>Green Wedge Action Plan (GWAP)</i> and the <i>Manningham Economic Development Strategy (MEDS)</i>.</p> <p data-bbox="1032 1121 1700 1201">In particular, the Amendment is giving effect to the recommendations and actions from the GWAP and the MEDS, both of which have been adopted by Council.</p>	

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			<p>Both the GWAP and the MEDS advocate for the development of tourism opportunities and seek to foster business opportunities within the Green Wedge. With regard to agriculture, both documents recognise the role of farming practices as a non-dominant land use and promote the transition into sustainable business opportunities. While the exact delivery and extent of these business opportunities are not specifically outlined in the GWAP, they broadly include farm gate sales, ecotourism opportunities and home businesses.</p>	
17.	WONGA PARK	<p>The submission does not object to the Amendment but puts forward a business proposal for the development of a permaculture farm on the site at 14 Gatters Road, Wonga Park, with a plant nursery, shop and café, artist studio and a bed and breakfast. The submission states that an objective of the proposal will be to enhance the environmental qualities of the land and create a unique space to be shared by the community and visitors alike.</p>	<p>The use proposed may be a combination of permissible and prohibited uses and may require a planning scheme amendment to facilitate its development.</p> <p>In principle, this is the kind of use and development that could be considered as being appropriate in the Green Wedge, subject to meeting the criteria specified in the Position Paper. Any request for a rezoning, however, would need to be justified.</p> <p>To progress this proposal, a formal Amendment request would need to be lodged with Council for consideration as part of a separate process.</p> <p>It is not recommended that any changes be made to the exhibited Amendment.</p>	No recommended change to the Amendment.
18.	WARRANTYTE	<p>The submission supports the Amendment and supports its intent to provide improved clarity in policy and planning guidelines for</p>	Noted.	No recommended change to Amendment.

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		<p>applicants. The submission considers this to be a good thing.</p> <p>If Manningham's Green Wedge is not managed in a way that allows change, the risk is that change will be imposed by external forces. If the Green Wedge supports the changing needs of Melbourne and is home to sustainable and diverse businesses that enrich the community, this risk is minimised.</p>		
19.	WARRANTYTE	<ul style="list-style-type: none"> <li>• The cumulative impact of individual planning permits involving significant built development, if unchecked, will lead to a significant loss of the Green Wedge;</li> <li>•</li> <li>• Tourism is not a defined land use and there is no real sense of what is meant by a tourist development;</li> <li>• Uses along Ringwood-Warrandyte Road cannot be called a cluster. This is misleading;</li> <li>• No locations for tourism uses are specified in Clause 22.20, however, the Ringwood-Warrandyte Road is mentioned in the Position Paper. This is not justified or explained;</li> <li>•</li> </ul>	<p>The Position Paper and Clause 22.20 are different documents with different purposes. Clause 22.20 is for the consideration of permissible uses within the RCZ and is therefore more comprehensive. The criteria in the Position paper are intended to be a general guide for the pre-amendment assessment of a request to change the planning scheme.</p> <p>It is agreed that there is no tourism cluster - none are recognised under the Scheme. The wording used describes an existing grouping of tourism uses. However, reference to the Ringwood Warrandyte Road in the Position paper is perhaps too specific and it is considered that the wording could be made more general to refer to proximity to the Warrandyte township.</p> <p><i>The Planning and Environment Act 1987 defines use as 'use in relation to land includes use or proposed use for the purpose for which the land has been or is being or may be developed'. This definition is intentionally broad to allow for all uses to be considered in planning schemes, whether or not they are defined. Although no definition of</i></p>	<p>It is recommended to remove the criteria in Chapter 9 from the Position Paper and endorse these criteria as Council guidelines that sit outside the planning scheme. It is considered that the criteria be included as an addendum to the GWAP (2020). It is noted that a review of the GWAP is proposed to be undertaken in the 2019/20 financial year.</p>



No.	Submitter Address	Submitter Issue	Officer Response	Recommended change to amendment
		<ul style="list-style-type: none"> <li data-bbox="658 671 1005 778">• Questions appropriateness of the uses listed in the Position Paper that are currently prohibited in the RCZ;</li> <li data-bbox="658 895 1005 1002">• If Clause 57 is no longer deemed appropriate, this should be amended at the State level not at the local level;</li> <li data-bbox="658 1118 1005 1201">• Concerned about the new emphasis on tourism as the driver for change in the Green Wedge;</li> </ul>	<p data-bbox="1034 362 1693 469"><i>Tourism</i> exists in the Manningham Planning Scheme, all tourism type uses are land uses under the Act, whether or not a definition is provided for them. Tourism is value based and must therefore be defined broadly – tourism activities will differs from person to person.</p> <p data-bbox="1034 671 1693 834">The uses that are listed in the Position Paper as being examples of prohibited uses that may be appropriate in the Green Wedge, are supported as potentially appropriate tourist type uses for the area. For such uses to be deemed appropriate, however, it would need to be established that they will not impact detrimentally on the Green Wedge and can be strategically justified.</p> <p data-bbox="1034 895 1693 1086">It is agreed that Clause 57 needs to be amended by the State government. Council sent a letter to Minister in 2017 advocating change to the clause 57 provisions. In particular, this letter stated that the planning controls applying to the Green Wedge frequently do not support a proactive approach to promoting tourism and other economic opportunities. This results in Council’s devising their own, isolated strategies.</p> <p data-bbox="1034 1118 1693 1220">With respect to the concern that tourism is the driver for change in the Green Wedge, there is a clear strategic framework for the encouragement of tourism uses in the Green Wedge established in the P&amp;E Act, the SPPF and LPPF (MSS) and the GWAP and MEDS.</p>	<p data-bbox="1722 362 1939 946">It is also recommended to change the criteria for prohibited uses in Chapter 9 of the position Paper to include a more general statement that indicates that a suitable location for tourism uses <u>may be within</u> proximity to the Warrandyte township to allow opportunities for co-location with existing tourism business and; that the existing road network must be capable of supporting the traffic volumes generated from the proposed use, are more appropriate.</p>

No.	Submitter Address	Submitter Issue	Officer Response	Recommended change to amendment
		<ul style="list-style-type: none"> <li>Amendment C117 should be considered as part of the planning scheme review not in isolation;</li> </ul>	<p>In particular, the Amendment is giving effect to the recommendations and actions from the GWAP and the MEDS, both of which have been adopted by Council.</p> <p>Both the GWAP and the MEDS advocate for the development of tourism opportunities and seek to foster business opportunities within the Green Wedge. With regard to agriculture, both documents recognise the role of farming practices as a non-dominant land use and promote the transition into sustainable business opportunities. While the exact delivery and extent of these business opportunities are not specifically outlined in the GWAP, they broadly include farm gate sales, ecotourism opportunities and home businesses.</p> <p>Overall, the competing policy objectives within these two key documents are minimal and the delivery of the actions contained within both documents is achievable in the context of supporting agriculture, encouraging ecotourism opportunities and promoting home based businesses.</p> <p>The focus for the Amendment, therefore, is to encourage business activity (including tourism uses) in the Green Wedge whilst protecting the environmental values of the Green Wedge first and foremost. Only when a non-residential use can clearly demonstrate that it does not impact negatively on the environment and landscape values of the area will it be considered by Council.</p> <p>A review of the Rural Conservation Zone (RCZ) having regard to: the need for a policy to guide land use in the Green Wedge; investigation of alternative Green Wedge zones to provide improved opportunities for</p>	

No.	Submitter Address	Submitter Issue	Officer Response	Recommended change to amendment
		<ul style="list-style-type: none"> <li>• Inclusion of the Position Paper as a reference document is problematic as it appears to exist to provide justification to increase tourism and economic development in the Green Wedge;</li> <li>• Without a coherent tourism strategy and modelling to justify the recommendations, will compete directly with those uses already established in the township and threaten their future viability;</li> <li>• The Amendment will jeopardise the Green Wedge and result in increased urbanisation.</li> </ul>	<p>the protection and enhancement of the Green Wedge and the need for advocacy relating to changes for prohibited uses in the zone, was identified as an action in the 2014 review of the Manningham Planning Scheme. Amendment C117 seeks to implement some of the key finds of the Planning Scheme review.</p> <p>The criteria for prohibited uses in the Position Paper do not form part of the Amendment. The Position Paper also incorporates a number of findings relating to the RCZ and the Green Wedge which do also not form part of the Amendment. This document is intended to be background information only.</p> <p>The MEDS outlines a number of actions relating to tourism activities in the Green Wedge. Specifically, the MEDS includes as an action, to support initiatives in the Green Wedge Action Plan that improve business development, tourism, food production and processing in the Green Wedge.</p> <p>The intent of Amendment C117 is to provide a policy framework for considering proposals for tourist type and non-residential uses in the RCZ. The underlying planning principle of the Amendment, is that any use must be sympathetic to the environmental values that exist in the Green Wedge. By proposing a revised policy framework, Council's intentions for the area are made clear to any prospective applicant. The policy changes will provide greater certainty for the Council, community and applicants alike. The Amendment will not jeopardise the Green Wedge.</p>	

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No.	Submitter Address	Submitter Issue	Officer Response	Recommended change to amendment
20.	WARRANTYTE	The submission applauds Council's opposition to the service station and the Brumby's Road hotel. It states that there should be no further development in the Green Wedge.	Noted.	No recommended change to Amendment.
21.	WARRANTYTE	<ul style="list-style-type: none"> <li>• Source documents for preparation of the Position Paper have not been provided. Without such access, the recommendations of C117 cannot be interrogated;</li>   <li>• C117 is moving away from protection of the Green Wedge and towards promotion of new development;</li> </ul>	<p>The background report to the review was undertaken by Planisphere in 2016. It was not considered appropriate to release this report as part of the exhibition of Amendment C117 as it contained confidential information and its final recommendations and findings were distilled into the <i>Rural Areas Land Uses Position Paper 2017</i>. This latter document was considered to be more readily accessible and easy to understand than the background information.</p> <p>Release of the background report has been the subject of a FoI request by a submitter.</p> <p>The Amendment itself does not change the land use activities currently allowed within the zone provisions, but rather seeks to provide greater guidance in relation to discretionary non-residential uses within the Rural Conservation Zone. More specifically the policy changes seek to give applicants clearer information about what information is required to support their application and to ensure that planners assessing an application, will apply a more consistent approach to assessing applications</p> <p>The Amendment recognises that there will be increased pressure on the Green Wedge by non-residential uses (including tourism activities) in the future and that Council needs to be equipped to respond to these applications in an orderly manner. It is also recognised that</p>	No recommended change to Amendment.

No.	Submitter Address	Submitter Issue	Officer Response	Recommended change to amendment
		<ul style="list-style-type: none"> <li>Increased development in Alexander and Pound Bend Road will exacerbate traffic issues in the area.</li> </ul>	<p>these kinds of uses will have the ability to enhance the sustainability of the Green Wedge in the long term.</p> <p>Proposed use and development will need to consider the proposed clause 22.20 policy which includes an extensive list of requirements relating to traffic generation and management.</p>	
22.	WARRANTYTE	<p>The submission objects to the Amendment on the basis that it will undermine the values of the Green Wedge and should be rejected by Council.</p> <p>In particular, it states:</p> <ul style="list-style-type: none"> <li>Supports retention of RCZ but fears that the objectives of the RCZ will be eroded by the implementation of the Amendment;</li> <li>The Amendment will result in tourism opportunities being allowed to the detriment of the very values that underpin the purpose of the Green Wedge;</li> <li>The Amendment does not achieve a balance between the expansion of business and commercial activity with the protection of the natural environment;</li> </ul>	<p>The Amendment itself does not change the land use activities currently allowed within the zone provisions, but rather seeks to provide greater guidance in relation to discretionary non-residential uses within the Rural Conservation Zone. More specifically the policy changes seek to give applicants clearer information about what information is required to support their application and to ensure that planners assessing an application, will apply a more consistent approach to assessing applications</p> <p>The Amendment recognises that there will be increased pressure on the Green Wedge by non-residential uses (including tourism activities) in the future and that Council needs to be equipped to respond to these applications in an orderly manner. It is also recognised that these kinds of uses will have the ability to enhance the sustainability of the Green Wedge in the long term.</p>	<p>It is recommended that the wording in clause 22.20 be strengthened to better address the issues raised in the submission and reduce the potential for different interpretation.</p>

No.	Submitter Address	Submitter Issue	Officer Response	Recommended change to amendment
		<ul style="list-style-type: none"> <li>• Both existing and new agricultural businesses should be proactively supported;</li>   <li>• Proposing to apply the outbuildings policy to the RCZ and the LDRZ is misleading as the purposes of the two zones are completely different;</li>   <li>• The policy in Clause 22.20 is too open for interpretation e.g. the design and siting criteria re not strong enough;</li>   <li>• Including the criteria in the Position Paper as a reference document will not have enough statutory weight if challenged at VCAT;</li> </ul>	<p>The Amendment does not advocate for the removal of agricultural uses but recognises that such uses may be experiencing difficulties and that there is opportunity to support and promote existing agricultural land uses to retain commercial viability and to support opportunities for agricultural businesses to explore off farm income avenues.</p> <p>The issues relating to the development of outbuildings relate predominantly to the siting, design, dominance, use and access to the proposed outbuilding, and the potential for removal of vegetation and earthworks. These issues affect properties within the LDRZ and the RCZ alike and it is considered therefore, therefore that one policy is adequate. Any applications will be assessed on its individual merits.</p> <p>Policy by its very nature is performance based and is not prescriptive and can be open to interpretation. Having said this, Council endeavours to write policy that delivers clear strategic objectives and outcomes.</p> <p>The criteria for prohibited uses contained in Chapter 9 of the Position Paper cannot be challenged at VCAT as they relate to a planning scheme amendment not a planning application.</p> <p>It is recommended that further changes to the exhibited policy at clause 22.20 be made to better address matters raised particularly in relation to traffic, access and parking, design and siting and amenity and landscaping and to reduce the potential for interpretation.</p>	

No.	Submitter Address	Submitter Issue	Officer Response	Recommended change to amendment
23.	NORTH WARRANDYTE	The Amendment and states that it will encourage commercial development along the Ringwood-Warrandyte Road and that the integrity of the Green Wedge will be compromised by this Amendment.	<p>The Position paper states that in assessing a request to amend the planning scheme, consideration will be given to the proximity of the site to the Warrandyte township, Warrandyte South or Warrandyte-Ringwood Road, to ensure that any new tourism and business opportunities are co-located with existing tourism and business developments.</p> <p>It also states that tourism related-uses should be located along sealed roads that are capable of carrying forecast traffic volumes and are designated public transport routes, such as arterial or connector roads.</p> <p>The Position Paper makes reference to the clustering of tourism activities along the Ringwood-Warrandyte Road. This is not a technical term. What this section of the Position Paper aims to do is recognise that there are a number of tourist type uses already along this road, and that there may be some benefits in co-locating such uses along this stretch of road. Having said this, however, it is considered that these statements are probably too specific and could be taken literally to mean that a proposal will definitely be approved if they meet these locational criteria. This is not the intention. They are meant to be a guide only to give some direction to proponents of a planning scheme amendment. It is considered, however, that a more general statement that indicates that a suitable location for tourism uses <u>may be within</u> proximity to the Warrandyte township to allow opportunities for co-location with existing tourism business and; that the existing road network must be capable of supporting the traffic volumes generated from the proposed use, are more appropriate.</p>	<p>It is recommended to remove the criteria in Chapter 9 from the Position Paper and endorse these criteria as Council guidelines that sit outside the planning scheme. It is considered that the criteria be included as an addendum to the GWAP (2020). It is noted that a review of the GWAP is proposed to be undertaken in the 2019/20 financial year.</p> <p>It is also recommended to change the criteria for prohibited uses in Chapter 9 of the position Paper to include a more general statement that indicates that a suitable location for tourism uses <u>may be within proximity</u> to the Warrandyte township to allow opportunities</p>

No.	Submitter Address	Submitter Issue	Officer Response	Recommended change to amendment
				for co-location with existing tourism business and; that the existing road network must be capable of supporting the traffic volumes generated from the proposed use, are more appropriate.
24.	WARRANTYTE	<p>The submission objects to the Amendment, in particular the proposed changes to Clause 22.19 Outbuildings in the LDRZ, to also apply this policy to the RCZ. This will apply unreasonable restrictions on land owners in the Green Wedge.</p> <p>In particular, the submission states that a permit is already required for an outbuilding in the RCZ and that Council can adequately rely on the decision guidelines in CI 35.06-6 rather than introduce a new LPPF policy to address these issues. It constitutes an over restriction by Council that adds an unnecessary burden on land owners.</p>	<p>In the Green Wedge the majority of properties zoned RCZ are also affected by ESO2 and ESO3. Under these overlays, an outbuilding over the size of 50sqm requires a planning permit. Almost all sheds, therefore will require a planning permit in the Green Wedge. The proposed policy changes at clause 22.19 are not intended to make it more restrictive but provide a design and siting decision making framework for the reasonable consideration of such applications. The objective of the policy is to ensure that such developments do not impact unnecessarily on the environmental values and amenity of the area.</p>	No recommended change to the Amendment.



No.	Submitter Address	Submitter Issue	Officer Response	Recommended change to amendment
25.	WARRANTYTE	<p>The Green Wedge has neglected to care for its aging residents. There needs to be an ability for older people to down size and build a second dwelling on their land. Would like to be able to subdivide to build a retirement unit on the land so they do not have to leave the area that they love.</p>	<p>The Amendment does not apply to the land in question and the issues raised are outside the scope of the Amendment.</p> <p>The site is zoned NRZ1 with a DDO3 and ESO5. Subdivision is not prohibited under these controls. A discussion with a statutory planner is recommended to advise whether there is the potential to subdivide and construct another dwelling on the land.</p> <p>It is not recommended that any changes be made to the exhibited Amendment. This matter will be considered as part of the planning Scheme Review.</p>	<p>No recommended change to the Amendment.</p>
26	CFA North East Region	<p>The CFA is specifically concerned, given the extreme-very high bushfire risk in Manningham, with the Amendment :</p> <ul style="list-style-type: none"> <li>• Promotion of tourism opportunities;</li> <li>• Opportunities for cluster tourism development;</li> <li>• Encouragement of sustainable home businesses.</li> </ul> <p>The Amendment could increase the risk to life from bushfires, if additional consideration is not given to:</p> <ul style="list-style-type: none"> <li>• The mention of the overall bushfire risk in the updated clauses;</li> </ul>	<p>Given that the majority of the land zoned RCZ is covered by the Bushfire Management Overlay (BMO), proposals for non-residential uses within the Green Wedge/RCZ areas will be referred to the CFA for comment as required under the provision of the overlay. The reason that bushfire risk is not explicitly mentioned in clause 22.20 is that overlap with other provisions within the scheme is discouraged and these matters are responded to more specifically in the BMO and in the SPPF at clause 13.05 (amongst others). The updated clauses in the Amendment do not exist in isolation from clause 13.05 and the BMO. They must be read in conjunction with each other.</p> <p>Most importantly, it must be noted that the Amendment does not allow any additional issues that are currently permitted under the RCZ and that it maintains the status quo with regard to permissible uses.</p> <p>It is also noted that home based business is an as-of-right use within the RCZ and does not require planning approval.</p>	<p>Amend Explanatory report to address section 13.05 of the SPPF.</p> <p>Amend Clause 21.07 to replace references to 'wildfire' with 'bushfire'.</p>

No.	Submitter Address	Submitter Issue	Officer Response	Recommended change to amendment
		<ul style="list-style-type: none"> <li>• Access and egress routes/options in areas of increased bushfire risk;</li> <li>• Specific locations of tourism opportunities;</li> <li>• Number of tourists that can be projected to access the opportunities created;</li> <li>• Community education program provisions targeting tourists;</li> <li>• Fire safety planning and preparation for home businesses.</li> </ul> <p>Clause 21.07 references to 'wildfire' which need to be replaced with 'bushfire'.</p>	<p>Given that the provision of clause 13.05 of the SPPF was introduced following the consideration of the Amendment by Council for authorisation, it is considered appropriate to amend the Explanatory Report to make reference to this clause.</p> <p>It is also recommended to change clause 21.07 to include references to bushfire rather than wildfire.</p>	

## MANNINGHAM PLANNING SCHEME

ATTACHMENT 4: RECOMMENDATIONS TO EXHIBITED CLAUSE 22.20**22.20 NON RESIDENTIAL LAND USES IN THE RURAL CONSERVATION ZONE**

~~1/2017~~  
C117

This policy applies to ~~all~~-non-residential ~~land-uses~~ and developments in the Rural Conservation Zone.

**22.20-1 Policy basis**

~~1/2017~~  
C117

This policy builds on the Municipal Strategic Statement (MSS) objectives in Clause 21.03 Key Influences and Clause 21.07 Green Wedge and Yarra River Corridor, which ~~recognise~~~~recognize~~ that Manningham's Green Wedge areas that are predominantly within the Rural Conservation Zone, are a unique asset that ~~must-should~~ be protected from ~~land-inappropriate~~ uses that are incompatible with ~~its-strong-the~~ environmental ~~and landscape values-values~~ and ~~ecological-significance-that have been identified~~.

The ~~environmental and~~ landscape ~~and environmental~~ qualities of the Green Wedge are significant features of Manningham, with just over one third (37.5%) of the municipality supporting remnant indigenous vegetation.

Opportunities exist to support ~~non-residential uses, including sustainable~~ commercial and tourism-related ~~land-uses~~ that enhance and reinforce the environmental and biodiversity values of the ~~Green-Wedge-Rural Conservation Zone~~, and minimise the removal of native vegetation and other landscape impacts.

Non-residential uses ~~in-the-Green-Wedge~~ need to ~~be-responsive-to-the~~ environmental and landscape values. They have the potential to adversely impact on the landscape and environmental qualities of the area through increased levels of on-site activity, traffic generation, the emission of noise and light, visual clutter and the removal of native vegetation.

**22.20-2 Objectives**

~~1/2017~~  
C117

The objectives of this policy are:

- To protect and enhance the environmental and landscape values of the Rural Conservation Zone.
- To support non-residential ~~land-uses~~ that avoid environmental degradation and enhance the environmental significance and ecological function of the Rural Conservation Zone.
- To avoid ~~and minimise~~ the removal of vegetation.
- To ensure that development including new buildings, access, earthworks and alterations to existing buildings, do not detract from the landscape and scenic values of the Rural Conservation Zone.
- To ensure ~~the-provision-of-appropriate~~ access is appropriately provided to any proposed non-residential use.
- To ensure that proposals do not adversely impact on existing ~~land-uses~~ within the Rural Conservation Zone.
- To ensure that a high standard of landscaping is achieved.

**22.20-3 Policy**

~~1/2017~~  
C117

It is policy that non-residential ~~discretionary~~ uses ~~within the Rural Conservation Zone~~ are assessed against the following criteria, ~~as appropriate, to ensure and considerations~~:

**General**

- ~~The overall cumulative impact of land-uses on the natural environment, surrounding land uses and other sensitive interfaces is minimised.~~

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- Uses are encouraged that enhance and promote sustainable land use practices and enhance the environmental values of the Rural Conservation Zone.
- ~~Existing native vegetation both on site and adjacent sites is not detrimentally affected by non-residential uses.~~
- The design, scale and intensity of the land use, including the number of persons working or visiting the site and the proposed hours of operation, is not detrimental to the environmental values and amenity of the Rural Conservation Zone.
- ~~Uses that contribute to the economic or tourism development and employment opportunities within Manningham are encouraged in appropriate locations.~~
- ~~Adequate provision for waste collection and disposal is made.~~
- ~~Access to utility services (including gas, electricity, potable water and reticulated sewerage) is available.~~
- ~~Access to utility services (including gas, electricity and water, reticulated sewerage), is available.~~
- Where reticulated sewerage is not available, then an adequate effluent disposal system ~~must~~ shall be provided.
- ~~Infrastructure upgrades may be required at the discretion of the Responsible Authority, in order to facilitate the proposed non-residential land use or expansion.~~

**Environment**

- The cumulative ~~potential risks and~~ environmental impacts, including clearing of native vegetation, waste disposal/sewer capacity, increased access requirements, siting and proposed earthworks or environmental degradation, ~~should~~ must not detract from the environmental significance of the area.
- ~~Removal of vegetation is minimized.~~
- ~~Developments shall provide for the protection of existing habitat corridors.~~
- ~~Any~~ pProposals protects the existing environmental character and ecological function of the Rural Conservation Zone, including the provision of replacement canopy trees, native vegetation and other indigenous species.
- New development is responsive to the character and cultural heritage of the Rural Conservation Zone areas and integrates into the surrounding landscape.
- ~~Buildings and works, including~~ Eearthworks generated by the land use and development ~~must~~ should not detrimentally impact on waterways ~~and drainage lines~~, habitat ~~and wildlife corridors~~ and, natural systems and landscapes.
- Infrastructure such as drainage, reticulated sewerage and utilities should be located to minimize earthworks and vegetation removal.

**Traffic, ~~access and~~ car parking and access**

- ~~Non-residential uses are to be located along sealed roads that are capable of carrying forecast traffic volumes.~~
- ~~Any expected increase in traffic should not adversely affect the amenity or environmental sensitivity of the surrounding area.~~
- ~~The location of proposed accessways and vehicle entry points on the site should minimise removal of native vegetation from road reserves.~~
- ~~Avoid widening of roads that provide access to the site that will result in the loss of significant roadside vegetation.~~
- Landscaping and vegetation abutting road reserves should create a continuous landscape corridor and retain the landscape values of the Rural Conservation Zone areas.
- ~~The capacity of the land and the surrounding area to accommodate increased pedestrian/vehicular flows must be demonstrated.~~

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- ~~Car parking areas should be located at the side or rear of a property to minimise the visual intrusion on the natural landscape.~~
- ~~Car parks, accessways and set-down areas should provide for safe and efficient traffic movement.~~
- The road network has sufficient capacity to carry the additional volumes of traffic generated by the proposal, including at peak times.
- The standard of roads used to provide access, having regard for the composition and expected volumes of traffic generated by the proposal, are satisfactory, and whether upgrading works are required to road surfaces, to widen roads, improve sightlines, intersections, and associated drainage, or the like.
- Only one vehicle entry point is provided to minimise the number of entry points providing access into the road network, limit the disruption of pedestrian movements, and minimise earthworks. Where practicable, the existing entry point should be retained to provide access.
- Car parking areas and accessways should be sealed and drained.
- Car parking areas and accessways should be designed for vehicles to exit the site in a forward direction, including waste collection, tourism and commercial vehicles.
- Vehicle and pedestrian movements, within the site and road network, are safe and convenient.
- Car parking areas and accessways are located to minimise visual impacts within the public realm and adjoining and nearby privately owned properties.

**Design & siting**

- ~~The location, scale and siting of new development should be subordinate to the existing scale and height of development and landscape character, and should minimise earthworks.~~
- ~~Development should be setback sufficient distances from boundaries to prevent detrimental impacts on neighbouring properties by way of building bulk and scale to enable appropriate landscape treatment to be provided.~~
- ~~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.~~
- ~~Numbers of buildings are limited and buildings are co-located, to reduce the scattered visual impact of buildings on the landscape.~~
- Developments shall be subordinate in the landscape, but complement the scale, height and siting of existing developments.
- Developments shall have a site responsive design, to the site's aspect, topography, soils, waterways, vegetation and view lines. Buildings should not break a horizon line to prevent silhouetting against the skyline.
- Cut and fill associated with developments should be minimised by 'stepping' the finished levels of the development with the site's slope to minimise the depths and heights of cut and fill. Retaining walls should not exceed a height of 1.0 metre, and batter slopes be no steeper than gradient 1:3.
- The bulk and massing of buildings shall be minimised by using articulated building designs and minimise sheer walls exceeding two storeys in height.
- Developments shall use materials and finishes that blend in with the natural environment. Bright or contrasting colours are not supported in areas that are clearly visible from surrounding properties or roads. Reflective materials are not supported.
- Developments, including accessways and parking areas, should be designed to avoid the removal, destruction or lopping of native or remnant vegetation, or, minimise

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impacts from the removal, destruction, or lopping of native or remnant vegetation that cannot be avoided.

- Developments, including accessways and car parking areas, should be set back a sufficient distance to the site's boundaries to allow existing vegetation to be retained and generous landscaping to be planted.

**Amenity and Landscaping**

- Uses ~~shall~~ **should** not adversely affect ~~sensitive residential interfaces or~~ the amenity of nearby residents by way of noise, odour, loss of privacy, traffic, car parking, lighting, signage, location of storage or disturbance associated with hours of operation, frequency of events and expected numbers of visitors.
- Amenity impacts on adjoining land should be minimised through sufficient setbacks and retention of vegetation, as well as appropriate boundary treatments such as fencing, landscaping, additional vegetation and design treatments.
- A respectful interface with adjoining properties is provided by:
  - Providing appropriate noise attenuation measures that inhibit the transmission of noise from buildings, car parking areas and external plant equipment, including exhaust fans and air conditioning units.
  - Maintaining the privacy of adjoining residential properties through the sensitive siting and design of car parking areas, windows, doors, services areas, outdoor and storage areas and the use of appropriate techniques including the treatment of windows, screening, and landscaping techniques.
  - Designing and siting lighting (including security lighting) to minimise light spill to adjoining properties.
- ~~Minimise visual intrusion through the conservation, enhancement and introduction of vegetation buffers.~~
- Adequate waste disposal and storage facilities should be appropriately located on site to minimise the potential for noise, visual appearance, lighting and odour impacts.
- Developments, accessways and car parking shall be landscaped using native and indigenous species, and avoid exotic species.
- ~~Appropriate noise attenuation measures are provided that inhibit the transmission of noise from buildings, car parking areas and external plant equipment including exhaust fans and air conditioning units.~~
- ~~The design, scale, external colour and finishes of non-residential buildings should respect the landscape character of the area, by avoiding the use of reflective building materials such as zincalume whilst encouraging use of muted tones on external surfaces in areas that are clearly visible from surrounding properties or roads.~~
- ~~Adequate waste disposal and storage facilities should be appropriately located on site to minimize the potential for noise, visual appearance, lighting and odour impacts.~~

**22.20-4**

1/2017  
C117

**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 as appropriate:

- A written statement with details about the proposed use including, but not limited to:
  - The 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 impact assessment.
- A site context assessment, outlining how the proposed development will respond to the following:
  - The location of the existing or proposed building;

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- Existing land uses and buildings 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
- Vehicle access and entry points on the site
- Protection of trees on the site and justification for removal of vegetation
- Any other matters explaining the proposal and how it addresses the policy.

**22.20-5 Decision guidelines**

J/2017/2-C117

In assessing an application for a [non-residential](#) ~~the~~ use and development of ~~an~~ [outbuilding](#), the Responsible Authority will consider the extent to which the application for non-residential land uses [and development](#) meets the objectives and directions of this policy.

**22.20-6 Policy references**

J/2017-C117

*Manningham Economic Development Strategy 2011-2030*  
*Green Wedge Action Plan 2020*  
*Manningham Rural Areas Land Uses Position Paper (2017)*

## 10.2 Amendment C104 - Westfield Doncaster Development Plan Request to seek extension of time to consider the amendment

File Number: IN18/267  
Responsible Director: Director City Planning  
Attachments: Nil

### EXECUTIVE SUMMARY

*The purpose of this report is for Council to consider requesting an extension of time to consider Amendment C104 to the Manningham Planning Scheme. Pursuant to section 30(1)(a) of the Planning and Environment Act 1987 (the Act), an amendment lapses or part of an amendment lapses at the end of two years after the date of publication of the notice in the Government Gazette under section 19(3).*

*Amendment C104 has been requested on behalf of Scentre Group (as owners and operators of Westfield Doncaster). The purpose of the Amendment is to seek changes to the Manningham Planning Scheme to facilitate the future development at the Westfield Doncaster site (619 Doncaster Road and 20-34 Westfield Drive, Doncaster).*

*The Amendment was exhibited concurrently with a draft Development Plan originally from 21 July to 1 September 2017. Amendment C104 was subsequently re-exhibited from 30 November 2017 to 12 January 2018 at the request of the Proponent, following acquisition of the adjoining site at 20-34 Westfield Drive, Doncaster and subsequent inclusion of the site into a revised Amendment C104 documentation and draft Development Plan.*

*To remove all doubt regarding the interpretation of section 30(1)(a) of the Act about which date applies, the Department of Environment, Land, Water and Planning (DELWP) have suggested that Council formally seeks an extension of time for consideration of Amendment C104.*

### 1. RECOMMENDATION

**That Council:**

- A. Formally requests the Minister for Planning for an extension of a further 18 months from 21 July 2018 for Council to consider Amendment C104 to the Manningham Planning Scheme under section 30(1)(a) of the *Planning and Environment Act 1987*; and**
- B. Notes Table 1 outlining the key events and anticipated timelines to consider Amendment C104.**

### 2. BACKGROUND

2.1 The original notice for the Amendment was published in the Government Gazette on 21 July 2016. Following a six week exhibition period, Council considered submissions and resolved to refer those submissions to an independent panel under section 23 of the Act.



- 2.2 The Independent Panel to consider the Amendment was appointed on 27 January 2017, and on 31 January 2017, the same Panel was appointed as a Ministerial Advisory Committee under section 151 of the Act.
- 2.3 At the Panel's Directions Hearing on 28 February 2017, the Proponent (Scentre Group Pty Ltd) requested that the Panel Hearing, scheduled to commence on 26 April 2017 be vacated to allow revisions to the Amendment, which would be subject to a further exhibition process.
- 2.4 The most recent notice for the Amendment was published in the Government Gazette on 7 December 2017, and the adjourned panel hearing is now listed to commence on 3 September 2018 over two weeks.
- 2.5 Section 30(1)(a) of the Act provides that an amendment or part of an amendment lapses at the end of two years after the date of publication of the notice in the Government Gazette unless:
- The planning authority adopts it within that period; or
  - The Minister allows a longer period for the adoption of the amendment.
- 2.6 On 27 April 2018, Council officers sought advice from DELWP regarding interpretation of the Act in relation to the lapsing of an amendment.
- 2.7 On 3 May 2018, DELWP suggested that Council formally seeks an extension of time for consideration of Amendment C104 to remove all doubt regarding the interpretation of section 30(1)(a) the *Planning and Environment Act 1987* about which date applies.
- 2.8 The scheduled hearing commences on 3 September 2018, which is more than 2 years from the date of the first notice of the Amendment being published in the Government Gazette on 21 July 2016. To ensure that the Amendment does not lapse under section 30(1)(a) of the Act prior to the listed hearing, Council will need to seek an extension from the Minister for Planning.

### 3. DISCUSSION / ISSUE

- 3.1 Council is required to formally resolve to request the Minister for an extension of time. The extension of time will need to be sought prior to 21 July 2018 to ensure that the Amendment does not lapse.
- 3.2 If the Amendment lapses, Council will be unable to continue the consideration of the amendment and consequently, the draft Development Plan.
- 3.3 As part of seeking an extension of time, Council is required to outline the timelines for how the Amendment will be progressed until the adoption stage. The proposed timelines for considering the Amendment are addressed in Section 5.3 Timelines of this report.
- 3.4 Based on the proposed timeline, it is considered appropriate to request an extension of 18 months to consider the amendment. This should ensure sufficient time to consider the Amendment and to allow for any unforeseen delays.

#### 4. IMPACTS AND IMPLICATIONS

- 4.1 Amendment C104 and the draft Development Plan are considered to be generally consistent with social, economic and environmental sustainability objectives.
- 4.2 At a broader level, the Amendment and draft Development Plan respond to a number of land use and development objectives to be achieved within the Doncaster Hill Activity Centre, as stated in Schedule 1 to the Doncaster Hill Activity Centre Zone (ACZ1).
- 4.3 Amendment C104 is well progressed, with significant resources invested into the process to date, including attendance by the community and other key stakeholders at information sessions and workshops and receipt and consideration of 87 submissions by Council.

#### 5. IMPLEMENTATION

##### Finance / Resource Implications

- 5.1 The Proponent will be responsible for covering the costs of the amendment process in accordance with the *Planning and Environment (Fees) Regulations 2016*. There are no specific fees associated with seeking an extension of time for the consideration of an amendment.

##### Communication and Engagement

- 5.2 A letter dated 10 May 2018 was forwarded to DELWP advising that a resolution would be sought at the 26 June 2018 Council meeting.
- 5.3 The Proponent for the Amendment has been informed that a report seeking an extension of time to progress and finalise the Amendment by the Minister will be considered at the 26 June 2018 Council meeting.
- 5.4 The request to the Minister seeking the extension will be forwarded as a matter of high priority following Council's resolution.

##### Timelines

- 5.5 It is important to note that the Amendment has generally been progressing in a timely manner. The time taken in considering the Amendment is predominantly a consequence of the acquisition of the adjoining site at 20-34 Westfield Drive, Doncaster and the subsequent public exhibition period associated with the modified amendment and draft Development Plan.
- 5.6 Table 1 outlines the next key stages and anticipated timeframes in progressing and finalising the Amendment and draft Development Plan.

*Table 1: Outline of Events and Timelines for Considering the Amendment*



<b>Event</b>	<b>Timeframe and Date</b>
Combined Independent Panel and Advisory Committee – Directions Hearing	19 July 2018
Combined Independent Panel and Advisory Committee - Hearing	Week commencing 3 September 2018 (to be conducted over a 2 week period)
Receipt of the Combined Independent Panel and Advisory Committee Report	Within eight (8) weeks – mid November 2018
Public release of Combined Independent Panel and Advisory Committee Report	Mid to late November 2018
Consideration of Combined Independent Panel and Advisory Committee Report by Council and resolution about future of Amendment	December 2018 or February 2019
Submit the Amendment for approval by the Minister for Planning (subject to Council's resolution)	Following Council's resolution in December 2018 or February 2019

5.7 Table 1 excludes reference to the potential timeframe for the adoption of the Development Plan by Council, as this process can only follow approval of the Amendment by the Minister.

## **6. DECLARATIONS OF CONFLICT OF INTEREST**

No Officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

### 10.3 Heritage Restoration Fund - Changes to the Policy and Guidelines

File Number:	IN18/269
Responsible Director:	Director City Planning
Attachments:	1 Heritage Restoration Fund Policy & Guidelines 2018-19 <a href="#">↓</a> 
	2 Heritage Restoration Fund Policy & Guidelines Trees and Gardens 2018-19 <a href="#">↓</a> 

#### EXECUTIVE SUMMARY

*This report seeks Council's endorsement of changes to the Heritage Restoration Fund and Heritage Restoration Fund (Trees and Gardens) Policy and Guidelines, as recommended by the Heritage Advisory Committee.*

*A total of \$35,000 has been identified in the 2018/2019 budget towards the next round of funding for the two grant programs, which is due to commence in July 2018.*

*Council's Heritage Advisory Committee regularly reviews the Policy and Guidelines (and associated application/claim forms) to ensure they remain current and address any issues arising from the previous grant funding program as appropriate. The Heritage Advisory Committee has recommended a number of changes to the Policy and Guidelines including the necessity for multiple quotes depending on the value of works proposed and additional requirements relating to supporting documentation to be submitted with an application.*

*The proposed changes will provide clearer guidance for applicants about the requirements for making an application and will assist the Committee and Council when applications for funding are considered.*

#### 1. RECOMMENDATION

**That Council endorse the changes proposed to the Heritage Restoration Fund Policy and Guidelines and Heritage Restoration Fund (Trees and Gardens) Policy and Guidelines generally in accordance with Attachments 1 and 2.**

#### 2. BACKGROUND

2.1 The Heritage Restoration Fund has now operated successfully for well over twenty years and the Heritage Restoration Fund (Trees and Gardens) for almost 10 years. The Heritage Restoration Fund grant programs provide owners of heritage properties and those affected by the Vegetation Protection Overlay Schedule 5 - Significant Exotic, Native and Indigenous Vegetation (VPO5) with the opportunity to apply for a small grant to assist with the restoration of buildings or other places of interest. The fund also provides for the protection and management of trees and gardens.

2.2 A total of \$35,000 has been identified in the 2018/19 budget towards the next round of funding for the two grant programs, which is due to commence in July 2018.

- 2.3 Council's Heritage Advisory Committee (HAC) regularly reviews the Policy and Guidelines (and associated application/claim forms) to ensure they remain current and also address any issues arising from the previous grant funding program as appropriate. Amendments to the Policy and Guidelines are required to be reported to Council for approval (excluding date changes).
- 2.4 At its meeting on 15 March 2017, the Heritage Advisory Committee reviewed the Policy and Guidelines (and associated application/claim forms) as part of the forthcoming Heritage Restoration Fund grants program and made a number of recommendations to specify additional requirements to be met in making an application. Although the changes were incorporated in general information sent to property owners as part of the notification process (i.e in the Heritage Update newsletter), the recommended changes were not formally included in the Policy and Guidelines.

### 3. DISCUSSION / ISSUE

- 3.1 In order to ensure good governance and provide greater transparency to a prospective applicant about what documentation is required to be provided to support an application, it is proposed to update the Heritage Restoration Fund 2018/19 Policy and Guidelines. In particular the following changes are proposed to Section 6 Making an Application:

- 3.2 Delete '*copies of quotations received (Category B grants)*' and replace with:

*'All applications, including preparation of a Conservation Management Plan, need to be accompanied by quotations from the appropriate trades people/consultants undertaking the proposed works; as follows:*

- *for works costing less \$2,000 one quote is required.*
- *for works costing between \$2,000 - \$4,000, at least two quotes are required.*
- *for works costing over \$4,000 a total of 3 quotes are required.*

*Quotes are mandatory for all grant applications. Failure to provide quotations may result in your application being deemed ineligible or unsuccessful.*

*(Note: The quotes should provide as much detail as possible regarding the method, materials and extent of work that will be undertaken. Where appropriate, paint colour samples should also be provided with your application)."*

- 3.3 Immediately following the point above, add an additional point in section 6 as follows:

*'Where an applicant accepts a higher quote for the proposed works (where multiple quotes are required to be provided) additional written justification must be provided to support the application'.*

- 3.4 Amend the last dot point in section 6 to note that a photograph of the existing conditions '*must be provided*'.

- 3.5 A further change is proposed to section 7 Funding Conditions:

*'The applicant should ensure that selected contractors have a clear understanding of the requirement to match the restoration works as closely as possible to the original work. Failure to undertake works to the satisfaction of Council may result in some or all of the funding being withheld'.*

- 3.6 A copy of the revised Heritage Restoration Fund Policy and Guidelines showing the proposed changes (excluding date changes) is included as **Attachment 1**. Similar changes are proposed to the Heritage Restoration Fund (Trees and gardens) Policy and Guidelines and changes are show in **Attachment 2**.
- 3.7 An additional statement regarding the mandatory requirement to provide quotations has been made more explicit to ensure greater consistency with the Community Grant Program Guidelines 2018.

#### 4. COUNCIL PLAN / STRATEGY

- 4.1 The proposed changes to the Policy and Guidelines are in keeping with the *Council Plan 2017-2021* and in particular the theme 'Well Governed Council'.

#### 5. IMPACTS AND IMPLICATIONS

- 5.1 The operation of the Heritage Restoration Fund is important in the promotion and protection of Manningham's cultural heritage.
- 5.2 The proposed changes to the Policy and Guidelines seek to ensure there is greater clarity and transparency about what is required to be submitted in support of an application.
- 5.3 The changes proposed to the Policy and Guidelines were included in the previous 2017/18 edition of the Heritage Update newsletter provided to all eligible property owners to the Heritage Restoration Fund grants program. The changes proposed as part of this report seek to formalise the application requirements as recommended by the Heritage Advisory Committee. No further consultation is considered necessary in relation to the proposed changes.
- 5.4 All owners of heritage places and other eligible property owners will be notified of the 2018/2019 Heritage Restoration Fund Grants program in early July and the amended documents made available at that time.

#### 6. IMPLEMENTATION

##### Finance / Resource Implications

- 6.1 A total of \$35,000 has been identified in the proposed 2018/19 budget towards the next round of heritage funding

##### Communication and Engagement

- 6.2 The HAC undertook a review of the Heritage Restoration Fund Policy and Guidelines and associated forms at its meeting on 15 March 2017 and more recently at its meeting on 9 May 2018. The proposed changes are depicted in the following Attachments (1 and 2) (note: a minor change to the Claim Forms is proposed to enable applicants to detail payments details – and remove the same details from the Application Form – to ensure better coordination of payment when a Claim Form is received).
- 6.3 All owners of heritage places and other eligible property owners will be notified of the 2018/2019 Heritage Restoration Fund grant programs in early July 2018.

**Timelines**

6.4 It is anticipated that the proposed changes will be formalised by Council in time for the commencement of the next funding round in early July.

**7. DECLARATIONS OF CONFLICT OF INTEREST**

No Officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.



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**HERITAGE RESTORATION FUND: 2018/2019****Policy and Guidelines****1. Introduction**

The Council of the City of Manningham recognises the value of assisting property owners to maintain buildings, places and sites of significance to the cultural heritage of the municipality.

The **Heritage Restoration Fund** aims to promote conservation of heritage buildings and to encourage and financially assist individuals, community groups, businesses or organisations in their endeavours to maintain items of heritage significance in the City.

**2. Funding Categories**

Two categories of funding are available: -

**Category A: Conservation Management Plans**

This category provides for small grants for the preparation of Conservation Management Plans for heritage sites. The Conservation Management Plans would include the recording of heritage fabric (including interiors if appropriate) and recommendations for future management.

**Category B: Conservation Work**

This category provides for restoration or reconstruction work to a building, structure or place within the municipality and that meets the eligibility requirements for assistance (refer to sections 3 and 4 below).

Funding within this category will be granted generally on a dollar for dollar basis and up to \$1,000 in value. Each application for funding will be considered at the discretion of the Heritage Advisory Committee. Works would include those urgently needed to protect significant heritage fabric.

Please note that if works are not undertaken no funding will be paid to the applicant. If works are incomplete or the total cost of the completed works is less than the amount specified on the application form/quotation, Council may grant a lower amount than that originally allocated. Any funding paid to the applicant will be no more than 50% of the total cost of the completed works.

**3. Eligibility Criteria****(a) Ownership of Heritage Listed Properties**

Generally, all owners of properties listed in the heritage provisions of the Manningham Planning Scheme of local significance or greater are eligible to apply for funds.

**(b) Type of Work**

Only 'Approved Conservation Work' is to be undertaken.

Restoration and reconstruction works to a building, structure or place is eligible for assistance provided that:

- the proposed works are in accordance with Council's heritage guidelines;
- any reconstruction work is of original features only;
- the proposal must be supported by evidence that the work is of a reconstructive or restoration nature.





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- the proposed work is considered appropriate by Council's Heritage Advisor and the Heritage Advisory Committee.

**(c) Works generally not Eligible for Funding**

The following work is generally not eligible for assistance from the Fund:

- Interior works and alterations to a building (unless the schedule to the Heritage Overlay identifies the heritage place as one where internal alteration controls apply).
- General maintenance works such as cleaning of the gutters, gardening works and pruning of plants (unless the schedule to the Heritage Overlay identifies the heritage place as one where tree controls apply).
- New additions or extensions (unless the reconstruction is of an original element).

**(d) Properties listed on State or National Registers**

Properties on State or National Heritage registers may be considered for funding.

**(e) Previous Assistance**

Generally, priority will be given to those applicants who have not received funding in the previous round of funding (i.e. 2017/2018). Each application for funding, however, will be assessed on its individual merits.

**4. Assessment Criteria**

Each application for funding will be evaluated against the following criteria:

- (i) the heritage significance of the site;
- (ii) the type and urgency of the work required;
- (iii) whether the proposed work accords with historic conservation principles of the Burra Charter;
- (iv) the importance of the restoration project to the heritage value of the area, in terms of overall community benefit;
- (v) the visibility/accessibility of the subject property and proposed works;
- (vi) the proposed estimated time of completion;
- (vii) the general financial standing of the applicant (i.e. whether the project would proceed without assistance, demonstrated hardship arising from the conservation work);
- (viii) the applicant or their agents ability to demonstrate technical and financial responsibility with regard to the project;
- (ix) whether the applicant is financially contributing to the project;
- (x) whether the applicant has outstanding monies owing to Council;
- (xi) the availability of assistance from other sources;
- (xii) whether there are any incomplete projects affecting the site from a previous Heritage Restoration Fund funding round;
- (xiii) whether the applicant has received assistance under previous funding rounds, and
- (xiv) whether the proposed works relate to a state owned place: Funding may be allocated to properties owned by the state government if there are surplus heritage restoration funds available.



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## 5. Assessment Priorities

To assist in the evaluation of applications against the assessment criteria, specific priorities have been determined for the allocation of funds. Priorities for assistance in the 2018/2019 financial year will include:

- **projects able to be completed and funds claimed by 30 April 2019;**
- in the case of Category B grants, a funding priority will include projects where the costs of appropriate heritage materials exceeds the cost of alternative contemporary materials;
- the applicant did not receive funding in the previous year, i.e. 2017/2018 financial year;
- the heritage place is included on the Heritage Overlay (HO) of the Manningham Planning Scheme; and
- applications seeking funding for retrospective works will generally not be supported.
- priority will be given to privately owned properties over state owned properties. In considering applications relating to state owned properties further factors of consideration will include the extent of public access to state owned properties.

## 6. Making an Application

The application process is simple and requires the following information:

- a completed "**Application for Assistance**" form available from Council's City Strategy Unit or on the web at [www.manningham.vic.gov.au](http://www.manningham.vic.gov.au)
- copies of quotations received (Category B grants); All applications, including preparation of a Conservation Management Plan, need to be accompanied by quotations from the appropriate tradespeople/consultants undertaking the proposed works, as follows:
  - for works costing less \$2,000 one quote is required.
  - for works costing between \$2,000 - \$4,000, at least two quotes are required.
  - for works costing over \$4,000 a total of 3 quotes are required.

Quotes are mandatory for all grant applications. Failure to provide quotations may result in your application being deemed ineligible or unsuccessful.
- (Note: The quotes should provide as much detail as possible regarding the method, materials and extent of work that will be undertaken. Where appropriate, paint colour samples should also be provided with your application.)
- Where an applicant accepts a higher quote for the proposed works (where multiple quotes are required to be provided) additional written justification must be provided to support the application;
- details of tradespeople undertaking various works;
- details of consultants undertaking the Conservation Management Plan (CMP) ~~and approximate cost of the CMP (Category A Grants);~~
- A photograph(s) of the building, structure or place in its existing condition must be provided.

Completed application forms together with plans and quotes for work as applicable (Category B projects) should be submitted to the Manager, City Strategy.



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Closing date for the funding round will be Friday, 3 August 2018

All the applications will be individually considered and funding allocations made depending on the needs and availability of funds.

Funding allocations will be determined by Council, on the recommendation of the City of Manningham Heritage Advisory Committee. Council operational budget will allocate \$35,000 towards the Heritage Restoration Fund and Heritage Restoration Fund (Trees and Gardens) in the 2018/2019 financial year.

#### 7. Funding Conditions

A "Funding Claim Form" must be filled out by the applicant, and the work inspected by the Heritage Adviser, in order to claim the final assistance.

**Assistance must be claimed by 30 April 2019.**

Funding may be revoked at any time due to unsatisfactory work, failure to meet time schedule constraints, non-disclosure or misleading or false disclosure of information or blatant misuse of funds by the recipient, and moneys advanced repaid to the Council.

If works are not undertaken no funding will be paid to the applicant. If works are incomplete or the total cost of the completed works is less than the amount specified on the application form/quotation, Council may grant a lower amount than that originally allocated. Any funding paid to the applicant will be no more than 50% of the total cost of the completed works.

[The applicant should ensure that selected contractors have a clear understanding of the requirement to match the restoration works as closely as possible to the original work. Failure to undertake works to the satisfaction of Council may result in some or all of the funding being withheld.](#)

In the event that any residual funds are available due to the total costs of approved works being less than initially estimated or due to defaults or delays in carrying out the works, the Director of City Planning may consider the allocation of unused funds as follows:

1. Allocation of funds for additional works to approved applications where the actual cost incurred exceeded the original costs;
2. Allocation of funds for late applications where these have been approved by the Heritage Advisor.

All necessary works approvals will be the responsibility of the applicant to obtain. It is a condition of any funding that Council may use videos, photographs or details of the works in its heritage promotional material.



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**8. Further Information**

Those individuals, community groups or organisations interested in obtaining more information or discussing their proposals may contact:

**Fiona Ryan**

Strategic Planner

Phone: 9840 9434

email: [Fiona.ryan@manningham.vic.gov.au](mailto:Fiona.ryan@manningham.vic.gov.au)**Samantha Cimati**

Administration Support Officer

Phone: 9840 9129

Fax: 9840 9465

email: [csadmin@manningham.vic.gov.au](mailto:csadmin@manningham.vic.gov.au)

**or mail:** The Manager  
City Strategy  
Manningham City Council  
PO Box 1  
DONCASTER 3108

Please note that all applications to the Heritage Restoration Fund will be assessed by the Heritage Advisory Committee in August 2018. The recommendations of the Committee will be reported to Council at its meeting on 25 September 2018. All applicants will be formally notified of Council's decision in early October 2018.



MANNINGHAM CITY COUNCIL

## HERITAGE RESTORATION FUND (Trees and Gardens): 2018/2019

### Policy and Guidelines

#### 1. Introduction

Throughout its history, Manningham's developing cultural landscape has seen the city change from bushland to rural agricultural and more recently suburban development. Whilst much change to the landscape has occurred over this period, remnants of these landscapes remain. Various studies have been undertaken for the municipality to identify and assess significant trees and gardens throughout the municipality.

The Council of the City of Manningham recognises the value of assisting property owners to protect and manage significant trees and gardens throughout the municipality. Although trees enjoy a finite life, much can be done to protect and manage them in order to extend their life for a reasonable time. Gardens by contrast require on-going management to ensure the form and character of the garden is retained.

The **Heritage Restoration Fund (Trees and Gardens)** aims to promote conservation of significant trees and gardens, and to encourage and financially assist individuals, community groups, businesses or organisations in their endeavours to maintain items of heritage and aesthetic significance in the City. (A separate grants program is provided for heritage buildings).

#### 2. Funding

##### Conservation Works

This provides for conservation works to identified trees and gardens within the municipality that meet the eligibility requirements for assistance (refer to sections 3 and 4 below).

Applications for funding may also include funding for the preparation of an arboricultural report for the identified significant tree(s) or garden (to detail what works need to be undertaken). Subsidies for water tanks for the purpose of watering the significant trees and importing water for a tank for watering purposes (e.g. bore water from outside the municipality) may also be considered.

Funding within this category will be granted on a dollar for dollar basis generally up to \$1000 in value. Each application for funding will be considered by the Heritage Advisory Committee.

Please note that if works are not undertaken no funding will be paid to the applicant. If works are incomplete or the total cost of the completed works is less than the amount specified on the application form/quotation, Council may grant a lower amount than that originally allocated. Any funding paid to the applicant will be no more than 50% of the total cost of the completed works.

#### 3. Eligibility Criteria

##### (a) Ownership of Heritage Listed Properties

Generally, all owners of properties listed in the Heritage Overlay (where tree controls apply) and Vegetation Protection Overlay (Schedule 5) of the Manningham Planning Scheme are eligible to apply for funds.



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**(b) Type of Work**

Only 'Approved Conservation Works' are to be undertaken.

Conservation works are generally eligible for assistance provided that:

- the proposal must be supported by evidence that the works are intended to conserve/manage the tree(s) or garden
  - › an arboricultural report has been prepared detailing what works are to be undertaken; and/or
  - › the proposed works are in accordance with a Council strategy (i.e. the suggested works are detailed in a current Strategy such as the Heritage Garden and Significant Tree Study);
- the proposed works are considered appropriate by Council's Heritage Advisor and the Heritage Advisory Committee.

**(c) Works generally not Eligible for Funding**

The following work is generally not eligible for assistance from the Fund:

- the removal of significant trees (including dead and fallen trees); and
- purchase of new plants (unless it is to replace existing plants which form an important element of the garden e.g. replacement of dead hedge species which are a significant element).

**(d) Properties listed on State or National Registers**

Properties on State or National Heritage registers may be considered for funding.

**(e) Previous Assistance**

Generally, priority will be given to those applicants who have not received funding in the previous round of funding (i.e. 2017/2018). Each application for funding, however, will be assessed on its individual merits.

**4. Assessment Criteria**

Each application for funding will be evaluated against the following criteria:

- (i) the heritage or aesthetic significance of the vegetation;
- (ii) the type and urgency of the work required;
- (iii) whether the proposed work accords with historic conservation principles of the Burra Charter;
- (iv) the visibility/accessibility of the subject property and proposed works;
- (v) the proposed estimated time of completion;
- (vi) the general financial standing of the applicant (i.e. whether the project would proceed without assistance, demonstrated hardship arising from the conservation work);
- (vii) the applicant or their agent's ability to demonstrate technical and financial responsibility with regard to the project;
- (viii) whether the applicant is financially contributing to the project;
- (ix) whether the applicant has outstanding monies owing to Council;
- (x) the availability of assistance from other sources;
- (xi) whether there are any incomplete projects affecting the site from a previous Heritage Restoration Fund funding round; and

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- (xii) whether the applicant has received assistance under previous funding rounds.
- (xiii) whether the proposal relates to a state owned place: funding may be allocated to properties owned by the state government if there are surplus heritage restoration funds available.

## 5. Assessment Priorities

To assist in the evaluation of applications against the assessment criteria, specific priorities have been determined for the allocation of funds. Priorities for assistance in the 2018/2019 financial year will include:

- projects able to be completed and funds claimed by 30 April 2019;
- the tree(s) or garden is included in the Heritage Overlay (HO) or the Vegetation Protection Overlay (schedule 5) of the Manningham Planning Scheme;
- for those eligible properties within the Heritage Overlay, priority will be given to those properties where specific trees have been identified as being of significance and which are listed in the schedule to the Heritage Overlay; and
- applications seeking funding for retrospective works will generally not be supported.
- the applicant did not receive funding in the previous year i.e. 2017/2018
- priority will be given to privately owned properties over state owned properties. In considering applications relating to state owned properties further factors of consideration will include the extent of public access to state owned properties.

## 6. Making an Application

The application process is simple and requires the following information:

- a completed "Application for Assistance" form available from Council's City Strategy Unit or on the web at [www.manningham.vic.gov.au](http://www.manningham.vic.gov.au)
- copies of quotations received as follows: (generally one quote is sufficient);
  - for works costing less \$2,000 one quote is required.
  - for works costing between \$2,000 - \$4,000, at least two quotes are required.
  - for works costing over \$4,000 a total of 3 quotes are required.

Quotes are mandatory for all grant applications. Failure to provide quotations may result in your application being deemed ineligible or unsuccessful.
- Where an applicant accepts a higher quote for the proposed works (where multiple quotes are required to be provided) additional written justification must be provided to support the application;
- details of people undertaking works;
- a photograph(s) of the tree(s) or garden in its existing condition must be provided.

Completed application forms together with plans and quotes for work as applicable should be submitted to the Manager, City Strategy.

**Closing date for the funding round will be Friday, 3 August 2018**

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Updated: 18 May 2018



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All the applications will be individually considered and funding allocations made depending on the needs and availability of funds.

Funding allocations will be determined by Council, on the recommendation of the City of Manningham Heritage Advisory Committee. Council's operational budget will allocate a total of \$35,000 towards the Heritage Restoration Fund and Heritage Restoration Fund (Trees and Gardens) in the 2018/2019 financial year.

#### 7. Funding Conditions

A "Funding Claim Form" must be filled out by the applicant, and the work inspected by the Heritage Adviser, in order to claim the final assistance.

**Assistance must be claimed by 30 April 2019.**

Funding may be revoked at any time due to unsatisfactory work, failure to meet time schedule constraints, non-disclosure or misleading or false disclosure of information or blatant misuse of funds by the recipient, and funds advanced repaid to the Council.

Please note that if works are not undertaken no funding will be paid to the applicant. If works are incomplete or the total cost of the completed works is less than the amount specified on the application form/quotation, Council may grant a lower amount than that originally allocated. Any funding paid to the applicant will be no more than 50% of the total cost of the completed works.

In the event that any residual funds are available due to the total costs of approved works being less than initially estimated or due to defaults or delays in carrying out the works, the Director of City Planning may consider the allocation of unused funds as follows:

1. Allocation of funds for additional works to approved applications where the actual cost incurred exceeded the original costs;
2. Allocation of funds for late applications where these have been approved by the Heritage Advisor.

All necessary works approvals will be the responsibility of the applicant to obtain. It is a condition of any funding that Council may use videos, photographs or details of the works in its heritage promotional material.

#### 8. Further Information

Those individuals, community groups or organisations interested in obtaining more information or discussing their proposals may contact:

**Fiona Ryan**  
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MANNINGHAM CITY COUNCIL

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Please note that all applications to the Heritage Restoration Fund will be assessed by the Heritage Advisory Committee in August 2018. The recommendations of the Committee will be reported to Council at its meeting on 25 September 2018. All applicants will be formally notified of Council's decision in early October 2018.

## 11 ASSETS & ENGINEERING

### 11.1 North East Link - Issues and Opportunities

File Number: IN18/255

Responsible Director: Director Assets and Engineering

Attachments: 1 North East Link Preliminary Issues and Opportunities [↓](#) 

#### EXECUTIVE SUMMARY

*A report detailing a number of preliminary issues and opportunities associated with the North East Link project has been prepared. This Report is intended to be submitted to the North East Link Authority (NELA) for their consideration, in order to contribute to the planning and development stage of the proposal.*

*The Report provides 19 recommendations for NELA to consider, and documents various opportunities that Council should advocate for, to ensure that the NEL project delivers community benefit offsets. These identified opportunities relate to transport improvements including road infrastructure, public transport (including Bus Rapid Transit), walking and cycling. It also identifies opportunities to support recreation, open space, public art and community facilities, and considers general amenity, such as noise, water and environmental matters. In essence, Council is keen to ensure that there is no nett adverse impact to the community or visitors of Manningham, as a result of the extensive transport infrastructure project – the North East Link.*

#### 1. RECOMMENDATION

**That Council:**

- A. Endorse the ‘North East Link – Preliminary Issues and Opportunities’ report, including the 19 recommendations contained within the report.**
- B. Reaffirm to support a Bus Rapid Transit (BRT) solution for the Eastern Freeway corridor, and advocate to the North East Link Authority and State Government to:**
  - **Indicate their initial support of the Doncaster Busway proposal;**
  - **Design, fund and deliver a fully-integrated BRT (bus-based) system as part of the North East Link Doncaster Busway proposal; and**
  - **Ensure that the design of the North East Link (or Doncaster Busway) allows for it to include the future provision of heavy rail to Doncaster along the Eastern Freeway corridor.**
- C. Send a copy of the ‘North East Link – Preliminary Issues and Opportunities’ report to the North East Link Authority and the Minister for Public Transport.**

## 2. BACKGROUND

- 2.1 The North East Link (NEL) project is currently in the planning and development stage, with the \$16.5 billion project expected to be open by 2026. Planning for the link is being undertaken and led by the North East Link Authority (NELA). An independent Environment Effects Statement (EES) process is also currently underway, led by the Department of Environment, Land, Water and Planning (DELWP), to be completed in late 2019.
- 2.2 The current state government has allocated \$110 million in the 2018/19 budget to fast-track planning and environmental approvals, to ensure construction of the project can commence in 2021, and be completed by 2026. In addition, the federal government has pledged to provide \$1.75 billion towards the NEL project, as a part of a wider \$7.8 billion infrastructure package earmarked for Victoria.
- 2.3 In May 2018, Council approved to endorse a Memorandum of Understanding with NELA, and committed to assist the Authority with planning for the project. At its meeting on 26 September 2017, Council resolved to 'Support the North East Link (missing link) proposal in principle'. However, notwithstanding this, Council also resolved at the same meeting that it did not support the Option A route alignment through Bulleen, 'due to the adverse environmental, residential and traffic impacts', and to seek further information and detail from NELA on the proposed routes.
- 2.4 Council has also previously resolved to support a Doncaster Bus Rapid Transit (BRT) proposal as being Council's key short term priority transport proposal, ahead of the longer-term Doncaster Rail.

## 3. DISCUSSION / ISSUE

### 'North East Link – Preliminary Issues and Opportunities' Report ("The Report")

- 3.1 It is intended to provide NELA a copy of the '*North East Link – Preliminary Issues and Opportunities*' report. The Report, which contains the recommendations and relevant maps, is appended as Attachment 1.
- 3.2 The document outlines Council's current identified issues and opportunities in relation to the proposed NEL project, including a BRT. It is proposed that the comprehensive list of recommendations and opportunities be considered by NELA in their ongoing planning, design and technical assessment of the project, and its impact.
- 3.3 The Report has been prepared with input and reviewed by a number of internal Council departments, to ensure that all matters relevant to Council (and the community that it represents) are considered in this preliminary project planning stage. It seeks to document all matters relating to recreation, active and public transport, public art, community facilities, water, environment and road infrastructure that have since been identified by Council. Wider planning and environmental matters will continue to be assessed through the separate EES process.

- 3.4 The Report has been prepared based on the preliminary information received to date from NELA, including technical information presented to Council officers at regular fortnightly meetings, presentations to Council by NELA's CEO, Duncan Elliott, information provided in the recent release of the *'Early Design Schematics and Artists Impressions (April 2018)'* and *'Walking and Cycling Early Concepts Maps (April 2018)'*, and matters considered in recent urban design workshops held between Council, NELA and GHD consultants.
- 3.5 In late May 2018, the North East Link Business Case was released. As Council's report was prepared prior to the release of the Business Case, it does not take into consideration the details contained within, or respond to, the Business Case. This Report should, therefore, not be considered as Council's 'submission' to the Business Case, which is still to be completed.

#### Bus Rapid Transit (BRT)

- 3.6 A key proposal of the NEL, is to construct a dedicated busway along the Eastern Freeway between Hoddle Street and Doncaster Road (referred to as the 'Doncaster Busway'). Although Council should welcome the busway proposal, to date, no specific details have been provided by either NELA or Transport for Victoria (state government) on if, and how, BRT will be incorporated as a part of the busway.
- 3.7 On 29 August 2017, Council resolved to support a Doncaster BRT initiative, recognising that a BRT concept provides the most appropriate solution for improved transport between the CBD and Manningham (Doncaster) in the short to medium term.
- 3.8 To ensure this, Council shall continue to liaise with NELA and the state government, to advocate for them to design, fund and deliver a fully-integrated BRT (bus-based) system as a part of the Doncaster Busway and NEL proposal.
- 3.9 BRT forms a key recommendation and advocacy of Council's *'Manningham Bus Network Review 2017'*, as well as a key recommendation in *'Victoria's 30-Year Infrastructure Strategy, 2016'* (under the theme 'Doncaster Bus Improvement'), as prepared by Infrastructure Victoria and supported by the current state government. An improvement of bus services to the City of Manningham is also a key recommendation of Infrastructure Victoria's *'Five-Year Focus: Immediate actions to tackle congestion'* report (April 2018).

#### Doncaster (heavy) Rail

- 3.10 To enable the busway to be located along the northern part of the freeway, NELA proposes to utilise the existing freeway median strip to accommodate general vehicle traffic within 'express lanes'. However, given that it has often been acknowledged that the median strip would be reserved for a future Doncaster Rail, Council is keen to ensure that heavy rail is planned and reserved for within this corridor, irrespective of its absolute alignment.
- 3.11 Despite assurances from NELA, it remains unclear at this time if the Busway is being designed in a manner that readily allows it to be transitioned in future to support heavy rail (Doncaster Rail). Officers will continue to seek more detail from NELA around this matter. The preservation of a corridor along the Eastern Freeway for heavy rail, is a long-term objective for Council.

Bulleen Industrial Precinct

- 3.12 Council sees two principle issues related to the impact of the NEL on the Bulleen Industrial Precinct, and those are:
- 3.12.1 the direct impact on the existing business within the precinct, and
  - 3.12.2 the potential loss of jobs within the municipality.
- 3.13 Council will continue to advocate to NELA and the state government for well-balanced outcomes, which will result in no nett loss to the business community and employment opportunities within Manningham. It is important that these decisions, and their subsequent realisation, are undertaken before any disruption occurs from the works associated with the NEL.

Bulleen Reserve

- 3.14 The preliminary plans for the NEL include a tunnel portal within Bulleen Reserve, adjacent to the Bulleen Road frontage. This portal will result in the loss of the Yarra Valley Junior Football League's existing front oval. The motorway works will also result in the current access to the reserve being lost.
- 3.15 Council will work with NELA to ensure that suitable opportunities are identified, and acted upon early, to re-accommodate all of the sporting groups currently located within Bulleen Reserve, as required. Similar to the industrial precinct, it is important that these decisions are made early, and the relocations are completed ahead of any disruption. In advocating for these positive outcomes, Council will be seeking community gains, to counter the adverse impacts of the motorway.

Eastern Freeway

- 3.16 Council is aware of the intended scale of widening proposed along the Eastern Freeway, west of Springvale Road, and will be advocating for the best possible outcomes in relation to noise control, visual impact, shared paths, Koonung Lineal Reserve and overall amenity.
- 3.17 The scale and standard of noise barriers and landscaping along the existing Eastern Freeway needs to be at least maintained, or preferably improved, with the new freeway, as does the level of protection to abutting residents from noise and amenity impact.
- 3.18 The grade separations along the existing Koonung shared trail need to be replicated, and enhanced, as a part of any new works.

Other

- 3.19 There is an opportunity to improve the lineal trail network along the Eastern Freeway and along the Yarra River, including a suitable crossing of the Yarra River north of Manningham Road West, where cyclists presently have to cross at the busy Manningham Road West/Banksia Street road bridge. Council will be seeking the best possible outcomes in relation to this.
- 3.20 Council will also be advocating for no tolls to be imposed on any traffic lanes, merging or express, along the Eastern Freeway, which should remain free to all users.

3.21 It is likely that the new link will change the traffic patterns around Manningham/Bulleen/Templestowe Roads, and Council will be advocating for an upgrade of Templestowe Road, for instance, to cater for this expected change in demand.

#### **4. COUNCIL PLAN / STRATEGY**

BRT and heavy rail to Doncaster support Goal 2.3 of Council's Plan (2017-2021), to provide for 'well connected, safe and accessible travel'. Objectives seeking to improve the transport network, access and connectivity are also supported by Council's *Making Manningham Mobile* Integrated Transport Strategy 2009.

#### **5. DECLARATIONS OF CONFLICT OF INTEREST**

No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.



# North East Link – Preliminary Issues and Opportunities



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# **NORTH EAST LINK – PRELIMINARY ISSUES AND OPPORTUNITIES**

Manningham Council – June 2018

# 1. Executive Summary

## 1.1. Overview

The following document outlines Manningham Council's current identified issues and opportunities in relation to the proposed North East Link project. It is sought that the following information is considered by the North East Link Authority (NELA) in its ongoing planning, design and technical assessment of the project, and project impact.

The new freeway and expansion of the Eastern Freeway will physically impact the City of Manningham. It is therefore expected that the planning and design of the project can incorporate to consider a number of improvements in the following spaces:

- the overall road network and infrastructure;
- public transport;
- walking and cycling networks;
- recreation and open space;
- public art;
- water management; and
- environment and general amenity.

The outline of the following issues and development of opportunities is based on the preliminary information received to date from NELA, including technical information presented to Council officers at regular fortnightly meetings, presentations to Council by NELA's CEO, Duncan Elliott, information provided in the recent release of the *'Early Design Schematics and Artists Impressions (April 2018)'* and *'Walking and Cycling Early Concepts Maps (April 2018)'* and matters considered in the urban design workshops held between Council, NELA and GHD on 15 May and 4 June 2018.

The following report was prepared prior to the release of the *North East Link Project Business Case (May 2018)*. Therefore, this report does not take into consideration the project proposal and details contained within the Business Case.

Notwithstanding the issues and opportunities that are outlined in this document, it is expected that environmental and planning impacts of the project would be further assessed and mitigated through the Environment Effects Statement (EES) process that is currently being undertaken by the Department of Environment, Land, Water and Planning (DELWP).

## 1.2. Summary of Recommendations

Based on the preliminary information provided on the proposed North East Link (NEL) project, the following recommendations to the North East Link Authority (NELA) are provided:

1. The upgrade of Templestowe Road (including an off-road shared path) should be included as part of the NEL project.
2. That NELA work closely with Council to improve Bulleen Road, including local access, safety and pedestrian and cycling connectivity.
3. Enhance Thompsons Road in Bulleen to create a 'gateway boulevard', support a safer pedestrian environment and cater for public transport.

4. That a Bus Rapid Transit (BRT) service between the CBD and Manningham is incorporated as part of the Doncaster Busway proposal.
5. Ensure that public transport infrastructure and service improvements to the Doncaster Area Rapid Transit (DART) are provided.
6. Provide a number of improvements to the local bus network to support public transport connections between the City of Manningham and the La Trobe National Employment and Innovation Cluster.
7. Develop the existing Doncaster Park & Ride site to create a mixed-use Transit-Oriented-Development (TOD).
8. That a corridor along the Eastern Freeway is preserved for a future heavy rail link to Doncaster (or that the Doncaster Busway is designed to allow for future transition to heavy rail).
9. To deliver a number of walking and cycling improvements including a new shared-path bridge across the Yarra River between Bulleen and Heidelberg and safer pedestrian crossings in various locations.
10. That NELA:
  - a. seeks to ensure a well-balanced outcome for the businesses affected in the Bulleen / Banksia Industrial Precinct, so as to result in no nett loss to the business community and employment opportunities within Manningham; and
  - b. work constructively with Council to identify suitable future (employment-focused) land uses at the current Bulleen / Banksia industrial precinct (to maintain employment opportunities within Manningham).
11. Preserve the operation of Bulleen Park for public recreation activities, and identify other suitable sites to locate impacted facilities, such as the Yarra Junior Football League football oval (Bulleen Park Oval 1).
12. Enhance the Koonung Creek Linear Park and associated trails, including a safe crossing point at Doncaster Road and maintain the existing natural landscape environment.
13. Minimise or mitigate impact to several sites of (cultural, recreational or community) significance throughout the municipality.
14. Provide prominent public art at key 'gateway' entrances to Manningham.
15. Enhance access and promote increased visitation to the Heide Museum of Modern Art.
16. That NELA work with Council during the design phase to identify effective and sustainable water management measures in Bulleen Flats and Koonung Creek corridors.
17. Ensure that the project provides an overall environmental net-benefit, by adhering to DELWP's 'avoid, minimise, offset' approach and providing to support roadside planting, the urban forest and offsetting vegetation loss locally within the City of Manningham.
18. Address the potential impacts to the community as a result of traffic noise.
19. Ensure that no road tolls are introduced to the Eastern Freeway.

The above recommendations would require NELA to continue to work in collaboration with Council to ensure a suitable outcome for the Manningham community and its visitors.

A map illustrating the location of all issues and opportunities identified in this report, is contained as Appendix A.

## 2. Principle Objectives

At the 26 September 2017 Manningham Council meeting, Council resolved to support the North East Link (missing freeway) proposal in principle. However, Council remained to not support the selected 'Option A' route through Bulleen, until detailed information is provided to Council, so as to further understand the impact and implications of the proposal. As such, Council is keen to work closely with NELA to further understand the social, physical and economic impact and implications of the new freeway.

Notwithstanding the above, Council resolved to advocate to NELA that the following key principles are achieved:

- That the Link should avoid socially and physically dividing communities;
- To improve local connectivity and access to jobs and social services;
- To preserve along the Eastern Freeway for public transport purposes both the existing median reservation from Hoddle Street to Bulleen Road, and an additional alignment from Bulleen Road to Doncaster Road;
- To maintain general amenity and minimise disturbance to existing residential and environmentally sensitive areas;
- To provide complimentary projects that promote and facilitate walking, cycling and public transport uptake;
- To ensure there is no net-loss of community recreation or sporting facilities during and after construction, by ensuring that NELA constructs at its cost, equivalent replacement facilities within Manningham prior to the closure of any facilities;
- To ensure that any Council infrastructure damaged as a result of construction or ancillary works is repaired or replaced at NELA expense;
- To ensure that no tolls are applied to any existing freeway, existing road or new arterial road;
- To ensure that, should NELA seek to acquire any part of any property, then they are required to offer to acquire the entire property at the full market value; and
- To ensure that, should NELA seek to acquire commercial property, that any business operating on the property is reimbursed for all and any loss of income and is provided with full assistance to relocate in a suitable location with emphasis on remaining in a location within Manningham.

We trust that these principles are aligned with NELA's Project Objectives and Guiding Principles.

### 3. Road Infrastructure

The proposed NEL has the potential to significantly alter the transport network in Manningham and the wider north east region of Melbourne. The proposal may result in a redistribution of traffic, specifically along Templestowe and Bulleen Roads, potentially requiring an upgrade of these roads to cater for future traffic demand.

#### 3.1. Templestowe Road Upgrade

##### Recommendation 1:

It is recommended that an upgrade of Templestowe Road should be delivered as part of the NEL project. This should include an associated off-road shared path alongside the road corridor.

This corridor will serve as a key route to the Manningham Road interchange. It is reasonable to expect that the proposed freeway/tunnel interchange at Manningham and Bulleen Roads will generate traffic demand along Templestowe Road, as it will be a major attractor for motorists to access the NEL at Bulleen. Templestowe Road also serves as part of the Yarra Scenic Drive to the Yarra Ranges.

In addition to the above, Templestowe Road could also serve as a rat-run for motorists travelling to or from Melbourne's north-east. The current design of the Lower Plenty Road interchange in Rosanna, would require motorists to travel one kilometer north of Lower Plenty Road to Strathallan Road so as to enter the NEL tunnel to head southbound via the NEL tunnel. Coupled with the toll-fee for the tunnel, it could be reasonably assumed that motorists travelling from the Eltham, Research or North Warrandyte areas, may opt to access the NEL at the Manningham Road interchange by detouring via Fitzsimons Lane / Foote Street and Templestowe Road – generating increased traffic demand of these routes.

To date, Council has not been provided any detailed traffic modelling projections for Templestowe Road. However, it is considered reasonable to assume that traffic on this route will increase from the current 13,300 vpd (VicRoads Traffic Volume Data, 2017) once the NEL is operational.

Council would request that an upgrade of Templestowe Road should include:

1. To incorporate, fund and deliver the road upgrade as part of the NEL project;
2. Improve motorist safety by formalizing the road with kerb and channel;
3. Accommodate regular bus services by providing bus stops, bus shelters and safe pedestrian crossing points (refuge islands) between bus stops;
4. Improve access to the Heide Museum of Modern Art by providing pedestrian operated signals at this location and improved conditions for motorists to safely enter the property;
5. Provide pedestrian operated signals on Foote Street, Templestowe (at McLachlan Street) as part of the Ruffey Creek Linear Park trail (given the expected increase in vehicle traffic along this corridor);
6. Provide a dedicated off-road shared pedestrian / cycling path (~3 kilometres in length) between Bridge Street and Thompsons Road; and
7. Signalise the intersection with Bridge Street.

It should be noted that the owners of the existing Yarra Valley Country Club, located at 9-15 Templestowe Road, have expressed interest in redeveloping the site as a residential development. This proposal may further necessitate the need for the improvements outlined above.

## 3.2. Bulleen Road Impacts

### Recommendation 2:

It is recommended that NELA continue to consult and work in collaboration with Council to ensure the best outcome for Bulleen Road, to maintain or improve access to the local road network and adjoining land uses and strengthen links and connectivity across Bulleen Road for pedestrians and cyclists.

The demand and purpose of the existing Bulleen Road may change once the NEL is operational. However, the road will still need to cater to provide local access to adjoining land uses, including residential, community sporting facilities, recreational spaces, community facilities such as the Veneto Club, school grounds and sporting grounds.

## 3.3. Thompsons Road, Bulleen

### Recommendation 3:

Enhance Thompsons Road in Bulleen to create a gateway boulevard, with associated improvements to support public transport, safer pedestrian crossings and overall urban / streetscape design.

Thompsons Road in Bulleen, currently serves as a key arterial link to the Bulleen Road interchange and the Eastern Freeway. In 2016, approximately 15,800 vehicles travel daily on Thompsons Road between Manningham Road and the Eastern Freeway outbound on-ramp. It could be reasonably assumed, that this will increase as proposed North East Link interchange with the Eastern Freeway may attract additional daily demand.

To enhance this corridor, and promote Thompsons Road as a 'gateway' to the City of Manningham, the following improvements should be considered (NOTE: some of these recommendations are already contained within other sections of this report):

1. Provision of a new landscaped center-median boulevard between the Freeway and Manningham Road;
2. Provide two (2) new safe pedestrian crossing points (refuge island or median-break) at Stanley Street / Allen Street and at Millicent Ave / Kathleen Grove;
3. A dedicated bus lane on the southwest-bound approach between Hugo Street and the proposed Bulleen Park & Ride / Doncaster Busway entrance;
4. Provide streetscape improvements (improved landscaping, pedestrian access and lighting) to enhance the Thompsons Heights shopping strip, including a bus shelter at the associated bus stop;
5. Ensure that the Doncaster Busway provides an entrance at Thompsons Road to allow buses to access the local road network directly from the Busway; and
6. Provide a bus shelter at two in-bound / southwest-bound bus stops – at Hugo Street and Balwyn Road.

## 4. Public Transport

We welcome the proposal to provide a Doncaster Busway as part of the North East Link project. The provision of public transport infrastructure improvements alongside the proposed freeway link is supported, and demonstrates a positive shift towards considering sustainable transport modes as part of the freeway project. To further enhance public transport in the region, and support the objectives of Council's *Making Manningham Mobile (2009)* Integrated Transport Strategy, we provide the following recommendations for consideration:

### 4.1. Doncaster Busway

#### **Recommendation 4:**

It is requested that the Doncaster Busway (including the Bulleen Park & Ride) be designed to operate and function as part of a network-wide Bus Rapid Transit (BRT) system, beyond the confines of the Busway corridor (that is currently contained along the Eastern Freeway between Hoddle Street and Doncaster Road).

To enable the Doncaster Busway to service both a BRT and local buses, the following suggestions should be considered in the design and planning:

1. Grade-separation along the entire length to allow for exclusive use by buses only;
2. Ensure the Busway is a suitable width (at least 12 metres wide) to provide for overtaking / breakdown lanes within the Busway and access for emergency vehicles;
3. Grade-separated access directly to the Doncaster Park & Ride;
4. Provide for seamless transition of buses from the Busway onto Hoddle Street (grade-separated or on-road priority for buses);
5. Ensure that the proposed Bulleen Park & Ride provides for an integrated park & ride and bus interchange facility that supports a BRT-standard network;
6. Provide access to the Busway at Thompsons Road (at the Bulleen Park & Ride), to allow buses to feed into the arterial road network;
7. Reconsider the need for the Busway to terminate into a proposed Victoria Park interchange (particularly if this would require bus passengers to transfer to a train or another bus service);
8. Design for and preserve a future footprint for BRT stations at the Chandler Highway and Burke Road interchanges;
9. Design the Busway so as to allow it to be transitioned to heavy rail in the future (ensure adequate grades and curvatures and sufficient overhead clearance (including for electricity cables) at all overpasses and bridges).



## 4.2. Bus Network Enhancements

### 4.2.1. Bus Rapid Transit (BRT)

**Recommendation 4.1:**

In association with the proposed Doncaster Busway, Council is strongly advocating for the provision of a Bus Rapid Transit (BRT) network between the CBD and the City of Manningham (Doncaster Road corridor to Mitcham).

In recent years, there has been a significant growth in demand for bus and public transport services between Manningham and the CBD, with demand expected to continue to rise. DART buses that travel along the busy Doncaster Road, Eastern Freeway, Hoddle Street, Victoria Parade and Lonsdale Street corridors have experienced overcrowding and saturation, with their reliability compromised by increased traffic congestion on the local road and freeway network.

Council is currently concerned that the proposed Doncaster Busway is being considered as an independent public transport feature, and not in association as an end-to-end public transport improvement to the region. Therefore, we are recommending that the Busway is delivered as part of a network-wide BRT initiative.

BRT is a bus-based public transport system that combines the recognised features of rail with the flexibility and cost advantages of road transport. It is considered that busways can reduce travel time by 0.9-1.25 minutes per kilometre when compared with conventional buses [Transit Capacity and Quality of Service Manual, 2003].

The conversion of the existing 907 DART route (27 kilometres in length) to a BRT standard could provide a dedicated 24/7 busway between the CBD and Manningham. This would prioritise buses along this corridor and increase capacity of buses to cater for the expected growth in patronage. The potential route and suggested stations are illustrated in the figure below:



Some of the suggested key features of a BRT line would include:

- To utilise the proposed Doncaster Busway;
- 'Stations' at each intersecting overpass (Chandler Highway, Burke Road and Bulleen Road);
- Priority for buses along Doncaster Road and Hoddle Street (including continuous bus-only lanes from the end of the Eastern Freeway into the CBD);
- A transition of Lonsdale Street in the CBD as a prioritised BRT corridor;
- Dedicated access on and off the Eastern Freeway (via grade-separated infrastructure) from both Hoddle Street and Doncaster Road;
- Rationalising the spacing of bus stops/stations (to at least 500-800 metres apart) with improved passenger facilities at each station such as bus shelters, seating, lighting, real-time information, footpath access and accessibility and off-board ticketing facilities; and
- Expanded Park & Ride facilities, to include additional parking spaces and commercial / retail development and support future Transit Oriented Development.

A BRT service can support the growing Doncaster Hill Major Activity Centre. Council projects that over the next 20 years, the population of Doncaster Hill will more than quadruple (+372%) from 2,370 residents in 2016, to 11,187 by 2036 – to grow at an annual rate of 10.46%. This growth is supported by an expected 350% increase in the number of dwellings during this time (from 1,232 to 5,505 dwellings).

There is already an existing high demand from Doncaster Hill residents to travel to work by public transport, with 14.3% of residents within the locality travelling by bus (double the wider Manningham average of 7.5%). With walking, cycling and public transport combined – currently 19% of all travel journeys in Doncaster Hill are undertaken by sustainable transport modes. A BRT will further support Council's objective to seek a 30% mode-shift to public transport or other sustainable modes (i.e. cycling, walking) by 2030, as supported by Council's *'Doncaster Hill Mode Shift Plan 2014'*.

The recommendation for a BRT line to Manningham (Doncaster) is supported by Infrastructure Victoria's *'30-Year Infrastructure Strategy'* (recommendation 10.6.4, page 126) as it can carry more people far more quickly between Doncaster and the City at a moderate cost to deliver – thereby adequately meeting the travel needs of the Doncaster corridor in the short to medium term. Further details of the BRT ('Doncaster Bus Improvement') proposal is provided in Infrastructure Victoria's *'Options Book: A supporting Document for Victoria's 30-Year Infrastructure Strategy, December 2016'* [page 240].

#### 4.2.2. Doncaster Area Rapid Transit (DART) Network

##### Recommendation 5:

That the NEL project accommodate infrastructure improvements to support the DART bus network, particularly where it interacts with the NEL.

Currently, 17,000 people use the four DART routes each weekday (PTV, 2016). We anticipate that the Doncaster Busway will be designed in a manner that enables these DART services to use the Busway.

To achieve this recommendation, we suggest that the following is provided:

1. **Thompsons Road, Bulleen:** provide direct access for DART 905 services from Thompsons Road into the proposed Bulleen Park & Ride site and the Busway, including bus priority (bus lanes) along Thompsons Road between Bulleen and Manningham Roads.
2. **Doncaster Road, Doncaster:** improve bus priority in and out of the Doncaster Park & Ride, for

907 and 908 DART services (along with other local bus services) travelling to Doncaster Hill and onto the Doncaster Busway. This includes bus priority through the intersections of Elgar, Williamsons and Tram Roads in Doncaster Hill.

3. **Eastern Freeway, between Doncaster and Springvale Roads:** ensure that on-road priority is provided for 906 DART services along this section of the freeway, including the ability to exit and re-enter at Middleborough Road to access bus stops at this interchange.
4. **Eastern Freeway at Doncaster Road interchange:** ensure that 906 DART services operating along the freeway (east of Doncaster Road) can enter onto the Doncaster Busway, and potentially into the Doncaster Park & Ride.
5. **Blackburn Road, Doncaster East:** provide bus priority improvements along Blackburn Road between the Eastern Freeway and Doncaster Road.

#### 4.2.3. Other local bus network improvements

##### Recommendation 6:

That the NEL provide a number of improvements to the local bus network to support public transport connections between the City of Manningham and the La Trobe National Employment and Innovation Cluster.

To support this recommendation, we suggest that the following is provided:

1. **Manningham Road / Banksia Street (Yarra River bridge):** provide bus priority (bus lanes) between Lower Heidelberg Road in Heidelberg and Helene Street in Bulleen (across the bridge and through the Bulleen Road intersection) to support the 903 Orbital SmartBus and any other new services along this corridor. (Note: The 903 is Melbourne's most patronized bus service, with over 5 million annual boardings).
2. **Templestowe Road, Bulleen:** as part of the upgrade of the road, to provide for bus services to enable a preferred future bus service to connect between Templestowe Village and Heidelberg railway station (across the Yarra River bridge). A service along Templestowe Road will also provide a suitable connection to the Heide Museum of Modern Art.

Further information regarding the aforementioned (and all other) bus network improvements, is contained within *Manningham' Bus Network Review 2017* document, available on Council's website.

### 4.3. Doncaster Park & Ride

The current Doncaster Park & Ride site is owned by VicRoads, and provides over 400 parking spaces for public transport commuters. It is the only major Park & Ride facility in the region, and provides as a major bus interchange – serving seven (7) bus routes, including the 907 and 908 DART SmartBus.

##### Recommendation 7:

Consider further developing the Doncaster Park & Ride site to create a mixed-use Transit-Oriented-Development (TOD) that would support the proposed Doncaster Busway.

It is considered that the existing Doncaster Park & Ride could be further developed to provide a Transit Oriented Development (TOD) as support operations of the Doncaster Busway. This would support both public transport services and enhanced land use (mixed-use) development opportunities.

This proposal could also consider the incorporation of state government offices at this location to provide local employment opportunities in the region (i.e. a VicRoads or North East Link operator headquarters) or intensify the use of the site as a commercial / retail or possibly a residential precinct.

#### 4.4. Doncaster Rail

**Recommendation 8:**

Council is strongly advocating that a heavy rail reservation is maintained along the Eastern Freeway corridor to allow for future provision (or transition of the Doncaster Busway) to heavy rail.

It has been long understood, that the median strip of the Eastern Freeway between Hoddle Street and Bulleen Road, along with the land reservation on the north side of the Freeway between Bulleen and Doncaster Roads, is land that would be appropriated for a future heavy rail link to Doncaster. This reservation has been preserved for this purpose, with the construction of the railway acknowledged in the former *Eastern Freeway Lands Act 1971*.

With the proposed widening of the Eastern Freeway to accommodate the NEL, and development of the Doncaster Busway, the median strip will effectively be consumed. Although the Doncaster Busway is being provided, Council want to ensure that the Busway is being designed to:

1. allow it to be transitioned for heavy rail in the future;
2. maintain adequate grades and curvatures, and sufficient overhead clearance (including for electricity cables) at all overpasses and bridges to enable future heavy rail;
3. provide a footprint to allow for future railway stations at Chandler Highway, Burke Road, the proposed Bulleen Park & Ride site and Doncaster Park & Ride.

## 5. Active Transport

We welcome the many proposals to provide for active transport along the North East Link and Eastern Freeway corridors, particularly the grade-separation of trails. The provision of new and enhanced walking and cycling trails and connections will help encourage further uptake of active travel within the local community, and strengthen connections across many existing physical barriers such as rivers, creeks and busy arterial roads. To further enhance walking and cycling networks in the region, we provide the following recommendations for consideration:

### 5.1. Proposed North-South Walking and Cycling Path (Bulleen)

Council welcome NELA's proposed walking and cycling path along Bulleen Road between the Eastern Freeway and the Yarra River bridge crossing at Manningham Road. In order to enhance the proposal, we provide the following suggestions:

1. The path through the proposed Bulleen Park & Ride site should be located to allow for seamless and safe connectivity across intersecting road networks and the proposed Park & Ride car park.
2. A safe grade-separated connection should be provided across Manningham Road, east of the Yarra River bridge crossing, as an alternative to the current underpass which is considered unsafe due to steep grades and, sharp bends and susceptibility of the area to flooding.

### 5.2. Walking and Cycling Opportunities

#### Recommendation 9:

A number of walking and cycling improvement opportunities should be incorporated within the NEL network, including a new shared-user bridge across the Yarra River between Bulleen and Heidelberg and safe pedestrian crossing points in Bulleen and safer pedestrian crossings in various locations.

To support an enhancement of walking and cycling connections along the NEL corridor, the following improvements should be delivered as part of the project:

1. **Banksia Park, Bulleen:** A new shared path bridge should be provided across the Yarra River. The bridge should provide an east-west connection between Banksia Park in Bulleen and the Main Yarra Trail in Heidelberg (connecting with Dora Street where it aligns with Yarra Street). This will provide for a safe and dedicated river crossing in this region and connect to the NEL's proposed north-south walking and cycling path. Council has worked in collaboration with Banyule City Council to prepare a feasibility study and preferred design of the bridge, and will happily provide this information to NELA for incorporation to the design and planning.
2. **Manningham Road (Yarra River bridge crossing), Bulleen/Heidelberg:** Existing footpaths across the bridge will need to be widened with safety barriers provided to improve pedestrian safety and protect pedestrians from motorists (due to the steep height difference between the footpath kerb and roadway). The footpath in this location is less than 1.2 metres wide (down to 1.0m in some sections). A pedestrian barrier cannot be accommodated without footpath widening.
3. **Eastern Freeway overpass (Bulleen Road):** Council support NELA's proposal for a new pedestrian/cycling bridge across the Eastern Freeway, located east of the Bulleen Road overpass and grade separation of the trail across Bulleen Road, south of the Freeway. This will

provide a critical connection between Bulleen and North Balwyn, and support active travel between local schools.

4. **Safe Crossing Points:**

- a. **Manningham Road, Bulleen:** Pedestrian Operated Signals should be provided across Manningham Road at Robert Street to connect to the pedestrian walkway to Austin Street. This would support a more walkable neighbourhood within Bulleen.
  - b. **High Street, Doncaster:** Safe pedestrian crossing points (refuge islands) should be provided at two (2) separate locations at Stutt Ave / Ayr Street and Winters Way across this 4-lane arterial road.
  - c. **Tram Road, Doncaster:** Pedestrian Operated Signals should be provide at Grand Boulevard (with vehicle detector loops in Grand Boulevard), to improve pedestrian and vehicle access to the Applewood Retirement Village.
5. **Veneto Club, Bulleen Road:** A safe pedestrian crossing point should be provided across Bulleen Road between the Veneto Club and the school sporting grounds to the east.
6. **High Street, Doncaster:** An off-road shared path (~850 metres in length) should be provided along High Street between Braeside Drive and Doncaster Road.

Further walking and cycling improvements specific to the Koonung Creek Trail corridor, are identified and listed in Section 7.2 of this report.

To support the aforementioned active transport opportunities, further details are contained within several of Council's plans and strategies, including the *Manningham Bicycle Strategy 2013*, *Walk Manningham Plan 2011-2020* and *Healthy City Strategy 2017-2021*. The aforementioned recommendations will also support the further development of Manningham's *Principal Pedestrian Network (PPN)* plan.

## 6. Bulleen / Banksia Industrial Precinct

### Recommendations 10a & 10b:

- a) Council seeks to ensure a well-balanced outcome for the businesses affected in the Bulleen / Banksia Industrial Precinct, so as to result in no nett loss to the business community and employment opportunities within Manningham. It is important that these decisions, and their subsequent realisation, are undertaken before any disruption occurs from the works associated with the NEL.
- b) We are keen to constructively work with NELA and other relevant State land authorities, to identify suitable uses and development opportunities at the Bulleen/Banksia Industrial precinct once construction of the NEL is completed. We are keen to ensure that the area is retained as an employment precinct to provide jobs to support the local economy.

It is understood that around 12 hectares of light industry will be lost around the intersection of Manningham and Bulleen Roads, to accommodate an underground interchange at this location. This precinct represents a significant proportion of the little existing industrial-zoned land within Manningham, and its replacement within the municipality is vital. Although it is understood that there may be some potential to incorporate industrial land uses on a portion of the land around the new Manningham Road Interchange in Bulleen (post construction of the NEL), there would still be a significant overall net-loss of jobs in the municipality.

The Bulleen/Banksia industrial precinct currently employs over 1,200 jobs across a range of industry sectors. Early indications are estimating a loss of up to \$600 million to the GDP of Manningham as a result of the impact to this precinct. This is based on economic modelling data conducted by Council via desktop analysis. Further data, through an economic impact assessment will be gathered to understand the full impact.

NELA will need to consult closely with the affected businesses in the Precinct, and to identify other suitable sites either within Manningham or the wider metropolitan region in which to relocate affected businesses.

Future land-uses, built form and landscape surrounding the future Manningham Road Interchange will form a north-eastern gateway to Manningham. While it is understood that some of the land area will be undevelopable, there will be areas that can support new built form. Opportunity exists for the creation of a new business / health / or education precinct with built form wrapping around and over the interchange ramps and portals.

Council is keen to maintain this precinct for employment purposes incorporating future commercial, office or retail uses. This precinct could also be considered to locate a possible North East Link traffic management center / facility, given its central location of the new link road and proximity to the tunnels.

It is imperative that NELA and/or other relevant government departments actively consult with Council to optimize the redevelopment of the area to provide for jobs and employment and support the local economy.

## 7. Recreation and Open Space

The proposed NEL, and associated widening of the Eastern Freeway, will impact on adjoining land uses. Many of these uses are currently recreational and passive open space, including the prominent Bulleen Park and Koonung Creek Linear Park. The following outlines matters that should be considered, and provides opportunities for improvements to these facilities.

### 7.1. Bulleen Park

#### Recommendation 11:

We are recommending that the impacted Bulleen Park football Oval 1, used by the Yarra Junior Football League, is relocated within Bulleen Park to further develop AFL football activities and associated pavilions at this location. In addition, other suitable sites need to be identified to locate any other impacted sporting facility, such as soccer or cricket pitches.

Based on the preliminary information available to date, the NEL roadway will be aligned west of the existing Bulleen Road, with a tunnel portal entrance to be located just south of the Veneto Club property. This will result in the loss of the existing Bulleen Park football oval (oval No. 1), either temporarily during construction, or long term.

The oval is currently the headquarters of the Yarra Junior Football League (YJFL) and is a full-sized premier AFL ground serviced by 100-lux lighting and a high-quality pavilion (opened in 2010). The oval is used exclusively by the YJFL and occasionally by the Bulleen Lions Football (Soccer) Club as a training facility. YJFL is one of the largest clubs in Melbourne, representing 32 teams and has over 400 umpires and 120 female junior teams.

NELA will need to work with all impacted stakeholders (Council, community and sporting clubs) to develop a masterplan for the redevelopment of Bulleen Park and associated facilities.

There is limited ability to reconfigure sporting facilities elsewhere within Bulleen Park due to the proximity of the Yarra River and the presence of indigenous vegetation including large old trees. Bulleen Park also caters to Archery & Aeromodellers clubs (which are located at the rear of Bulleen Park). Access to these facilities and clubs will also need to be protected.

### 7.2. Koonung Creek Linear Park (Eastern Freeway Corridor)

#### Recommendation 12:

We are recommending:

1. Overall improvements to the Koonung Trail to enhance walking, cycling and recreation facilities along the entire corridor, particularly on the north side of the Freeway; and
2. That the grade separation of the Koonung Trail across Doncaster Road (north of the Freeway) is included as part of the upgrade of the Eastern Freeway corridor. This will provide a critical missing link along the trail, and promote a safer environment for pedestrians and cyclists.
3. Maintain, and avoid impacting or loss of the natural landscape environment along the corridor (i.e. wetlands, established vegetation and tree canopy and general senses of nature).

Koonung Creek Linear Park is one of Manningham's most significant open spaces. The mostly



Manningham owned Koonung Creek Linear Park on the northern side of the Eastern Freeway between Thompsons and Springvale Roads is nearly 10 kilometres in length.

The Koonung Trail is one of Melbourne's major commuter cycling routes, with the main and secondary trails running variously along each side of the creek and/or freeway. This corridor also contains numerous wetlands. The landscape character is predominantly secluded and natural and this experience is highly valued by local and regional users.

Council is keen to enhance the corridor for passive and active recreation, and recognize the Koonung Creek not as a boundary, but as a central corridor that provides a crucial link between the Cities of Manningham Whitehorse and Boroondara.

Details on the existing and proposed conditions of the corridor are contained in the *Koonung Creek Linear Park Management Plan 2011*, available on Council's website.

#### 7.2.1. General areas to be preserved:

It is expected that the widening of the Eastern Freeway will impact on this corridor. The following are some of the key areas along the Koonung Creek Linear Park corridor that will need to be protected:

- Protection of the Koonung Creek (waterway) and adjacent wetlands.
- Protection of remnant vegetation including riparian and aquatic, and grassed areas which provide habitat and amenity.
- It will be critical to preserve the secluded bushland character of the Linear Park and its trails throughout the upgrade of the Eastern Freeway. A hard or heavily engineered path may achieve connections but would lack many of the open space values currently provided.
- Council is keen to preserve the existing Koonung Trail (3 metre wide commuter trail) where it is located on the north side of the Freeway between the footbridge at Eram Park (Church Street, Doncaster) through to the Eastlink Trail. This is the priority trail to be protected and enhanced in the region.
- The existing minimum widths of the open space area that exists along Estelle Street in Bulleen between the sound wall and Estelle Street should be maintained. This part of Bulleen generally lacks areas of open space, therefore this site provides a crucial public space for local residents.

#### 7.2.2. Specific areas along the corridor:

- **Doncaster Road / Eastern Freeway, Doncaster:** That the grade separation of the Koonung Trail across Doncaster Road (north of the Freeway) is included as part of the upgrade of the Eastern Freeway corridor. This will provide a critical missing link along the trail, and promote a safer environment for pedestrians and cyclists.
- **Katrina Gully Reserve (20 Katrina Street, Doncaster):** Forms part of Koonung Creek Linear Park and provides a much needed green space for this high density area. Provide a sealed pedestrian path to Blossom Court to improve pedestrian connectivity to Birralee Primary School, Doncaster Park & Ride, Westfield Doncaster and the footbridge across the freeway.
- **Estelle Street and Marjorie Close, Bulleen:** Extend the footpaths from both the end of Estelle Street and Marjorie Close to connect with the existing linear trail.
- **Wilson's Road, Doncaster:** Provide a sealed pedestrian path between the linear trail to the existing footpaths on Wilson's Road.
- **Colston Close, Doncaster:** Provide a sealed pedestrian path between the linear trail to Colston Close, to improve access to the Hampshire Road Reserve.

### 7.2.3. General matters for consideration:

- In some places where the freeway pushes close to residential streets or dwellings, the linear park and trail experience is constrained and at times claustrophobic as the path is funneled between high fences or sheer walls with little or no room for trees or other planting. Council is keen to ensure that this type of treatment does not occur in any new areas.
- In 2005 Council signed an agreement with VicRoads to the exchange of land following the freeway extension. This agreement took many years to reach and implement and Council would hope that any land acquisition/exchange as a result of NEL will not be as protracted.
- Eastern Freeway pedestrian overpasses: Should there be a requirement to redevelop any existing overpasses, it would be expected that the overpasses are reinstated at the current location, or within very close proximity to their current location, and designed to meet current *Disability and Discrimination Act 1992* (DDA) compliancy requirements. Opportunities to incorporate architecturally designed and appealing structures will be welcomed.

## 7.3. Other Specific Sites of Significance

### Recommendation 13:

Minimise or mitigate impact to several sites of (cultural, recreational or community) significance throughout the municipality.

- **39 Bridge Street, Bulleen:** The large River Red Gum at the Caltex Service station is both culturally and environmentally significant as well as being a major local landmark that needs to be protected. This tree is protected by a heritage overlay (HO24) in Council's Planning Scheme. Works in the region should avoid impacting (or loss to) this significant tree.
- **Park Reserve Soccer Facility (17 Park Avenue, Doncaster):** Council is keen to ensure that this facility is not impacted by the freeway widening. Currently there is only 19.5 meters between the edge of the freeway asphalt and the synthetic soccer surface and within this gap is the sound wall, shared path and landscaping. Council has recently invested \$2.5 million to upgrade the facility and provide a brand new synthetic soccer pitch and pavilion (2017). In addition, the local club has invested \$500,000 over the past 10 years.
- **Veneto Club (191 Bulleen Road, Bulleen):** Any impact to the Veneto Club and their car park will directly impact additional demand on Council open space to provide car parking. And any loss of facilities at the Veneto Club, such as soccer, highball and tennis, will place extra pressure on Council facilities to accommodate demand for these uses.
- **Koonung Park Reserve (2-30 Kampman Street, Bulleen):** Council is keen to ensure that this facility is not impacted by the freeway widening. Currently there is 43 meters between the edge of the freeway asphalt and the oval and 26 meters between the freeway asphalt and the cricket nets. The facility is heavily utilized for cricket, football, tennis and as a playground. Council recently upgraded the pavilion (2013) and sports field lighting (2016). In addition, an application for funding for a cricket net training facility is pending.
- **School sporting facilities (Bulleen):** Any loss to private school sporting facilities (Marcelin College, Carey Grammar and Trinity Grammar) will have a direct impact on clubs needing access to council venues. This is compounded by the recent introduction of female AFL programs which has seen an increase in participation at these venues.
- **Boroondara Tennis Centre (150 Bulleen Road, North Balwyn):** This tennis facility which is located within the City of Boroondara, should be considered for relocation within Boroondara. Although, the loss of the tennis courts from this location will have an impact on the 383

Manningham residents who play at this facility. To put this into context, this is 26% of all of Boroondara Tennis Centre's registered participants (1,447) and 11% of all of registered Manningham players (3,417).

- **Greythorn Bowling Club (7 Gregory Court, Doncaster):** This privately owned sports facility provides bowls facilities for Manningham residents. A loss to this facility would impact on other bowls venues within the Cities of Manningham and Boroondara.
- **Boronia Grove Reserve, 105 Leeds Street, Doncaster East:** Generally improve pedestrian trails and footpaths between the Reserve and the surrounding pedestrian network. For further detail regarding works around Boronia Grove, please refer to Map M contained in the *Koonung Creek Linear Park Management Plan 2011*.
- **Bolin Bolin Billabong:** The Billabong was a significant meeting place for the Wurundjeri and the Kulin Nation. There is an opportunity to respectfully recognise this culturally significant site and provide educational and interpretive material via the creation of a Bolin Bolin Cultural Heritage Trail, in collaboration with the Wurundjeri.

## 8. Public Art & Community Facilities

### 8.1. City 'Gateway' Entrances

#### Recommendation 14:

High quality public landscape elements, iconic public art and signage should be incorporated along the NEL route and at the main road entrances to the City of Manningham.

The 'gateways' to the City of Manningham are located at a number of locations, notably at the three Yarra River crossings in Bulleen, Templestowe and Warrandyte, and at various Eastern Freeway overpasses between Manningham and the Cities of Boroondara and Whitehorse.

The NEL proposes significant change to many entrance points to the City of Manningham. Any changes and impacts to these areas as a result of the new NEL or Eastern Freeway widening works needs to provide high quality, sculptural landscape elements, iconic public art and signage to enhance the gateways and contribute to positive urban design outcomes for the City.

### 8.2. Impact to Existing Gateway Sculptures

#### Recommendation 14.1:

NELA would need to protect two key pieces of artwork (the 'Sentinel' and 'Helmet') that may be affected by the NEL works to ensure the sculptures and their viewing experience are carefully protected and managed.

There are two prominent existing public artworks that will be affected by the NEL works that are part of Council's Civic Art Collection. These include the Inge King 'Sentinel' sculpture located within the Eastern Freeway off-ramp to Doncaster Road, and the 'Helmet', located within Banksia Park in Bulleen north of the Bridge Street and Manningham Road intersection.

Council (along with the artists) will need to be consulted as part of any relocation of the public art works to protect these iconic cultural landmarks, should they need to be relocated to accommodate the NEL and Eastern Freeway widening works.

### 8.3. Heide Museum of Modern Art

#### Recommendation 15:

That NELA protects and improves access to the Heide MOMA, and enhances its exposure from Manningham Road and the proposed NEL freeway.

The renowned Heide Museum of Modern Art (MOMA) is a prominent tourist attraction in this region, attracting almost 120,000 visitors annually (including 65,000 paid admissions to the galleries). Heide also provides a significant economic contribution to the region, generating over \$5 million to the local economy annually and employing 39 people (plus 250 volunteers).

Heide MOMA is a unique site in Melbourne – combining the legacy and history of its founders (John and Sunday Reed) with the gardens and galleries that today present modern art and sculptures along with

significant indigenous trees and song-lines along the Yarra River. It is unique in that it is an oasis in the middle of suburbia – a resource for people to utilise and enjoy.

As part of the NEL development in the area, we suggest that the following upgrades are incorporated to improve access and promotion of the site:

- Improve the exposure and prominence of the site from Manningham Road.
- Protect or relocate the 'Helmet' sculpture, which is currently located in Banksia Park north of the intersection of Bridge Street and Manningham Road.
- Improve transport access to the site (including a safer vehicle entrance from Templestowe Road), improved pedestrian connectivity to local bus stops and provide for improved cycling connections from Banksia Park, with connections to Heidelberg railway station, along with bicycle facilities at the site.
- Promote the Heide MOMA along the NEL roadway, similar to how the McClelland Gallery in Frankston was promoted as part of the East Link project.

## 9. Water Management

### Recommendation 16:

That NELA work with Council and other stakeholders to identify and provide suitable infrastructure in the Bulleen Flats area and Koonung Creek corridor to support effective and sustainable water management measures.

### 9.1. Drought-proofing the Bulleen Flats

Sports playing surfaces in the area are currently irrigated with a combination of water extracted from the Yarra River and stormwater running off residential catchments to the east and north of the Trinity Grammar School Sporting Complex. A number of storages (ponds and tanks) and treatment wetlands have been established to treat urban stormwater and provide storage capacity for water extracted from the Yarra River. Currently two schemes exist, one involves Marcellin College and Trinity Grammar to the east of Bulleen Road, while the second involves Manningham Council, Carey Grammar Sports Complex and the Freeway Public Golf Course to the west of Bulleen Road.

Both these schemes are vulnerable in a future climate change scenario, as they currently rely on river water which may not be available in dry summers. The reliability of stormwater yields can be increased by enlarging the catchment and storages.

The Eastern Freeway / NEL interchange alignment may provide an opportunity to access urban runoff that is flowing in the Koonung Creek, thus greatly expanding the supply catchment. Depending on how levels are managed (e.g. ramps) additional storage could be provided. Extending a connection between the east and western irrigation schemes (effectively creating a ring main) would have the potential to drought-proof all the active playing surfaces in the area with an environmentally preferred watering option.

Council's sportsground irrigation and drainage systems are approaching 25 years in age with a typical operational life of somewhere between 20 and 30 years. Where disturbance to the irrigated playing surfaces occurs, the opportunity to replace these systems should be taken.

### 9.2. Flood Mitigation along the Koonung Creek Corridor

There are a number of other opportunities to collaborate on projects to resolve local flooding issues within the Koonung Creek corridor. Manningham's flood models should inform local flooding hotspots; these may be resolved through a combination of upgraded drainage infrastructure and improved storage capacity. These measures and options should be further explored in the design phase.

Please contact Council's Engineering and Technical Services Unit to obtain extensive Manningham Flood Mapping (2015) data and information.

### 9.3. Working Effectively with other Authorities

Yarra Valley Water (YVW) have announced Eram Park as their preferred location for a water treatment facility to produce Class A water to supply the Doncaster Hill mandated supply area. We would encourage NELA to work with YVW to develop an integrated proposal that would minimise disruption for the local community and protect local amenity.

## 10. Environment and General Amenity

### 10.1. Environmental Considerations

#### Recommendation 17:

Ensure that the project provides an overall environmental net-benefit, by adhering to DELWP's 'avoid, minimise, offset' approach and providing to support roadside planting, the urban forest and offsetting vegetation loss locally within the City of Manningham.

It is acknowledged that environmental matters in association with the project, will be assessed and determined through the associated Environment Effects Statement (EES) process. However, notwithstanding this, it is prudent of Council to highlight the following key issues and opportunities:

- Consideration should be given to provide roadside planting with large canopy trees where possible;
- With regards to impacting native vegetation, it is important to adhere to the Department of Environment, Land, Water and Planning's (DELWP) Native Vegetation Policy Guidelines, to ensure an 'avoid, minimise, offset' approach is considered in the first instance;
- The project should aim to enhance the urban forest in Manningham and protect habitat corridors;
- Consider locating vegetation offset planting opportunities locally, within the City of Manningham;
- Consider to provide funding for 10-Year land management plan implementation for selected bushland reserves (in locations such as Currawong Bush Park in Warrandyte or 'The 100 Acres' Flora and Fauna Reserve in Park Orchards). Such funding would assist with removal of Woody Weed and provide pest animal control.

To protect the environmental and cultural significance of the Yarra River corridor, DELWP is currently preparing the Cultural River Precinct Structure Plan. The structure plan for the Banyule-Bulleen River Valley (including Bulleen Park and Banyule Flats) aims to guide future land uses and infrastructure investment. The Plan is due to be developed by December 2018. Planning for the North East Link should have consideration of the objectives of this Plan.

### 10.2. Noise Impacts

#### Recommendation 18:

Recognise the significant impact to the community as a result of traffic noise, and take appropriate measures to consider suitable noise attenuation, including more appropriately sited sound walls and road surface treatments to reduce noise.

The impact of traffic noise is currently a significant issue to local residents who live along the existing Eastern Freeway and Bulleen Road corridors. Although many of these areas contain sound walls, the noise impacts continue to resonate in the area. It is anticipated that the expanded Eastern Freeway will accommodate an increase in truck and freight vehicles and a significant increase in general traffic. This will lead to further noise impacts to local residents.

### 10.3. Eastern Freeway

**Recommendation 19:**

Ensure that no road tolls are introduced to the Eastern Freeway.

Council is aware of the intended scale of widening proposed along the Eastern Freeway, between Bulleen and Springvale Roads, and will be advocating for the best possible outcomes in relation to noise control, visual impact, shared paths, the Koonung Linear Park and overall amenity.

The scale and standard of noise barriers and landscaping along the existing Eastern Freeway needs to be at least maintained, or preferably improved, with the new freeway, as does the level of protection to abutting residents from noise and amenity impact.

Council will also be advocating for no tolls to be imposed on any traffic lanes, merging or express, along the Eastern Freeway, which should remain free to all users.



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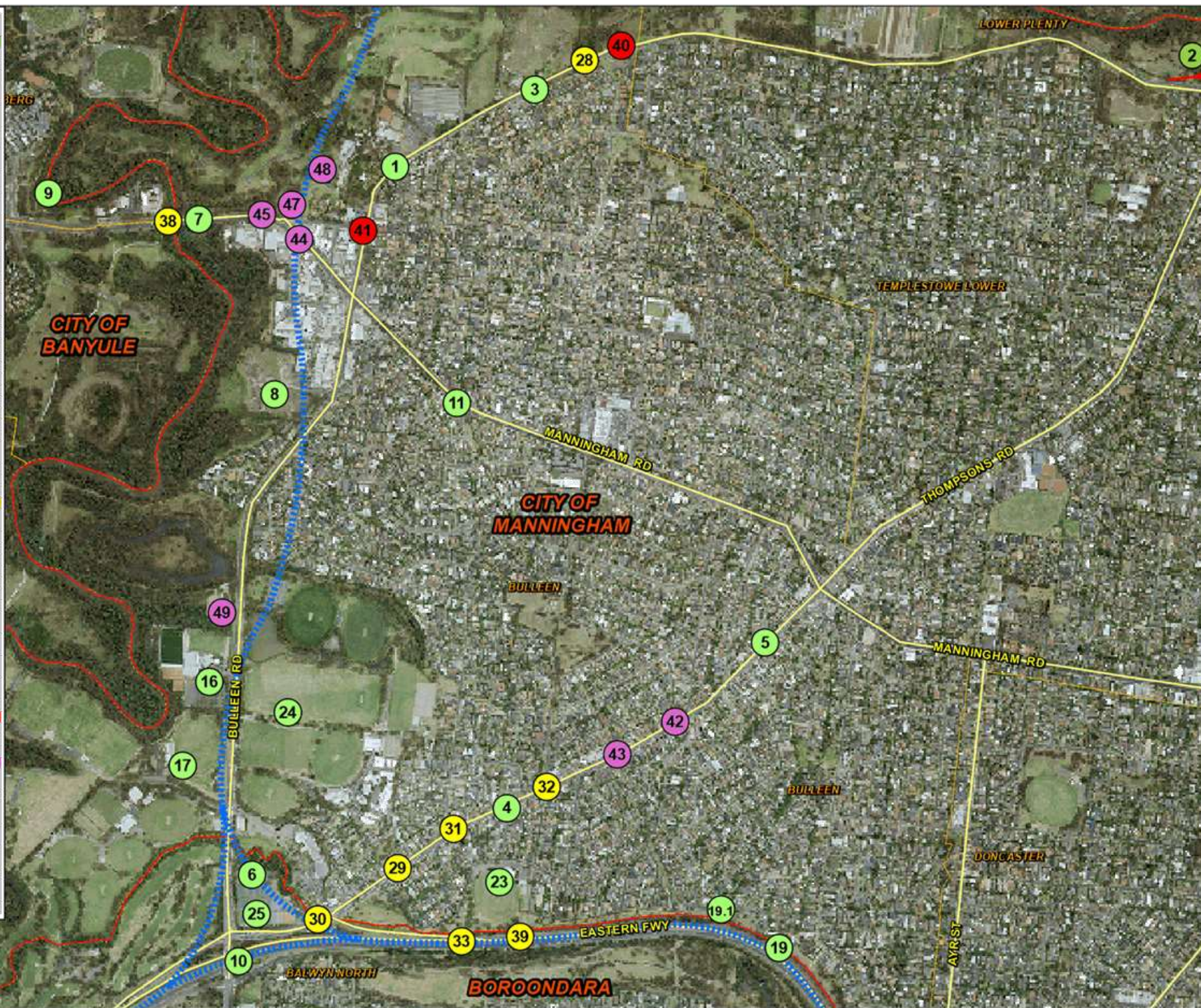
## Appendix A – Map Location of Issues and Opportunities

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### North East Link - Bulleen Road Corridor

Map Ref No.	Location	Opportunity
<b>Walking, Cycling &amp; Recreation</b>		
1	Heide Museum	Pedestrian-operated traffic signals
2	Footes St / McLachlan St, Templestowe	Pedestrian-operated traffic signals
3	Templestowe Road	Off-road shared pedestrian/cycling path
4	Thompsons Rd @ Stanley/Allen St, Bulleen	Safe pedestrian crossing: refuge island
5	Thompsons Rd @ Millicent Ave/Kathleen Gv, Bulleen	Safe pedestrian crossing: refuge island
6	Proposed Bulleen Park & Ride	Create a safe pedestrian network through Park & Ride
7	Manningham Road (Yarra River Bridge), Bulleen	Grade-separated pedestrian/cycling crossing
8	Former Bulleen Drive in site	Proposed shared path to avoid dissecting the site
9	Banksia Park, Bulleen to Dora St, Heidelberg (Yarra River)	New shared pedestrian/cycling bridge (Yarra River)
10	Bulleen Road / Eastern Freeway	New shared pedestrian/cycling bridge (freeway overpass)
11	Manningham Road @ Robert St, Bulleen	Pedestrian-operated traffic signals
12	High St @ Stutt Ave/Ayr St, Doncaster	Safe pedestrian crossing: refuge island
13	High St @ Winters Way, Doncaster	Safe pedestrian crossing: refuge island
14	High Street, Doncaster	Off-road shared pedestrian/cycling path
15	Tram Road/Grand Blvd, Doncaster (Applewood Retirement Village)	Pedestrian-operated traffic signals
16	Veneto Club, Bulleen Road, Bulleen	Pedestrian-operated traffic signals
17	Bulleen Park, Bulleen	Bulleen Park Masterplan
18	Katrina Gully Reserve, Doncaster	New pedestrian connection
19	Marjorie Close, Bulleen	New pedestrian connection
19.1	Estelle Street, Bulleen	New pedestrian connection
20	Wilson Road, Doncaster	New pedestrian connection
21	Colston Close, Doncaster	New pedestrian connection
22	Park Reserve, Doncaster	Protect the reserve from freeway development
23	Koonung Park Reserve, Bulleen	Protect the reserve from freeway development
24	School district, Bulleen Road	Protect the school grounds from freeway development
25	Boroondara Tennis Centre, North Balwyn	Relocate to a suitable location
26	Greythorn Bowling Club, Doncaster	Protect the facility from freeway development
27	Boronia Grove Reserve, Doncaster East	Improve overall pedestrian network
<b>Public Transport</b>		
28	Templestowe Road	Provide for bus services, bus stops and shelters
29	Thompsons Road (southwest-bound)	Bus priority (bus lanes)
30	Thompsons Road / Bulleen Park & Ride	Bus entry to Doncaster Busway
31	Thompsons Road @ Hugo Street	Bus shelter
32	Thompsons Road @ Balwyn Road	Bus shelter
33	Doncaster Busway	Bus Rapid Transit (BRT) network
34	Doncaster Road	Bus Rapid Transit (BRT) network
35	Doncaster Park & Ride	Improve bus priority and access
36	Eastern Freeway (between Doncaster & Springvale Bds)	Dedicated on-road bus priority
37	Blackburn Road (between Freeway and Doncaster Rd)	Bus priority (bus lanes)
38	Manningham Road / Banksia St (Yarra River Bridge)	Bus priority (bus lanes)
39	Eastern Freeway (Hoddle St to Doncaster Road)	Future Doncaster (heavy) rail reservation
<b>Road Infrastructure</b>		
40	Templestowe Road	Templestowe Road upgrade
41	Bridge Street	Traffic signals
<b>Public Art, Streetscapes and Community Facilities</b>		
42	Thompsons Road	Centre-median landscaped boulevard
43	Thompsons Road Shopping Strip	Streetscape improvements
44	39 Bridge St, Bulleen (Caltex Service Station)	Protect existing River Red Gum tree
45	Manningham Road, Bulleen	Public art and urban design to enhance the 'gateway' to Manningham
46	Eastern Freeway / Doncaster Road off-ramp, Doncaster	Protect or relocate the Inge King 'Sentinel' sculpture
47	Banksia Park, Bulleen	Protect or relocate the 'Helmet' sculpture
48	Heide Museum of Modern Art	Promote the museum as a key tourist attraction
49	Bolin Bolin Billabong, Bulleen	Create a Heritage Trail

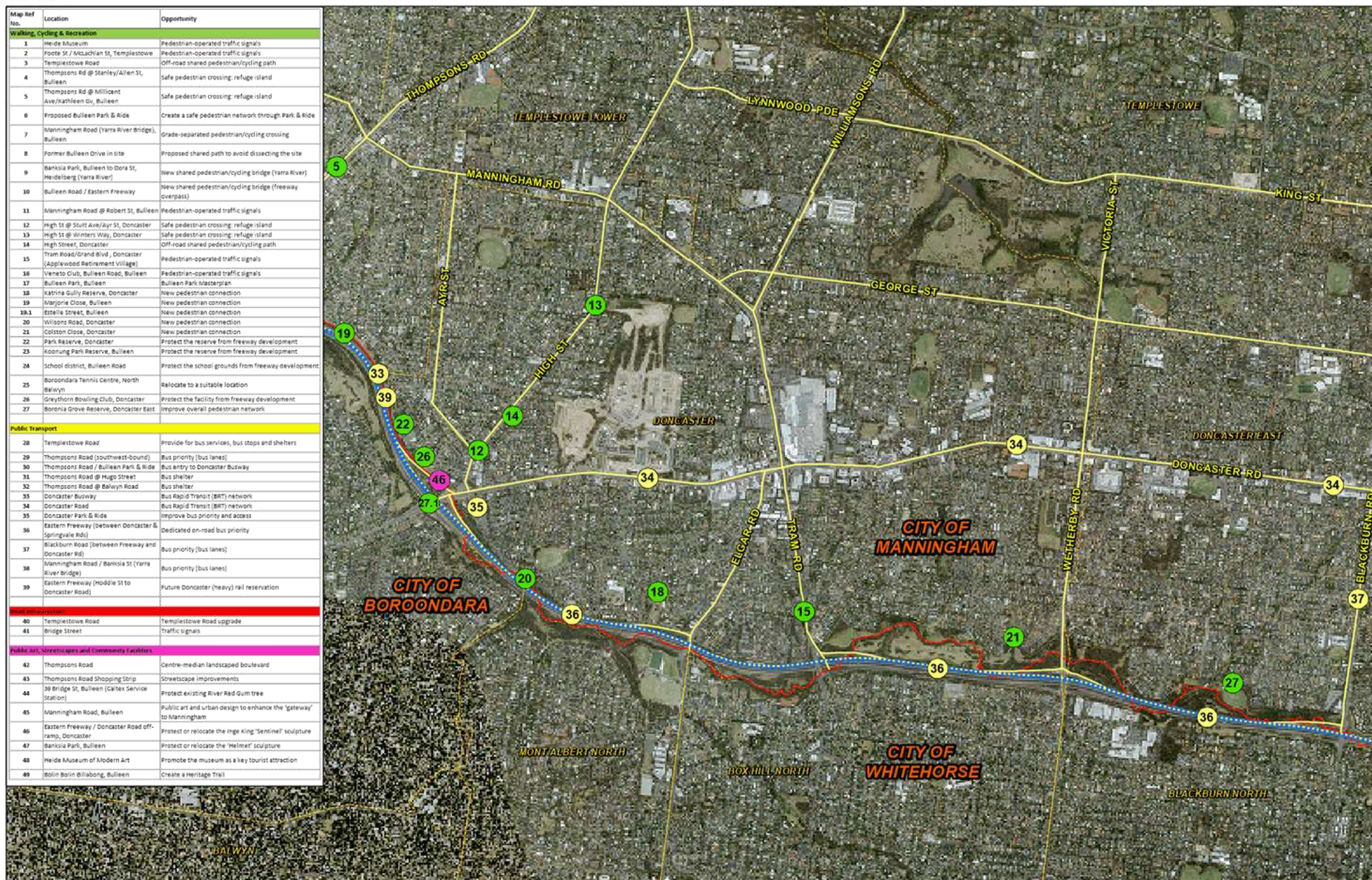


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---- Proposed North East Link route (indicative)     Municipal Boundary  
---- Main Roads     Suburb Boundary

**North East Link - Eastern Freeway Corridor**



Map Ref No.	Location	Opportunity
<b>Walking, Cycling &amp; Recreation</b>		
1	Heide Museum	Pedestrian-operated traffic signals
2	Footie St / McLachlan St, Templestowe	Pedestrian-operated traffic signals
3	Templestowe Road	Off-road shared pedestrian/cycling path
4	Thompsons Rd @ Stanley/Allen St, Bulleen	Safe pedestrian crossing: refuge island
5	Thompsons Rd @ Millicent Ave/Kathleen Cv, Bulleen	Safe pedestrian crossing: refuge island
6	Proposed Bulleen Park & Ride	Create a safe pedestrian network through Park & Ride
7	Manningham Road (Yarra River Bridge), Bulleen	Grade-separated pedestrian/cycling crossing
8	Former Bulleen Drive in site	Proposed shared path to avoid dissecting the site
9	Banksia Park, Bulleen to Dora St, Heidelberg (Yarra River)	New shared pedestrian/cycling bridge (Yarra River)
10	Bulleen Road / Eastern Freeway	New shared pedestrian/cycling bridge (freeway overpass)
11	Manningham Road @ Robert St, Bulleen	Pedestrian-operated traffic signals
12	High St @ Sturt Ave/Ayr St, Doncaster	Safe pedestrian crossing: refuge island
13	High St @ Winters Way, Doncaster	Safe pedestrian crossing: refuge island
14	High Street, Doncaster	Off-road shared pedestrian/cycling path
15	Tram Road/Grand Blvd., Doncaster (Appleywood Retirement Village)	Pedestrian-operated traffic signals
16	Veneto Club, Bulleen Road, Bulleen	Pedestrian-operated traffic signals
17	Bulleen Park, Bulleen	Bulleen Park Masterplan
18	Kabrina Gully Reserve, Doncaster	New pedestrian connection
19	Marjorie Close, Bulleen	New pedestrian connection
19.1	Estelle Street, Bulleen	New pedestrian connection
20	Wilson Road, Doncaster	New pedestrian connection
21	Colston Close, Doncaster	New pedestrian connection
22	Park Reserve, Doncaster	Protect the reserve from freeway development
23	Koonung Park Reserve, Bulleen	Protect the reserve from freeway development
24	School district, Bulleen Road	Protect the school grounds from freeway development
25	Boroondara Tennis Centre, North Balwyn	Relocate to a suitable location
26	Greythorn Bowling Club, Doncaster	Protect the facility from freeway development
27	Boronia Grove Reserve, Doncaster East	Improve overall pedestrian network
<b>Public Transport</b>		
28	Templestowe Road	Provide for bus services, bus stops and shelters
29	Thompsons Road (southwest-bound)	Bus priority (bus lanes)
30	Thompsons Road / Bulleen Park & Ride	Bus entry to Doncaster Busway
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<b>Road Improvements</b>		
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<b>Public Art, Streetscapes and Community Factors</b>		
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47	Banksia Park, Bulleen	Protect or relocate the 'Helmer' sculpture
48	Heide Museum of Modern Art	Promote the museum as a key tourist attraction
49	Bolin Bolin @ Ilabong, Bulleen	Create a Heritage Trail

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- - - - - Proposed North East Link route (indicative)
- Main Roads
- Municipal Boundary
- Suburb Boundary



**11.2 Recreational Land - Charges in Lieu of Rates 2018-19**

File Number: IN18/256  
 Responsible Director: Director Assets and Engineering  
 Attachments: Nil

**EXECUTIVE SUMMARY**

*Properties classified as Recreational Land under the Cultural and Recreational Lands Act 1963 (the C&RL Act) must be levied a charge in lieu of rates that is determined in accordance with the C&RL Act. As a new general valuation is about to be returned to Council, it is appropriate to review the charges for each classified property.*

**1. RECOMMENDATION**

**That Council:**

- A. declare the following properties to be Recreational Lands under the provisions of the Cultural and Recreational Lands Act 1963, and, in consideration of the services provided by Council to the Recreational Lands and of the benefit to the community derived from such Recreational Lands,**
- B. levy the following Charges in Lieu of Rates for 2018-19:**

Property No.	Club	Address	Charges in Lieu of rates for 2018/19
731907	Bulleen Tennis Club	284 Thompsons Road, Lower Templestowe	Nil
725769	Currawong Tennis Club	25 Springvale Road, Donvale	Nil
43688	Doncaster Bowling Club	Rear 699 Doncaster Road, Doncaster	Nil
725751	Doncaster Hockey Club	7 Springvale Road, Donvale	Nil
503032	Doncaster Tennis Club	802-804 Doncaster Road, Doncaster	Nil
725760	Donvale Bowls Club	11 Springvale Road, Donvale	Nil
731952	Donvale Tennis Club	36 Mitcham Road, Donvale	Nil
38902	Greythorn Bowling Club	7 Gregory Court, Bulleen	Nil
732474	Park Orchards Tennis Club	568 Park Road, Park Orchards	Nil

732438	Serpell Tennis Club	7A Burleigh Drive, Templestowe	Nil
732447	South Warrandyte Tennis Club	64 Croydon Road, Warrandyte South	Nil
255770	Templestowe Bowling Club	1-3 Swilk Street, Templestowe	Nil
732429	Templestowe Park Tennis Club	94 Porter Street, Templestowe	Nil
10108	Veneto Club	191 Bulleen Road, Bulleen	\$14,788
732456	Warrandyte Tennis Club	12 Taroona Avenue, Warrandyte	Nil
732465	Wonga Park Tennis Club	6 Old Yarra Road, Wonga Park	Nil
200634	Yarra Valley Country Club	9-15 Templestowe Road, Bulleen	\$13,908
		<b>Total 2018-19</b>	<b>\$28,696</b>

## 2. BACKGROUND

- 2.1 The Cultural and Recreational Lands Act 1963 (the C&RL Act) enables Council to provide financial support to rateable properties that are used for out-door sporting, recreational or cultural purposes and vested in, or operated by, not-for-profit organisations.
- 2.2 That support is facilitated by section 4(1) of the C&RL Act, which allows Council to set a charge in lieu of rates that Council thinks reasonable having regard to:
- the services provided by Council in relation to such lands, and
  - having regard to the benefit to the community derived from such recreational lands.
- 2.3 The 2018 review confirmed that there were no movements in the type or number of Recreational Lands from those identified in the 2016 review.
- 2.4 There are 17 properties considered to be Recreational Lands within the municipality, being

### **Minor Clubs:**

- Tennis Clubs (10);
- Bowls Clubs (4); and
- Hockey Clubs (1).

### **Major Clubs:**

- Veneto Social Club; and
- Yarra Valley Country Club.

2.5 For the previous General Valuation in 2016, it was determined by Council that:

- the benefit to the community from **the listed Minor Clubs** was considered greater than the cost of services by Council, and
- the level of volunteers offsets the cost to Council and the benefit of volunteers is a saving to Council in the provision of services.

Therefore, the Charges in Lieu of Rates was set at \$0 for all Minor Clubs. This approach is again supported for the 2018 review.

2.6 In relation to the Major Clubs, the following table provides an outline of the historical Charges in Lieu of Rates from 2014 and that proposed for 2018/19.

Charges in Lieu of Rates General Rate increase	2014/15 +4.5%	2015/16 +4.5%	2016/17 +2.5%	2017/18 +2.5%	2018/19 (Proposed) +2.25%
<b>Veneto Club</b>	\$15,943	\$16,069	\$15,520	\$15,831	\$14,788 -6.6%
<b>Yarra Valley Country Club</b>	\$15,943	\$15,051	\$14,599	\$14,891	\$13,908 -6.6%
Total	\$31,886	\$31,120	\$30,119	\$30,722	\$28,696 -6.6%

2.7 Therefore, it is recommended that the Charges in Lieu of Rates for the Veneto Club and Yarra Valley Country Club be set at:

**Veneto Club - \$14,788**

Note: which is a decrease from the 2017/18 year (as if the previous charge was indexed at 2.25%, then the Charge in Lieu of Rates would be higher than if it was simply as a rateable property) by applying the General Rate by CIV for 2018/19.

**Yarra Valley Country Club - \$13,908** (same reasons as above).

### 3. DISCUSSION / ISSUE

3.1 The C&RL Act requires that Council sets charges in lieu of rates having regard to the services it provides to the recreational lands and the community benefit to the community derived from the recreational lands.

3.2 Services provided by Council have been considered under three categories, namely:

- facilities provided by Council,
- services to the community at large that the Club partakes, and
- services specifically provided to the Incorporated Club.

- 3.3 In relation to facilities provided by Council on Council land, such as playing surfaces, club houses, car parks and the like, these are part of Council's obligation to provide opportunities for the ratepayers to participate in recreational activities. These assets always remain the property of Council and, as such, the provision of such facilities is a community benefit and not a benefit specific to the incorporated body engaged to manage and operate the facilities on Council's behalf.
- 3.4 All of the recreational lands in Manningham are operated on a not-for-profit basis, where access to the recreation facilities is through membership rights and fees or charges. The only facilities which are generally open to non-members are those available to guests at gaming and dining facilities at the Veneto Club and Yarra Valley Country Club.
- 3.5 In considering the net benefit to the community, it is appropriate to consider the value of volunteer services. In the minor clubs (tennis, bowls and hockey), where there is a high level of volunteerism, the "free input" of volunteerism creates a net value, or benefit, to the user equivalent to the value of the volunteer labour. The value of volunteerism is, therefore, considered as a net benefit to the community.
- 3.6 The areas occupied by the two major clubs, the Veneto Club and the Yarra Valley Country Club are on extensive private land. Despite the community benefit of the open space being restricted since a person has to be a member of the Club, or an invited guest, to gain access to the open space area, the presence of open space adds to the amenity of the area and has an environmental benefit.
- 3.7 In the case of the Veneto Club (5.2 hectares) and Yarra Valley Country Club (21.8 hectares), this land is such that the area has severe development restrictions and will most likely remain open space. The land's classification as Recreational Land is not a determining factor, because, if it ceased to be Recreational Land, it would most likely continue to be open space.
- 3.8 Council is required by the C&RL Act to apply charges in lieu of rates that it "thinks reasonable". Having regard to the similar nature of minor clubs that provide tennis, bowls and hockey, it is reasonable that these clubs be treated similarly since they all have similar operations, level of volunteerism, provide membership-based services and do not occupy large areas of open space.
- 3.9 On balance, and having regard to the level of direct services provided to Minor Clubs, and their net contributions to the community, it has been concluded that the net benefits to the community attributable to the value of volunteer services exceeds the consumption of direct and indirect Council services, and that it is, therefore, reasonable that their charges in lieu of rates be \$0.
- 3.10 The land occupied by the Veneto Club and Yarra Valley Country Club is not dependant on its classification as Recreational Land to remain open space. Whilst they do not operate facilities on behalf of Council, and the size and scale of the operations enable them to employ staff, and meet expenses normally associated with commercial operations, the comments in section 3.7 herein are relevant to the assessment under the CR&L Act.
- 3.11 The 2018 review, therefore, concludes that the Veneto Club and Yarra Valley Country Club should continue to have charges in the order of those levied for the past years and it is proposed that the charges in lieu of rates be set at \$14,788 and \$13,908 respectively for 2018/19.



**4. COUNCIL PLAN / STRATEGY**

- 4.1 It is proposed that the seventeen properties classified as Recreational Lands under the C&RL Act be charged a total of \$28,696 in 2018/19 as part of Council's Budget.

**5. IMPACTS AND IMPLICATIONS**

- 5.1 Those Clubs occupying land deemed to be Recreational Land will receive annual Rate Notices that will disclose charges in lieu of rates.
- 5.2 They will also be advised that the C&RL Act provides that, when such properties cease to be Recreational Lands, they will be liable for back-rates for up to ten years based on the value of the property at the time it ceases to be classified. This only applies to land in private ownership.

**6. IMPLEMENTATION****6.1 Finance / Resource Implications**

As per the Council Budget for 2018/19, it is proposed that the seventeen properties classified as Recreational Lands under the C&RL Act be charged a total of \$28,696 in 2018/19.

**6.2 Communication and Engagement**

The outcome of Council's determination will be advised to the Clubs, together with their property classifications and the basis for proposed charges in lieu of rates for 2018/19.

**6.3 Timelines**

To be effected as part of the proposed charges in lieu of rates for the coming financial year.

**7. DECLARATIONS OF CONFLICT OF INTEREST**

No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

**11.3 General Valuation 2018 Return**

File Number: IN18/261  
 Responsible Director: Director Assets and Engineering  
 Attachments: Nil

**EXECUTIVE SUMMARY**

*In accordance with the Valuation of Land Act 1960 ("the Act"), all Victorian Councils are required under the Act to revalue all rateable land and non-rateable leviable land biennially, as at 1 January each even year.*

*For the 2018 General Valuation, the relevant date is 1 January 2018.*

*The Valuer-General Victoria ("V-GV") is the responsible authority under the Act to carry out the functions of the Act, and to certify each revaluation as being true and correct for each of the five stages of the revaluation and subsequent overall completion of each revaluation. All stages of the 2018 General Valuation have now been completed in accordance with the Act, and Manningham has received the final stage 5 certification by the V-GV.*

*The result for Manningham indicates an increase of 23.5% in the Capital Improved Value ("CIV") over the two year period from the 2016 general revaluation to the 2018 general revaluation, for all rateable properties.*

*It is now necessary for Council to formally adopt the 2018 General Valuation.*

**1. RECOMMENDATION**

**That Council adopts the return of the 2018 General Valuation for all rateable and non-rateable leviable property within Manningham, as certified by the V-GV, as shown in the tables below:**

<b>Type of Rateable Property – 2018 General Valuation</b>				
	<b>Number</b>	<b>SV</b>	<b>NAV</b>	<b>CIV</b>
<b>Residential/Rural</b>	47,329	43,988,012,500	2,771,939,625	55,438,792,500
<b>Commercial</b>	1,740	1,508,181,800	214,726,250	3,979,098,000
<b>Industrial</b>	202	185,720,000	13,559,500	234,328,500
<b>Recreational Land</b>	17	41,455,000	3,463,250	58,415,000
<b>Total</b>	49,288	45,723,369,300	3,003,688,625	59,710,634,000

<b>Non-Rateable Leviable Property – 2018 General Valuation</b>				
	<b>Number</b>	<b>SV</b>	<b>NAV</b>	<b>CIV</b>
<b>Non-Rateable Leviable</b>	454	792,401,500	45,401,350	876,606,000

**2. BACKGROUND**

- 2.1 Council resolved at its meeting on 21 February 2017 to cause a general valuation of all rateable and non-rateable leviable property within the municipality to be made as at 1 January 2018 and returned before 30 June 2018.
- 2.2 The Minister for Planning fixed 1 January 2018 as the date at which the value of all rateable and non-rateable leviable property shall be assessed.

- 2.3 That General Valuation has now been completed in satisfaction of the V-GV's 2018 Valuation Best Practice Guidelines.
- 2.4 Council has received the final stage 5 certification from the V-GV, having completed all previous four stages and received certification of those stages by the V-GV.
- 2.5 For all non-rateable leviable property, as per the Fire Services Property Levy, these are a separate assessment, and have been completed as part of the overall 2018 General Valuation in accordance with the V-GV's 2018 Valuation Best Practice Guidelines.

### 3. DISCUSSION / ISSUE

#### 3.1 Rateable properties

There are 49,288 rateable assessments (inclusive of recreational land) in the return, compared to 47,246 for the 2016 general valuation return, an increase of 2,042 property assessments, or 4.3%, over 2016. This figure has been primarily influenced by the completion of residential apartments, townhouse and separate dwelling completions in the municipality.

- 3.2 Total valuations of all rateable properties are as follows:

Site Value	\$45,723,369,300
Capital Improved Value	\$59,710,634,000
Net Annual Value	\$ 3,003,688,625

- 3.3 The increase in CIV over the two year period for all rateable properties amounts to an average 23.5%. Residential properties reflected an average increase in CIV of 23.1% and commercial/industrial properties, whilst being a relatively small number at 1,942, also reflected an average increase of 28.5%.
- 3.4 Further, the key influences of the valuation increases across the municipal district include the impact of a continued strong property market, particularly for development sites within the Doncaster Hill precinct, and in proximity to main roads within residential growth zones having supporting planning schedules for medium to high density developments. The increased market demand for semi-rural and larger allotment sizes contributed to a stronger increase across the eastern part of the municipal district.
- 3.5 The above figures include 17 properties classified as Recreational Land, pursuant to the Cultural and Recreational Lands Act 1963. Whilst those properties are rateable, their uses for outdoor sporting activities qualify them for a Charge in Lieu of Rates.

#### 3.6 Non-Rateable Leviable properties

There are 454 non-rateable leviable properties having a total valuation as follows:

Site Value	\$ 792,401,500
Capital Improved Value	\$ 876,606,000
Net Annual Value	\$ 45,401,350

#### 4. COUNCIL PLAN / STRATEGY

- 4.1 It is a requirement of Section 13DC(5) of the Valuation of Land Act 1960 that any general valuation must be returned to Council before 30 June in the second year immediately following the last such valuation.
- 4.2 As it forms the basis for Council rates, it must necessarily be returned no later than when the budget is adopted subject to receiving certification by the V-GV.

#### 5. IMPACTS AND IMPLICATIONS

- 5.1 The effect of general valuations is to adjust the apportionment of rates across all rateable properties on this, the last of a two yearly cycle, prior to moving to centralised annual valuations under the authority of the V-GV from 2019.
- 5.2 Whilst this assists in the equitable distribution of rates liability on the basis of property values, it also results in the rates for individual properties moving by varying amounts depending on shifts in values throughout the municipality.

#### 6. IMPLEMENTATION

##### 6.1 Finance / Resource Implications

6.1.1 This General Valuation will be the basis for rating within Manningham for the next one year, for the purposes of the Fire Services Property Levy, and for the assessment of Land Tax by the State Revenue Office.

6.1.2 All valuations were carried out independently by Patel Dore Valuers.

6.1.3 Of note: the impending move by the V-GV to centralised annual valuations commencing on 1 July 2018 for the 2019 return is expected to result in annual valuation returns for adoption by Council.

##### 6.2 Communication and Engagement

The outcomes of the 2018 General Valuation will be communicated to ratepayers via a brochure insert with the 2018-19 Valuation and Rates Notice. Council's Marketing Unit will also liaise with the local press to provide relevant information to the public prior to the issue of Valuation and Rates Notices.

##### 6.3 Timelines

Information will be distributed to ratepayers, advising that all valuations have been reviewed as at 1 January 2018 and, if they believe the valuations may be incorrect, that they should discuss their concerns with one of Council's Valuers. The objection process is outlined on Council's web site, in the annual rates brochure, and on Valuation and Rates Notices, and, when ratepayers call to query aspects of their rates or valuations, they can be advised of their rights to object to valuations.

#### 7. DECLARATIONS OF CONFLICT OF INTEREST



No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

## 12 COMMUNITY PROGRAMS

### 12.1 Draft Inclusive Manningham Strategy 2018-2021 and Action Plan 2018-2019

File Number: IN18/271

Responsible Director: Acting Director Community Programs

Attachments: 1 Draft Inclusive Manningham Strategy 2018 - 2021 [↓](#)   
2 Draft Inclusive Manningham Action Plan 2018 - 2019 [↓](#) 

#### EXECUTIVE SUMMARY

*The draft Inclusive Manningham Strategy 2018 – 2021 supports Council to deliver on its Healthy City Strategy 2017-2021 commitments.*

*It focuses on inclusion issues associated with disability, gender/sexual identity, ethnicity, culture, language, faith and gender equity.*

*It will help Council meet its legislative requirements under:*

- *Section 3C of the Local Government Act (currently under reviewed)*
- *Victorian Disability Act 2006*
- *Charter of Human Rights and Responsibilities Act 2006*
- *Victorian Equal Opportunity Act 2010*

*It forms Council's Disability Action Plan, a requirement under current legislation, and provides a strong foundation for further anticipated change to the Disability Act and expectations for Councils to:*

- *Deliver on outcomes within the State Disability Plan;*
- *Report and refresh commitments annually; and*
- *Adopt a stronger focus on creating accessible, safe and inclusive workplace cultures.*

*This Strategy replaces Council's Access, Equity and Diversity Strategy 2014 – 2017; and has four priority areas:*

1. *Protecting and Promoting Human Rights*
2. *Enhancing Workplace Culture and Leadership*
3. *Providing Equitable Opportunities for social and economic inclusion*
4. *Valuing Diversity and Being a Welcoming Community.*

*A 12 month Action Plan (2018 – 2019) supports the Strategy.*

**1. RECOMMENDATION**

**That Council:**

- A. Endorse the draft Inclusive Manningham Strategy 2018 – 2021 and the Action Plan 2018 - 2019 for the purpose of public exhibition.**
- B. Note that this Strategy seeks to fulfil Council’s legislative obligations under the Disability Act 2006**

**2. BACKGROUND**Legislative Context

2.1 In carrying out its business Council is required to comply with state and commonwealth legislation that relates to social justice, human rights and inclusion.

<b>Commonwealth</b>	<b>State</b>
<ul style="list-style-type: none"> <li>• Disability Discrimination Act 1992</li> <li>• Racial Discrimination Act 1975</li> <li>• Racial Hatred Act 1995</li> <li>• Sexual Discrimination Act 1984</li> <li>• Sexual Orientation, Gender Identify and Intersex Status Amendment 2013</li> <li>• Workplace Gender Equality Act 2012</li> <li>• Fair Work Act 2009</li> </ul>	<ul style="list-style-type: none"> <li>• Local Government Act</li> <li>• Charter of Human Rights and Responsibilities Act 2006</li> <li>• Victorian Equal Opportunity Act 2010</li> <li>• Public Health and Wellbeing Act 2008</li> <li>• Victorian Multicultural Act 2011</li> <li>• Racial and Religious Tolerance Act 2001</li> <li>• Victorian Disability Act 2006</li> <li>• State Disability Plan 2017-2020</li> <li>• Carers Recognition Act 2012</li> </ul>

2.2 As per Section 3C of the *Local Government Act* (which will be updated in 2018):

- The primary objective of a Council is to endeavour to achieve the best outcomes for the local community having regard to the long term and cumulative effects of decisions.
- In seeking to achieve its primary objective, a Council must ensure that services and facilities provided by Council are accessible and equitable.

- 2.3 Furthermore, under Section 38 of the *Victorian Disability Act 2006* Council is required to prepare a *Disability Action Plan* for the purposes of:
- Reducing barriers to persons with a disability in accessing goods, services and facilities,
  - Increasing employment opportunities;
  - Promoting inclusion and participation, and
  - Changing attitudes and practices that discriminate against people with a disability.
- 2.4 Manningham Council's Disability Action Plan is embedded within this *Inclusive Manningham Strategy* and its accompanying *Inclusive Manningham Action Plan*.

*Manningham's Diverse Community*

- 2.5 Manningham has a diverse community. Understanding its complexity helps to inform the development of priorities and action areas that will enhance inclusion.
- 2.5.1 **Culture and Language:** 40% of Manningham's residents were born overseas. 87% of them came from a country where English was not their first language. This equates to 35% of our residents having been born in a non-English speaking country, 42% speaking a language other than English at home, and 8% of our residents not fluent in English or not speaking English at all. This is an upward trend.
- 2.5.2 **Faith:** 52% of our residents are Christian (downward trend). 31% have no religion (upward trend). 9% are members of other faiths (upward trend).
- 2.5.3 **Disability:** Most people will experience some kind of disability at some time in their lives. 18% of Australians currently report living with a disability - likely to be under-reported (upward trend). Across Australia, 53% of people with a disability are employed compared with 83% of people with no reported disability. Locally, 11,150 people provide unpaid assistance to a person with a disability - over a third of these carers also have a disability themselves. The NDIS commenced in Manningham in November 2017.
- 2.5.4 **LGBTIQ:** 11% of Australians are estimated to be of diverse sexual orientation, sex or gender identity. While many are happy and well-connected, 34% hide their sexuality or gender identify for fear of violence or discrimination while accessing services, 42% at social and community events, and 39% at work.

*Proposed Inclusive Manningham Strategy and Action Plan*

- 2.6 A *Draft Inclusive Manningham Strategy 2018-2021* has been developed to provide direction for Council and the community to enhance the inclusiveness of Manningham, act compatibly with human rights, and embrace and value the rich dimensions of our local diversity.

- 2.7 It supports Council's *Healthy City Strategy 2017 – 2021*.
- 2.8 It replaces Council's *Access, Equity and Diversity Strategy 2014 – 2017*.
- 2.9 It focuses on inclusion issues surrounding disability, gender and sexual identity, ethnicity and culture, language, faith, and gender equity – with a focus on the interconnections that exist between these diverse attributes.
- 2.10 It has four priority areas:
- **Protecting and Promoting Human Rights**  
Council will take a whole of organisation approach to protecting and promoting human rights, particularly when developing policies, interpreting and applying local laws, delivering services and making decisions.
  - **Enhancing Workplace Culture and Leadership**  
Council is committed to leading by example. We believe that inclusiveness starts with strong leadership and we are committed to building an inclusive workplace culture and a diverse workforce that reflects and understands the community we serve.
  - **Providing Equitable Opportunities for social and economic inclusion**  
Council is committed to promoting inclusion and participation in all areas of community, economic and civic life. We will design and deliver Council services, programs, facilities and communications that maximise equitable opportunities for all people to access and benefit from.
  - **Valuing Diversity and Being a Welcoming Community**  
Council believes that Manningham's diversity is one of our greatest strengths. We are committed to valuing the diversity of the Manningham community and being a welcoming community.
- 2.11 In line with Council's new strategic framework, a 12 month Action Plan (2018 – 2019) comprising actions that will support the Strategy to deliver inclusion and diversity outcomes for the Manningham community - informed by priorities determined by legislation, local needs and available resources.

### **3. DISCUSSION / ISSUE**

- 3.1 Council endorsement is sought for the Draft Inclusive Manningham Strategy 2018-2021 and the Draft Inclusive Manningham Action Plan 2018-2019 for public exhibition.
- 3.2 It is intended that the Strategy and its annual Action Plans will:
- Help Council to meet its legislative requirements around social justice, human rights and equal opportunity;
  - Fulfil Council's legislative obligation to have a Disability Action Plan; and
  - Coordinate a cross-organisational and intersectional approach to acting compatibly with human rights and advancing diversity and inclusion.



- 3.3 In line with Council's Strategic Planning Framework, the Action Plan is predominantly a summary of new initiatives. It excludes:
- Ongoing work that is being undertaken to support and value diverse Council employees, customers and communities
  - Council inclusion and diversity initiatives that are (or will be) referenced within other strategic plans such as the Council Plan, Healthy City Strategy and Recreation Strategy.
  - Inclusion and diversity initiatives that are being delivered by other government sectors and local organisations.

#### 4. COUNCIL PLAN / STRATEGY

- 4.1 Council's Integrated Planning Framework underpinned the development of the draft Inclusive Manningham Strategy which is aligned to support Council's vision and the relevant goals of the:
- *Council Plan 2017 – 2021*: Goal 1.2 "A connected and inclusive community"
  - *Healthy City Strategy 2017 – 2021*: Priority 1.1 "An inclusive, diverse community - A community that values and embraces its diversity".

#### 5. IMPACTS AND IMPLICATIONS

- 5.1 The purpose of the draft Inclusive Manningham Strategy is to guide, evaluate and continuously refine Council's operations to ensure that we protect and promote human rights, have an inclusive workplace culture, provide equitable opportunities for the community, value diversity, and be a welcoming community.

#### 6. IMPLEMENTATION

##### 6.1 Finance / Resource Implications

The actions presented within the 2018/2019 Action Plan are funded within existing budget.

##### 6.2 Communication and Engagement

- 6.2.1 The Draft Inclusive Manningham Strategy will go on public exhibition for four weeks. A summary will be translated into key community languages. Opportunities to comment will be promoted via Council's website, social media and local libraries, and via professional and community networks.

##### 6.3 Timelines

6.3.1 The following timelines are proposed:

- The Draft Strategy will be formatted and a summary will be translated - 27 June to 13 July 2018
- Proposed public exhibition period - 16 July to 13 August 2018

- The updated Strategy will be presented to Council on 25 September 2018 seeking endorsement.

**7. DECLARATIONS OF CONFLICT OF INTEREST**

No Officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.



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## 1. Introduction

Manningham is home to more than 116,000 uniquely diverse people.

We want each and every one of them, and our visitors, to feel welcome and that they belong - and to feel able and motivated to participate in community, economic and civic life.

For this to happen diversity needs to be valued, respected and accommodated.

This *Draft Inclusive Manningham Strategy* focuses on the inclusion issues surrounding:

- Disability
- Gender and Sexual Identity
- Ethnicity and Culture
- Language
- Faith
- Gender, in terms of gender equity

It focuses on the interconnections that exist between these diverse attributes.

It provides direction for how Council and the community can enhance the inclusiveness of Manningham, act compatibly with human rights, and embrace and value the rich dimensions of our local diversity.

In so doing, we seek to support Manningham to be a healthy, vibrant, connected and inclusive city.

### Inclusive Manningham Strategy Priorities

The four priority commitment areas of the *Inclusive Manningham Strategy* are to:

1. Protect and promote Human Rights
2. Enhance Council's workplace culture and leadership
3. Provide the community with equitable opportunities for social and economic inclusion
4. Value diversity and be a welcoming community

#### **International Bill of Human Rights**

An inclusive society is based on the fundamental human rights value that "all human beings are born free and equal in dignity and rights".

## 2. Definitions

**What is Disability?** Disabilities vary. They include a sensory, physical or neurological impairment or acquired brain injury; an intellectual disability; and/or a developmental delay.

**What is Discrimination?** Discrimination is treating someone unfavorably, or proposing to, because of a personal attribute that is protected by Victoria's *Equal Opportunity Act 2010*. It can also happen if an unreasonable policy or practice is applied that can, or does, disadvantage someone because of a personal attribute.

**What is Diversity?** A concept that recognises that everyone is unique.

**What is Equity?** A concept of fairness.

**What is Equality?** The state of being equal, especially in status, rights and opportunities<sup>5</sup>. It is an outcome of equity.

**What is Gender equity?** The processes that work towards fairness for women and men in the context of the historical disadvantage that women have experienced, particularly socially, politically and economically.

**What are Human Rights?** Human rights recognise the inherent value of each person, regardless of background, where we live, what we look like, our age, what we think or what we believe. They are based on principles of dignity, equality and mutual respect, which are shared across cultures and religions. They are about being treated fairly, treating others fairly and having the ability to make genuine choices in our daily lives.<sup>1</sup>

**What is Inclusion?** A concept of valuing all individuals, giving equal access and opportunity to all, and removing discrimination and other barriers to involvement.

**What does LGBTIQ stand for?** Lesbian, Gay, Bisexual, Transgender, Intersex and Queer.

**What is Manningham's Access and Equity Advisory Committee?** A formal Council Advisory Committee that provides advice to support Council in making decisions that consider the interests, values and needs of Manningham's diverse communities - as they relate to human rights, access, equity and inclusion. The Advisory Committee assisted in developing this *Inclusive Manningham Strategy and Action Plan* and assists in monitoring its implementation. It is chaired by a Councillor, meets bi-monthly and comprises up to 16 members who represent people with disabilities and/or their carers; people from culturally, linguistically and religiously diverse backgrounds; gender equity; and people who are lesbian, gay, bisexual, transgender, intersex and/or queer.

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<sup>1</sup> Australian Human Rights Commission

<sup>4</sup> Draft Inclusive Manningham Strategy

*Image Place Holder*



### 3. Inclusion is a right and a responsibility

#### The Community's inclusion role

Everyone has a role to play in achieving an inclusive Manningham.

By everyone we mean all levels of government, workplaces, educators, community and sporting organisations, community service organisations, businesses and individuals.

It's also worth remembering that our residents are all Victorians, and that every Victorian has<sup>2</sup>:

- A duty to respect and uphold the laws and values of the state
- A right to belong and contribute
- A responsibility to let others live as they choose

These values are what every Victorian, including every person in Manningham, should expect of each other. Whether at home, at work, while volunteering or in the community; these are the values that make Victoria and Manningham a great place to live – and a place we can all be proud of.

#### State and Federal Government's inclusion role

Government has responded to the increasing diversity of the Australian population by developing legislation and policies that require equality of treatment for all members of the community.

The fundamental principle is that regardless of race, religion, language, gender, ability, sexual identity or other attributes, all people must be guaranteed equal opportunity and equal access to services.

A comprehensive list of the legislation and policy that guide Council in meeting our human rights and equal opportunity obligations is provided on pages 8-9.

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<sup>2</sup> Victorian. And proud of it. Victoria's Multicultural Policy Statement, 2017.



## Manningham Council's inclusion role

In carrying out our business Council is required to comply with state and federal legislation that directly relates to social justice, human rights and inclusion.

Together with state and federal government we also support, partner with, build the capacity of and encourage other sectors of the community to be accessible, inclusive and welcoming.

**We have an important role to play in achieving an inclusive Manningham – through leadership and advocacy, community engagement, workforce and organisational development, planning and design, support and advocacy, and local laws and regulation.**



As per Section 3C of the *Local Government Act* (which will be updated in 2018):

- The primary objective of a Council is to endeavor to achieve the best outcomes for the local community having regard to the long term and cumulative effects of decisions.
- In seeking to achieve its primary objective, a Council must: e) ensure that services and facilities provided by Council are accessible and equitable.

Furthermore, under Section 38 of the *Victorian Disability Act 2006* we are required to prepare a *Disability Action Plan* for the purposes of:

- reducing barriers to persons with a disability in accessing goods, services and facilities;
- increasing employment opportunities;
- promoting inclusion and participation; and
- changing attitudes and practices that discriminate against people with a disability.

Manningham Council's Disability Action Plan is embedded within this *Inclusive Manningham Strategy* and its accompanying *Inclusive Manningham Action Plan*.

## 4. Legislation and Policy

This table summarises the human rights and equal opportunity legislation and policy that guide Council operations and decision making.

Federal	State	Local
<p><i>Disability</i></p> <ul style="list-style-type: none"> <li> <b>Disability Discrimination Act 1992</b>                      Prohibits discrimination against persons with disabilities; and makes it a legal requirement for local government to provide equal access to employment, public buildings, goods, services and facilities.                 </li> <li> <b>National Disability Strategy 2010-2020</b>                      A national approach to supporting people with disability to maximise their potential and participate as equal citizens in Australian society.                 </li> </ul>	<ul style="list-style-type: none"> <li> <b>Charter of Human Rights and Responsibilities Act 2006</b>                      Obliges public authorities to act compatibly with, protect, and promote human rights.                 </li> <li> <b>Victorian Equal Opportunity Act 2010</b>                      Protects people's rights to equal opportunities. Prohibits discrimination on the basis of age, disability, employment activity, gender identity, physical features, pregnancy, race, faith, sex, sexual orientation &amp; other attributes.                 </li> <li> <b>Public Health and Wellbeing Act 2008</b>                      Designed to protect the health of Victoria's population.                 </li> </ul>	<ul style="list-style-type: none"> <li> <b>Local Government Act, 1989</b> (under review, 2018)                 </li> <li> <b>Plan Melbourne, 2016</b>                      A long-term plan to ensure that Melbourne grows more sustainable, productive and liveable. Includes principles around participation and strong and healthy communities.                 </li> </ul> <p><i>Manningham Council Key Strategic Documents</i></p> <ul style="list-style-type: none"> <li> <b>Manningham Council Generation 2030 Community Plan</b>                      A 20 year community plan for Manningham based on community aspirations that helps drive Council policies and prioritise resources.                 </li> <li> <b>Manningham Council Plan 2017-2021</b>                      Council's major strategic document that outlines the goals of Council and guides the delivery of services over the next four years.                 </li> <li> <b>Manningham Healthy City Strategy 2017-2021</b>                      Council's four year strategic plan to help make Manningham Inclusive and harmonious; Healthy and well; Safe and resilient; and Connected and vibrant.                 </li> <li>                     Other relevant Council Strategies including:                      - Manningham Economic                 </li> </ul>
<p><i>Race and Culture</i></p> <ul style="list-style-type: none"> <li> <b>Racial Discrimination Act 1975</b>                      Enshrines equity in law, regardless of race, colour, descent or national or ethnic background.                 </li> <li> <b>Racial Hatred Act 1995</b>                      Extends the coverage of the Racial Discrimination Act to also prohibit racial hatred.                 </li> <li> <b>Multicultural Australia – United, Strong, Successful 2017</b> Public statement recommitting to multicultural Australia and setting priorities and strategic directions for the coming years. Sets values of respect, equality and freedom.                 </li> </ul>	<p><i>Race and Culture</i></p> <ul style="list-style-type: none"> <li> <b>Victorian Multicultural Act 2011</b>                      A framework of cultural diversity principles requiring that all Victorians be entitled to mutual respect; be encouraged to work together positively; be entitled to access opportunities, participate in and contribute to social, cultural, economic and political life; and requiring that diversity be promoted and preserved.                 </li> <li> <b>Racial and Religious Tolerance Act 2001</b>                      Makes it unlawful to vilify anyone on the grounds of race or religion.                 </li> <li> <b>Victorian. And proud of it – Victoria's Multicultural Policy Statement 2017</b>                      Seeks to enable every Victorian to participate fully in society,                 </li> </ul>	

Federal	State	Local
<p><i>Gender, Gender Identity and Sexual Identity</i></p> <ul style="list-style-type: none"> <li> <b>Sex Discrimination Act 1984 &amp; Sexual Orientation Gender Identity and Intersex Status Amendment 2013</b>                      Prohibits discrimination on the basis of sex, marital or relationship status, pregnancy, sexual orientation, gender identity, intersex status or breastfeeding in public.                 </li> <li> <b>Workplace Gender Equality Act 2012</b>                      Seeks to improve and promote equality for both women and men in the workplace.                 </li> <li> <b>National LGBTI Ageing and Aged Care Strategy 2012</b>                      Aims to ensure that LGBTI people have the same opportunities and options in aged care that are available to all Australians.                 </li> </ul> <p><i>Other:</i></p> <ul style="list-style-type: none"> <li> <b>Fair Work Act 2009</b>                      Prohibits employment discrimination on the basis of race, colour, sex, sexual orientation, age, disability, marital status, family or carers responsibility, pregnancy, political opinion, nationality or social origin.                 </li> </ul>	<p>remain connected to their culture, and ensure we all have equal rights, protections and opportunities.</p> <ul style="list-style-type: none"> <li> <b>Victorian Aboriginal and Local Government Action Plan 2016</b>                      Provides a framework to help Councils engage with Aboriginal communities and promote reconciliation.                 </li> </ul> <p><i>Disability:</i></p> <ul style="list-style-type: none"> <li> <b>Victorian Disability Act 2006</b>                      A framework to respond to the rights and needs of people with a disability; and which requires that each Local Government Authority prepare a Disability Action Plan (DAP).                 </li> <li> <b>State Disability Plan 2017-2020: Absolutely Everyone</b>                      Outlines the State Government's 10 priorities for achieving inclusion under four pillars: Inclusive communities; Health, housing and wellbeing; Fairness and safety; and Contributing lives.                 </li> <li> <b>Carers Recognition Act 2012</b>                      Principles that Local Government must take into account relating to carers, people being cared for and care relationships.                 </li> <li> <b>Every Opportunity: Victorian Economic Participation Plan for people with a disability 2018-2020</b>                      A Plan to improve work, study and business opportunities for Victorian's with a disability.                 </li> </ul> <p><i>Gender, Gender Identity and Sexual Identity:</i></p> <ul style="list-style-type: none"> <li> <b>Safe and Strong, Victorian Gender Equality Strategy 2016</b>                      A framework to build the change required to reduce violence against women and deliver gender equality.                 </li> </ul>	<p>Development Strategy                      - Recreation Strategy                      - Reconciliation Action Plan                      - Aged &amp; Disability Support Services                      Community Care Program Guidelines</p> <ul style="list-style-type: none"> <li> <b>Council Declarations:</b>                      - Age Friendly City                      - Dementia Friendly City                      - Migrant and Refugee Welcome Zone                 </li> </ul> <p><i>Gender, Gender Identity and Sexual Identity</i></p> <ul style="list-style-type: none"> <li> <b>Together for Equality and Respect Strategy 2017-2021</b>, Women's Health East                 </li> </ul>

## 5. Development of the Inclusive Manningham Strategy

### Strategic Integrated Planning Framework

Local Government needs to be innovative, adaptable and efficient.

We have streamlined our approach to organisational planning by developing an Integrated Planning Framework that enhances the inter-relationships that exist within and across our many service areas.

Council Vision: "A liveable and Harmonious City"

This framework underpinned the development of the *Inclusive Manningham Strategy* which is aligned to support Council's vision and the relevant goals of both the:

- *Council Plan 2017-2021* – Goal 1.2 "A connected and inclusive community"; and the
- *Healthy City Strategy 2017-2021* – Priority 1.1 "An inclusive, diverse community – A connected community that values and embraces its diversity".

*Place holder for a pictorial that depicts Inclusive Manningham Strategy alignment within Integrated Framework.*

### Social planning to achieve an Inclusive Manningham

Social planning plays a pivotal role in creating livable communities, vibrant economies, diverse cultural expression and social cohesion – all key ingredients in achieving an inclusive society.

Social planning processes were applied in developing this Strategy. Principles of social justice – equity, access, participation and rights – were key considerations.

## 1000's of Voices told us what is important

Council consulted with more than 2,500 people from our diverse community at 50 events and activities across Manningham to help develop this Strategy in conjunction with the *Council Plan* and the *Healthy City Strategy*. More than 6,000 comments were received on 'what is important to our residents and visitors'.



The three key topics raised that were directly related to 'community' were:

- **Community connections:** Having a sense of community, community spirit, friendliness, good neighbours, family, home, having community connections and connected neighbourhoods.
- **Wellbeing:** Supporting those in need / providing assistance to people.
- **Inclusion:** Being inclusive of our diverse community / having an inclusive culture.

## Process

The consultation findings informed the development of the *Inclusive Manningham Strategy* together with a review of the progress that was made in delivering on Council's *Access, Equity and Diversity Strategy 2014-2017* (which this document replaces); research into current best practice; analysis of data, consideration of policy and legislation; discussions with internal and external stakeholders; and the direction provided by Manningham's Access and Equity Advisory Committee.



*Image Place Holder*



## 6. Why being Inclusive and Harmonious is important to us – A snapshot of Manningham's diversity<sup>3</sup> *(info graphics will replace some of this text)*

Manningham is a wonderfully diverse municipality. Everyone has different attributes that combine to make them unique. Understanding the richness and complexity of our diversity helps to inform the development of priorities and action areas that will enhance inclusion for all.

**Overview:** Manningham has a population of approximately 116,000 people and includes the suburbs of Bulleen, Doncaster, Doncaster East, Donvale, Nunawading (part), Park Orchards, Ringwood North (part), Templestowe, Lower Templestowe, Warrandyte, Warrandyte South and Wonga Park.

### Indigenous Heritage:

The Wurundjeri people of the Kulin Nation, who we acknowledge as the traditional custodians of the land we now know as Manningham, have lived here for more than 40,000 years. Aboriginal people make up 0.2% of Manningham's current population (213 people).

### Culture and Language:

Since European settlement of Melbourne, successive waves of migrants from around the world have made Manningham their home. Our residents come from 140 countries worldwide and speak over 100 different languages.

Nearly half (40%) of our residents were born overseas (46,383 people), up from 36.5% in 2011 and 34% in 2006; and 65% had one or both of their parents born overseas.

Furthermore, 87% of our residents who were born overseas came from countries where English was not their first language. In the ten years between 2006 and 2016, the number of people in Manningham from a non-English speaking background increased by 9,512 people or 31%. Consequently, 35% of our residents were born in a non-English speaking country, 42% speak a language other than English at home, and 8% (8,779 people) are not fluent in English or do not speak English at all.

On average more than 1,000 new migrants are settling in Manningham every year. Most arrive with skilled migrant and family visas. Possibly because of the high cost of local housing, only 224 refugees have settled here during the past five years<sup>4</sup>.

Many of these migrants arrive in Australia with skills and global networks that contribute greatly to our community. Some face extra barriers in accessing the opportunities available to Australian-born people.

For the past decade China has been our dominant country-of-origin. Close to 12% of our residents were born in China and Hong Kong, and 23% have Chinese ancestry, most of whom live in the western half of the municipality. Immigration from countries such as Malaysia and India has also been increasing, and Manningham continues to have a growing Iranian population which almost doubled in size between 2011 and 2016 to 1,966 people.

Manningham is also home to long-established Italian and Greek communities that settled here some 50

<sup>3</sup> All data from ABS 2016 Census unless otherwise stated

<sup>4</sup> Settlement database Australian Department of Social Services 1 January 2012-4 November 2016

to 70 years ago, often as refugees and economic migrants, and who have been major contributors to Manningham's development. Due to the aging of these communities they are now decreasing in size.

Our top seven overseas countries of birth are China, Malaysia, Italy, Hong Kong, Greece, Iran and India.

Our top seven (non-English) languages spoken at home are Mandarin, Cantonese, Greek, Italian, Persian, Arabic and Korean.

**Religion:** More than 25 faiths are practiced in Manningham. We are home to a majority Christian population; growing Hindu, Muslim, Baha'i, Buddhist and Sikh communities; a (decreasing) Jewish community and many other smaller faith communities. 52% of our residents are Christian (down by 8,365 people), 9.1% are members of faith groups other than Christian (up by 633 people), and 31% have no religion (up by 11,343 people).

*Image Place Holder*

**Disability:**

Most people will experience some kind of disability at some time in their lives. Around one in five Australians currently report living with a disability (18.3%). This figure is likely to be under-reported, and is also expected to increase over the life of this strategy and beyond as a result of our aging population.

Disability includes physical, mental or intellectual conditions and may be short term, long term or permanent. Within Manningham such conditions include intellectual disabilities, autism, psychosocial disability, cerebral palsy, developmental delay, neurological conditions, physical disabilities, acquired brain injury, and hearing and visual impairments.

In Manningham, 11,150 people provide unpaid assistance to a person with a disability - over a third of these primary carers also live with a disability themselves.

In terms of employment, 53% of people with a disability participate in the workforce, compared with 83% of people with no reported disability.

In November 2017, the National Disability Insurance Scheme commenced operation in Manningham. This scheme seeks to improve the lives of people with disability and their families by giving them choice and control over the supports received. It ultimately seeks to help people with disability to be able to get an education and training, to get jobs that use their skills, and to participate actively in society.



**SEIFA Index of Disadvantage:**

Manningham is fortunate to have a low level of socio-economic disadvantage. In 2016, Manningham scored 1,066 on the SEIFA Index of Disadvantage, meaning that we are ranked the 9<sup>th</sup> least disadvantaged municipality in Victoria. Despite this overall high level of advantage, socio-economic disadvantage does exist in Manningham and many individuals and families require appropriate support.

**Gender:** Male: 48.4%; Female: 51.6%; Non binary/other: limited ABS data collected.

**Sexual and Gender Identity:**

Across Australia, it is estimated that up to 11% of people are of diverse sexual orientation, sex or gender identity<sup>7</sup>. Census data indicates that there are 10,716 couples living in a same-sex relationship in greater Melbourne but this represents only a fraction of the local Lesbian, Gay, Bisexual, Transgender, Intersex and Queer (LGBTIQ) community as it doesn't include LGBTIQ people who are not living together in a relationship, nor does it cover the broad spectrum of this community, and nor does it include those that chose not to disclose their relationship status.

While many LGBTIQ people feel happy and well-connected, a large percentage hide their sexuality or gender identity for fear of violence or discrimination: 34% while accessing services, 42% at social and community events, and 39% at work. Furthermore, 60% report having experienced verbal homophobic abuse and 20% physical homophobic abuse<sup>5</sup>.

57% of the Menzies electorate (which encompasses Manningham) that voted in the 2017 postal survey on same-sex marriage voted yes and 43% voted no.

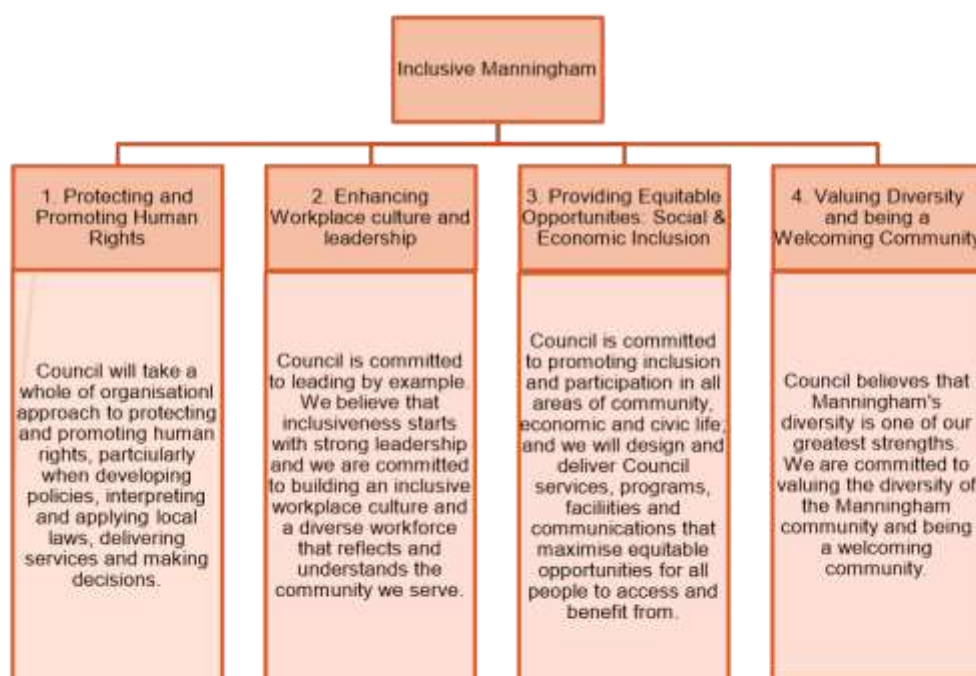
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<sup>5</sup> Australian Human Rights Commission, LGBTI People - Face the Facts, 2014

## 7. Strategic Directions for an Inclusive Manningham: What we want to do

Manningham Council is proud of our commitment to work to continuously improve the quality of life of people in our community. We strive to ensure that our services and facilities are equitable and accessible, taking into account the diverse needs of our local community, and we encourage others within the community to do likewise. We seek to foster community cohesion and active participation.

We have developed four policy commitments to guide Council in enhancing our performance - to help us achieve a more inclusive Manningham. Each commitment is supported by strategic objectives which have specific actions that will be delivered, and that will be measured against specified criteria.



## 7.1. Protecting and Promoting Human Rights

<p><b>Council Commitment:</b> Council will take a whole of organisation approach to protecting and promoting human rights, particularly when developing policies, interpreting and applying local laws, delivering services and making decisions.</p> <p><b>We will:</b></p> <p><b>Objective 1.1:</b> Promote a culture of respect for human rights across all areas of Council operations and increase the proportion of the Council workforce that apply human rights principles in their everyday work</p>
<p><b>Why this is important to us:</b></p> <p>Human rights, the idea that all people should be treated fairly, treat others fairly, and have the ability to make genuine choices in our daily lives, are enshrined within Victorian law.</p> <p>As a richly diverse municipality, human rights go to the core of our wish to be a democratic and socially inclusive community where all people and communities are treated fairly and equitably.</p> <p>The Victorian Charter of Human Rights obliges local government authorities and other public authorities to act compatibly with human rights. This means that there is a direct duty on Council to properly consider relevant human rights impacts in all decisions and actions, whether undertaking front-line service delivery or developing policy and local laws.</p> <p>Section 38 of the Charter makes it 'unlawful for a public authority to act in a way that is incompatible with a human right or, in making a decision, to fail to give proper consideration to a human right.'</p>
<p><b>How we will achieve this:</b></p> <p>The <i>Inclusive Manningham Action Plan</i> sets out specific actions that will be delivered, and the results we hope to achieve.</p>
<p><b>Examples of how we'll know we're on track</b></p> <p><b>Targets:</b></p> <ul style="list-style-type: none"> <li>• 100% Human Rights Compliance against the Victorian Local Government Association (VLGA) "From Compliance to Culture – Human Rights Checklist", by 2021</li> </ul>

## 7.2. Enhancing Workplace Leadership and Culture:

<p><b>Council Commitment:</b> Council is committed to leading by example. We believe that inclusiveness starts with strong leadership and we are committed to building an inclusive workplace culture and a diverse workforce that reflects and understands the community we serve.</p> <p><b>We will:</b></p> <p><b>Objective 2.1:</b> Employ a workforce that encompasses people of diverse cultures, faiths, languages, disabilities, gender, and gender/sexual identities</p> <p><b>Objective 2.2:</b> Create an inclusive workplace environment</p> <p><b>Objective 2.3:</b> Maximise the potential of the innovation and performance that Council's diverse workforce can offer</p>
<p><b>Why this is important to us:</b></p> <p>Employing people from diverse backgrounds and with diverse identities, and enabling our workforce to openly share their culture and identity provides a richer and more inclusive workplace culture.</p> <p>It helps us to work better as a team, and helps us to better understand the community we serve. Thus unlocking innovation and performance - leading to an improved workplace environment and better service outcomes.</p>
<p><b>How we will achieve this:</b></p> <p>The <i>Inclusive Manningham Action Plan</i> sets out specific actions that will be delivered, and the results we hope to achieve.</p>
<p><b>Examples of how we'll know we're on track</b></p> <p><b>Targets:</b></p> <ul style="list-style-type: none"> <li>• Breastfeeding Friendly Workplace Accreditation obtained for the Council workplace by 2020</li> <li>• Establishment of a Council workplace 'Diversity and Inclusion Working Group' in 2019</li> </ul>

### 7.3. Equitable Opportunity – Social and Economic Inclusion:

<p><b>Council Commitment:</b> Council is committed to promoting inclusion and participation in all areas of community, economic and civic life; and we will design and deliver Council services, programs, facilities and communications that maximise equitable opportunities for all people to access and benefit from.</p> <p><b>We will:</b></p> <p><b>Objective 3.1:</b> Consider language, culture, access and inclusion in the design and delivery of all Council services</p> <p><b>Objective 3.2:</b> Improve the physical accessibility of Council owned buildings</p> <p><b>Objective 3.3:</b> Promote and strengthen equality and opportunity for all residents</p> <p><b>Objective 3.4:</b> Deliver initiatives that advocate for, and promote, inclusive local employment</p>
<p><b>Why this is important to us:</b></p> <p>Everyone has the right to access the services they need and to participate fully in community life.</p> <p>It is a legal obligation of Council to ensure that all citizens are provided with dignified and equitable access to services. Some individuals and groups may require additional assistance and targeted programs to enable this. As such, language, culture, accessibility, inclusiveness and gender need to be considered in the design and delivery of all aspects of Council's operations; and we should encourage other local employers, organisations and groups to do likewise.</p> <p>We strive towards being a community where everyone has the opportunity to participate equally.</p>
<p><b>How we will achieve this:</b></p> <p>The <i>Inclusive Manningham Action Plan</i> sets out specific actions that will be delivered, and the results we hope to achieve.</p>
<p><b>Examples of how we'll know we're on track</b></p> <p><b>Targets:</b></p> <ul style="list-style-type: none"> <li>• Enhanced CALD communications, via implementation of the December 2017 CALD Communications Review</li> <li>• 10% increase in the number of Council owned buildings that are DDA compliant by December 2021</li> <li>• Upgrade a minimum of two female changing rooms at sports grounds by December 2019</li> <li>• Rainbow Tick accreditation or similar achieved for Councils Maternal and Child Health Service and/or Sport and Recreation Services by 2021</li> </ul>

## 7.4. Valuing Diversity and being a Welcoming Community:

<p><b>Council Commitment:</b> Council believes that Manningham's diversity is one of our greatest strengths. We are committed to valuing the diversity of the Manningham community and being a welcoming community.</p> <p><b>We will:</b></p> <p><b>Objective 4.1:</b> Be a welcoming community</p> <p><b>Objective 4.2:</b> Embrace and celebrate the diversity of our community</p> <p><b>Objective 4.3:</b> Develop connections between diverse communities within Manningham</p>
<p><b>Why this is important to us:</b></p> <p>Council has an important role to play in promoting, valuing, respecting and supporting all spectrums of diversity within Manningham; and will promote positive attitudes and challenge any negative stereotypes. We want to be a welcoming community of all people.</p>
<p><b>How we will achieve this:</b></p> <p>The <i>Inclusive Manningham Action Plan</i> sets out specific actions that will be delivered, and the results we hope to achieve.</p>
<p><b>Examples of how we'll know we're on track</b></p> <p><b>Targets:</b></p> <p>5% increase in the valuing and respecting of our diverse community by 2025</p> <p><i>(Source: Manningham Council Community Panel)</i></p>

*Image Place Holder*

## 8. Implementation of the Inclusive Manningham Strategy

*An Inclusive Manningham Action Plan accompanies this Strategy.*

The Action Plan will guide Council in delivering on the four policy commitments of the *Inclusive Manningham Strategy 2018 – 2021*, within the scope of available resources.

It sets out the specific actions to be carried out and associated success measures.

It focuses on new initiatives. Other relevant initiatives are also being implemented which are not referenced within the Action Plan.

The Action Plan will be updated annually to ensure that it remains relevant and targets emerging issues as well as longer term strategic opportunities.

### Monitoring and Evaluation

Monitoring and evaluation will enable Council to measure its effectiveness in influencing ongoing positive change.

The findings of the evaluation processes will inform the development of future action plans.

- *Process Evaluation* – Have we done what we said we would?
- *Outcome Evaluation* – Are the targeted benefits being achieved?

### Reporting

Our reporting schedule will incorporate:

- Bimonthly progress updates to Council's Access and Equity Advisory Committee
- Annual reporting of the Disability Action Plan components of the Strategy within Council's Annual Report
- Annual reporting of Strategy achievements, emerging issues and future opportunities to Council
- Annual reporting of Strategy achievements to the community via the Manningham Council website
- 2021 evaluation of the overall Strategy process and outcomes



## Contact Details

Council's Social Planning and Community Development Team 9840 9333 or via interpreter 9840 9355  
[www.manningham.vic.gov.au](http://www.manningham.vic.gov.au)





# Inclusive Manningham Strategy: Draft Action Plan 2018 – 2019



Rationale	
<p>This 12 month Action Plan supports the <i>Inclusive Manningham Strategy 2018-2021</i> to deliver inclusion and diversity outcomes for our community - based on priorities determined by legislation, evidence and consultation. Supporting evidence can be found in the <i>Inclusive Manningham Strategy</i></p> <p><b>Delivers on Council Plan goal:</b> A Connected and Inclusive Community. <b>Delivers on Healthy City Strategy goal:</b> A connected community that values and embraces its diversity</p> <p>It focuses on:</p> <ul style="list-style-type: none"> <li>▪ Inclusion priorities associated with disability, gender and sexual identity, ethnicity, culture, language, faith, and gender in terms of gender equity</li> <li>▪ Being a welcoming community of all people</li> <li>▪ Delivering services and facilities that are accessible and equitable (Local Government Act, 1989)</li> <li>▪ Responding to the rights and needs of people with a disability as a Disability Action Plan (Victorian Disability Act 2006)</li> <li>▪ Protecting and promoting human rights and protecting rights to equal opportunities</li> </ul>	
Current Priority Areas:	What We Are Already Doing:
<p><b>Priority 1 To Protect and Promote Human Rights</b> Outcome:</p> <ul style="list-style-type: none"> <li>• A culture of respect for human rights across all areas of Council operations</li> </ul> <p><b>Priority 2 To Enhance Council’s Workplace Culture and Leadership</b> Outcomes:</p> <ul style="list-style-type: none"> <li>• A Council workforce that encompasses people of diverse cultures, faiths, languages, disabilities, gender and gender/ sexual identities</li> <li>• An inclusive workplace</li> </ul> <p><b>Priority 3 To Provide Equitable Opportunities – Social and Economic Inclusion</b> Outcomes:</p> <ul style="list-style-type: none"> <li>• Have language, culture, access and inclusion considered in the design and delivery of all Council services</li> <li>• Improved physical accessibility of Council owned buildings</li> <li>• Equality and opportunity for all residents</li> <li>• Inclusive local employment</li> </ul> <p><b>Priority 4 To Value Diversity and Be a Welcoming Community</b> Outcomes:</p> <ul style="list-style-type: none"> <li>• A welcoming community</li> <li>• Opportunities to embrace and celebrate the diversity of our community</li> <li>• Community connections between diverse communities</li> </ul>	<p>Council’s commitment to enhancing inclusion and valuing diversity is long standing. In addition to the actions highlighted within this Action Plan, other cross-Council initiatives that are being implemented include:</p> <ul style="list-style-type: none"> <li>• Launch of a new Customer Charter</li> <li>• An ongoing rolling upgrade of Manningham’s pedestrian network infrastructure to make it more accessible</li> <li>• Implementation of Council’s Reconciliation Action Plan</li> <li>• Review of Council’s Recreation Strategy, with a focus on providing opportunities for diverse people to be active and connected</li> <li>• Encouraging fathers to participate in Maternal &amp; Child Health Service visits</li> <li>• Engaging with sport clubs to help them build an inclusive culture</li> <li>• Supporting programs for diverse communities via our Community Grants</li> <li>• Operating as a ‘Migrant and Refugee Welcome Zone’ and investigating becoming a ‘Welcoming City’</li> <li>• Ensuring that key Council decisions consider Human Rights legislation</li> <li>• Making Council a Breastfeeding Friendly Workplace</li> <li>• Considering how we can make our services more inclusive</li> <li>• Construction of the new, accessible, Mullum Mullum Stadium</li> </ul>
<p><b>Future Directions 4-10 years:</b> Embed human rights, access and equity considerations into every Council employee’s role, all facilities and services delivered, and all decisions made.</p> <p><b>Action Plan Review and Monitoring Schedule:</b> Commencement date July 2018 - Review date June 2019</p>	

### What We Will Deliver in 2018/2019: (to address the priority areas identified)



Action	Measurable Result	CALD and Faith	LGBTIQ	Disability	Gender Equity	
1	Build the capacity of Council and local organisations to design and deliver services that better meet the needs of our diverse communities – by training Council staff, local community organisations and local employers in inclusive practices	Delivery of 6 professional development forums by 30 June 2019	♦	♦	♦	♦
2	Implement Council's new <i>Culturally and Linguistically Diverse (CALD) Communications Guidelines, December 2017</i> , which detail Council's approach to providing language services that support resident needs; and implement measures that enhance communications accessibility for people with disabilities	Number of on-demand phone interpreter sessions and on-site/face-to-face interpreter sessions per year  Number of publications and other communications material translated per year  Number of digital projects developed that aim to meet accessibility standards	♦	♦		
3	Conduct an Accessibility Audit of all Council owned buildings that are 10+ years old and not scheduled for improvement works	Proposed 10-year 'Accessibility Improvements Capital Works Program' for consideration by Council		♦		
4	Deliver NDIS information / awareness raising sessions that are targeted at culturally diverse communities (in partnership with Latrobe Community Health Services) – to help address the current under-representation of these communities in the scheme	10% increase in the number of CALD Manningham residents accessing the NDIS by 30 June 2019	♦	♦		
5	Identify potential pathways to deliver inclusive and affordable housing in Manningham - via regional partnerships, a review of the Manningham Affordable Housing Policy and of the Manningham Planning Scheme, and advocacy for State mandatory inclusionary zoning	Clear policy position on Council's affordable housing role and associated instruments to help deliver local affordable housing	♦	♦	♦	♦
6	Investigate Council's options to promote more accessible and adaptable housing that will meet the needs of our diverse and changing demographic	Develop a Discussion Paper outlining issues and opportunities for Council consideration		♦		
7	Increase employment opportunities and pathways for local people with a disability	Deliver 2 new programs or events and document 4 examples of locals with a disability who are successfully engaged in employment as a result		♦		

	Action	Measurable Result	CALD and Faith	LGBTIQ	Disability	Gender Equity
8	Increase the number of all-abilities and female teams/team-members utilising Council sport and recreation facilities	Upgrade 2 female changing rooms and build 2 Changing Places accessible changing rooms/toilets – in local sport and recreation precincts. Construction works to commence before 30 June 2019			◆	◆
9	Deliver and support local activities that promote inclusion, enhance community connections and celebrate diversity	Minimum of 4 community activities held. Outcome evaluation.	◆	◆	◆	◆
10	Review Council's 2009 Flag Policy to determine whether alternative flags can be raised at the Civic Centre and other council managed locations to acknowledge significant dates	Clear policy position on whether flags can be flown to demonstrate Council's valuing / welcoming of diversity		◆		
<p><i>CALD = Culturally and Linguistically Diverse; LGBTIQ = Lesbian, Gay, Bisexual, Transgender, Intersex, Queer</i></p>						

Review Date: scheduled 30/06/2019

Last updated: Draft 25/05/2018

## 12.2 Community Grant Program 2018

File Number:	IN18/262
Responsible Director:	Acting Director Community Programs
Attachments:	1 2018 Arts and Culture - Recommendation Report SBS <a href="#">↓</a> 
	2 Community Development 2018 Panel Recommendation Report for SBS <a href="#">↓</a> 

### EXECUTIVE SUMMARY

*Council's Community Grant Program (Grant Program) provides funding to not-for-profit community groups and organisations to deliver activities that enrich and support the community that lives, works and recreates in Manningham. The Grant Program funds activities that align with Council's strategic directions.*

*This report seeks Councillors to note the proposed funding allocations for the 2018/19 Community Development and Arts and Culture grant applications.*

*The overall budget allocation for the 2018 Grant Program is*

- \$1,700,000 which includes the annual allocation of \$1,350,000 for Community Partnerships (funded in 2015/16 for up to four years)*
- \$120,000 to Community Development Grants*
- \$110,000 allocated to Arts and Culture Grants.*

*The remaining \$110,000 is allocated to the Small Grants category for applications received in September 2018 and February 2019 funding rounds.*

*The 2018/19 Grant Program comprises three categories: Community Development, Arts and Culture and Small Grants. This report proposes the recommended funding allocation for the 2018 Community Development and Arts and Culture grant applications only.*

*Consistent with previous years, the 2018/19 Grant Program was oversubscribed, receiving a total of forty-two applications with a total funding request of \$412,617. Twenty-eight applications are recommended to Council for funding, totalling \$210,253 and contributing to an overall project investment of \$1,085,104.*

*As per the competitive grants process, all applications were assessed against the criteria outlined in the endorsed 2018 Community Grant Guidelines. All applications are reviewed by relevant Council officers and information including funding recommendations are presented to the Grant Assessment Panel for consideration.*

*A summary of applications and Assessment Panel recommendations is provided in Attachments A and B.*

### 1. RECOMMENDATION

**That Council:**

- A. Endorse the Assessment Panel's recommendations of the funding allocations for 2018/19 Community Development Grants totalling \$109,841**

as per Attachment A;

- B. **Endorse the Assessment Panel's recommendations of the funding allocations for 2018/19 Arts and Culture Grants totalling \$100,412 as per Attachment B;**
- C. **Note that subject to Council endorsement, officers will negotiate new Funding and Service Agreements with all successful Grant Program recipients.**
- D. **Fund Information Warrantye for an initial six month period and that any further funding beyond this period, will be subject to the expansion of service hours to cover weekends, as determined by officers.**

## 2. BACKGROUND

### Grant Program Overview

2.1 The Grant Program includes the following three categories:

- 2.1.1 **Community Development** – provides \$3,001 to \$20,000 for activities that benefit and respond to the diverse needs of the Manningham community. This grant is available annually.
- 2.1.2 **Arts and Culture** – provides \$3,001 to \$20,000 for activities that celebrate and enhance community life through access to local arts, culture and heritage. This grant is available annually.
- 2.1.3 **Small Grants** – supports one-off, innovative activities or equipment purchases that strengthen our community and enhance the quality of life of residents. This grant is available twice a year in February and September. Small Grant funding allocations are reported via a Councillor Bulletin.

*The table below provides an overview of 2018 grant applications:*

<b>Category</b>	<b>Number of Applications</b>	<b>Funding Amount Requested</b>	<b>Recommended Number of Applications</b>	<b>Recommended Funding Amount</b>
<i>Community Development</i>	23*	\$241,169	14	\$109,841
<i>Arts and Culture</i>	19*	\$171,448	14	\$100,412
<b>TOTAL</b>	<b>42</b>	<b>\$412,617</b>	<b>28</b>	<b>\$210,253</b>

*\*While 23 grant applications were received in the Community Development and 19 in the Arts and Culture categories. The Grant Assessment Panel have recommended five applications be transferred to the Small Grant categories.*

*Commencing 5 February 2018 and closing 9 March 2018, community organisations were invited to submit funding applications to the 2018/19 Grant Program. In addition, Council's February round of the Small Grants category was advertised concurrently.*

*Approvals for this category are made within the delegation of the Acting Director, Community Programs and are reported separately via the Councillor Bulletin.*

- 2.2 Whilst the Community Partnership category is not currently available as part of the 2018/19 Grant Program (as funding was allocated for up to four years until June 2019), funding is allocated through Council's annual budget process and is subject to the adoption of the budget each year.

### **Continuous Improvement**

- 2.3 During 2017, an evaluation of the Community Grant Program was undertaken to identify improvements to the program. Feedback from internal and external stakeholders was sought and incorporated into the 2018 Grant Program Guidelines, which was endorsed by Council in December 2017. Improvements to the Grant Program include:
- 2.3.1 Simplified language including grant assessment criteria to assist the applicant and assessor.
  - 2.3.2 Greater clarity around equipment purchases was provided and a co-contribution of up to 50 percent for all Small Grant Equipment Purchases up to \$1,500.
  - 2.3.3 Grant Information brochures were translated into six community languages which are available on Council's website and printed form.
  - 2.3.4 In addition to these improvements, an audit has commenced on 9 May which will provide assurance that the controls in the program are operating effectively.
- 2.4 Council officers provided advice to applicants during pre-application discussions to ensure that projects aligned with category objectives and assessment criteria, as well as to provide assistance with project development. Nine community organisations were first time applicants to the program.
- 2.5 As per our annual evaluation, community organisations included in the grant database will be invited to provide feedback on the 2018 Community Grant Program. A further report will be provided to Council on the 2019/20 Community Grant Program and continuous improvement opportunities in December 2018.

### **3. DISCUSSION / ISSUE**

- 3.1 The Grant Assessment Panel met on 10<sup>th</sup> May 2018 and included Acting Director Community Programs, Manager Social and Community Services and Carly Kluge, Community Liaison Officer, Bendigo Bank. Council officers also attended the meeting to provide advice on applications as required.
- 3.2 Applications recommended to receive funding have come from a diverse range of disciplines including community services, disability, health, multicultural, diversity, arts and culture with an even spread across the municipality.
- 3.3 Due to the high level of requested funding and demand, part-funding has been recommended for a number of applications. During the assessment process consideration is given to supporting applications with less funding. Where part-

funding has been recommended, the viability of the proposed activity being delivered successfully has been confirmed with the applicant.

3.4 The Grant Assessment Panel identified the opportunity for Information Warrandyte to become more efficient in the provision of services. It is proposed that:

3.4.1 Information Warrandyte extend its service hours by opening on the weekends to cater for tourism and general enquiries. This will also assist with Doncare's emergency relief program, who are currently partnering with Information Warrandyte to provide food parcels and vouchers to the Warrandyte community.

3.4.2 For a number of years, Council has funded Information Warrandyte to provide tourism, financial and legal advice to the community and the centre receives approximately 2,000 visitor enquiries and up to 50 tax help requests per annum.

3.4.3 Officers have been working closely with Information Warrandyte to establish a more accessible and sustainable service model; hence the facilitation of the partnership with Doncare as a means to adapt and respond to community need as well as assist with the recruitment of volunteers to open the centre during weekends.

3.4.4 The Grant Assessment Panel recommends Council fund Information Warrandyte for an initial six month period to enable the Committee to consider their capacity and staffing requirements to meet the needs of the community which includes providing services across the weekend.

3.4.5 If the Information Warrandyte Committee is unable to adapt their service model, it is proposed that Council will only fund them for a six month period from August 2018 to February 2019 and consider alternative services. Officers will work with Information Warrandyte during this time to assist in consideration of options where required.

#### **4. IMPACTS AND IMPLICATIONS**

4.1 The Grant Program aims to improve the quality of life of Manningham residents. The program's aims are linked to outcomes in the Council Plan and Healthy City Strategy. The program provides a measureable, cost-effective and efficient means to deliver community outcomes in a transparent and accountable manner.

#### **5. IMPLEMENTATION**

5.1 Finance / Resource Implications

5.1.1 The overall budget allocation for the 2018/19 Grant Program is \$1,700,000 which includes:

- i. The annual allocation of \$1,350,000 for Community Partnerships (funded in the 2015/16 Program for up to 4 years)
- ii. A total allocation of \$230,000 including an allocation of \$120,000 for Community Development and \$110,000 for Arts and Culture.

- iii. The remaining \$110,000 is allocated to the Small Grant category for applications received in the September 2018 and February 2019 funding rounds.

## 5.2 Communication and Engagement

- 5.2.1 The 2018 Grant Program commenced in February 2018. Promotion of the Grant Program to community groups and organisations was undertaken by targeted promotion, referrals, local newspaper advertisements, email, web and promotion at Council events.
- 5.2.2 Seven training sessions were also offered which included two Grant Information Sessions, Understanding Financials, Marketing for Community Groups, Building Community with Social Media, Event Management and a Grant Writing Workshop. The sessions attracted 145 attendees in total.
- 5.2.3 Consultation was undertaken with community groups and organisations throughout the assessment process, including pre-application meetings. There was also significant internal consultation undertaken with relevant Council officers and management during the assessment process.

## 5.3 Timelines

- 5.3.1 Subject to the outcomes of the 26 June 2018 Council meeting applicants will be informed of the outcomes of their application approximately one month following the June Council meeting.

## 6. DECLARATIONS OF CONFLICT OF INTEREST

Lisa Waters, Community Development Programmer declared a Conflict of Interest for two applications received in 2018, one being in Arts and Culture category (Milgate Primary School Parents and Friends) and one in the Community Development category (MannaCare). She did not discuss, assess or advice on either of the applications during the assessment period or at the assessment panel meeting.



ARTS AND CULTURE GRANTS 2018 RECOMMENDATION REPORT													ATTACHMENT B	
Application ID	Organisation Name	Activity Title	Brief Activity Description	Activity categories	Target Age	Start Date	Location of activity in Mansfield	No. Participants	Total Activity Cost	Total Amount Requested	Weighted Score	Proposed funding allocation	Panel Recommendation	Conditions
<b>Recommended</b>														
ACC02018005	Mansfield Musicians Association	Mansfield Concert Band Concert Program	To present a series of concerts in the local community involving music of diverse backgrounds, in various performing formats and venues.  The applicant is a non-auditioning ensemble, open to people of all ages and backgrounds. It presents programs of artistic merit including a broad program that is inclusive of the multicultural background that makes up Mansfield; uses a large and varied instrumentation, which provides the flexibility to produce varied and quality music; performs at a range of events including citizenship ceremonies, the annual Mansfield Carols and delivers a series of Sunday concerts open to the broader community.	Visual or Performing Arts	All Ages	01/08/2018	The Pines Learning Centre, Doncaster East and various performance venues in the Mansfield area	1,000	\$34,897.50	\$13,297.50	375	\$11,000.00	It is recommended that Council part fund Mansfield Musicians \$11,000. The applicant is the only band in Mansfield and provides a valued service to the community and Council including citizenship ceremonies and Carols by Candlelight. The applicant enables members to pursue music through skill development and performance, provides residents with the opportunity to experience and enjoy the performing arts.	The applicant to comply with the requirements outlined in the Events and Festivals Information Kit. The applicant to attend five citizenship ceremonies per year with a minimum of 10 band members.  The applicant to develop a marketing plan with the aim of increasing audience reach and to liaise with Council's Marketing Unit to publicise events, as well as band membership.  The applicant is encouraged to seek alternate sources of funding to secure financial viability for ongoing operational costs.
ACC02018027	Cancer Council Victoria - Mansfield Relay for Life	Mansfield Relay for Life	Relay for Life is a fun and informative event for the community, honouring, remembering and supporting those who have or are fighting cancer. The volunteer planning team places an emphasis on the community's diversity throughout the event incorporating this into our ceremonies and entertainment whilst raising funds for Cancer Council.	Health and Wellbeing	All Ages	08/08/2018	Tom Kelly Athletics Track	400	\$48,180.00	\$6,740.00	305	\$5,420.00	It is recommended Council part fund the Cancer Council \$5,420. The application aligns with Council priorities and offers a opportunity for the community to come together to support people with cancer and to remember those that they have lost. The event raises vital funds for Cancer Council's research, prevention and support services.	The applicant to comply with the requirements outlined in Council's Events Information Kit and submit a risk management and safety plan for the event.
ACC02018004	Federation of Indian Music and Dance Victoria	Festival of Indian Music and Dance	A dynamic one-night Indian art festival building on the community engagement work of prior years to see an even larger (largest) stage collaboration of local Indian Music and Dance artists with indigenous and western artists in compelling line up of cross-cultural performances touching the hearts of migrant communities in Mansfield.	Multicultural / Diversity	All Ages	01/08/2018	Doncaster Secondary College	350	\$45,295.00	\$6,595.00	355	\$3,797.00	It is recommended that Council part fund Federation of Indian Music and Dance \$3,797. The event aligns with grant program objectives and the event will celebrate diverse cultures whilst raising awareness of the "me too" campaign.	The applicant is encouraged to seek alternate sources of income such as sponsorship for any future festivals.
ACC02018016	The Pottery Expo	The Pottery Expo at Warrandyte	A weekend outdoor ceramics art event, involving about 80 ceramic artists from Australia and overseas. Clay activities for children, talks and workshops relating to ceramics for adults, live music, by local musicians. On the riverbank at Warrandyte.	Visual or Performing Arts	All Ages	28/02/2019	Riverbank, Warrandyte	100	\$27,100.00	\$12,000.00	350	\$12,000.00	It is recommended that Council fund The Pottery Expo at the proposed amount of \$12,000. The activity is a unique event that supports arts and cultural development, community connections, tourism and increased support for local businesses.	The applicant to comply with the requirements outlined in the Events and Festivals Information Kit, including traffic/parking management considerations.

AC/2018/017	Rejoice Chinese Christian Communication Centre Inc	Rejoice Manningham Lunar New Year Festival 2019	A community celebration of Lunar New Year at MCC to promote mutual understanding and integration of multiculturalism in Manningham. Stalls and performance will be invited from various community services, or local business and community groups. Mutual understanding and appreciation of different cultures will be promoted.	Multicultural / Diversity	All Ages	08/02/2019	MCC	6,000	\$40,000.00	\$10,000.00	330	\$8,000.00	It is recommended that Council part fund Rejoice Chinese Christian Communication Centre \$8,000. The activity aligns with the grant category objectives and will celebrate Chinese culture.	The applicant to comply with requirements outlined in the Events and Festival Information Kit.  The applicant is encouraged to seek alternate sources of income such as sponsorship and gold coin donations from event attendees.
AC/2018/001	Australian Iranian Society Of Victoria (AISOV)	Iranian Fire Festival	The Fire Festival is a celebration reminiscent of a 3,000 year old ancient tradition held on the 1st Tuesday before the Persian New Year.  The event will commence with music and dance and followed by jumping over a couple of small bonfires which is symbolic of cleaning the old and embracing new and joy into participants lives.	Community Development	All Ages	15/01/2019	Ruffey Lake Park	4,000	\$15,500.00	\$15,500.00	320	\$6,000.00	It is recommended that Council part fund Australian Iranian Society \$6,000. The activity aligns with the grant category objectives and will celebrate and promote Persian culture and traditions to community members.	The applicant to comply with the requirements outlined in Council's Events Information Kit and submit a risk management and safety plan for the event.
AC/2018/008	The Chinese Senior Citizens Club of Manningham Inc	Sharing Chinese New Year with Manningham community	A Chinese New Year event will be held to promote the rich heritage of Chinese art and culture via performing art. The event aims to use arts and cultural activities as a means to showcase and celebrate Chinese culture, heritage, diversity, history and identity with Manningham community.	Multicultural / Diversity	Older Adults	11/08/2018	Ted Ajani Centre - Main hall and Community hall	450	\$78,241.00	\$6,991.00	325	\$0.00	Referred to Small Grants category	
AC/2018/003	Japanese Society of Melbourne Inc	Sakura Picnic day	The purpose of the Sakura Picnic Day is to build on the success of the preceding two picnic days. The event will introduce Japanese cultural performances, facilitated nature walks along the Cherry Tree Trail at Banksia Park and activities for children.	Multicultural / Diversity	Adults	07/10/2018	Banksia Park, Templestowe Road, Bulleen	1,500	\$29,359.90	\$19,359.90	325	\$13,890.00	It is recommended that Council part fund Japanese Society of Melbourne \$13,890. The activity will promote Japanese culture and showcase the Cherry Tree Trail at Banksia Park to the wider community.	The applicant to comply with the requirements outlined in Council's Events Information Kit and submit a risk management and safety plan for the event. The Japanese Society should be encouraged to seek alternate sources of income including gold coin donation from event attendees for future events.  Applicant to provide Council with a minimum of 100 surveys taken at the event to measure the success and sustainability into the future. The applicant to source potential funding to support sustainability of the activity.
AC/2018/011	Warrandyte Community Church	Warrandyte Community Carols	The combined churches of Warrandyte/Park Orchards will present the Warrandyte Community Carols at Stiggarts Reserve. It is a festive atmosphere celebrating Christmas, singing carols, mingling with friends and a positive ambiance, advocating diversity. Local singers and musicians will be performing for the wellbeing of Warrandyte and surrounding suburbs.	Health and Wellbeing	All Ages	02/08/2018	Stiggarts Reserve, Warrandyte	1,000	\$21,345.00	\$6,745.00	325	\$6,745.00	It is recommended that Council part fund Warrandyte Community Church \$6,745. This is a well managed and community driven event that enhances the inclusion and participation of residents and brings many benefits to the local community.	The applicant to comply with the requirements outlined in Council's Events Information Kit and submit a risk management and safety plan for the event. The applicant is encouraged to seek alternate sources of income such as sponsorship and gold coin donations from event attendees.

ACC02018025	Prison Fellowship Australia - Victoria	Community (Exhibition at MC2 Walk-of-Art featuring "Art from Inside" (September))	The Manningham community will benefit from this unique state-wide art Competition & Exhibition called "Art from Inside". It offers prisoners and ex-offenders the opportunity to show case their artistic talents. The 3-week Exhibition event will strengthen community members in many ways e.g. participation, inclusion, liveability/safety, awareness of transition/rehabilitation programs for prisoners.	Visual or Performing Arts	All Ages	01/08/2018	Manningham City Square, MC2 Walk of Art	950	\$11,250.00	\$6,750.00	325	\$0.00	Refer to Small Grants category	
ACC02018013	Multicultural Arts Victoria	Adds By The River	Adds By The River is a two-day festival initiated by Ethiopian born, now Warrandyte based musician Nhatty Man. The festival will incorporate music, dance and cuisine celebrating the beauty and strength of Ethiopian culture and highlight the value and vibrancy that cultural and linguistic diversity adds to a community.	Multicultural / Diversity	Adults	28/09/2018	Warrandyte - Now and Not Yet, Mechanics Institute and Warrandyte Neighbourhood House	160	\$8,625.00	\$6,205.00	320	\$3,800.00	It is recommended that Council part fund Multicultural Arts Victoria \$3,800. The event aims to promote Ethiopian culture to the community through music, dance and food. The applicant has formed a partnership with the social enterprise cafe 'Now and Not Yet' situated in Warrandyte.	The applicant is encouraged to seek alternate sources of income such as sponsorship for any future festivals.
ACC02018004	Park Orchards Community House & Learning Centre Inc	Nature in Art for Manningham	To hold the first Exhibition of Nature in Art at Manningham Gallery where current student artists can exhibit their work. Artists will also demonstrate drawing and painting techniques during the exhibition.  Low cost "Come and Try" classes in Nature in Art for up to 80 students will be held as part of the activity.	Visual or Performing Arts	Adults	17/10/2018	Manningham Art Gallery and Park Orchards Community House & Learning Centre	300	\$8,995.70	\$7,500.00	305	\$6,045.00	It is recommended that Council part fund Park Orchards Community House \$6,045.  The activity provides an opportunity to showcase the talents of current students and assist with their professional development and encourage targeted groups and other residents to 'Come n Try' with the aim of enrolling in classes at the neighbourhood house.	
ACC02018010	Mulum Mulum Festival Inc.	The 15th Mulum Mulum Festival	A unique 4-day festival that celebrates the Aboriginal cultural and environmental heritage of the Mulum Mulum Creek catchment.  Arts and cultural activities include: workshops about indigenous, environmental, biodiversity and sustainability issues relating to the area, the celebration of Aboriginal culture and heritage through music and dance performance and Welcome to Country ceremonies; information display; an arts competition; and expert led walks and talks.	Environment and Sustainability	All Ages	01/09/2019	Various locations throughout the Manningham, Whitehorse and Maroondah municipalities	600	\$32,266.34	\$4,500.00	300	\$3,600.00	It is recommended that Council part fund Mulum Mulum Festival \$3,600. The activity is a community-led initiative which blends together environmental, sustainability, cultural and art themes. The festival comprises 30 events over two weekends with 14 events being held in Manningham.	The applicant to comply with the requirements outlined in Council's Events Information Kit and submit a risk management and safety plan for the event.
ACC02018023	Living and Learning at Ajari	Youth Arts and Culture Festival 2018 @ Ajari (November)	The Youth Arts and Culture Festival 2018 @ Ajari will showcase and celebrate young people's creative, artistic and culturally diverse endeavours in Manningham. It will focus on promoting accessibility, showcasing arts and craft activities, and creating active community ties through showcasing diverse performances including live bands, dance and other performing arts.	Community Development	All Ages	01/08/2018	Ajari precinct Lower Templestowe	1,500 - 2,000	\$17,875.00	\$8,892.00	300	\$6,000.00	It is recommended that Council part fund Living and Learning at Ajari \$6,000. The activity aligns with the grant category objectives and complements Council's Live Well in Bukeen program.	The applicant to comply with the requirements outlined in Council's Events Information Kit and submit a risk management and safety plan for the event. Project Manager to develop marketing plan to promote the event. Applicant to seek alternate sources of funding in the future to secure financial viability for ongoing operational costs.

AC/02018/016	Rotary Club of Templestowe Inc	Family Festival at Firms	To host a family-friendly festival to showcase the artistic talents of primary and secondary school children and promote culture of a number of ethnic organisations.  In addition a wide variety of craft stalls, animal farm, camels, ponies and children's rides and food stalls will add to the attractions of the day.	Visual or Performing Arts	All Ages	18/11/2018	Firms Reserve Lower Templestowe	3,000	\$11,660.00	\$7,000.00	280		Refer to Small Grants category		
AC/02018/015	Warrandyte Historical Society	Keeping it Safe – an Archive Protection Program	The purpose of the activity is to protect valued historical documents, photographs and items should the museum be affected by fire, particularly as Warrandyte is a bushfire prone area.	Historical / Heritage	All Ages	01/08/2018	Old Post Office Museum, 111 Yarra Street Warrandyte	3,000	\$12,148.00	\$10,148.00	275	\$4,500.00	It is recommended that Council part fund Warrandyte Historical Society \$4,500. The activity aligns with the grant category objectives and will assist with the preservation of historical information pertaining to Warrandyte, particularly in regards to the gold rush period and early pioneering families.	Applicant to be encouraged to apply for funding to support the digitisation component of the activity through the Public Record Office Victoria Grant Program in November 2018.	
AC/02018/010	Phoenix Theatre Company Inc	Theatre Production	To provide theatre productions for all within the local community in Manningham and surrounding municipalities. Our objective is to provide safe and equitable theatre for all.	Visual or Performing Arts	All Ages	01/08/2018	Doncaster	1,200	\$31,451.00	\$8,026.00	275	\$5,615.00	It is recommended that Council part fund Phoenix Theatre \$5,615. The activity aligns with grant program objectives and the engagement of the Auslan interpreter for two theatre seasons is a new initiative.		
<b>Not Recommended</b>															
AC/02018/012	Migate Primary School Parents & Friends Association	The Marvingham Factor	The Marvingham Factor (The M Factor) is an all-inclusive, all-ability talent quest welcoming the Marvingham community to showcase their special talents by auditioning live at our school Fete. 5 finalists selected to perform live at the closing ceremony with the winner receiving a prize and crowned our Marvingham STAR!	Visual or Performing Arts	All Ages	25/11/2018	Migate Primary School	3,000	\$11,773.80	\$6,198.80	345	\$0.00	No, this activity is not recommended for funding as the applicant received funding through the 2016/17 Arts & Culture Grant of \$6,220 and the 2017/2018 Small Grant of \$3,000 for similar events.  The applicant has been advised previously to seek alternate sources of funding including sponsorship or local business support and that Council should be considered as a co-contributor not the primary funder.		
AC/02018/010	The Wolves Theatre Incorporated	The Magnolia Tree	To produce The Magnolia Tree a powerful play that deals with a sensitive and highly relevant situation for three siblings. This dramatic play, a tug of war battle with gems of humour throughout, reaches a peak where the final Act is decided on by the audience through a vote.	Visual or Performing Arts	Older Adults	16/08/2018	The Doncaster Playhouse	4	\$15,348.00	\$8,000.00	250	\$0.00	No, this activity is not recommended for funding. Whilst the application aligns with grant category objectives, the application was underdeveloped and the budget was unclear. It is recommended that Council officers offer support to the applicant to develop the activity further and is encouraged to apply in future grant rounds.		
									<b>TOTALS</b>		<b>\$171,448.20</b>		<b>\$100,412.00</b>		

COMMUNITY DEVELOPMENT GRANTS 2018 RECOMMENDATION REPORT													
Application ID	Organisation Name	Activity Title	Brief Activity Description	Activity categories	Target Age	Start Date	Location of activity in Manningham	Total Activity Cost	Total Amount Requested	Weighted Score	Proposed Funding Allocation	Panel Recommendation	Conditions
<b>RECOMMENDED</b>													
CD2018037	MannaCare	Allied Health Oncology Service	Doncaster Rehabilitation Services (DRS) as part of MannaCare will run a pilot program which focuses on providing an exercise, education and well-being program. This program enables people who have experienced cancer to remain active and as independent as possible within the community.	Community Development	Older Adults	01/08/2018	MannaCare premises, potentially Aquarena	\$42,340.00	\$20,000.00	425	\$9,500.00	It is recommended that Council part fund MannaCare \$9,500 to run a six month pilot program. The activity aligns with the grant category objectives and will provide a local service to improve the health and wellbeing of Manningham residents who have or are recovering from cancer.	
CD2018035	Living and Learning @ Ajani	Community Garden @ Ajani	Complete the development of the Community Garden at Ajani and ensure sustainability through community development initiatives that will secure a regular group of volunteers from the local community, particularly those from high density housing in Manningham to foster the garden's growth and sustainability beyond the life of the project.	Community Development	All Ages	01/08/2018	Ajani Reserve 284 Thompsons Road Lower Templestowe	\$105,310.00	\$20,000.00	400	\$15,000.00	It is recommended that Council part fund Living and Learning at Ajani \$15,000. The activity aligns with the grant category objective and enables the activation of the Community Garden at Ajani.	The applicant to seek an alternate funding source to support the activity if required in the future.
CD2018027	Carers Victoria	Carers Victoria's Manningham Mingle 2018	Carers Victoria's Manningham Mingle 2018 is a free event for unpaid family carers in Manningham. Carers will have a day of respite with lunch, entertainment, information, support and social connections. They will learn about key health and wellbeing strategies and local supports to help them sustain their caring role.	Community Development	Adults	01/08/2018	Venue within Manningham	\$12,060.00	\$5,000.00	460	\$4,850.00	It is recommended that Council part fund Carers Victoria \$4,850. The activity aligns with the grant category objectives and provides an opportunity for carers in Manningham to make connections with other carers, learn about supports and services and promote the importance of maintaining their own health and wellbeing.	The applicant to engage with Council officers (Metro Access and Aged and Disability Services) to inform the scope of the event.
CD2018004	Chinese Health Foundation of Australia	Rainbow Connection: Perception and Well-being of Chinese LGBTQI in Manningham	The activity will promote inclusion, well-being and community connections aimed at LGBTQI young people people from a Chinese cultural background and their parents/carers and will implement a support system for the LGBTQI Chinese community.	Health and Wellbeing	All Ages	01/08/2018	Doncaster Senior Citizens Club	\$36,849.00	\$20,000.00	390	\$9,500.00	It is recommended that Council part fund Chinese Health Foundation \$9,500. The activity aligns with the grant category objectives and Council's strategic priorities. This innovative project is being delivered in partnership with Family Access Network and Australian LGBTQI Multicultural Council (AGMC Inc). Both organisations are supporting the project through in-kind services.	The applicant to update and resubmit the Project Plan and Evaluation Framework to reflect achievable outcomes due to reduced funding.
CD2018022	Rights Employment Accommodation Leisure Inc REAL	Virtual REALITY	Virtual REALity is an iPad course specifically tailored for adults with an intellectual disability. The program will be conducted by an experienced tutor from Park Orchards Community House who will provide a two hour weekly session for two terms. Participants, with the assistance of support workers, will be introduced to a range of relevant iPad apps and functions.	Special Needs / Disability	Adults	10/02/2019	Templestowe Memorial Hall	\$6,073.00	\$4,103.00	380	\$4,103.00	It is recommended that Council fund REAL the proposed amount. The activity aligns with the grant category objectives and will provide workshops to build independence and enhance the use of technology (iPads) for adults with intellectual disabilities.	The applicant to update and resubmit the Evaluation Framework to include pre and post survey to demonstrate improved learning outcomes of students.

Application ID	Organisation Name	Activity Title	Brief Activity Description	Activity categories	Target Age	Start Date	Location of activity in Manningham	Total Activity Cost	Total Amount Requested	Weighted Score	Proposed Funding Allocation	Panel Recommendation	Conditions
CD2018005	The Alannah & Madeline Foundation	Reducing Bullying and Cyber Bullying in Manningham	The project will deliver anti-bullying and cyber-safety workshops to parents and carers of children enrolled in Manningham region schools. In addition, a number of sessions will include a Chinese translator.	Community Safety	Adults	01/08/2018	Manningham schools	\$8,312.00	\$7,922.00	375	\$4,658.00	It is recommended that Council part fund the Alannah Madeline Foundation \$4,658. The activity will deliver eight workshops to four primary and four secondary schools in Manningham to address the issues around bullying and cyberbullying and provide parents and carers with knowledge on how to manage the risks. The project links with the eSmart program available in local libraries.	The applicant to update and resubmit the Project Plan to demonstrate how engagement with the Chinese community will be undertaken.
CD2018017	Kevin Heinze Grow	Grow Well	To develop a program offering tailored therapeutic support to children and young people who have experienced trauma. Utilising horticulture-based therapy, this program will provide supervised and supported sensory experiences to children and young people who have been exposed to family violence, child abuse and neglect.	Health and Wellbeing	Children	01/09/2018	Wetherby Road, Doncaster	\$35,440.00	\$20,000.00	345	\$10,000.00	It is recommended that Council part fund Kevin Heinze Grow \$10,000 to run as a pilot program. The activity aligns with the grant category objectives and provides an innovative therapeutic response to working with children and young people who experience family violence. The program will be co-funded by the Harcourts Foundation, Melbourne Racing Foundation and Kevin Heinze Grow.	The applicant to update and resubmit the Project Plan and Evaluation Framework to encourage partnerships with local services and to provide statistics on participants that are Manningham residents.
CD2018037	Vantage Point Community Holdings	Expansion of Food Bank Program	The expansion of a food bank program which gives access to groceries for people experiencing food insecurity and provides meaningful work placement for people with a disability.	Community Development	All Ages	01/08/2018	Reynolds Road, Donvale	\$343,550.00	\$20,000.00	345	\$15,000.00	It is recommended that Council part fund VP Community Holdings \$15,000. The existing food bank program will be expanded to service an additional 15 families. The service responds to a growing community need of families facing food insecurity. The applicant has established a partnership with Onemila to provide opportunities for skill development for people with a disability.	The applicant to update and resubmit the Evaluation Framework to provide statistics on the percentage of clients that are Manningham residents.  The applicant is encouraged to seek an alternative source of funding to support future operations.
CD2018030	Manningham Interfaith Network	Harmony and Understanding in Diversity	The program for 2018 - 2019 will involve a range of activities throughout the year including Harmony Day, Youth Respect Events, Faith Centre Visits, a Mental Health First Aid Program, Unity in Diversity Food and Faith forum, and a joint event with Council for White Ribbon Day or a Peace Day Celebration.	Multicultural / Diversity	All Ages	01/08/2018	Manningham Council or FaithCentres	\$20,000.00	\$10,778.00	340	\$8,000.00	It is recommended that Council part fund Manningham Interfaith Network \$8,000. The events are community-led initiatives which provide opportunities for organisations and individuals across the municipality and from a broad spectrum of faith communities to come together and celebrate diversity.	The applicant to update and resubmit the Project Plan and Evaluation Framework to reflect all activities.  Manningham Interfaith Network be encouraged to attend Grant Writing workshop.
CD2018001	Doncaster All Abilities Basketball	Upskilling and Empowering Participants with an Intellectual Disability	The club will be putting together a training program to assist players manage aspects of the playing competition. This endeavour will be promoting literacy, organisational and numeracy skills of participants. An outcome of the program is for participants to develop skills to assist with employment opportunities after completing the training program.	Special Needs / Disability	Youth	18/08/2018	Mulrum Mulrum Reserve, Springvale Road Donvale	\$10,450.00	\$6,450.00	325	\$7,400.00	It is recommended that Council part fund Doncaster All Abilities Basketball \$7,400. The activity aligns with the grant category objectives and will provide approximately 20 people with a disability to develop leadership and employment skills.	The applicant to update and resubmit the Project Plan and Evaluation Framework to reflect project milestones to ensure all outcomes are captured.


Application ID	Organisation Name	Activity Title	Brief Activity Description	Activity categories	Target Age	Start Date	Location of activity in Manningham	Total Activity Cost	Total Amount Requested	Weighted Score	Proposed Funding Allocation	Panel Recommendation	Conditions
CD2018016	Migrant Information Centre (Eastern Melbourne)	Persian Women's Group	The activity will provide socially isolated women from Persian (Iranian) backgrounds with weekly activities to support their well-being and sense of belonging in the local community. The activity will be facilitated by the Migrant Information Centre (Eastern Melbourne) and held at the House of Persia (HOPE).	Health and Wellbeing	Adults	01/08/2018	HOPE Centre, Williamsons Road, Doncaster	\$9,833.20	\$6,475.20	925	\$3,700.00	It is recommended Council part fund Migrant Information Centre \$3,700. The program will provide opportunities for socially isolated women from Persian backgrounds to connect and participate in planned activities and learn about local services and programs.	The applicant to operate under the existing Occupancy Permit Conditions for the Hope Centre.
CD2018023	Link Health and Community	The Opening Doors Community Leadership Program	Opening Doors is a strength-based community leadership program, committed to promoting social inclusion and community connectedness. In 2018 the program will celebrate its tenth anniversary. Since its inception Opening Doors has produced 150 graduates, more than 100 innovative community projects, and connected approximately 15,000 people with their communities in new and positive ways.	Community Development	All Ages	01/01/2018	Manningham-Wide	\$63,000.00	\$10,000.00	820	\$8,000.00	It is recommended that Council part fund Link Health and Community \$8,000. The applicant has demonstrated their capacity to deliver the Opening Doors leadership program which supports community members who are socially marginalised to identify and initiate new local projects to increase social inclusion and community connections.	The applicant to ensure a minimum of five Manningham participants are enrolled in the program.
CD2018026	House of Persia Community and Cultural Centre	HOPE and Better Living	The activity aims to improve HOPE's (House of Persia Community and Cultural Centre) resources to provide the Australian Iranian and the broader culturally and linguistically diverse communities opportunities to participate in activities such as creative art as well as cultural and educational programs.	Community Development	All Ages	01/09/2018	110 Williamsons Road, Doncaster	\$16,500.00	\$8,500.00	300	\$0.00	Referred to Small Grants category	
CD2018021	Information Warrandyte	Information Warrandyte provision of services 2018 / 2019	Providing community and tourist information to the wider community including visitors and Emergency Relief to those in need from the Warrandyte community.	Community Development	All Ages	01/08/2018	168-178 Yarra Street, Warrandyte	\$5,380.00	\$5,130.00	300	\$5,130.00	It is recommended that Council part fund information Warrandyte \$2,600. The funding will provide support until December 2018 for the applicant to explore options to enable the centre to open on weekends to cater to tourism and general enquiries. If successful in extending opening hours the balance of funding (\$2,530) will be provided.	Future funding (from January 2019) is subject to improved operations enabling the centre to be open on weekends.
CD2018026	Park Orchards Market Steering Committee	Park Orchards Market is Going Green!	For the purchase of 3,000 reusable shopping bags and portable signage for the market. Both items are environmentally friendly and will be reused for years to come.	Environment and Sustainability	All Ages	02/08/2018	Park Orchards	\$4,221.80	\$3,721.80	300	\$0.00	Referred to Small Grants category	
CD2018012	Women's Friendship Group	Friendship and Socialisation	The Women's Friendship Group (WFG) brings women who experience social and cultural isolation together in friendship. WFG hold informative monthly meetings on issues pertinent to culturally and linguistically diverse women. In addition exercise programs in partnership with the YMCA are offered to enhance women's mobility and a craft group has been established which make items for disadvantaged people in the community and overseas.	Community Development	Older Adults	03/08/2018	Community Centre, Balmoral Avenue, Lower Templestowe	\$80,640.00	\$5,700.00	255	\$5,000.00	It is recommended that Council part fund the Women's Friendship Group \$5,000. The activity aligns with the grant objectives and continues to provide women from CALD backgrounds with the opportunity to be socially connected within the community.	The applicant to update and resubmit the Project Plan to include greater detail on the delivery of activities and the evaluation framework to provide statistics on attendees and the number of Manningham residents.  The applicant is encouraged to seek alternate source of funding such as sponsorship and/or gold contributions from participants.

Application ID	Organisation Name	Activity Title	Brief Activity Description	Activity categories	Target Age	Start Date	Location of Activity in Manningham	Total Activity Cost	Total Amount Requested	Weighted Score	Proposed Funding Allocation	Panel Recommendation	Conditions
<b>NOT RECOMMENDED</b>													
CD3018027	Onemda Association Inc	Eye Gaze for Innovation and Education	The activity utilizes modern technology to enable people with profound disabilities to enhance their communication and interaction to support education and learning as well as improve their quality of life. The activity will also educate local special schools on the technology and will advocate for families to gain the technology as part of their NDIS Plan, as appropriate.	Special Needs / Disability	Adults	01/08/2018	123 Andersons Creek Road, Doncaster East.	\$22,533.85	\$18,399.85	820	\$0.00	No, this activity is not recommended for funding. While the application aligns with grant category objectives, the applicant is encouraged to apply through the upcoming National Disability Insurance Schemes, Information Linkages and Capacity Building Grants to fund the equipment component. If successful, the applicant is encouraged to apply for a Council grant to support training and implementation.	
CD3018029	Doncare (Doncaster Community Care and Counselling Centre, Inc).	Self Defence Strategies and Confidence Building Skills for Women	Doncare, in conjunction with local business and women's gym, Fernwood Fitness Bulleen, will deliver a 6-week course to teach women self defence basics and confidence building skills. The activity is targeted at women who are currently using other Doncare services to support their recovery from family violence situations.	Health and Wellbeing	Adults	01/08/2018	Fernwood Fitness Bulleen	\$12,428.92	\$11,928.92	270	\$0.00	No, this activity is not recommended for funding. The applicant is encouraged to reapply in the September round of Small Grants or alternatively seek funding through State Government.	
CD3018031	Rotary Club of Doncaster	Bar-be-que Trailer for Community Use and Fundraising	To construct a new barbeque trailer which can be booked by community groups through the Rotary Club of Doncaster and for the club to use in its fund raising efforts. All funds raised by the club are used for community projects, as decided by the club from time to time.	Community Development	All Ages	01/08/2018	Various locations as required	\$14,849.00	\$8,000.00	220	\$0.00	No, this activity is not recommended for funding. The application does not demonstrate a need and how the broader community would benefit.	
CD3018030	Probus Club of Templestowe Valley	Probus Craft Group	Members of the club hand make items that are donated to local hospitals and rehabilitation centres for patients recovering from surgery. Items include comfort pillows for breast cancer patients, colonoscopy bag holders to provide mobility for patients and wooden rugs for travelling patients.	Special Needs / Disability	Older Adults	01/08/2018	Ajani Centre Templestowe and Member Residences	\$4,000.00	\$4,000.00	200	\$0.00	No, this activity is not recommended for funding. While this is a worthwhile program, the applicant has not sufficiently demonstrated alignment to the grant category objectives.  The applicant is encouraged to work with Council Officers to improve their application and reapply in the September round of Small Grants	
CD3018028	Doncaster Athletic Club ("DAC")	Recreational Running Group	'Rufley Runners' is a new group designed to meet the needs of first-time runners, inclusive of all levels of fitness. The activity will be led by experienced coaches and social runners to provide support and guidance on running technique, fitness and health related goals in a non-competitive, friendly and safe environment.	Recreation	All Ages	07/08/2018	Tom Kelly Athletics Track, 123 George Street, Doncaster East	\$6,000.00	\$3,000.00	200	\$0.00	No, this activity is not recommended for funding. The applicant has not demonstrated a need for an additional running group to be established. The club is encouraged to further investigate the need and logistics of establishing a running group and consider applying for a small grant in September.	
CD3018030	Rejoice Chinese Christian Communication Centre Inc	Connecting Manningham Community Services with Residents	The activity is to create a multi-media community services inventory with the aim of introducing community groups and small businesses to new Chinese, Persian and English speaking residents to help them to settle and integrate as quickly as possible. An expo of community services will be provided in the three languages.	Community Development	All Ages	01/08/2018	MC Square	\$13,060.00	\$9,060.00	170	\$0.00	No, this activity is not recommended for funding. The application requires further development and the applicant should be encouraged to discuss further proposals with Council Officers to determine the activities viability and apply in a future grant round.	



Application ID	Organisation Name	Activity Title	Brief Activity Description	Activity categories	Target Age	Start Date	Location of activity in Manningham	Total Activity Cost	Total Amount Requested	Weighted Score	Proposed Funding Allocation	Panel Recommendation	Conditions
CD/2018/014	Doncaster & Districts Netball Association	Introduction of the Manningham Womens Muslim Community to Netball	The activity is a grass roots introduction for the Manningham Women's Muslim community to the sport of netball. The activity will provide a platform for the inclusion of the muslim women into the community that are currently isolated and disadvantaged through cultural and/or religious barriers.	Multicultural / Diversity	All Ages	01/08/2018	Templestowe netball courts	\$13,001.00	\$11,001.00	0	\$0.00	No, this activity is not recommended for funding. The applicant commenced the activity prior to the grant assessment phase. This deems the application ineligible as activities cannot be funded retrospectively.	
							Totals		\$241,169.77		\$189,841.00		

### 12.3 Healthy City Action Plan Progress Report 2017 /2018

File Number: IN18/272  
Responsible Director: Acting Director Community Programs  
Attachments: 1 Healthy City Strategy Progress Report Year 1 2017 - 2018 [↓](#) 

#### EXECUTIVE SUMMARY

*Council has a leading role in health and wellbeing planning for the municipality and under the Public Health and Wellbeing Act 2008, is legislatively required to prepare the Healthy City Strategy 2017 - 2021 (HCS Strategy) within the period of 12 months after the general election of Council. Council endorsed the HCS Strategy in June 2017.*

*The Healthy City Action Plan 2017 – 2019 (Action Plan) was developed in partnership with the Healthy City Advisory Committee to guide the implementation of the Strategy. The HCS Strategy and Action Plan were submitted to the Department of Health and Human Services in October 2017. Year One implementation of the Action Plan has commenced by Council and the members of the Healthy City Advisory Committee with many new initiatives and activities being established.*

*This report notes the completion of the CEO Performance Measure “Prepare a Year 1 progress report by 30 June 2018 which demonstrates on schedule delivery of the plan”.*

*Attachment 1 outlines the Action Plan Progress Report and includes an overview of progress against actions, key achievements, baseline measures at a population level, and new initiatives delivered in 2017 – 2018.*

*The report also notes that of the 158 Actions, 115 are well progressed to meet the targets identified in the plan. The remainder are scheduled for completion during 2018/2019.*

#### 1. RECOMMENDATION

**That Council:**

- A. Note the Progress Report (Year 1) for the Healthy City Action Plan 2017 – 2019.**
- B. Note the completion of the CEO Performance Measure for 2017 – 2018 “Prepare a Year 1 progress report by 30 June 2018 which demonstrates on schedule delivery of the plan”.**

#### 2. BACKGROUND

##### HEALTHY CITY STRATEGY AND ACTION PLAN 2017-2018

- 2.1 The Healthy City Strategy 2017 – 2021 (Council’s Municipal Public Health and Wellbeing Plan) was endorsed by Council on 27 June 2017.

- 2.2 The Municipal Public Health and Wellbeing Plan (MPHWP) is a statutory requirement under the *Public Health and Wellbeing Act 2008* under section 26 of the Bill with an aim to “protect, improve and promote public health and wellbeing within the municipal district.” The Act requires Councils to prepare a MPHWP within 12 months after each general election of Council.
- 2.3 The HCS Strategy, together with other key strategic documents (Generation 2030 Community Plan, Council Plan 2017 - 2021 and Municipal Strategic Statement) guide the strategic direction of policy in Council and across our key stakeholders and ensures a streamlined and co-ordinated approach to addressing health and wellbeing issues in Manningham.
- 2.4 The HCS Strategy partners with the members of the Healthy City Advisory Committee (endorsed by Council 27 June 2018) to work collaboratively on priorities to create the greatest collective impact for the community.
- 2.5 The Action Plan was developed in partnership with the Healthy City Advisory Committee and endorsed in October 2017.
- 2.6 The Healthy City Strategy 2017 – 2021 and Action Plan 2017 – 2019 were submitted to the Department of Health and Human Services in October 2017 to meet the legislative requirements of the Health and Wellbeing Act 2008.
- 2.7 To account for the implementation of the Action Plan, a CEO Key Performance Measure for 2017 - 2018 was to “Prepare a Year 1 progress report by 30 June 2018 which demonstrates on schedule delivery of the plan”. These measures align to the strategic actions of Council’s Strategic Resource Plan 2017 - 2018
- 2.8 This report notes the completion of this CEO Key Performance Measure.

### 3. DISCUSSION / ISSUE

- 3.1 This report and enclosed Attachment 1 outlines the Year One progress of the implementation of the Action Plan.
- 3.2 The report and attachment includes an outline of the key achievements, status of actions and key initiatives implemented, challenges, opportunities and Year One baseline measures against population level indicators identified in the Healthy City Strategy.
- 3.3 The report notes that of the 158 Actions, 115 are well progressed to meet the targets identified in the Action Plan. The remainder are scheduled for completion during 2018 – 2019.
- 3.4 This report demonstrates achievements from October 2017 (Endorsement Date of Action Plan) to April 2018 (last reporting period for Council and Partners).
- 3.5 Significant achievements identified to date include:
  - 3.5.1 Enhanced collaboration and partnerships improving effectiveness, efficiency, minimising duplication and improving service access.
  - 3.5.2 More than \$1.7M of community funding delivered to enhance programs and services to Manningham.

- 3.5.3 More primary prevention and early intervention initiatives being delivered based on evidence and community consultation.
  - 3.5.4 Strengthened strategic directions for Council on key social issues such as Diversity and Inclusion, Children, Youth and Family Services and Seniors through the review and update of strategic documents.
  - 3.5.5 Increased capacity of community and key stakeholders on health and wellbeing and social issues impacting Manningham.
  - 3.5.6 Strengthened focus on the importance of collaboration to build community connectedness.
  - 3.5.7 Shift in delivering initiatives in a targeted manner to settings such as schools, sporting clubs and traders improving impact and sustainability of outcomes.
  - 3.5.8 Clearer strategic framework and greater alignment across Council has resulted in more internal collaboration and improved integrated planning, reporting and effectiveness and efficiency in delivery.
  - 3.5.9 Measures at a population level allow for greater transparency of progress and allows Council and community to measure trends annually.
  - 3.5.10 Greater opportunities for community to consult and influence council strategic directions through the community panel, advisory committees and annual youth summit.
- 3.6 Reflections of Year One implementation on challenges to be explored further during 2018 – 2019 include:
- 3.6.1 Changing directions and progress measures by the State Government impacting direction of priorities such as healthy eating and active living.
  - 3.6.2 Due to the breadth of work within the Healthy City Strategy, maximising existing resources and ensuring ongoing collaboration can present as a challenge. External funding and greater expectations on service partners are needed to sustain this.
  - 3.6.3 A consistent reporting and evaluation framework across Council that effectively demonstrates the outcomes to the community.

#### **4. COUNCIL PLAN / STRATEGY**

- 4.1 This report notes the completion the CEO KPI Performance Measures 2017 – 2018 to “Prepare a Year 1 progress report by 30 June 2018 which demonstrates on schedule delivery of the plan”.

**5. IMPACTS AND IMPLICATIONS**

- 5.1 The HCS Strategy is a statutory requirement under the *Public Health and Wellbeing Act 2008* under section 26 of the Bill with an aim to “protect, improve and promote public health and wellbeing within the municipal district.” The Act requires Councils to prepare a MPHWP within 12 months after each general election of Council which is based on evidence and involves community and government stakeholders in the development, implementation and evaluation.
- 5.2 The Action Plan must be reviewed in consultation on an annual basis. This is scheduled to be undertaken with the Healthy City Advisory Committee in August 2018.
- 5.3 In accordance with the Royal Commission into Family Violence Recommendation 94, Councils are also required to report on “the measures they propose to take to reduce family violence and respond to the needs of victims in preparing their municipal public health and wellbeing plans.” Progress against these measures are defined in Attachment 1.

**6. IMPLEMENTATION**


- 6.1 The Action Plan will continue to deliver on the year two commitments.
- 6.2 A review of the existing Action Plan will be undertaken in August 2018 in collaboration with the Healthy City Advisory Committee to meet legislative requirements of an annual review.
- 6.3 Implementation of year two of the Action Plan will continue within existing budget commitments and acquisition of external funding.


**7. DECLARATIONS OF CONFLICT OF INTEREST**

No Officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

# Healthy City Strategy Outcomes Report 2017 – 2018



Rationale	Key Achievements	Future Directions 4-10 years *
<p>This Action Plan supports the Healthy City Strategy 2017-2021 and the Council Plan 2017-2021 to deliver outcomes for a <b>Healthy Community</b> on priorities determined by legislation, evidence and consultation with the Manningham community. Supporting evidence can be found in the State of the City Report.</p> <p><b>6 month Action Progress Report (October – April)</b></p>  <p>158 actions reported on                  27 At least 90% of action target achieved                  88 Between 75% and 90% of action target achieved                  40 Less than 75% of action target achieved                  3 actions with no target set</p>	<ul style="list-style-type: none"> <li>Enhanced collaboration and partnerships improving effectiveness, efficiency, minimising duplication and improving service access e.g. Manningham Learns and Manningham Youth Alliance.</li> <li>Over \$1.7M of community funding delivered to enhance programs and services to Manningham.</li> <li>More primary prevention and early intervention initiatives being delivered based on evidence and community consultation.</li> <li>Strengthened strategic directions for Council on key social issues such as Diversity and Inclusion, Children, Youth and Family Services and Seniors through the review and update of strategic documents.</li> <li>Increased capacity of community and key stakeholders on health and wellbeing and social issues impacting Manningham.</li> <li>Strengthened focus on the importance of collaboration to build community connectedness.</li> <li>Shift in delivering initiatives in a targeted manner to settings such as schools, sporting clubs and traders etc. improving impact and sustainability of outcomes.</li> <li>Clearer strategic framework and greater alignment across Council resulting in more internal collaboration and improved integrated planning, reporting and effectiveness and efficiency in delivery.</li> <li>Measures at a population level allow for greater transparency of progress and allows Council and community to measure trend annually.</li> <li>Greater opportunities for community to consult and influence Councils strategic directions through community panel, advisory committees and annual youth summit.</li> </ul>	<p>* <i>dependant on resourcing, community and governing influences</i></p> <p>Victorian State Government has a number of key strategic directions including:</p> <ul style="list-style-type: none"> <li>Healthy Lifestyles</li> <li>Mental Wellbeing</li> <li>Resilient Communities</li> <li>Affordable Housing</li> <li>Age Friendly Communities</li> <li>Social Inclusion</li> <li>Communities in Place</li> <li>Prevention of Violence</li> <li>Collaboration and Partnership</li> <li>Service Innovation and Technology</li> <li>Liveable Communities and Indicators</li> <li>Evidence based practice, Progress Measures and evaluation</li> </ul>

Strategic Actions Implemented																							
Priority 1: Inclusive and Harmonious																							
Action Area: Strive towards a community where everyone has the opportunity to participate equally																							
<ul style="list-style-type: none"> <li>Developed draft Inclusive Manningham Strategy 2018 – 2021 and Action Plan 2018/19 (MCC)</li> <li>Inclusive Communities Program delivered – 43 businesses and local community groups were assessed and trained; two people with disabilities employed; delivery of training and trade expos. (Onemda)</li> <li>Inclusion@Work Breakfast held targeting over 150 employers on promoting employment of people with disabilities and showcasing local examples. 91% of attendees felt they gained more knowledge. (MCC)</li> <li>Targeted Gender Equity (GE) Project within Council implemented with the project increasing officer knowledge of GE to 87% and commitment to GE practice from 30 % to 89%. Recommendations for next phase being developed (MCC)</li> <li>Digital Stories of Inclusion produced – four videos to engage employers and raise expectations of people with disabilities on their prospect for work. Resulted in 30,000+ views and local employment of people with disabilities (MCC)</li> <li>Over 1100 people engaged through the delivery of 30 NDIS community information sessions, delivered in partnership with a number of key providers (MCC)</li> <li>Upgrade of three sports pavilions to create family friendly change rooms to support more equitable participation of women (MCC)</li> </ul>	<table border="1"> <thead> <tr> <th>Measures</th> <th>Baseline 2017/18</th> <th>Target 2025</th> </tr> </thead> <tbody> <tr> <td>Proportion of people who value and are welcoming of our diverse community (Source: CP)</td> <td>83.6%</td> <td>5 % ↑</td> </tr> <tr> <td>Proportion of adults connected to culture and Country (Source: CP)</td> <td>67.6%</td> <td>5 % ↑</td> </tr> <tr> <td>Proportion of people with a disability participating in the labour market (Source: ABS)</td> <td>53%</td> <td>5% ↑</td> </tr> <tr> <td>Proportion of adolescents with high levels of resilience (Source: DET)</td> <td>60%</td> <td>5% ↑</td> </tr> <tr> <td>Proportion of seniors who feel connected and involved in the community (Source: CP)</td> <td>40.8%</td> <td>5% ↑</td> </tr> <tr> <td>Percentage of children developmentally vulnerable in one or more domains (Source: DET)</td> <td>16%</td> <td>2% ↓</td> </tr> </tbody> </table>	Measures	Baseline 2017/18	Target 2025	Proportion of people who value and are welcoming of our diverse community (Source: CP)	83.6%	5 % ↑	Proportion of adults connected to culture and Country (Source: CP)	67.6%	5 % ↑	Proportion of people with a disability participating in the labour market (Source: ABS)	53%	5% ↑	Proportion of adolescents with high levels of resilience (Source: DET)	60%	5% ↑	Proportion of seniors who feel connected and involved in the community (Source: CP)	40.8%	5% ↑	Percentage of children developmentally vulnerable in one or more domains (Source: DET)	16%	2% ↓	
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Action Area 2: Reduce inequity and treat everyone with respect																							
<ul style="list-style-type: none"> <li>Delivered Powerful Stories Project including videos and events promoting women and their contributions to community. Significant reach via social media (MCC)</li> <li>Delivered Inclusion and Diversity Training – one session for community organisations on issues faced by Islamic and African Communities and a further session for 48 MCC staff on inclusion of people with disabilities (MCC)</li> </ul>																							
Action Area 3: Respect, support and celebrate Aboriginal people, culture and heritage																							
<ul style="list-style-type: none"> <li>Planning and delivery of the events to promote Reconciliation Week and Naidoc Week (500 participants) (May 2018) (MCC)</li> <li>Review of Manningham’s Reconciliation Action Plan commenced (MCC)</li> </ul>																							
Action Area 4: Value the diversity of the community																							
<ul style="list-style-type: none"> <li>Receipt of \$3000 funding from State Government to deliver LGBTIQ event for Seniors in October 2018 (MCC)</li> <li>Launch of Customer Service Charter that acknowledges the diversity in our customers for Manningham (MCC)</li> <li>Recruitment process undertaken for new Access and Equity Advisory Committee to advise Council on Inclusion and Diversity (MCC)</li> <li>Delivered Midsumma LGBTIQ Festival (November 2017) and expo at MC2 Plaza (Manningham YMCA)</li> <li>\$ 100,000 funding received from DHHS for Changing Places Facilities for Wombat Bend (DHHS)</li> </ul>																							

**Strategic Actions Implemented****Priority 1: Inclusive and Harmonious****Action Area 5 : Promote and support children's learning and development**

- Parenting Seminar Series developed which aims to build the capacity of parents and carers of children and teens. Launched May 2018 with over 500 people attending. Twelve Sessions scheduled during 2018 and 2019 and the first four sessions fully booked out. (MCC)
- Delivered Cultural Understanding and Safety Training to all Inner Eastern LGA – Manningham 21 May 2018 (DET)
- Delivered Individual Counselling to over 40 youth and children with complex issues and delivery of children's groups including Cool Kids (8-11yo) Climb to Cool (8-12yo) and Stress Less for Teens – 41 youth have benefited (Doncare)
- Delivered Security Parenting Group to families with children to improve mental wellbeing and attachment (MCC)
- Children, Youth and Family Strategy Draft under development (MCC)
- Delivered four Early Years Sector training facilitated in partnership with local service providers. Attendees approx. 25 early years providers per session (MCC)



Parenting Seminar Series Launch May 2018

**Action Area 6 : Engage, empower and build the resilience of young people**

- Youth Summit and youth survey delivered. Over 200 youth attended summit and a further 200 participated in survey. Deakin University report being finalised on key issues for young people in Manningham. (Manningham YMCA)
- Delivered Careers X which aligns VCAL and Secondary Students with local businesses. Over 200 students and 40 businesses involved resulting in several workplace learning opportunities (MCC)
- Youth Services Review undertaken and recommendations endorsed by Council (MCC)
- YMCA Youth Leaders provided with opportunities to lead and consult on key issues for young people and Council (MCC and YMCA Manningham)

**Action Area 7: Strive to become an Age Friendly City, enhancing opportunities for older people**

- Participated in Victorian Seniors Festival (Oct 17) with 400+ attendees at Seniors Morning Tea and 100 attendees at Music Seniors Performance at Play House. Raised profile and awareness of older people (MCC)
- Delivered Modern Ageing Forum (May 2018) with over 350 attendees including seminars and exhibitions from key stakeholders. Feedback extremely positive and resulted strengthened of community partnerships. (MCC)
- Established a range of intergenerational activities to promote community cohesion, respect and positive ageing including Intergenerational chess group, Christmas carols and garden group through partnerships with schools (MCC)

**Strategic Actions Implemented****Priority 2: Healthy and Well**



**Action Area 8: Enhance the resilience of young people in Manningham**

- Established Youth Resilience Collaborative Working Group with membership from key community organisations and community members (MCC)
- Headspace Outreach Service established and servicing commencing in Manningham from June 2018 (AHC)
- Successfully obtained \$48,000 from Vic Health for new Skills 4 the Future Initiative for Manningham to enhance employability of young people.
- Tall Ship Mentoring Program delivered providing mentoring and peer support to disengaged young people (MCC)
- Good Life Farm Program delivered to young people experiencing challenges with family or emotional wellbeing (MCC)
- Commenced delivery of SUICIDE Post Vention and Prevention Project which includes the development of a Youth Suicide Response Communication Protocol across services and community (Victoria Police)

Measures	Baseline 2017/18	Target 2025
Proportion of adolescents with high levels of resilience (Source: DET)	60%	5% ↑
Number of settings engaging in dementia friendly principles in their practice (Source: Traders)	1 LGA Setting	3 New Settings
Proportion of people who consume sufficient fruit and vegetables (Source: CP)	58.1%	5% ↑
Proportion of people who are sufficiently physically active (Source: CP)	62.9%	20% ↑
Proportion of population who report that Manningham has good facilities and services (Source: CP)	66.9%	10% ↑

**Action Area 9: Strive to become a Dementia Friendly City**

- New Manningham Dementia Alliance Group established with key community organisations, peak bodies and carers. (MCC)
- Developed and endorsed Dementia Friendly Action Plan 2017-2019 (MCC)
- Calendar of Dementia Friendly Community events for 2018 organised targeting different settings (MCC)
- Delivered "Thoughtful Business" Seminar to Traders (April 2018) "Worried About Your Memory" Community Session (May 2018) with 130 attendees (MCC)

**Action Area 10: Provide opportunity for residents to partake in education and learning**

- \$68,000 of ACFE funding secured to conduct a needs analysis of Manningham's small and micro business to develop appropriate future training (Manningham Learns)
- Delivered free and low cost classes to financially disadvantaged members of community and provided targeted programs to partner agencies eg Doncare for people in significant need. (Manningham Learns)
- \$287,514 funding provided to neighbourhood houses to deliver education and learning opportunities to residents. Total number of participants 10,761, utilising over 21,005 course hours (MCC)
- Delivered seven community training programs to build capacity of community sector in Manningham (MCC)

**Action Area 11: Make it easier to make healthy food and drink choices**

- Commenced delivery of Healthy Indian Kitchen Initiative: Food, Cooking and Nutrition targeting the Indian Communities to address healthy eating (Community Rep – HCS)
- Development of Draft Healthy Eating Progress Indicators to guide strategic direction and measures (DHHS)
- Delivered new programs to mothers including "Breastfeeding Support Program" to encourage increased breastfeeding rates and "Introduction to solid foods" talk to promote better food choices (MCC)
- Established Food Security Network with key local and regional stakeholders to enhance collaboration and approach (MCC)

**Strategic Actions Implemented**

## Priority 2: Healthy and Well

**Action Area 12: Make it easier to recreate and be physically active**

- Developed Draft Active Living Progress Indicators to guide strategic direction and measures (DHHS)
- Delivered Active April Program engaging 3317 residents and involving 10 providers across a total of 32 events (MCC)
- Facilitated Active Travel Plans to two schools - Donburn and Doncaster Gardens PS to address growth in population numbers and traffic and parking issues. Also provided support to 6 primary schools to implement their Active Travel Plan and delivered 1 local and 1 Regional Active Travel Forums to primary schools (MCC)
- Active for Life Recreation Strategy in Progress with framework endorsed by Council (MCC)
- Participated in Vic Health walk to School Month (MCC)
- Delivered the Bike it! Event, incorporating bike skills for primary students (MCC)
- Promoted active travel and independent mobility via social media, Manningham Matters and the leader and direct communication to schools (MCC)
- Upgraded Activity Centres to improve walkability and paths around the centres (MCC)

**Action Area 13: Make safe sexual practices the preferred choice**

- Promoted issue of Hepatitis B to Chinese Community (MCC)
- Participated in Regional Sexual and Reproductive Health Strategic Working Group facilitating regional initiatives (MCC)
- Consulted on local approaches impacting youth and SRH with key stakeholders and identified a new initiative to be launched for Manningham for Global Sexual Health Month (September 2018) (MCC)

**Action Area 14: Advocate for services to become more accessible and affordable**

- Expansion of new free immunisation services to disadvantaged groups (MCC)
- Funded 50 applications to a sum of \$277,595 as part of the Community Grants Program to deliver new initiatives and projects for Manningham (MCC)

**Action Area 15: Encourage creative and innovative approaches to meet community need**

- Delivered Crisis Support Student Wellbeing Program to 42 students to enable participation in school and after school activities which are unaffordable due to disadvantage (Doncare)
- Review of Manningham Matters undertaken to incorporate more promotion of community initiatives and activities at local areas (MCC)

Strategic Actions Implemented			
Priority 3: Safe and Resilient			
Strategy 16 Enhance the community's sense of safety in Manningham			
	Measures	Baseline 2017/18	Target 2025
<ul style="list-style-type: none"> <li>Delivered six initiatives in partnership for Community Safety Month (MCC and partners)</li> </ul>			
<b>Action Areas 17 Commit and act to end violence and its impacts</b>			
<ul style="list-style-type: none"> <li>Delivered "I Matter, you Matter, we Matter" Program teaching young people about respectful relationships to address PVAW - 6 Schools and Sporting Clubs participated with over 556 young people trained (Doncare)</li> <li>Delivered specialist training on how to recognise, respond and refer to family violence to over 30 Manningham MCH and Early Years Educators (EDVOS)</li> <li>Established Gender Equity Collaborative Working Group with key community organisations and community members (MCC)</li> <li>Delivered 16 Days of Activism Campaign promoting Gender Equitable Storytime in Libraries with over 191 children attending and the embedding of this initiative annually into the Library program (MCC)</li> <li>Promoted and delivered event in gallery informing of World Elder Abuse Awareness Day (MCC)</li> <li>Planned and delivered Regional Together for Equality and Respect Action Plan with EMR LGA and key stakeholders (WHE)</li> </ul>	Proportion of adults feeling safe walking in their street at night (Source: CP)	46.2%	10% ↑
	Proportion of people who consume excess alcohol (Source: CP)	15.5%	10% ↓
	Proportion of adults who support equal relationships between men and women - Gender Equity Score (Source: Vic Health)	41.9%	5% ↑
	Rates of incidence of family violence recorded by Police (Source: Victoria Police)	772	5% ↑
	Proportion of adults who are prepared to intervene in a situation of domestic violence (Source: CP)	91.3%	5% ↑
	Proportion of households that have an emergency plan in place (Source: CP)	39.5%	10% ↑
	<b>Action Area 18: Work towards reducing the harms of problem gambling, binge drinking and illicit drug use</b>		
<ul style="list-style-type: none"> <li>Funded the Chinese Health Foundation to deliver Problem Gambling Program to minimise gambling related harm to Manningham Chinese restaurant workers (MCC)</li> <li>Developed draft EMR Action on Alcohol Plan (MCC and Partners)</li> </ul>			
<b>Action Area 19: Adopt an all-hazards, consequence focussed and collaborative approach to emergency management</b>			
<ul style="list-style-type: none"> <li>Delivered new initiative of free Garden Waste Vouchers for residents living in Bushfire Prone Areas (MCC)</li> <li>Fire Wise Garden display installed in Warrandyte to showcase examples of garden design to achieve a fire wise gardens (MCC)</li> </ul>			
<b>Action Area 20: Ensure disaster resilience is enabled and facilitated for the Manningham Community</b>			
<ul style="list-style-type: none"> <li>Facilitated Community Resilience Sub Working Group to develop a co-ordinated approach for the community across emergency service and community organisations (MCC)</li> <li>Developed and distributed in partnership with Real Estate Agents a new resident magnet kit on potential hazards and risks (MCC)</li> </ul>			

Strategic Actions Implemented																										
Priority 4: Connected and Vibrant																										
<b>Action Area 21 Enhance opportunities for the community to value arts and culture</b>																										
<ul style="list-style-type: none"> <li>Delivered Manningham Victorian Ceramic Art Award which enhances visitors and brings finest contemporary ceramic art to City (MCC)</li> </ul>																										
<b>Action Area 22: Harness new opportunities for local tourism</b>																										
<ul style="list-style-type: none"> <li>Managed the Doncaster Playhouse to attract community theatre companies. Playhouse booked 200 days per year with ticket sales in excess of 9500. (MCC)</li> <li>Delivered Draft Melbourne East Destination Management and Visitor Plan in collaboration with key stakeholders at a state, regional and peak body level</li> <li>Economic Development Strategy updated to meet current and future needs in business</li> <li>Promoted Manningham Visitor Destinations: Kellybrook Cider Festival, Warrandyte Festival Heide, MOMA and Westfield (Public Transport Promotion)</li> <li>Created Tourism</li> </ul>																										
<b>Action Area 23: Promote the social and economic benefits of the arts</b>																										
<ul style="list-style-type: none"> <li>Two exhibitions delivered (March 2018) promoting Chinese and Persian communities. Exhibits include family Histories which resulted in high visitation rates and a children's creative writing workshop which included 8 floor talks (95 attendees) (MCC)</li> <li>Walk of Art Exhibition promoted Greek Heritage and Culture (May 2018) (MCC)</li> </ul>																										
<b>Action Area 24: Strive to create more liveable neighbourhoods</b>																										
<ul style="list-style-type: none"> <li>Delivered Community Mural in Templestowe in partnership with local traders to increase vibrancy of centre. Included mentoring young artists from world renowned artist (MCC)</li> <li>Upgraded 10 playgrounds to promote more usage of children and families into open spaces (MCC)</li> <li>Improvements delivered in linear parks including Mullum Mullum Trail, 42km off road loop around boundaries connecting walkers and cyclists to Frankston and Southbank (MCC)</li> <li>Completed improvements to Tunstall Square and Yarra Street Warrandyte to create more liveable and inviting spaces for community (MCC)</li> </ul>																										
<b>Action Area 25: Build local neighbourhoods that are vibrant and reflect community identity and need</b>																										
<ul style="list-style-type: none"> <li>Delivered pop up Story Pod on Anzac Day at the Gunfire breakfast at Templestowe RSL to commemorate shared history and local stories (MCC)</li> <li>Delivered local Play and Stay supported playgroup to families considered high risk of poorer health outcomes (MCC)</li> <li>Construction of Mullum Mullum Stadium in progress as scheduled (MCC)</li> <li>Delivered significant events for Manningham (over 12,500 participants) across the Community including Food Truck Carnival, Christmas Carols (6000), Australia Day (2000), Warrandyte Festival (3000), Finns Festival, Pop Up Heide ( 1000) Bulleen Pop Up Park (2000) (MCC)</li> </ul>																										
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**Action Area 26: Support people to connect and engage in community life**

- Established Community Connectedness Collaborative Working Group to delivery agreed initiatives in place (MCC)
- Commenced the establishment of the Community Garden at Ted Ajani Reserve to promote social connectedness in Bulleen (Manningham Learns)
- Established Story Circle Volunteers initiative – an outreach program telling stories to adults in Aged Care Facilities to address social isolation (WML)
- Commitment from Council to apply for Grant to pilot a smart cities initiative in Jackson’s Court Activity Centre. Application submission June 2018 (MCC)



Doncaster Playhouse

**Action Area 27: Advocate for housing diversity to meet community need**

- Established Boroondara and Manningham Housing and Homelessness Network to promote networking and a co-ordinated response to homelessness. (AHC)
- Contributed funds towards Eastern Region Advocacy Campaign to increase supply of Social Housing in Manningham and the Eastern Region. Campaign developed and rolled out in the lead up to 2018 State Government Election (MCC)

**Action Area 28: Provide opportunity for residents to meet, interact, volunteer and feel part of the community**

- Funded Doncare to deliver Volunteering In Manningham which resulted in 6 Volunteering Sessions with 127 participants per year, received 734 enquiries, 781 volunteer positions promoted and 1049 referrals made (MCC and Doncare)
- Promoted Volunteer Week and encouraging greater community volunteer participation (MCC)

**Action Area 29: Encourage community to actively contribute to decision-making that shapes their neighbourhood and City**

- Community Panel established and actively being utilised for consultation on key Council and community issues (MCC)
- Established Baseline of outcome measures for Council Plan and Healthy City Strategy to determine population level indicators for 2018 (MCC)

**Action Area 30: Strengthen partnership and collaboration across sectors and community**

- Healthy City Advisory Committee and Healthy City Working Groups established and facilitated as per Terms of Reference (MCC)
- Launch of Manningham Learns – An Alliance of Neighbourhood Houses and Learning Centres in Manningham to streamline processes, promotion and service delivery (Manningham Learns)
- Established Manningham Youth Alliance – a collaboration of four local organisations to enhance service access and referral for young people whilst minimising duplication and maximising efficiency (Doncare, Headspace, YMCA Manningham and Onemda)
- Conducted Partnership Evaluations to measure effectiveness of advisory committees and working groups (MCC)

**Acronyms**

AHC – Access Health and Community

CP – Community Panel

DET – Department of Education and Training

DHHS – Department of Health and Human Services

EDVOS- Eastern Domestic Violence Outreach Service

HCS – Healthy City Strategy

LGA – Local Government Area

MCC – Manningham City Council

NDIS – National Disability Insurance Scheme

WML – Whitehorse Manningham Libraries

WHE – Women’s Health East

## 12.4 Arts Advisory Committee - Consideration of Nominations for Community Representatives

File Number: IN18/270

Responsible Director: Acting Director Community Programs

Attachments: 1 Arts Advisory Committee Selection (Confidential) [↓](#) 

### EXECUTIVE SUMMARY

*The purpose of this briefing is to consider the nominations received for community representatives for Council's Arts Advisory Committee. The Committee provides strategic advice on arts and cultural development and promotes greater participation in arts and culture in the City of Manningham.*

*There are six vacancies for community representatives for the Arts Advisory Committee.*

- *One position is reserved for a representative of Heide Museum of Modern Art (MOMA) who have directly nominated one of their professional staff for the role.*
- *There are remaining five community positions to be filled.*

*Following a six week advertising period in early 2018, eight nominations were received for the five vacant positions.*

*In July 2017 Council endorsed an Advisory Committee Policy that provides a process for the selection of community representatives for advisory committees.*

*A Councillor Committee was formed in accordance with the process outlined in the policy to act as a selection panel. The Councillor Committee comprised the Mayor, Cr Andrew Conlon, Cr Paula Piccinini (Councillor Representative for the forthcoming committee) and Cr Sophy Galbally (former Councillor Representative for the committee). The panel met on 10 April 2018 to consider the applications and make a recommendation regarding the preferred applicants for the five vacant positions.*

*Confidential Attachment 1 provides a summary of the nominations.*

### 1. RECOMMENDATION

**That Council:**

- A. Notes that as set out in the Advisory Committee Policy, a Councillor committee met on 10 April 2018 to consider the applications and make a recommendation regarding the preferred applicants to fill the five vacant community representative positions.**
- B. Endorses the Councillor Committee's recommendation to appoint the following nominations as community representatives on the Arts Advisory Committee for a three year term: \_\_\_\_\_.**
- C. Notes that the individuals who have not been selected for the Arts Advisory Committee will be contacted and encouraged to provide ideas and feedback via the many communication channels available to the Manningham community.**

**2. BACKGROUND**

- 2.1 The Advisory Committee Policy (July 2017) provides a framework for the consistent operation of all of Council's advisory committees. New Terms of Reference for the Arts Advisory Committee were adopted in December 2017 consistent with the Advisory Committee Policy.
- 2.2 There are six vacancies for the Arts Advisory Committee. The Terms of Reference indicate that
  - 2.2.1 One position will be reserved for a representative of Heide Museum of Modern Art (MOMA).
  - 2.2.2 One Councillor Representative (as selected at the annual statutory meeting) will act as Committee chairperson.
  - 2.2.3 Five positions will be offered to community representatives.
- 2.3 The Terms of Reference specify that the following membership criteria will apply to community appointments for the Arts Advisory Committee.
  - 2.3.1 Diversity of interests and knowledge in the arts either as artist, arts educator, collector or industry representative.
  - 2.3.2 Broad range of complementary skills which may further the arts including in marketing, tourism, sponsorship, government relations or business.
  - 2.3.3 Awareness of arts and cultural activities, priorities and organisations in the municipality including indigenous arts.
  - 2.3.4 Relevant experience in committees / or demonstrated ability to participate in, and constructively contribute to a group, committee, or organisation
- 2.4 Nominations were called by public notice in the local media, Manningham Matters and the Council website over a six week period in early 2018 period.
- 2.5 8 nominations were received. All nominations were from individuals who had not previously been part of Council's Arts Advisory Committee.

**3. DISCUSSION / ISSUE**

- 3.1 Of the eight nominations received:
  - 3.1.1 Six of the nominees are practicing artists with a broad range of skills and experiences
  - 3.1.2 Two nominees are senior educators in the municipality
  - 3.1.3 One is an owner and publisher of a the local magazine
  - 3.1.4 One nominee is semi-retired and an art collector
  - 3.1.5 Three nominees have academic and / or professional backgrounds in the area of arts and culture



3.1.6 One has local government and museum experience.

- 3.2 A Councillor Committee comprising the Mayor Cr Andrew Conlon, Cr Paula Piccinini and Cr Sophy Galbally met on 10 April 2018 to form a selection panel to consider the applications and make a recommendation regarding the preferred applicants to fill the five vacant positions.
- 3.3 The selection panel considered a balance of skills, perspectives and experience when selecting the preferred nominations. The panel noted that all nominations were of a high standard. The panel's final recommendations are based on achieving a balanced team in terms of artistic disciplines, experience, skills and personal attributes.
- 3.4 This balance of skills reflects Council's priorities for arts and culture as indicated in the Council Plan. This includes supporting creative industries, promoting tourism and assisting youth and children with skills development and opportunities for artistic expression.
- 3.5 After consideration, the selection panel recommended that Sofi Basseghi, Simon Cross, Rose Lang, Mardi Nowak and Demi Nicolaidis be appointed as community representatives on the Arts Advisory Committee for a three year term. A summary of the nominations is shown in Confidential Attachment 1.
- 3.6 Bernadette Alibrando will take up the nominated role for a representative from Heide MOMA.

#### **4. COUNCIL PLAN / STRATEGY**

- 4.1 The Arts Advisory Committee provides advice to Council in relation to the Council Plan 4.1 of 'Grow our Local Business, Tourism and Economy': Strengthen Creative Industries and partnerships to harness new opportunities for cultural tourism.
- 4.2 The Arts Advisory Committee provides advice to Council in relation to the review of key Council strategies including the *Healthy City Plan 2017*.

#### **5 IMPACTS AND IMPLICATIONS**

- 5.1 None of the previous community members of the Arts Advisory Committee re-nominated. This selection process therefore provides an excellent opportunity to refresh the representative membership.



#### **6. IMPLEMENTATION**

- 6.1 There are no financial implications.
- 6.2 Unsuccessful applicants will be thanked for their nomination and invited to continue their interest in the arts in Manningham through the many channels for communication and feedback.
- 6.3 Appointed committee representatives will be invited to the first scheduled meeting for the Arts Advisory Committee in July 2018.

**7. DECLARATIONS OF CONFLICT OF INTEREST**

No Officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

**12.5 Access and Equity Advisory Committee Membership 2018-2021**

File Number:	IN18/273
Responsible Director:	Acting Director Community Programs
Attachments:	1 Attachment 1 Summary Nominations for Access and Equity Advisory 2018 2021 (Confidential) <a href="#">↓</a> 
	2 Attachment 2: Access and Equity Advisory Committee Terms of Reference 2018-2021 <a href="#">↓</a> 

**EXECUTIVE SUMMARY**

*The purpose of this briefing is to consider the nominations and seek endorsement of preferred applicants for Council's Access and Equity Advisory Committee (Committee) for the period 2018 - 2021. The Committee provides strategic advice on the implementation of the (Draft) Inclusive Manningham Strategy 2018 – 2021 and on the interests, values and needs of Manningham's diverse communities as they relate to human rights, access, equity and inclusion.*

*As per the Committee Terms of Reference (TOR) there are sixteen vacancies for community and community organisational representatives and following a four week nomination period in April and May 2018, eighteen nominations were received.*

*In July 2017 Council endorsed an Advisory Committee Policy (Policy) that provides a standardised process for the selection of representatives for advisory committees.*

*In accordance with this Policy, a Councillor Committee was formed to act as a selection panel. The Councillor Committee comprised the Mayor, Cr Andrew Conlon, Cr Mike Zafiropoulos (Councillor Representative for the forthcoming Committee), Cr Sophy Galbally (former Councillor Representative for the Committee) and relevant senior officers. The selection panel met on 22 May 2018 to consider the applications and make recommendations regarding the preferred applicants.*

*Confidential Attachment 1 provides a summary of the nominations received.*

**1. RECOMMENDATION**

**That Council:**

- A. Note that as set out in the Advisory Committee Policy, a Councillor Committee was formed to consider the nominees and make recommendations regarding the preferred applicants to fill the sixteen vacant positions on the Access and Equity Advisory Committee.**
- B. Endorse the Councillor Committee's recommendations to appoint the following nominees as community representatives and community organisation representatives on the Access and Equity Advisory Committee for a three year term from 2018/2019 to 2020/2021:**

\_\_\_\_\_  
\_\_\_\_\_

## 2. BACKGROUND

- 2.1 In March 2017, the revised TOR for the Committee were adopted by Council which is consistent with Council's Advisory Committee Policy (July 2017). This Policy provides a framework for the consistent operation of all of Council's advisory committees.
- 2.2 The TOR set out the governance framework for the Committee which states the following:
- 2.2.1 One Councillor Representative (as selected at the annual statutory meeting) will act as Committee Chairperson.
- 2.2.2 The Committee will comprise up to sixteen representatives appointed by Council.
- 2.2.3 As far as possible, there will be a balance in representation of community and community organisation representatives
- 2.2.4 As far as possible there will be a balance in representation between people representing different aspects of diversity and inclusion, as specified in the 'membership criteria'. Please refer to Attachment 2 Access and Equity Terms of Reference for a complete list of the membership criteria.

## 3. DISCUSSION / ISSUE

- 3.1 Over a four week period in April and May 2018, nominations to the Committee were called by public notice in the local media, Manningham Matters and the Council website, and in writing to relevant local or peak agencies and community organisations.
- 3.2 Council received eighteen nominations which included a mix of new representatives and returning members to the Committee. For example:
- Ten nominees were community organisation representatives
  - Eight nominees were community representatives
  - One person with a disclosed disability
  - Two under 30 years of age
  - Two over 65 years of age
  - Three males/Fifteen females
  - Nine new nominees
  - Six previous committee members

- Three previous organisations with new representatives
- 3.3 A Councillor Committee comprising the Mayor Cr Andrew Conlon, Cr Mike Zafiropoulos, Cr Sophy Galbally and relevant senior officers met on 22 May 2018 to consider the applicants to fill the sixteen vacant positions.
- 3.4 The selection panel's final recommendations are based on achieving a balance of perspectives across the diversity areas and align to the purpose of the Committee as described in the TOR. The panel noted that all nominations were of a high standard.
- 3.5 After consideration, the selection panel recommend that the following nominees are appointed as Committee representatives:

Community Representative	Organisation Representative	Organisation
Natalie Alfonso	Jonathan Gosden	Whitehorse Manningham Regional Library Corporation
Gergis Ayoub	Fareha Hafeez	United Muslim Migrants Association
Dilnaz Billimoria	Jan Hanos	Manningham Inclusive Community Housing
Anna Di Pietrantonio	Varvara Ioannou	Food for Thought Network
Bernadette Khoury	Helen Jurcevic OAM	Women's Friendship Group
Simone Livingstone	Sharon Porteous	Inner East Primary Care Partnership
Felicity Marlowe	Autumn Pierce	Women's Health East
	Elizabeth Sidiropoulos	Victoria Police
	Hung (Johnny) Yu	Chinese Health Foundation of Australia

- 3.6 Two nominees are not recommended, due to considerations of maintaining an appropriate balance of the Committee's interests. It is noted that Access Health are already represented on Council's Healthy City Advisory Committee.

#### 4 COUNCIL PLAN / STRATEGY

- 4.1 The Access and Equity Advisory Committee provides advice on the implementation of the (Draft) Inclusive Manningham Strategy 2018-2021.

- 4.2 Council's Integrated Planning Framework underpinned the development of the (Draft) Inclusive Manningham Strategy 2018 - 2021 which is aligned to support Council's vision and the relevant goals of the:
- *Council Plan 2017 – 2021: Goal 1.2 “A Connected and Inclusive Community”*
  - *Healthy City Strategy 2017 – 2021: Priority 1.1 “An inclusive, diverse community – A community that values and embraces its diversity”.*

## **5 IMPACTS AND IMPLICATIONS**

- 5.1 The Access and Equity Advisory Committee advises on measures to help create and support a diverse, accessible and inclusive community, through the continuous improvement of Council operations and planning.

## **6 IMPLEMENTATION**

### 6.1 Finance / Resource Implications

There are no financial implications.

### 6.2 Communication and Engagement

Unsuccessful applicants will be thanked for their nomination and invited to continue their interest in enhancing inclusive practices in Manningham through the many channels for communication and feedback.

### 6.3 Timelines

Appointed committee representatives will be invited to the first scheduled meeting for the Access and Equity Advisory Committee in August 2018.

## **7 DECLARATIONS OF CONFLICT OF INTEREST**

No Officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.



## Attachment 2: Access and Equity Advisory Committee Terms of Reference 2018-2021

<b>Purpose</b>	<p>The Access and Equity Advisory Committee will advise Council to support it in making decisions that consider the interests, values and needs of Manningham's diverse communities as they relate to human rights, access, equity and inclusion.</p> <p>The diverse communities represented by the committee are:</p> <ul style="list-style-type: none"> <li>• People with culturally, linguistically and religiously diverse backgrounds</li> <li>• People with disabilities and carers</li> <li>• People who identify as gay, lesbian, bisexual, transgender, intersex and/or queer</li> <li>• Women and men, in terms of gender equity</li> </ul>
<b>Roles and tasks</b>	<p>The role of the Committee is to:</p> <ol style="list-style-type: none"> <li>1. Advise on the implementation of the <i>(Draft) Inclusive Manningham Strategy 2018</i> and to assist in monitoring its effectiveness, via contribution to the development and review of the Strategy and its Action Plans.</li> <li>2. Advise on the development and review of key Council strategies, policies and plans.</li> <li>3. Provide a forum through which community representatives, community organisations, Councillors and Council Officers can exchange ideas to assist with the ongoing enhancement of the lives of people from diverse backgrounds and with diverse identities.</li> </ol>
<b>Chairperson</b>	<p>Meetings will be chaired by a Manningham Councillor, nominated by Council on an annual basis.</p> <p>In the event that the Chairperson is absent, the meeting will be chaired by the Chairperson's nominee or representative of Council.</p>
<b>Decision Making</b>	<p>The Committee acts in an advisory capacity only and has no delegated authority to make decisions on behalf of Council.</p> <p>The committee will provide advice to Council and staff to assist them in their decision making.</p>



<p><b>Meetings</b></p>	<p>Meetings will be held bi-monthly, with six meetings held each year.</p> <p>Specific additional meetings may be required on an as-needs basis, such as during the development or review of a major strategy.</p> <p>Meetings are closed to the community outside endorsed committee members and delegates, and invited guest presenters.</p> <p>A quorum for the Advisory Committee meeting is 40% plus one, including the Chair.</p> <p>Meetings will:</p> <ul style="list-style-type: none"> <li>• Commence on time and conclude by the stated completion time.</li> <li>• Be scheduled and confirmed in advance, with all relevant papers distributed to each member.</li> <li>• Encourage fair and respectful discussion.</li> <li>• Focus on the relevant issues at hand.</li> <li>• Provide advice to Council, as far as practicable, on a consensus basis.</li> </ul> <p>In circumstances where a community organisation/agency representative is an apology, there is an expectation that a suitable substitute organisation representative will attend in their place.</p>
<p><b>Membership</b></p>	<p>Membership of the Committee will be for a three-year term.</p> <p>The Committee will comprise up to sixteen (16) representatives appointed by Council.</p> <p>As far as possible, there will be a balance in representation within the following categories:</p> <ul style="list-style-type: none"> <li>• Community/consumer/individual representatives</li> <li>• Community organisation / Agency representatives</li> </ul> <p>As far as possible there will be a balance in representation between people representing different aspects of diversity and inclusion, as specified in 'membership criteria'.</p> <p>Officers in attendance:</p> <ul style="list-style-type: none"> <li>• Director Community Programs and/or Manager of Social and Community Services, or representative.</li> <li>• Council officers - these officers will vary depending on the issues planned for discussion.</li> <li>• Guests or subject matter experts may be invited to attend meetings as required.</li> </ul>





<p><b>Membership Criteria</b></p>	<p>The following membership criteria will be used in making appointments to the Committee.</p> <ul style="list-style-type: none"> <li>• Live in, work in, study in or have a connection to Manningham.</li> <li>• Have a commitment to and knowledge in creating accessible, inclusive and equitable outcomes in one or more of the following areas:             <ul style="list-style-type: none"> <li>- People with culturally, linguistically and religiously diverse backgrounds</li> <li>- People with disabilities and carers</li> <li>- People who identify as gay, lesbian, bisexual, transgender, intersex and/or queer</li> <li>- Social inclusion</li> <li>- Gender equity</li> </ul> </li> <li>• Relevant experience in committees / or demonstrated ability to participate in and constructively contribute to a group, committee or organisation.</li> <li>• Ability to regularly attend and participate in meetings as scheduled.</li> <li>• A mix of skills and attributes to complement other members of the committee</li> <li>• Diversity in terms of gender, age and culture.</li> <li>• Past-attendance and contribution of committee members seeking re-nomination.</li> <li>• Consideration of staggered appointments to ensure a membership that preserves the balance between old and new.</li> <li>• A maximum of three 3-year terms (9 years).</li> </ul>
<p><b>Nomination Process</b></p>	<p>Nomination:</p> <ul style="list-style-type: none"> <li>• Nominations for appointment to the Committee will be called by public notice in the local media and Council website, and in writing to relevant local or peak agencies and community organisations.</li> <li>• Nominees shall nominate on the appropriate form to Council within the advertised period.</li> <li>• Committee members can re-nominate after their term ends in accordance with the nomination process and membership criteria.</li> </ul> <p>Appointment:</p> <ul style="list-style-type: none"> <li>• Officers will undertake an initial assessment of the applicants to determine compliance with the membership criteria and provide this list to the Chairperson.</li> <li>• A Councillor Committee, supported by an officer and comprising: the Mayor, Committee Chairperson and one other</li> </ul>



	<p>Councillor will rank the applicants and make a recommendation regarding the preferred applicants.</p> <ul style="list-style-type: none"> <li>• Council is not bound by the recommendation of the Councillor committee in appointing community representatives.</li> <li>• Appointments will be made by Council and selected based on the membership criteria above.</li> </ul>
<p><b>Resignation</b></p>	<p>A member of the Committee may resign at any time. Notice of resignation is to be provided in writing to the Chair of the Committee and the officer responsible for managing the Committee.</p> <p>Membership of the Committee will be deemed to have been resigned if a member fails to attend three consecutive meetings without prior notice.</p> <p>Where a vacancy occurs with less than six months of the Committee’s term remaining, and providing that a quorum is maintained, the vacancy will not be filled.</p> <p>Where the vacancy is to be filled:</p> <ul style="list-style-type: none"> <li>• Community representative(s) appointed on behalf of an agency/organisation may be replaced or substituted at any time at the agency/organisations discretion, by notifying the Chairperson and responsible Council officer in writing. Due consideration should be given to ensuring the appointee has the appropriate mix of competencies to undertake the role, and refreshing membership of a regular basis.</li> <li>• Vacancies that occur due to a community agency/organisation representative membership lapsing and/or in circumstances when the agency/organisation no longer wishes to be a member of the Committee may be filled by co-opting suitable candidates identified during the most recent selection process to fill the remainder of the previous incumbent’s term.</li> <li>• Vacancies that occur due to a community/individual representative resigning or membership lapsing may be filled by co-opting suitable candidates identified during the most recent selection process to fill the remainder of the previous incumbent’s term.</li> <li>• Officers, in consultation with the Councillor committee, will make a recommendation to the Chief Executive Officer to appoint a suitable candidate for the remainder of the previous incumbent’s term.</li> </ul>



	<ul style="list-style-type: none"> <li>• Where there are no suitable candidates identified, a formal expression of interest and selection process as set out in the nomination process is required.</li> </ul>
<p><b>Conflict of Interest</b></p>	<p>Committee meetings form an Assembly of Councillors, and Councillors and officers are required to comply with the Conflict of Interest provisions as set down in the Local Government Act 1989. Disclosures of a Conflict of Interest must be recorded in the minutes and the Councillor or officer must leave the room while the matter is being considered.</p> <p>Where a community member has a Conflict of Interest (as defined in the Local Government Act) in relation to a matter in which the committee is concerned, or likely to be considered or discussed, the community member must disclose the matter to the group before the matter is considered or discussed. It will be at the discretion of the Chairperson if the community member remains or leaves the room whilst the matter is discussed, and this must also be recorded in the minutes of the meeting.</p>
<p><b>Code of Conduct</b></p>	<p>Committee members must:</p> <ul style="list-style-type: none"> <li>• Act with integrity</li> <li>• Impartially exercise their responsibilities in the interests of the local community</li> <li>• Not improperly seek to confer an advantage or disadvantage on any person, including themselves</li> <li>• Treat all persons with respect and have due regard to the opinions, beliefs, rights and responsibilities of Councillors, committee members and Council officers</li> <li>• Commit to providing a safe, inclusive and productive environment free from discrimination, harassment and bullying, by not engaging in behaviour that is intimidating or that may constitute discrimination, harassment or bullying.</li> <li>• Take reasonable care of their own health and safety and that of others</li> <li>• Commit to regular attendance at meetings.</li> </ul> <p>Committee members are expected to abide by this Code of Conduct and any breach may result in termination of membership.</p> <p>Councillors are bound by the Councillor Code of Conduct.</p> <p>Council officers are bound by the Employee Code of Conduct.</p>





<b>Media</b>	<p>Contact with the media by committee members will be conducted in accordance with the Manningham Council Media Policy.</p> <p>Committee members should defer any media enquiries to the Chairperson in the first instance, and should take care not to respond as a representative of the committee.</p>
<b>Confidential information</b>	<p>Committee members must not disclose information that they know, or should reasonably have known, is confidential information.</p> <p>Committee members have an obligation not to disclose any materials or information that is not publically available unless approved by the Chairperson or a representative of Council.</p> <p>Committee members should be mindful of their obligations under the Privacy and Data Protection Act 2014 regarding the use and disclosure of information.</p>
<b>Review</b>	<p>A review of the Terms of Reference and the role, function, membership and productivity of the Committee will be conducted at least once every four years to ensure currency and effectiveness.</p> <p>These Terms of Reference may be revoked at any time by Council.</p>
<b>Support</b>	<p>Council officers will provide the necessary support to assist the Committee to function effectively including:</p> <ul style="list-style-type: none"> <li>• Maintaining contact details of members</li> <li>• Preparing and distributing agendas and prior reading material</li> <li>• Preparing and distributing meeting minutes</li> <li>• Circulating other material to committee members as necessary</li> <li>• Preparation of an Assembly of Councillors record as required under the Local Government Act 1989.</li> </ul>
<b>Reporting</b>	<p>Agendas will be circulated to committee members not less than seven days before the meeting date.</p> <p>Minutes of the committee meetings will be circulated to members within two weeks of the meeting and must:</p> <ul style="list-style-type: none"> <li>• Contain details of the proceedings and outcomes for action</li> <li>• Be clearly expressed and self-explanatory</li> <li>• Incorporate any relevant reports or a summary of the relevant information considered in forming any recommendation.</li> </ul> <p>Minutes will be published on the Councillor Hub.</p>



	Minutes will be published on the Manningham Council website following endorsement by the Committee, with the exception of reports and attachments that are confidential in nature.
<b>Sunset Clause</b>	All Council advisory committees have a sunset clause of four years.

## 13 SHARED SERVICES

### 13.1 2018/19 Annual Budget (incorporating the Strategic Resource Plan 2018-2022); Adoption and Declaration of Rates and Charges

File Number:	IN18/266
Responsible Director:	Director Shared Services
Attachments:	1 Attachment A 2018-2019 Annual Budget Submissions - Officers' Recommendation <a href="#">↓</a> 
	2 Attachment B 2018-2019 Annual Budget <a href="#">↓</a> 

#### EXECUTIVE SUMMARY

*The 2018/19 Annual Budget incorporating the four year Strategic Resource Plan 2018-2022 has been developed in accordance with the statutory requirements.*

*During the four week public exhibition period (26 April – 24 May 2018) 180 submissions were received. A Committee of Council held on Thursday 31 May 2018 received all submissions and heard presentations from three submitters. It is not proposed to amend the advertised 2018/19 Annual Budget following consideration of the budget submissions. Details of the submissions and officer comments and recommendations on the submissions is included as Attachment A to this report.*

*The advertised 2018/19 Budget was amended to reflect the early receipt of \$1.71 million of Federal Government Financial Assistance Grants in June 2018. These grant funds had been budgeted for receipt in the 2018/19 Budget year.*

*The 2018/19 Budget incorporating the four year Strategic Resource Plan 2018-2022 is presented for adoption.*

#### 1. RECOMMENDATION

**That Council:**

- A. Note the officers' comments and recommendations in relation to public submissions received on the Annual Budget as detailed in Attachment A to this report;**
- B. Adopt the 2018/19 Annual Budget incorporating the four year Strategic Resource Plan 2018-2022 as detailed in Attachment B to this report;**
- C. Declare the General Rate for the year commencing 1 July 2018 and ending 30 June 2019 as follows:**
  - 1 a Uniform Rate of 0.00146783 cents of each dollar on the Capital Improved Value for all rateable properties; and**
  - 2 an amount of \$88,424,190 is to be raised by general rates;**
- D. Declare annual service charges for the Waste Services as per Section 4.1.1(h) of the 2018/19 Annual Budget. An amount of \$13,042,114 is to be raised by annual service charges;**

- E. Declare Cultural and Recreational Lands be charged in lieu of rates as per Section 4.1.1(n) of the 2018/19 Annual Budget;**
- F. Offer a \$62.70 waiver on the 2018/19 General Rates for the principal place of residence of a ratepayer who is the holder of a valid Low Income Health Care Card ("LI" designated card), provided that ratepayer makes application to Council for the waiver by 30 June 2019;**
- G. Declare that Rates and Charges be payable by four instalments and due on:**
  - 1 First instalment 30 September 2018**
  - 2 Second instalment 30 November 2018**
  - 3 Third instalment 28 February 2019**
  - 4 Fourth instalment 31 May 2019**
- H. Charge interest on Rates and Charges as provided under Section 172 of the Act and calculated on the basis of the current Penalty Interest Rate Act 1983 rate being 10.0 per cent for 2018/19;**
- I. Charge interest on overdue accounts other than rates and charges as provided under Section 227A of the Act and calculated on the basis of the current Penalty Interest Rate Act 1983 rate being 10.0 per cent for 2018/19;**
- J. Not undertake new borrowings or principle redemption during 2018/19;**
- K. Advertise the adoption of the 2018/19 Annual Budget incorporating the four year Strategic Resource Plan 2018-2022 in The Age newspaper;**
- L. Write to all submitters to thank them for their submission and to advise them of the outcome.**

## **2. BACKGROUND**

- 2.1 The 2018/19 Annual Budget of \$153 million (of which \$89 million is derived from rates) includes \$35 million for the capital works program to maintain and improve the infrastructure assets and \$118 million to fund a wide range of universally accessible services provided by Council for our community.
- 2.2 Following the adoption 'in principle' on 24 April 2018, the draft budget and the four year Strategic Resource Plan was placed on public exhibition for a period of 28 days.
- 2.3 During the public exhibition period, 180 submissions were received. Three submitters presented their submission to a Committee of Council held on 31 May 2018.

## **3. DISCUSSION / ISSUE**

- 3.1 Following consideration of public submissions, officers' recommended that no changes be made to the advertised Budget as a result of the submissions (refer Attachment A to this report for officers' comments and recommendations).

- 3.2 The exhibited budget forecasts have been updated to reflect a change in the timing of Financial Assistance Grants due to the Federal Government announcement to pay 50 per cent or \$1.71 million (\$1.30 million – operating and \$0.41 million – capital) in advance in June 2018.
- 3.3 The change is primarily of a timing nature and will not have any impact over the two years period:

Financial Indicator	2017/18 Forecast			2018/19 Annual Budget		
	Exhibited	Change	Revised	Exhibited	Change	Revised
	\$m	\$m	\$m	\$m	\$m	\$m
Surplus for the year	23.1	1.7	24.8	24.9	-1.7	23.2
Total cash & investments	60.6	1.7	62.3	69.1	-	69.1
Uncommitted cash & investments	26.5	-	26.5	30.5	-	30.5
Net assets	2,096.2	1.7	2,097.9	2,156.9	-	2,156.9
Working capital ratio	189.9%	4.4%	194.3%	179.0%	0%	179.0%

#### 4. COUNCIL PLAN / STRATEGY

- 4.1 The development of the Annual Budget and the four year Strategic Resource Plan (SRP) have been guided by the Council Plan 2017-2021. The Budget and SRP outlines the financial and non-financial resources applied by Council to achieve the strategic objectives detailed in the Council Plan.
- 4.2 Progress against the Council Plan will be reported periodically through the Quarterly CEO Report and the Annual Report.

#### 5. IMPLEMENTATION

##### 5.1 Finance / Resource Implications

The 2018/19 Annual Budget has been prepared in alignment with the Council Plan 2017-2021, Strategic Resource Plan 2018-2022 and the long term Financial Plan.

The budget incorporating the four year Strategic Resource Plan adopts a balanced budget approach. Strategies are being implemented to ensure that Council remains financially sustainable in the long term, and has the capability to continue to provide relevant and cost effective services and infrastructure for its community following the State Government's introduction of the rate cap.

##### 5.2 Communication and Engagement

The exhibition of the 2018/19 Annual Budget incorporating the four year Strategic Resource Plan 2018-2022 was promoted on Council websites, through Manningham Matters, libraries and the Civic Offices.

During the exhibition period, Your Say Manningham website had 175 total visitors and 90 users downloaded the document. 180 written submissions were received.



5.3 Timelines

The 2018/19 Annual Budget incorporating the four year Strategic Resource Plan 2018-2022 is presented to Council for adoption to enable implementation by 1 July 2018.

**6. DECLARATIONS OF CONFLICT OF INTEREST**

No Officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

## Attachment A

Reference Number	Name / Organisation	Summary of issues raised	Summary officer comments
SUB18/174	Collyer, Eric Doncaster Templestowe Historical Society	The Society submits the proposal to meet these needs: a) Provision of a new building for: * work and research area with small kitchen and adequate storage facilities for archive * display area for exhibits such as mannequins, models, photographs, maps and other artefacts for public viewing * larger meeting room and reception area for visitors  b) Replacement of existing machinery shed with a bigger fully enclosed building where exhibits of orchard machinery and carts can be viewed at close	The improvements to Schramms Museum complex included in the 2018/19 budget requests submitted by Doncaster Templestowe Historical Society are being considered, in consultation with the Society, as part of Waldau Precinct Masterplan. The draft Masterplan is scheduled to go on public exhibition in late 2018. A capital works business case may be prepared for potential 2019/20 implementation, noting that the current capital works program provides \$350k for this project in 2017/18 and 2018/19.  <b>No amendment of the advertised budget is proposed.</b>
SUB18/1	Toce, Tony Doncaster & District Netball Association	Improvements and expansion of the existing pavilion and associated amenities, including: * shelter, lighting, drainage for courts at \$2.0m for 8 courts (or \$0.95m for 4 courts) * upgrade pavilion \$0.25m * warm up court \$25k	There is a recognised need to improve infrastructure to support increased participation of girls, women and people of all abilities and cultures in netball. Council is currently reviewing The Active for Life Recreation Strategy with the draft Strategy likely to be available for public consultation in coming months. Key issues include the need for an expanded and upgraded pavilion and amenities, player and spectator shelter and lighting. Subject to Council endorsement of the Recreation Strategy actions for netball a capital works business will be lodged for the upgrade of netball facilities in coming years. A priority action is to develop a business case to upgrade toilet and change room facilities at the centre. <b>No amendment of the advertised budget is proposed.</b>
SUB18/9	J Fergeus Kevin Heinze Grow (KHG)	Council to provide an allowance in the budget of \$300,000 over the next three years to contribute to the costs of the move to Rieschiecks Reserve	Council supports the move of KHG through the provision of improved facilities at Rieschiecks Reserve, however the current Rieschiecks Management Plan does not commit Council to funding relocation costs of KHG and we are unable to commit to any additional contribution. Access to our in-house design team is offered to support concept designs and officers will continue to work with KHG regarding the future relocation.  <b>No amendment of the advertised budget is proposed.</b>

## Attachment A

Reference Number	Name / Organisation	Summary of issues raised	Summary officer comments
SUB18/176	Poulter, Jim Reconciliation Manningham	<p>No evidence of any budget provision that will realise the objectives and actions set out in the Council's Reconciliation Action Plan</p> <p>Looking for:</p> <ul style="list-style-type: none"> <li>* Increasing interpretive signage throughout the area</li> <li>* Budget allocation for a major art work by a local Aboriginal artist</li> <li>* Support by a digital program accessed through the council website</li> </ul> <p>The proposal will have a positive effect on tourism and the general amenity of community and would see council elevate its position and reputation as a pace setter in showcasing Aboriginal Heritage.</p>	<p>Council is about to commence a review of the Reconciliation Action Plan. This will provide an opportunity to consider interpretive signage (either on Council land or Crown Land) and other actions to promote Aboriginal history and heritage.</p> <p>In terms of artworks, this Council has a strong history in supporting Aboriginal artworks and artists. Each year there is an exhibition in the Manningham Gallery of contemporary and high quality artworks by artists of Aboriginal heritage. Council's own collection of artwork has a healthy representation of Aboriginal artworks, many of them on public display. The concept of celebrating the songlines, supported by a digital interface is certainly one which could be considered for inclusion in the Reconciliation Action Plan and may be a project that would attract contributory funding from the State or other bodies.</p> <p>Council has allocated \$10k to fund reconciliation initiatives in the 2018/19 budget.</p> <p><b>No amendment of the advertised budget is proposed.</b></p>
SUB18/177	Fyffe, Pauline (Ms.) Park Orchards Community House & Learning Centre	Replace Park Orchards Community House & Learning Centre with a purpose bu	<p>This facility is on Crown land and the Centre receives \$65k p/a under Council's Community Partnership grant program.</p> <p>Officers are working with Centre management in regards to Phase 1 of their strategy to improve facilities at the Centre. This includes a relocatable building and officers are liaising with the State Government regarding seeking approval for these works.</p> <p>The removal of trees is a planning matter and will require the appropriate regulatory approvals and officers are working with the Centre management on this matter.</p> <p>The budget submission appears to be focused on the Committee's proposed Phase 2 (the replacement of the existing building), however Phase 1 needs to be completed first, following which further engagement with the Centre is proposed.</p> <p><b>No amendment of the advertised budget is proposed.</b></p>

## Attachment A

Reference Number	Name / Organisation	Summary of issues raised	Summary officer comments
SUB18/178	Lizzi, Mimi (Ms)	Would like to see more Council funded parenting seminars with priority for rat	<p>The recent series of Parenting sessions have indeed been very popular. There are ten sessions scheduled and there are five sessions that still have vacancies. Council officer will contact the submitter to advise the availability of spots at the remaining sessions.</p> <p>In terms of MCH, our service offers flexibility for clients throughout the municipality, and this is monitored by Council Management on a regular basis. Any difficulty in seeing a Maternal and Child health nurse should be taken up with Ms Rebecca Scanlan, Coordinator MCH.</p> <p><b>No amendment of the advertised budget is proposed.</b></p>
SUB18/180	Wong, Andrew	General comments regarding parking, city development and high rate increase	<p>Council believes that it has taken a balanced approach to providing relevant and cost effective services and infrastructure to our community. The average rate increase for a property in Manningham is 2.25%, which is in line with the State Government rate cap.</p> <p>The Car Park rates for all new development in Manningham are outlined in the Planning Scheme and are set by the State Government. Council has minimal discretion to increase parking requirements.</p> <p>The Metropolitan Strategy and the Manningham Municipal Strategic Statement encourage development within the larger activity centres such as Doncaster Hill and along the principal public transport routes particularly Doncaster Rd and Manningham/ Williamsons Rds. This approach seeks to maximise resident's options to walk and/or use public transport and reduce dependence on car usage. By encouraging development away from these locations car dependence and traffic will inevitably increase.</p> <p><b>No amendment of the advertised budget is proposed.</b></p>

## Attachment A

Reference Number	Name / Organisation	Summary of issues raised	Summary officer comments
SUB18/181	Mohr, Tony Alliance for Gambling Reform	Seeking Council financial membership of the Alliance at a cost of \$25,000 per annum.	Council is currently a 'non financial' member of the Alliance and access to material regularly that is of relevant to Manningham. It is not proposed to change Council's current membership to a financial membership.  <i>No amendment of the advertised budget is proposed.</i>
SUB18/175	Diane Pritchett	Request for a 25% differential rate for Retirement Villages - Domain Retirement	Council has considered differential rates for retirement villages and is currently intending to remain on a single or uniform rate for all properties. This is based on the principle of equity for ratepayers as a whole - a reduction in rates for those 1,200 properties in retirement villages (approx. rate reduction \$185) would require an increase to all other properties of \$5.00 (including those 12,000 properties owned by retirees not living in a retirement village).  <i>No amendment of the advertised budget is proposed.</i>
SUB18/179	Paulett, Gordon Donald	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/45	Fisher, Alistair Daniel	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/135	Bob Slater	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/2	Howley, June	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/3	Antcliffe, Gwenda	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/4	Carter, Bruce Edward	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/5	Perry, Geoffrey & Rosemary	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/6	Reid, Kaye Irene	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/7	Rice, Peter Anthony	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/8	Jacobs, Gill & Graeme	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/11	Ward, Robert	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/12	Croft, Sylvia	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/13	Rumble, William David	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/14	Hill, Frank	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/15	Young, Allan Frederick	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/16	Baschera, E & K	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/17	Hughes, Roy Albert	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/18	Partos, Louis Walter	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/19	Hughes, Marilyn Ross	Request for a 25% differential rate for Retirement Villages - Applewood	ditto

## Attachment A

Reference Number	Name / Organisation	Summary of issues raised	Summary officer comments
SUB18/20	Chines, Franco	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/21	Dunshea, Valerie	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/22	Stevens, Elva	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/23	Cox, Mary	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/24	Radden, Manda Joan	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/25	Larkin, Bruce	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/26	Valentine, Dorothy	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/27	Prooer, David	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/28	Bolton, Mae Elva	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/29	Baker, Jenny	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/30	Reilley, Betty	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/31	Bradshaw, Neville James	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/32	Murphy, Heather Jean	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/33	Issett, Elaine Lois	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/34	Dhabher, Burjor Pestonji	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/35	Cartmel, Julie Ann	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/36	Dawson, Trevor	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/37	Hales, Colin Roy	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/38	Thomas, Joan Valerie	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/39	Wilson, Barbra Mary	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/40	Paulett, Gordon Donald	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/41	Kelly, David Mark	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/42	Small, Stuart	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/43	Morris, Brian Patrick	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/44	Buckland, Phillip	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/46	Hazard, Quita Rachel	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/47	Toon, Colin	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/48	Gosbell, Christine	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/49	Bamforth, Barbara	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/50	Connolly, Fay	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/51	Marendaz, Maxine	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/52	Curry, Ian	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/53	Taylor, Margaret	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/54	Hood, Ronald	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/55	Bennett, John Edward	Request for a 25% differential rate for Retirement Villages - Applewood	ditto

## Attachment A

Reference Number	Name / Organisation	Summary of issues raised	Summary officer comments
SUB18/56	Bradshaw, Lawrence Joseph	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/57	Shiels, Geoffrey Robert	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/58	Morrissey, Julie	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/59	Bush, Barbara	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/60	Davies, Elizabeth	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/61	Davies, Barry	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/62	Rees, Eileen	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/63	Layton, Wendy Joy	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/64	Waters, Marjorie	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/65	Nicholls, Peter John	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/66	Whitaker, Shirley Elizabeth	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/67	Phillips, Enid	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/68	Pickering, Gary	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/69	Rice, Abigail	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/70	Beauchamp, John	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/71	Clark, David	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/72	Wadley, Jillian	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/73	Baglin, Barbara	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/74	Teague, Ian Charles	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/75	Bourke, Thelma	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/76	Adamson, Graeme	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/77	Fricke, Carol Edna	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/78	Ashby, Graham	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/79	McFarland, Liliane	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/80	Rice, Michael	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/81	Short, Cordell	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/82	Short, Judith Ann	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/83	Smith, Ken	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/84	Lockie, Avril	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/85	Rushton, Adele Ann	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/86	Hughes, Ian Mitchell	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/87	Beckett, G	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/88	Edwards, Norman Stanley	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/89	Lane, Kevin Edward	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/90	Ottrey, Gwenda May	Request for a 25% differential rate for Retirement Villages - Applewood	ditto

## Attachment A

Reference Number	Name / Organisation	Summary of issues raised	Summary officer comments
SUB18/91	Kemp, Keith	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/92	McDonald, Don	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/93	Jones, Joan	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/94	Withoos, Henricus	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/95	Cook, Celestine	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/96	Moulder, Marlene	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/97	Smith, Adam	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/98	Cowie, Frances	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/99	Strauss, Nonie	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/100	Rowe, Edward Norman	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/101	Grace, Geoff	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/102	Bunyan, Ruth Elizabeth	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/103	Norman, Dorothy	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/104	Sinnott, Gail Margaret	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/105	Manton, John	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/106	Frail, Michael	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/107	Wilkinson, Kathleen Margaret	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/108	Ford, Wendy Gay	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/109	Faran, Harold W	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/110	Hastings, Chris	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/111	Davis, Isobel Jean	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/112	Cecil, William Arthur	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/113	Urwin, Mavis	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/114	Petersen, Joan Margaret	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/115	Lewin, Kenneth William	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/116	Leonard, William	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/117	Grisold, Patricia Loma	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/118	Rizzo, Vrita	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/119	Bethune, John Duncan	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/120	Williams, Doreen May	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/121	Madsen, Helen	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/122	Axtens, Moira Steel	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/123	Ball, John Lyde	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/124	Wilson, Gladys Heather	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/125	Thomas, Phillip	Request for a 25% differential rate for Retirement Villages - Applewood	ditto



## Attachment A

Reference Number	Name / Organisation	Summary of issues raised	Summary officer comments
SUB18/126	Zaoul, Julie	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/127	Noce, Elizabeth	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/128	Rees, Beverley	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/129	Shaw, Graeme	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/130	Sheedy, Sandra Elizabeth	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/131	Danahay, Josephine Louise	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/132	Maunder, William Robert	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/133	Hocking, Audrey	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/134	Worsam, Rosemary	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/136	Mack, Douglas Sinclair	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/137	Nolan, Allan Arthur	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/138	Kelly, John	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/139	Jenkinson, Ernest Ashley	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/140	Sullivan, Marie	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/141	Selby, Judith	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/142	Jones, Robert	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/143	MacKenzie, James Menzies	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/144	Watt, Ian Rees	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/145	Worsam, Andrine	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/146	Gold, Leonie	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/147	Urquhart, Kenneth	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/148	Roos, Pamela June	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/149	MacKenzie, Renate Emma	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/150	Flynn, Pamela Una	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/151	Newlan, Wilhelmina	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/152	Lambley, Diana	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/153	Williams, Evan	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/154	Chipp, Frederica Elizabeth	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/155	Hore, Jeffrey Ronald	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/156	Sandford, Dorothy	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/157	Johnston, Ronald William	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/158	Teele, Joyce Laura	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/159	Syme, Michael	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/160	Sadler, Carolyn Rees	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/161	Braham, Eva	Request for a 25% differential rate for Retirement Villages - Applewood	ditto

## Attachment A

Reference Number	Name / Organisation	Summary of issues raised	Summary officer comments
SUB18/162	Mayo, Annette	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/163	James, Gordon	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/164	Morton, Beverley	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/165	Turriff, Marjorie	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/166	Roberts, William Stanley	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/167	Dobyn, Jan	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/168	Foletta, Jill	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/169	Thompson, Yvonne	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/170	Sinclair, Patricia Anne	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/171	Davies, Les	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/172	Gray, Neil Gordon	Request for a 25% differential rate for Retirement Villages - Applewood	ditto
SUB18/173	White, Evelyn Marie	Request for a 25% differential rate for Retirement Villages - Applewood	ditto

# 2018/19 ANNUAL BUDGET



## Manningham City Council 2018/19 Annual Budget

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Manningham City Council 2018/19 Annual Budget

## Mayor and CEO's Introduction

We are pleased to present the proposed 2018/19 Annual Budget and details about Council's key priorities over the coming financial year.

In developing this proposed budget, we believe we have taken a balanced approach to providing relevant and cost effective services and infrastructure to our community while also remaining focussed on ensuring Council's long term financial sustainability, especially following the State Government's introduction of the rate cap.

### Key features include:

- In 2018/19 Council has allocated an additional \$1.5 million to improve footpaths and \$1.5 million to improve drainage assets. This is part of a \$10.5 million increase over 4 years to upgrade drains and footpaths.
- Bringing funding forward to complete priority projects earlier, including female friendly sports facilities upgrades, the Pettys Reserve Sporting Development, and the Ruffley Creek Linear Path
- Improving service levels to manage and improve the city's streetscapes, in particular street trees
- Continuing to dedicate at least 33% of rate revenue to the capital works program
- Ongoing efficiencies, a focus on developing new revenue sources and containing costs. Savings and efficiencies for the 2017/18 financial year are forecast to be around \$2.1 million. This is in addition to \$1.7 million already achieved in 2016/17 financial year
- Achieving these and other improvements in priority areas within the State Government's rate cap of 2.25% (2% for 2017/18).

The proposed 2018/19 Annual Budget of \$153 million includes \$35 million for the capital works program and \$118 million for service provision.

Rate revenue is Councils' largest source of funding which is used to maintain and upgrade local roads, streetlights, buildings, drains, bridges, footpaths, cycle trails, parks, playgrounds, libraries and sporting facilities. This revenue also provides services including waste management, public health as well as planning and building. It also funds the support of our children, youth, families, aged and vulnerable members of our community through maternal and child health, disability and aged care services.

For 2018/19, the combined Council rates and waste charges for an average property in Manningham with a standard waste service is projected to increase by 4.2% or \$81.40, representing a total waste and charges bill of \$2,031.61 for the average property in Manningham. This is based on a 2.25% increase in the general rate and a 20% increase for the waste charge (see below)

### Waste and recycling cost-recovery charge

Following China's ban on certain recycling imports, recycling companies have recently introduced new fees for accepting recycling material.

Previously recycling companies paid Council a fee to take our recycling materials. This fee was used to offset the costs of Council's waste collection service. Under new proposals, Council will instead be required to pay a fee to the recycling company.

## Manningham City Council 2018/19 Annual Budget

This will result in a significant cost increase to Council and therefore the cost-recovery charge to customers. The 2018/19 Annual Budget proposes a standard waste and recycling service charge (80 litre waste, 240 litre recycling, 240 litre garden waste) of \$254.50. The proposed waste charge remains cheaper than the equivalent service of 2012/13, some 6 years ago as a result of substantial cost decrease following a successful tender outcome in 2016/17.

To put this into perspective, for less than \$2.50 per week per bin (the cost of 1/2 a cup of coffee) Council sends a truck to every household and removes around 10kg of rubbish every week.

While Council achieves the mandated rate cap of 2.25% for general rates, the waste and recycling charge was impacted by the changes to recycling industry outside of Council's control. The Waste and recycling charge is excluded from the State Government rate cap.

**Other key highlights of the budget include:**

A \$118 million operating budget that provides funding to deliver services to the community including:

- \$13.4 million for waste and recycling, street cleaning and litter pick up
- \$12.9 million for the maintenance of sportsgrounds, parks and gardens
- \$12.7 million for the maintenance of roads streets and bridges
- \$10.1 million for Aged and Disability Support Services
- \$8.0 million for Community Services (Maternal and Child Health, Immunisation, Pre-schools, Community Development Grants and Community Planning Services)
- \$5.6 million for maintaining and operating Community Buildings
- \$4.8 million for Strategic Land Use, Open Space and Recreation Planning
- \$4.5 million for Approvals and Compliance, food safety, animal management and traffic management
- \$4.3 million for Capital Works Management and Infrastructure Planning
- \$4.2 million for Libraries
- \$4.0 million for maintaining drains
- \$3.9 million for Statutory Planning services
- \$3.5 million for Customer Services and Citizen Connect
- \$2.5 million for maintaining footpaths
- \$1.1 million for Economic Development and Tourism

An extensive \$35 million Capital Works Program comprising:

- \$14.7 million for roads (including \$7.0 million for road reseals and refurbishment, \$3.4 million for the King Street upgrade and \$2.3 million for Jumping Creek Road upgrade)
- \$4.7 million for community buildings (including \$2.5 million for the ongoing renewal of community buildings and \$1.1 million for the Dorney Reserve Pavilion upgrade)
- \$4.5 million for drainage improvements
- \$3.5 million to renew Council's core IT and telecommunications infrastructure
- \$2.7 million for parks, open space and neighbourhood activity centres (improvements to Ruffey Lake Park, Green Gully Linear Park, Lawford Reserve, Mullum Creek Linear Park)
- \$2.3 million for plant and equipment
- \$1.9 million to improve footpaths

Cr Andrew Conlon  
Mayor

Warwick Winn  
Chief Executive Officer

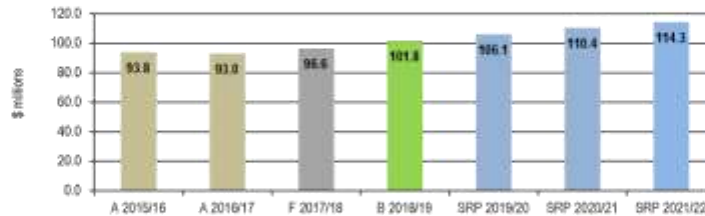
Manningham City Council 2018/19 Annual Budget

Budget summary

Council has prepared a Budget for the 2018/19 financial year which seeks to balance the demand for services and infrastructure with the community's capacity to pay. Key budget information is provided below about the rate increase, operating result, services, cash and investments, capital works, financial position, financial sustainability and strategic objectives of the Council.

A= Actual F= Forecast B= Budget SRP= Strategic Resource Plan estimates

Rates and charges

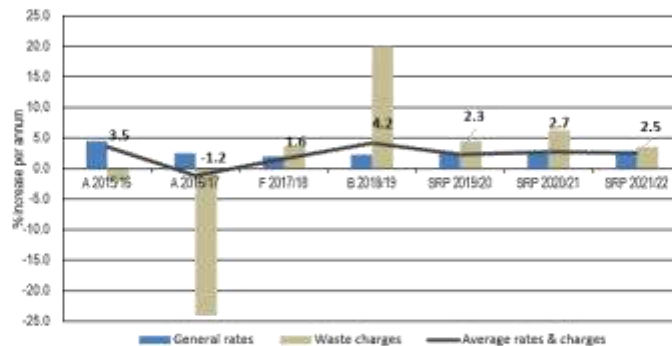


Council raises general rates to fund universally accessed services and capital infrastructure, and from a waste charge to fund the collection and disposal of refuse. In a changing environment that Council operates in, Council has been focusing on improving operational efficiency, implementing new revenue streams and cost saving opportunities. These strategies will help to address the State Government rate cap, while still maintaining services and preserving our investment in community infrastructure.

For 2018/19, general rates will increase by an average of 2.25% in line with the State Government rate cap. Council also levies a waste charge to all properties for the cost of collecting and disposal of waste and recyclable material. The cost of collecting and disposing of recyclable materials in 2018/19 is projected to increase significantly following China's decision not to import a range of recycled material from Australia and many countries. This has led to an increase in the waste charge to \$254.50 per annum. While still cheaper than the equivalent service in 2012/13 (some 6 years ago), it does represent a 20% increase on the 2017/18 waste charge.

The total rates and charges bill for an average property is projected to increase by \$81 or 4.2% to \$2,031.

The chart below shows the comparison of general rates, waste charges and average rates and charges increases for the period 2015/16 to the projected 2021/22 result. Refer to Section 4.1.1 Rates and Charges for further details.



Manningham City Council 2018/19 Annual Budget

**Operating Result**



The budgeted operating result (income less expenses) for the 2018/19 year is a surplus of \$23.22 million, a decrease of \$1.58 million over the 2017/18 forecast result and primarily due to the Federal Government announcement to pay 50 per cent or \$1.30 million of the 2018/19 Financial Assistance Grants paid in advance in 2017/18. A strong surplus is required to fund Council's extensive capital works program, and ensuring that it has sufficient reserves to meet financial challenges as they arise in the future. During the four year period of the Strategic Resource Plan 2018 - 2022, Council is projecting to maintain an average of \$25.30 million operating surplus which underpins a financially sustainable organisation.

**Cash and investments**



As at 30 June 2019, cash and investments are expected to increase by \$6.84 million in 2018/19 to \$69.14 million. This is consistent with Council's strategy to increase cash reserves as one measure of improving its long term financial sustainability.

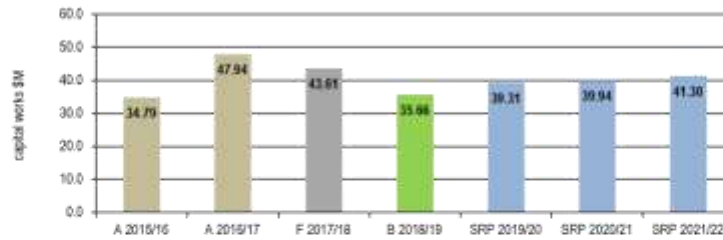
Council holds cash balances to fund the daily working capital requirements, support cash backed reserves required by legislation and for future intended uses as directed by Council. Of the \$69.14 million cash and investments balance, cash that is restricted or has an intended use totals \$38.65 million, leaving an unrestricted cash balance of \$30.49 million as at 30 June 2019.

Refer Sections 4.2 and 4.5.5 for detailed analysis of the cash position and components of restricted cash.



Manningham City Council 2018/19 Annual Budget

**Capital works**



The capital works program for the 2018/19 year is budgeted to be \$35.66 million comprising of \$14.67 million for roads, \$4.73 million for community buildings, \$4.53 million for drainage improvements, \$2.70 million for parks and open space and \$1.90 million for footpaths.

In 2018/19, Council has allocated an additional \$1.5 million to improve footpaths and \$1.5 million to improve drainage assets. This is part of a \$10.5 million, 4 year package to upgrade drains and footpaths. The Strategic Resource Plan 2018-2021 also provides funding to bring forward completion of Female Friendly Sports Facilities upgrades, construction of sporting ovals and pavilion at Pettys Reserve and prioritises completion of upgrades to Ruffey Lake Park and the Main Yarra Trail.

The capital program is funded through \$29.27 million (or 82.1 per cent) of Council's cash generated through the operating result, \$2.67 million (or 7.5 per cent) from reserves and developer contributions, \$1.57 million (4.4 per cent) from external grants, \$0.65 million (or 1.8 per cent) from asset sales and carried forward component of \$1.51 million is fully funded from carried forward rates money. The capital works program has been set and prioritised through the development of sound business cases and consultation with stakeholders. (Capital works is forecast to be \$43.61 million for the 2017/18 year and includes completion of the Mullum Mullum Stadium).

**Financial position**

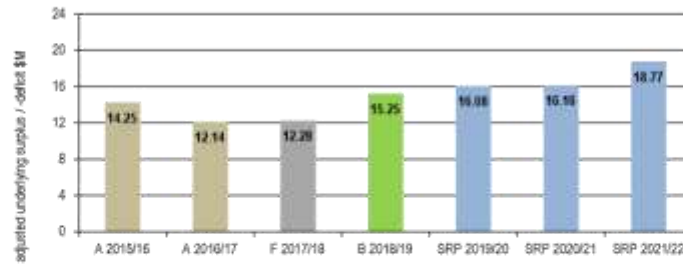


The financial position is projected to improve with net assets (total assets less total liabilities) budgeted to increase by \$58.99 million to \$2,156.86 million. The increase in net assets mainly arises from the forecast increase in assets values from the annual revaluation of Council's land, buildings and infrastructure assets and the new assets added to Council's balance sheet from the capital works program as detailed in Section 4.6 of this report. (Net assets is forecast to be \$2,097.87 million as at 30 June 2018).

Refer Section 4.2 for an analysis of the budgeted financial position.

Manningham City Council 2018/19 Annual Budget

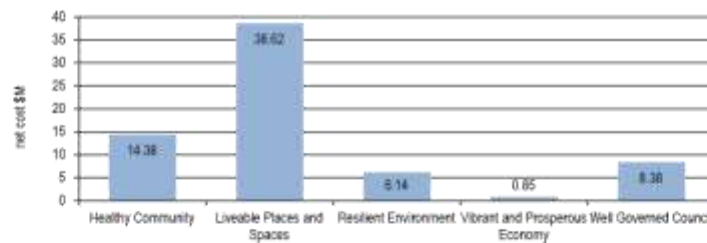
**Financial sustainability**



A high level Strategic Resource Plan for the years 2018/19 to 2021/22 has been developed to assist Council in adopting a budget within a longer term prudent financial framework. The key objective of the Plan is financial sustainability in the medium to long term, while still achieving the Council's strategic objectives as specified in the Council Plan. One measure of financial sustainability is the adjusted underlying result, which excludes recurrent capital income and developer income (cash and non-cash) from the operating surplus. A positive adjusted underlying result is an indication of financial stability. The projected adjusted underlying surplus over the 4 year Strategic Resource Plan show a positive trend in line with Council's strategy to improve the financial sustainability in the long term.

Refer Section 14 for more information on the Strategic Resource Plan.

**Themes**



The Annual Budget includes a range of operating services and initiatives to be funded that will contribute to achieving the themes specified in the Council Plan. This graph shows the net level of funding (expenses less income) allocated in the budget to achieving the strategic objectives as set out in the Council Plan for the 2018/19 year.

The services that contribute to these objectives are set out in Section 2.

Manningham City Council 2018/19 Annual Budget

**Council expenditure allocations**

This chart provides an indication of how Council allocates its expenditure across the main services that it delivers. It shows how much is allocated to each service area for every \$100 that Council spends. Council overheads, governance costs and administrative costs are allocated to our external facing services using an internal overhead allocation model.



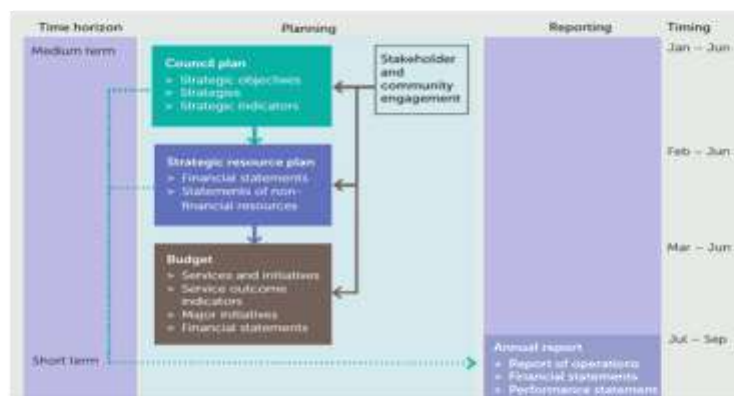
Manningham City Council 2018/19 Annual Budget

**1. Link to the Council Plan**

This section describes how the Annual Budget links to the achievement of the Council Plan within an overall planning and reporting framework. This framework guides the Council in identifying community needs and aspirations over the long term, medium term (Council Plan) and short term (Annual Budget) and then holding itself accountable (Annual Report).

**1.1 Planning and accountability framework**

The Strategic Resource Plan, part of and prepared in conjunction with the Council Plan, is a rolling four-year plan that outlines the financial and non-financial resources that Council requires to achieve the strategic objectives described in the Council Plan. The Annual Budget is framed within the Strategic Resource Plan, considering the services and initiatives which contribute to achieving the strategic objectives specified in the Council Plan. The diagram below depicts the planning and accountability framework that applies to local government in Victoria.



Source: Department of Environment, Land, Water and Planning

In addition to the above, Council has a long term plan which articulates a community vision, mission and values. The Council Plan is prepared with reference to Council's long term Community Plan.

The timing of each component of the planning framework is critical to the successful achievement of the planned outcomes.

## Manningham City Council 2018/19 Annual Budget

**1.2 Our purpose****Our vision**

A Liveable and Harmonious City.

**Our mission**

A financially sustainable Council that listens, consults and acts with integrity, value and transparency.

**Our values**

Manningham City Council values are Working Together, Excellence, Accountability, Respectful and Empowered.

**1.3 Themes**

Council delivers activities and initiatives under 34 major service categories. Each initiative and action contributes to the achievement of one of the five Themes as set out in the Council Plan for the 2017-2021 years. The following table lists the five Themes as described in the Council Plan.

Themes	Description
1. Healthy Community	Council will work with the community and partners to ensure that Manningham is a healthy, resilient and safe community. We will provide opportunities and foster a connected and inclusive community across the municipality.
2. Liveable Places and Spaces	Council will deliver strong outcomes for residents with a focus on managing amenity to create inviting places and spaces, enhanced parks, open space and streetscapes, well connected, safe and accessible travel, and well utilised and maintained community infrastructure.
3. Resilient Environment	Communicate clearly with the community and consult in a meaningful and appropriate way. We will increasingly encourage residents and other stakeholders to participate in Council decision making.
4. Vibrant and Prosperous Economy	Council will work with our community and partners to protect and enhance our valued environment and biodiversity, reduce our environmental impact and adapt to climate change.
5. Well governed Council	Deliver high quality value for money services in areas that are important to the community and will involve the community in determining and evaluating performance on an ongoing basis.

Manningham City Council 2018/19 Annual Budget

**2. Services and service performance indicators**

This section provides a description of the services and initiatives to be funded in the Budget for the 2018/19 year and how these will contribute to achieving the strategic objectives outlined in the Council Plan. It also describes several initiatives and service performance outcome indicators for key areas of Council's operations. Council is required by legislation to identify major initiatives, initiatives and service performance outcome indicators in the Budget and report against them in their Annual Report to support transparency and accountability. The relationship between these accountability requirements in the Council Plan, the Budget and the Annual Report is shown below.



Source: Department of Environment, Land, Water and Planning

**2.1 Theme 1: Healthy Community**

To achieve our theme of a Healthy Community, we will continue to plan, deliver and improve high quality, cost effective, accessible and responsive services. The services, initiatives, major initiatives and service performance indicators for each business area are described below.

**Goals**

- 1.1. A healthy, resilient and safe community
- 1.2. A connected and inclusive community

**Services**

Service area	Description of services provided		2016/17	2017/18	2018/19
			Actual \$'000	Forecast \$'000	Budget \$'000
Cultural Services	Management, coordination and delivery of a range of arts and cultural development programs within the community.	Exp	741	587	598
		Rev	-	-	-
		Net Cost	741	587	598
Community Events and Programs	Manages, develops and delivers Council's cultural and corporate events and manages the facilitation and support of external festivals and events produced by the community.	Exp	438	104	106
		Rev	(20)	-	-
		Net Cost	418	104	106

## Manningham City Council 2018/19 Annual Budget

Service area	Description of services provided	2016/17 Actual \$'000	2017/18 Forecast \$'000	2018/19 Budget \$'000
Library Services	This service provides public library service for visitors and residents. The service is managed by the Whitehorse Manningham Regional Library Corporation with branches at Bulleen, Doncaster, The Pines and Warrandyte.	Exp 3,989	4,056	4,202
		Rev	-	-
		Net Cost	3,989	4,056
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, Preschool Field Officer Program and coordination of community grant programs.	Exp 7,674	8,029	7,991
		Rev	(2,333)	(2,344)
		Net Cost	5,341	5,685
Aged and Disability Support Services	This service is funded in partnership with the Federal and State Governments. It provides a range of services and activities designed to support Manningham residents to stay active, independent and living at home for as long as possible.	Exp 10,040	10,200	10,099
		Rev	(7,416)	(7,817)
		Net Cost	2,624	2,383
Approvals and compliance, food safety and animal management	This service protects the community's health and well being by coordinating food safety programs, animal management, litter, public health, parking and administration and enforcement of municipal local laws.	Exp 2,775	2,928	3,313
		Rev	(1,765)	(1,705)
		Net Cost	1,010	1,223
Traffic control and school crossings	This service supervises and monitors car parking facilities, school crossings and traffic control at community events to promote the safe use of Council and community assets.	Exp 1,321	1,315	1,175
		Rev	(1,480)	(1,477)
		Net Cost	(159)	(162)
Art Gallery and Programs	This service manages and delivers exhibitions and public education programs at the Manningham Art Gallery, visual and performing arts, health and well being courses at the Manningham Art Studios and performing arts at the Doncaster Playhouse Theatre as well as managing the Municipal Art Collection.	Exp 579	581	616
		Rev	(312)	(290)
		Net Cost	267	291

## Manningham City Council 2018/19 Annual Budget

**Major Initiatives**

- 1) Plan for the health and wellbeing of the municipality through the delivery of 8 parent seminars by June 2019.
- 2) Promote a connected and inclusive community through 2017 – 2021 Manningham Inclusive Strategy.
- 3) Promote gender equity with delivery of Female Friendly Facility upgrades in a minimum of 6 local Pavilions including Bulleen Park (Pavilion 2), Mullum Mullum Bowls and Anderson Reserve by 30 June 2019.

**Other Initiatives**

- 4) Continue to provide a safe, healthy and accessible city by ensuring our local laws are current by mid-term review of the Community Local Law by 30 June 2019.
- 5) Strengthen opportunities for older people in building a Dementia and Age Friendly City through the delivery of a minimum of 2 sessions with key stakeholders, as well as consultation undertaken with broader community.

**Service Performance Outcome Indicators**

Service	Indicator	Performance Measure	Computation
Animal Management	Health and safety	Animal management prosecutions (number of successful prosecutions)	Number of successful animal management prosecutions
Food safety	Health and safety	Critical and major non-compliance notifications (Percentage of critical and major non-compliance notifications that are followed up by Council)	[Number of critical non-compliance notifications and major non-compliance notifications about food premises followed up / Number of critical non-compliance notifications and major non-compliance notifications about food premises] x100
Libraries	Participation	Active library members. (Percentage of the municipal population that are active library)	[Number of active library members / municipal population] x100
Maternal and Child Health	Participation	Participation in the MCH service. (Percentage of children enrolled who participate in the MCH service)	[Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100



## Manningham City Council 2018/19 Annual Budget

**2.2 Theme 2: Liveable Places and Spaces**

To achieve our theme of Liveable Places and Spaces, we will continue to plan, deliver and improve high quality, cost effective, accessible and responsive services. The services, initiatives, major initiatives and service performance indicators for each business area are described below.

**Goals**

- 2.1. Inviting places and spaces
- 2.2. Enhanced parks, open space and streetscapes
- 2.3. Well connected, safe and accessible travel
- 2.4. Well utilised and maintained community infrastructure

**Services**

Service area	Description of services provided		2016/17	2017/18	2018/19
			Actual \$'000	Forecast \$'000	Budget \$'000
Building Services	This service provides statutory building services including processing of building permits and inspections to ensure Council meets its statutory obligations and to enhance Manningham as a well planned and liveable city.	Exp	826	853	866
		Rev	(359)	(334)	(320)
		Net Cost	467	519	546
Street lighting	This service provides for street lighting on Council's road network to enhance the safety and security of our community.	Exp	984	676	844
		Rev	-	-	-
		Net Cost	984	676	844
Street cleaning and litter pick up	This service is designed to keep the streets and surrounding areas 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.	Exp	1,072	1,141	348
		Rev	-	-	-
		Net Cost	1,072	1,141	348
Graffiti Removal	This service facilitates the prompt removal of graffiti from Council properties and also private properties where the graffiti is in a prominent position along main roads.	Exp	72	86	89
		Rev	-	-	-
		Net Cost	72	86	89

## Manningham City Council 2018/19 Annual Budget

Service area	Description of services provided		2016/17 Actual \$'000	2017/18 Forecast \$'000	2018/19 Budget \$'000
Parks and Recreation	This service provides the management, administration and maintenance activities for sports and recreation, aquatic facilities, sportsground maintenance, landscape maintenance, tree maintenance, bushland management, open space and parks maintenance and supervision of capital works projects.	Exp	11,917	12,673	12,931
		Rev	(305)	(288)	(459)
		Net Cost	11,612	12,385	12,472
Roads, streets and bridges	This service provides the day to day maintenance of Council roads, bridges and footpaths and includes both sealed and unsealed road maintenance such as repairs to potholes, patching, resheeting and minor works. A depreciation expense of \$8.20 million is included relating to the \$208 million value of roads, streets and bridges assigned to this activity.	Exp	11,386	11,945	12,703
		Rev	(135)	(53)	(51)
		Net Cost	11,251	11,892	12,652
Footpaths, vehicle crossings and kerb and channel maintenance	This service maintains Councils extensive footpath, vehicle crossings, cycleways and kerb and channel assets. A depreciation expense of \$1.16 million is included relating to the \$60 million value of assets assigned to this activity.	Exp	2,282	2,444	2,464
		Rev	(555)	(581)	(614)
		Net Cost	1,727	1,863	1,850
Line marking	This service maintains line marking on roads and also includes traffic management treatments at school crossings, local roads and car parks.	Exp	244	236	244
		Rev	-	-	-
		Net Cost	244	236	244
Signs and street furniture	This service maintains and repairs all traffic signals and roadside signs and furniture including guard rails on Council roads.	Exp	388	371	382
		Rev	-	-	-
		Net Cost	388	371	382
Public Transport	This service includes advocacy and policy development for public transport and active travel options in Manningham.	Exp	125	308	121
		Rev	-	-	-
		Net Cost	125	308	121

## Manningham City Council 2018/19 Annual Budget

Service area	Description of services provided		2016/17 Actual \$'000	2017/18 Forecast \$'000	2018/19 Budget \$'000
Geographic Information Systems (GIS)	This service provides data for Councils Geographic Information System (GIS), Global Positioning Systems (GPS), 3D Virtual Modelling, Intranet, Internet, Census Demographics, mapping and general data collection.	Exp	387	398	427
		Rev	-	-	-
		Net Cost	387	398	427
Strategic Land Use Planning and Development	This service provides strategic planning, urban design, landscape, heritage and development activities to ensure management of growth that is responsive to demographic, community, economic and social trends.	Exp	2,740	2,930	2,964
		Rev	(60)	(86)	(1)
		Net Cost	2,680	2,844	2,963
Strategic Projects	This service is responsible for the delivery of Major Building Projects and other complex projects on Councils 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.	Exp	965	989	1,018
		Rev	(834)	(1,088)	(1,110)
		Net Cost	131	(99)	(92)
Statutory Planning	This service is responsible for the administration and enforcement of the Manningham Planning Scheme and various Acts and regulations pertaining to the statutory planning functions of Council.	Exp	4,140	3,886	3,917
		Rev	(1,942)	(2,214)	(2,311)
		Net Cost	2,198	1,672	1,606
Infrastructure Planning	This service provides provision of engineering expertise to prepare Council strategies and policies in the key infrastructure categories of road transport and safety, drainage, pathways, traffic design and preparedness of emergencies. The service plays a key role in delivering the capital works program and in the preliminary designs for future capital projects.	Exp	4,063	4,298	4,259
		Rev	(579)	(1,025)	(786)
		Net Cost	3,484	3,273	3,473

## Manningham City Council 2018/19 Annual Budget

Service area	Description of services provided		2016/17 Actual \$'000	2017/18 Forecast \$'000	2018/19 Budget \$'000
Council Buildings	This service provides 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 \$2.58 million is included relating to the \$186 million value of building assets assigned to this activity.	Exp	5,710	5,747	5,564
		Rev	(319)	(349)	(368)
		Net Cost	5,391	5,398	5,196
Developer contributions	This service relates to the collection of developer contributions required under the Manningham planning framework with funds for Council's capital works program.	Exp	-	-	-
		Rev	(6,607)	(4,123)	(4,500)
		Net Cost	(6,607)	(4,123)	(4,500)

**Major Initiatives**

- 6) Commence a planning scheme amendment process by 30 June 2019 to implement the priority actions arising from the 2018 Planning Scheme Review.
- 7) Implementation of Parks Improvement Program works as scheduled including Petty's Reserve, Ruffey Lake Park Management Plan, Lawford Reserve Management Plan (Stage 2) and Completion of the Main Yarra River Trail to Warrandyte.
- 8) Develop and Deliver a new Integrated Transport Strategy for private and public transport in the region through preparing a bus transport action plan by 31 December 2018 and commencing preparation of a draft Integrated Transport Strategy by 30 June 2019.
- 9) Improve connectivity through delivery of the Road Improvement Program including: King Street by 31 December 2019 and Jumping Creek Road by 30 June 2021.
- 10) Assist in addressing growing demand in indoor sports across Manningham, through the operation of Mullum Mullum Stadium 5 courts facility meeting demand at 80% capacity by 30 June 2019.

**Other Initiatives**

- 11) To deliver a new Parks Alive Program, partnering with local volunteers to improve the amenity and upkeep of our local parks. Measured through an Annual Community Survey.
- 12) Deliver footpath and drainage improvements across the municipality by constructing 2.2 km of 1.5 metre width footpath and completing adopted drainage improvement program for 2018/2019.

Manningham City Council 2018/19 Annual Budget

**Service Performance Outcome Indicators**

Service	Indicator	Performance Measure	Computation
Aquatic Facilities	Utilisation	Utilisation of aquatic facilities (Number of visits to aquatic facilities per head of municipal population)	Number of visits to aquatic facilities / Municipal population
Roads	Satisfaction	Satisfaction with sealed local roads. (Community satisfaction rating out of 100 with how Council has performed on the condition of sealed local roads)	Community satisfaction rating out of 100 with how Council has performed on the condition of sealed local roads.
Statutory Planning	Decision making	Council planning decisions upheld at VCAT. (Percentage of planning application decisions subject to review by VCAT and that were not set aside)	[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

**2.3 Theme 3: Resilient Environment**

To achieve our theme of a resilient environment, we will continue to plan, deliver and improve high quality, cost effective, accessible and responsive services. The services, initiatives, major initiatives and service performance indicators for each business area are described below.

**Services**

Service area	Description of services provided		2016/17	2017/18	2018/19
			Actual \$'000	Forecast \$'000	Budget \$'000
Natural and Built Environment	This service leads the protection and enhancement of biodiversity and environment, an integrated response to climate and energy issues and sustainable development policy and practice.	Exp	1,046	1,110	1,204
		Rev	(15)	-	-
		Net Cost	1,031	1,110	1,204
Open Space and Recreation Planning	This service design and provide high quality public open space and public spaces for the Manningham community, support the development of a high quality urban and natural environment and provide diverse, accessible and sustainable recreation facilities and activities for all ages and abilities through both organised and unstructured activities.	Exp	693	648	729
		Rev	(90)	(5)	-
		Net Cost	603	643	729

## Manningham City Council 2018/19 Annual Budget

Service area	Description of services provided		2016/17 Actual \$'000	2017/18 Forecast \$'000	2018/19 Budget \$'000
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.	Exp	198	206	183
		Rev	(38)	(21)	(13)
		Net Cost	160	185	170
Waste Services	This service provides kerbside rubbish collections of garbage, hard waste and green waste from all households and some commercial properties in Council. It also provides a waste call centre, education services and the strategic planning of waste services.	Exp	10,611	11,380	13,109
		Rev	(10,903)	(11,380)	(13,109)
		Net Cost	(292)	-	-
Underground Drains	This service performs the inspection, maintenance and cleaning of underground drains to ensure correct operation. A depreciation expense of \$2.98 million is recognised on the \$245 million worth of drainage assets assigned to this activity.	Exp	3,910	4,020	4,035
		Rev	-	-	-
		Net Cost	3,910	4,020	4,035

**Major Initiatives**

- 13) Successful delivery of community program on the environment (9 activities), Stewardship/ Education (5 activities) and Sustainability (4 activities) by 30 June 2019.
- 14) Drainage upgrade program be progressed and completed on schedule including: complete design of Melbourne Hill Road by 30 September 2018.

**Other Initiatives**

- 15) Manage and maintain the Bolin Bolin Billabong Integrated Water Management Facility to supply harvested stormwater for sports ground irrigation. Ongoing maintenance and management delivered to meet performance indicators.

## Manningham City Council 2018/19 Annual Budget

**2.4 Theme 4: Vibrant and Prosperous Economy**

To achieve our theme of a vibrant and prosperous economy, we will continue to plan, deliver and improve high quality, cost effective, accessible and responsive services. The services, initiatives, major initiatives and service performance indicators for each business area are described below.

**Services**

Service area	Description of services provided		2016/17 Actual \$'000	2017/18 Forecast \$'000	2018/19 Budget \$'000
Economic Development and Tourism	This Service develops programs and support services which will grow the local economy in relation to business, sponsorship, commercial investment, business support, employment and tourism.	Exp	560	1,020	1,071
		Rev	(49)	(79)	(92)
		Net Cost	511	941	979
Function Centre and Hall Hire	This service provides for the management and hire of the Manningham Function Centre and hire of halls and other venues to community and commercial hirers.	Exp	1,851	1,860	1,945
		Rev	(1,782)	(1,910)	(2,071)
		Net Cost	69	(50)	(126)

**Major Initiatives**

- 16) Grow the visitor economy and create opportunities for visitor destinations and events within Manningham that engage both residents and external visitors by implementation of 5 Tourism activities by 30 June 2019.

## Manningham City Council 2018/19 Annual Budget

**2.5 Theme 5: Well Governed Council**

To achieve our theme of a well governed Council, we will continue to plan, deliver and improve high quality, cost effective, accessible and responsive services. The services, initiatives, major initiatives and service performance indicators for each business area are described below.

**Goals**

- 5.1. A financially sustainable Council that manages resources effectively and efficiently  
5.2. A Council that values citizens in all that we do

**Services**

Service area	Description of services provided		2016/17	2017/18	2018/19
			Actual \$'000	Forecast \$'000	Budget \$'000
Strategic Governance, Planning and Performance	This service provides statutory building services including processing of building permits and inspections to ensure Council meets its statutory obligations and to enhance Manningham as a well planned and liveable city.	Exp	2,099	1,431	1,523
		Rev	(181)	(112)	-
		Net Cost	1,918	1,319	1,523
Councillors and Chief Executive	This area includes the Mayor, Councillors and Chief Executive Officer and associated support.	Exp	1,080	1,055	1,092
		Rev	-	-	-
		Net Cost	1,080	1,055	1,092
Communications	This service leads the delivery of clear, consistent and inclusive communication and engagement with our citizens.	Exp	2,487	2,168	2,184
		Rev	-	-	-
		Net Cost	2,487	2,168	2,184
Citizen Connect	This service leads as the main customer interface, systems and processes with the community.	Exp	2,975	3,468	3,582
		Rev	-	-	-
		Net Cost	2,975	3,468	3,582

**Major Initiatives**

- 17) Update Council's rolling 10 Year Long Term Financial Plan to incorporate key strategies to address the long term sustainability of Council (adoption by 30 June 2019).  
18) Through our Citizen Connect program, we will make it easy for citizens to interact with us, find out information, request a service, provide feedback or report an issue.

**Other Initiatives**

- 19) Work with customers to support them through the transition of National Disability Insurance Scheme (NDIS) with transitional arrangements in place by the conclusion of the NDIS phase-in period for Manningham concluding 30 April 2019.  
20) Continue to support residents and business to manage their Council activity online. Deliver systems improvements to increase online transactions by 30 June 2019.



## Manningham City Council 2018/19 Annual Budget

## Service Performance Outcome Indicators

Service	Indicator	Performance Measure	Computation
Governance	Satisfaction	Satisfaction with Council decisions (Community satisfaction rating out of 100 with how Council has performed in making decisions in the interests of the community)	Community satisfaction rating out of 100 with how Council has performed in making decisions in the interests of the community
Workforce Turnover	Sustainability	Resignations and Terminations compared to average staff	Number of permanent staff resignations and terminations / average number of permanent staff for the financial year x 100

## 2.6 Reconciliation with budgeted operating result

	Net Cost (Revenue) \$'000	Expenditure \$'000	Revenue \$'000
Healthy Community	14,379	28,100	13,721
Liveable Places and Spaces	38,621	49,141	10,520
Resilient Environment	6,138	19,260	13,122
Vibrant Prosperous Economy	853	3,016	2,163
Well Governed Council	8,381	8,381	-
<b>Total services and initiatives</b>	<b>68,372</b>	<b>107,898</b>	<b>39,526</b>
Other non-attributable	(1,695)		
<b>Deficit before funding sources</b>	<b>66,677</b>		
<b>Funding sources:</b>			
Rates and charges revenue	88,743		
Capital grants	1,157		
<b>Total funding sources</b>	<b>89,900</b>		
<b>Operating surplus for the year</b>	<b>23,223</b>		

Manningham City Council 2018/19 Annual Budget

### 3. Strategic Resource Plan Financial Statements

This section presents information in regard to the Financial Statements and Statement of Human Resources. The budget information for the year 2018/19 has been supplemented with projection to 2021/22 extracted from the Strategic Resource Plan.

This section includes the following financial statements prepared in accordance with the Local Government Act 1989 and the Local Government Planning and Reporting regulations 2014.

Comprehensive Income Statement

Balance Sheet

Statement of Changes in Equity

Statement of Cash Flows

Statement of Capital Works

Statement of Human Resources

## Manningham City Council 2018/19 Annual Budget

**Comprehensive Income Statement**

For the four years ending 30 June 2022

		Forecast Actual 2017/18	Budget 2018/19	Strategic Resource Plan Projections		
	NOTES	\$'000	\$'000	2019/20 \$'000	2020/21 \$'000	2021/22 \$'000
<b>Income</b>						
General rates	4.1.1	85,743	<b>88,744</b>	92,361	95,708	98,890
Waste charges	4.1.1	10,809	<b>13,042</b>	13,744	14,725	15,366
Statutory fees and fines	4.1.2	3,718	<b>3,757</b>	3,888	4,179	4,169
User fees	4.1.3	10,209	<b>9,881</b>	10,147	10,502	10,867
Interest income		1,520	<b>1,520</b>	1,649	1,846	1,905
Grants - Operating	4.1.4	11,672	<b>10,331</b>	11,861	12,098	12,340
Grants - Capital	4.1.4	3,665	<b>1,157</b>	2,305	1,338	1,892
Contributions - monetary	4.1.5	4,123	<b>4,500</b>	7,982	8,350	9,439
Contributions - non-monetary	4.1.5	6,000	<b>6,500</b>	1,000	1,000	1,000
Net gain/(loss) on disposal of assets		342	<b>195</b>	-	-	-
Other income	4.1.6	1,338	<b>1,399</b>	1,448	310	321
<b>Total income</b>		<b>139,139</b>	<b>141,026</b>	<b>146,385</b>	<b>150,056</b>	<b>156,189</b>
<b>Expenses</b>						
Employee costs	4.1.7	52,612	<b>54,247</b>	55,661	57,230	59,510
Materials, services and contracts	4.1.8	12,572	<b>13,211</b>	14,135	14,632	15,742
Waste contracts	4.1.9	10,214	<b>11,177</b>	11,733	12,697	13,299
Utilities	4.1.10	2,308	<b>2,630</b>	2,762	2,900	3,046
Community grants	4.1.11	5,598	<b>5,683</b>	5,789	5,934	6,082
Finance costs	4.1.12	309	<b>309</b>	219	154	154
Depreciation and amortisation	4.1.13	20,287	<b>20,648</b>	20,661	20,674	20,596
Other expenses	4.1.14	10,444	<b>9,898</b>	10,125	10,333	10,586
<b>Total expenses</b>		<b>114,344</b>	<b>117,803</b>	<b>121,085</b>	<b>124,554</b>	<b>129,015</b>
<b>Surplus/(deficit) for the year</b>		<b>24,795</b>	<b>23,223</b>	<b>25,300</b>	<b>25,502</b>	<b>27,174</b>
<b>Other comprehensive income</b>						
Items that will not be reclassified to surplus or deficit in future periods						
Net asset revaluation increment /(decrement)		34,673	<b>35,764</b>	36,909	38,152	39,765
<b>Total comprehensive result</b>		<b>59,468</b>	<b>58,987</b>	<b>62,209</b>	<b>63,654</b>	<b>66,939</b>

## Manningham City Council 2018/19 Annual Budget

**Balance Sheet**

For the four years ending 30 June 2022

NOTES	Forecast	Budget	Strategic Resource Plan			
	Actual 2017/18 \$'000	2018/19 \$'000	2019/20 \$'000	Projections 2020/21 \$'000	2021/22 \$'000	
<b>Assets</b>						
<b>Current assets</b>						
	Cash and cash equivalents	45,302	<b>69,141</b>	72,816	77,824	85,250
	Other financial assets	17,000	-	-	-	-
	Trade and other receivables	12,081	<b>9,014</b>	9,325	9,517	9,596
	Other assets	1,903	<b>1,903</b>	1,903	1,903	1,903
4.2.1	<b>Total current assets</b>	<u>76,286</u>	<u><b>80,058</b></u>	<u>84,044</u>	<u>89,244</u>	<u>96,749</u>
<b>Non-current assets</b>						
	Investments (Regional Library)	2,636	<b>2,636</b>	2,636	2,636	2,636
	Trade and other receivables	31	<b>31</b>	31	31	31
	Property, infrastructure, plant & equipment	2,063,172	<b>2,120,754</b>	2,177,866	2,237,047	2,299,193
	Intangible assets	2,765	<b>2,001</b>	1,442	676	-
4.2.2	<b>Total non-current assets</b>	<u>2,068,604</u>	<u><b>2,125,422</b></u>	<u>2,181,975</u>	<u>2,240,390</u>	<u>2,301,860</u>
	<b>Total assets</b>	<u>2,144,890</u>	<u><b>2,205,480</b></u>	<u>2,266,019</u>	<u>2,329,634</u>	<u>2,398,609</u>
<b>Liabilities</b>						
<b>Current liabilities</b>						
	Trade and other payables	14,678	<b>15,146</b>	15,752	14,339	14,991
	Trust funds and deposits	10,811	<b>11,761</b>	12,711	13,661	14,611
	Provisions	12,515	<b>12,868</b>	13,231	13,605	13,989
4.2.5	Interest-bearing liabilities	-	<b>3,640</b>	-	-	-
	Income received in advance	1,259	<b>1,309</b>	1,359	1,409	1,459
4.2.3	<b>Total current liabilities</b>	<u>39,263</u>	<u><b>44,724</b></u>	<u>43,053</u>	<u>43,014</u>	<u>45,050</u>
<b>Non-current liabilities</b>						
	Provisions	478	<b>260</b>	260	260	260
4.2.5	Interest-bearing liabilities	7,279	<b>3,639</b>	3,640	3,640	3,640
4.2.4	<b>Total non-current liabilities</b>	<u>7,757</u>	<u><b>3,899</b></u>	<u>3,900</u>	<u>3,900</u>	<u>3,900</u>
	<b>Total liabilities</b>	<u>47,020</u>	<u><b>48,623</b></u>	<u>46,953</u>	<u>46,914</u>	<u>48,950</u>
	<b>Net assets</b>	<u>2,097,870</u>	<u><b>2,156,857</b></u>	<u>2,219,066</u>	<u>2,282,720</u>	<u>2,349,659</u>
<b>Equity</b>						
	Accumulated surplus	702,932	<b>724,321</b>	748,932	773,840	794,126
	Reserves	1,394,938	<b>1,432,536</b>	1,470,134	1,508,880	1,555,533
	<b>Total equity</b>	<u>2,097,870</u>	<u><b>2,156,857</b></u>	<u>2,219,066</u>	<u>2,282,720</u>	<u>2,349,659</u>

## Manningham City Council 2018/19 Annual Budget

**Statement of Changes in Equity**

For the four years ending 30 June 2022

	NOTES	Total \$'000	Accumulated Surplus \$'000	Revaluation Reserve \$'000	Other Reserves \$'000
<b>2017/18 Forecast Actual</b>					
Balance at beginning of the financial year		2,038,402	675,446	1,355,471	7,485
Surplus/(deficit) for the year		24,795	24,795	-	-
Net asset revaluation increment/(decrement)		34,673	-	34,673	-
Transfers to other reserves		-	(4,123)	-	4,123
Transfers from other reserves		-	6,814	-	(6,814)
<b>Balance at end of the financial year</b>		<b>2,097,870</b>	<b>702,932</b>	<b>1,390,144</b>	<b>4,794</b>
<b>2018/19 Budget</b>					
Balance at beginning of the financial year		2,097,870	702,932	1,390,144	4,794
Surplus/(deficit) for the year		23,223	23,223	-	-
Net asset revaluation increment/(decrement)		35,764	-	35,764	-
Transfers to other reserves		-	(4,500)	-	4,500
Transfers from other reserves		-	2,666	-	(2,666)
<b>Balance at end of the financial year</b>	4.3	<b>2,156,857</b>	<b>724,321</b>	<b>1,425,908</b>	<b>6,628</b>
<b>2019/20 Strategic Resource Plan</b>					
Balance at beginning of the financial year		2,156,857	724,321	1,425,908	6,628
Surplus/(deficit) for the year		25,300	25,300	-	-
Net asset revaluation increment/(decrement)		36,909	-	36,909	-
Transfers to other reserves		-	(7,982)	-	7,982
Transfers from other reserves		-	7,293	-	(7,293)
<b>Balance at end of the financial year</b>		<b>2,219,066</b>	<b>748,932</b>	<b>1,462,817</b>	<b>7,317</b>
<b>2020/21 Strategic Resource Plan</b>					
Balance at beginning of the financial year		2,219,066	748,932	1,462,817	7,317
Surplus/(deficit) for the year		25,502	25,502	-	-
Net asset revaluation increment/(decrement)		38,152	-	38,152	-
Transfers to other reserves		-	(8,350)	-	8,350
Transfers from other reserves		-	7,756	-	(7,756)
<b>Balance at end of the financial year</b>		<b>2,282,720</b>	<b>773,840</b>	<b>1,500,969</b>	<b>7,911</b>
<b>2021/22 Strategic Resource Plan</b>					
Balance at beginning of the financial year		2,282,720	773,840	1,500,969	7,911
Surplus/(deficit) for the year		27,174	27,174	-	-
Net asset revaluation increment/(decrement)		39,765	-	39,765	-
Transfers to other reserves		-	(9,439)	-	9,439
Transfers from other reserves		-	2,551	-	(2,551)
<b>Balance at end of the financial year</b>		<b>2,349,659</b>	<b>794,126</b>	<b>1,540,734</b>	<b>14,799</b>

## Manningham City Council 2018/19 Annual Budget

**Statement of Cash Flows**

For the four years ending 30 June 2022

	Forecast	Budget	Strategic Resource Plan		
	Actual 2017/18	2018/19	2019/20	2020/21	2021/22
Notes	\$'000	\$'000	\$'000	\$'000	\$'000
	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)
<b>Cash flows from operating activities</b>					
General rates	85,822	88,451	92,050	95,516	98,811
Waste charges	10,809	13,042	13,744	14,725	15,366
User charges, fees and fines	13,977	13,688	14,085	14,731	15,086
Grants - operating	11,672	10,331	11,861	12,098	12,340
Grants - capital	3,665	1,157	2,305	1,338	1,892
Contributions	4,123	4,500	7,982	8,350	9,439
Interest income	1,520	1,520	1,649	1,846	1,905
Trust funds and deposits taken	950	950	950	950	950
Other receipts	1,338	1,399	1,448	310	321
Employee costs	(52,414)	(54,084)	(54,843)	(58,743)	(58,904)
Materials, services and contracts	(20,053)	(21,084)	(22,535)	(22,993)	(24,440)
Waste contracts	(10,214)	(11,177)	(11,733)	(12,697)	(13,299)
Finance costs	(309)	(309)	(219)	(154)	(154)
Other payments	(10,444)	(9,898)	(10,125)	(10,333)	(10,586)
<b>Net cash provided by/(used in) operating activities</b> 4.4.1	<b>40,442</b>	<b>38,486</b>	<b>46,619</b>	<b>44,944</b>	<b>48,727</b>
<b>Cash flows from investing activities</b>					
Payments for property, infrastructure, plant and equipment	(43,609)	(35,657)	(39,305)	(39,936)	(41,301)
Proceeds from sale of property, infrastructure, plant and equipment	1,616	4,010	-	-	-
Net proceeds from other financial assets	(2,500)	17,000	-	-	-
<b>Net cash provided by/ (used in) investing activities</b> 4.4.2	<b>(44,493)</b>	<b>(14,647)</b>	<b>(39,305)</b>	<b>(39,936)</b>	<b>(41,301)</b>
<b>Cash flows from financing activities</b>					
Repayment of borrowings	-	-	(3,639)	-	-
Net cash provided by/(used in) financing activities 4.4.3	-	-	<b>(3,639)</b>	-	-
<b>Net increase/(decrease) in cash &amp; cash equivalents</b>	<b>(4,051)</b>	<b>23,839</b>	<b>3,675</b>	<b>5,008</b>	<b>7,426</b>
Cash and cash equivalents at the beginning of the financial year	49,353	45,302	69,141	72,816	77,824
<b>Cash and cash equivalents at the end of the financial year</b>	<b>45,302</b>	<b>69,141</b>	<b>72,816</b>	<b>77,824</b>	<b>85,250</b>
<b>Investments</b>					
Term deposits over 3 month maturity	17,000	-	-	-	-
<b>Total cash and investments</b>	<b>62,302</b>	<b>69,141</b>	<b>72,816</b>	<b>77,824</b>	<b>85,250</b>

## Manningham City Council 2018/19 Annual Budget

**Statement of Capital Works**

For the four years ending 30 June 2022

	Forecast Actual 2017/18 NOTES	Budget Strategic Resource Plan Projections			
		2018/19 \$'000	2019/20 \$'000	2020/21 \$'000	2021/22 \$'000
<b>Property</b>					
Buildings	16,309	4,271	6,928	7,750	3,876
Building improvements	200	460	450	72	76
<b>Total buildings</b>	<b>16,509</b>	<b>4,731</b>	<b>7,378</b>	<b>7,822</b>	<b>3,952</b>
<b>Total property</b>	<b>16,509</b>	<b>4,731</b>	<b>7,378</b>	<b>7,822</b>	<b>3,952</b>
<b>Plant and equipment</b>					
Plant, machinery and equipment	2,810	2,290	1,398	889	1,780
Fixtures, fittings and furniture	64	68	69	72	76
Computers and telecommunications	3,432	3,512	2,472	1,363	471
<b>Total plant and equipment</b>	<b>6,306</b>	<b>5,868</b>	<b>3,939</b>	<b>2,324</b>	<b>2,327</b>
<b>Infrastructure</b>					
Roads	9,043	14,671	14,857	16,862	18,148
Footpaths and cycleways	640	1,903	2,543	2,464	2,099
Drainage	3,148	4,534	4,270	4,452	4,335
Recreational, leisure and community facilities	1,889	1,254	1,230	1,306	1,414
Parks, open space and streetscapes	4,574	2,696	4,882	4,706	8,996
Off street car parks	-	-	-	-	30
<b>Total infrastructure</b>	<b>19,294</b>	<b>25,058</b>	<b>27,782</b>	<b>29,790</b>	<b>35,022</b>
<b>Intangible assets</b>					
Software	1,500	-	206	-	-
<b>Total intangible assets</b>	<b>1,500</b>	<b>-</b>	<b>206</b>	<b>-</b>	<b>-</b>
<b>Total capital works expenditure</b>	4.5.1 <b>43,609</b>	<b>35,657</b>	<b>39,305</b>	<b>39,936</b>	<b>41,301</b>
<b>Represented by:</b>					
New asset expenditure	17,007	8,881	10,386	10,171	10,952
Asset renewal expenditure	21,805	21,440	22,855	23,381	23,546
Asset expansion expenditure	1,308	1,287	1,474	1,733	1,923
Asset upgrade expenditure	3,489	4,049	4,590	4,651	4,880
<b>Total capital works expenditure</b>	4.5.1 <b>43,609</b>	<b>35,657</b>	<b>39,305</b>	<b>39,936</b>	<b>41,301</b>
<b>Funding sources represented by:</b>					
Grants	3,864	1,568	2,305	1,338	1,892
Contributions	6,091	2,666	5,971	6,178	5,624
Council cash	33,654	31,423	31,029	32,420	33,786
Borrowings	-	-	-	-	-
<b>Total capital works expenditure</b>	4.5.1 <b>43,609</b>	<b>35,657</b>	<b>39,305</b>	<b>39,936</b>	<b>41,302</b>

## Manningham City Council 2018/19 Annual Budget

**Statement of Human Resources**

For the four years ending 30 June 2022

	Forecast	Budget	Strategic Resource Plan Projections		
	Actual 2017/18 \$'000	2018/19 \$'000	2019/20 \$'000	2020/21 \$'000	2021/22 \$'000
<b>Staff expenditure</b>					
Employee costs - operating	52,612	<b>54,247</b>	55,661	57,230	59,510
Employee costs - capitalised	1,840	<b>1,702</b>	1,687	1,554	1,608
<b>Total staff expenditure</b>	<b>54,452</b>	<b>55,949</b>	<b>57,348</b>	<b>58,784</b>	<b>61,118</b>
	FTE	FTE	FTE	FTE	FTE
<b>Staff numbers</b>					
Employees (including capital)	523.6	<b>521.3</b>	521.3	521.3	521.3
<b>Total staff numbers</b>	<b>523.6</b>	<b>521.3</b>	<b>521.3</b>	<b>521.3</b>	<b>521.3</b>

A summary of human resources expenditure categorised according to the organisational structure of Council is included below:

Department	Budget 2018/19 \$'000	Comprises			
		Permanent Full Time \$'000	Part time \$'000	Casual \$'000	Temporary \$'000
Chief Executive & Councillors	<b>1,909</b>	1,854	55	-	-
Shared Services	<b>8,199</b>	6,694	1,273	-	232
Community Programs	<b>14,062</b>	5,200	7,208	127	1,527
People and Governance	<b>2,684</b>	2,159	434	-	91
Planning and Environment	<b>9,886</b>	7,523	1,972	155	236
Assets and Engineering	<b>15,850</b>	14,920	647	-	283
	<b>52,590</b>	<b>38,350</b>	<b>11,589</b>	<b>282</b>	<b>2,369</b>
Other employee related costs	1,657				
Total operating expenditure	<b>54,247</b>				
Capitalised labour expenditure	1,702				
<b>Total expenditure</b>	<b>55,949</b>				

A summary of the number of full time equivalent (FTE) Council staff in relation to the above expenditure is included below:

Department	Budget 2018/19	Comprises			
		Permanent Full Time	Part time	Casual	Temporary
Chief Executive & Councillors	<b>14.6</b>	14.0	0.6	-	-
Shared Services	<b>74.3</b>	58.0	13.9	-	2.4
Community Programs	<b>149.4</b>	47.8	83.6	1.1	16.9
Strategic Governance	<b>21.4</b>	17.0	3.4	-	1.0
Planning and Environment	<b>91.8</b>	67.0	20.8	1.4	2.6
Assets and Engineering	<b>169.8</b>	159.1	7.2	-	3.6
<b>Total staff</b>	<b>521.3</b>	<b>362.9</b>	<b>129.4</b>	<b>2.5</b>	<b>26.4</b>



Manningham City Council 2018/19 Annual Budget

#### **4. Analysis**

This section provides detailed analysis to support and explain the budget reports in the previous section. This section includes the following analysis and information.

- 4.1 Comprehensive Income Statement
- 4.2 Balance Sheet
- 4.3 Statement of Changes in Equity
- 4.4 Statement of Cash Flows

## Manningham City Council 2018/19 Annual Budget

**4.1 Comprehensive Income Statement****Income****4.1.1 Rates and charges**

Rates and charges are required by the Act and the Regulations to be disclosed in Council's annual budget.

In developing the Strategic Resource Plan, rates and charges were identified as an important source of revenue. Planning for future rate increases has therefore been an important component of the Strategic Resource Planning process. The Fair Go Rates System (FGRS) sets out the maximum amount councils may increase rates in a year. For 2018/19 the FGRS cap has been set at 2.25 per cent and is calculated on the basis of council's average rates.

The level of required rates and charges has been considered in this context, with reference to Council's other sources of income and the planned expenditure on services and works to be undertaken for the community.

To achieve these objectives while maintaining service levels and a strong capital expenditure program, the average general rate will increase by 2.25 per cent in line with the rate cap (refer below for details).

The 2018/19 total rates and charges income of \$101.79 million is comprised of:

	Forecast Actual	Budget	Change	
	2017/18 \$'000	2018/19 \$'000	Fav (Unfav) \$'000	%
General rates	85,409	88,412	3,003	3.5%
Waste charges	10,809	13,042	2,233	20.7%
Interest on rates and charges	334	332	(2)	-0.6%
<b>Total rates and charges</b>	<b>96,552</b>	<b>101,786</b>	<b>5,234</b>	<b>5.4%</b>

General rate income of \$88.41 million in 2018/19 is comprised of:

- Base rate revenue of \$87.56 million (maximum allowed per the State Government rate cap)
- New properties/improvements (supplementary rate income) forecast at \$0.84 million.
- Cultural and recreational land charge in lieu of rates \$0.03 million.

The proposed budget maintains a rebate to holders of the low income "LI" Health Care Card. The rebate has been increased by 2.25 per cent in 2018/19 to \$62.70.

Waste charges income is budgeted at \$13.04 million for 2018/19. The annual waste charges are calculated to recover the cost of collecting and disposing of waste. As such the waste charge may increase or decrease depending on the projected cost of the service. Two years ago (2016/17) Council delivered a substantial cost decrease of \$65.00 to the standard waste service (from \$270 to \$205) following a successful tender outcome.

In 2018/19 the standard waste charge is proposed to increase by \$42.30 to \$254.50 following external cost increases to Council's recycling program. The proposed standard waste charge remains cheaper than the equivalent service of 2012/13, some 6 years ago.

The increase in recycle costs for 2018/19 arises from a decision by the Chinese Government to restrict the import of certain recyclable materials entering their country, causing worldwide disruption to the recycling industry. Manningham previously received a \$0.72 million rebate from recyclers for the sale of recyclable materials collected as part of the kerbside waste collection service. Council has been advised that it will now be required to pay a processing fee of \$0.72 million on recyclable materials resulting in a significant shortfall in the waste budget.

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The section below includes a more detailed analysis of rates and charges to be levied for 2018/19 and incorporates the legislated information to be disclosed regarding rates and charges.

**4.1.1(a) The rate in the dollar to be levied as general rates under section 158 of the Act for each type or class of land compared with the previous financial year**

Type or class of land	2017/18 cents/\$CIV	2018/19 cents/\$CIV	Change	%
Uniform Rate	0.00177276	0.00146783	(0.00030493)	-17.2%

**4.1.1(b) The estimated total amount to be raised by general rates in relation to each type or class of land, and the estimated total amount to be raised by general rates, compared with the previous**

Type or class of land	2017/18 \$'000	2018/19 \$'000	Change \$'000	%
Residential	78,593,203	81,374,900	2,781,697	3.5%
Commercial	5,450,944	5,840,639	389,695	7.1%
Industrial	351,269	343,954	(7,315)	-2.1%
Cultural and Recreational	31,000	28,696	(2,304)	-7.4%
<b>Total amount to be raised by general rates</b>	<b>84,426,416</b>	<b>87,588,190</b>	<b>3,161,774</b>	<b>3.7%</b>

**4.1.1(c) The number of assessments in relation to each type or class of land, and the total number of assessments, compared with the previous financial year**

Type or class of land	2017/18 Number	2018/19 Number	Change \$'000	%
Residential	46,296	47,329	1,033	2.2%
Commercial	1,736	1,740	4	0.2%
Industrial	200	202	2	1.0%
Cultural and Recreational	17	17	-	0.0%
<b>Total number of assessments</b>	<b>48,249</b>	<b>49,288</b>	<b>1,039</b>	<b>2.2%</b>

**4.1.1(d) The basis of valuation to be used is the Capital Improved Value (CIV)**

**4.1.1(e) The estimated total value of each type or class of land, and the estimated total value of land, compared with the previous financial year**

Type or class of land	2017/18 \$million	2018/19 \$million	Change \$million	%
Residential	44,334	55,439	11,105	25.0%
Commercial	3,075	3,979	904	29.4%
Industrial	198	234	36	18.3%
Cultural and Recreational	49	58	9	18.9%
<b>Total value of land</b>	<b>47,655.9</b>	<b>59,710.6</b>	<b>12,054.7</b>	<b>25.3%</b>

**4.1.1(f) The municipal charge under Section 159 of the Act compared with the previous financial year**

No municipal charge is proposed for 2018/19

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**4.1.1(g) The estimated total amount to be raised by municipal charges compared with the previous financial year**

No municipal charge is proposed for 2018/19

**4.1.1(h) The rate or unit amount to be levied for each type of service rate or charge under Section 162 of the Act compared with the previous financial year**

Type of Charge	Per Rateable Property 2017/18 \$	Per Rateable Property * 2018/19 \$	Change \$ %	
<b>Residential</b>				
Standard service				
80 litre garbage, 240 litre recycling and 240 litre garden	212.20	254.50	42.30	19.9%
<b>Other waste options</b>				
Charge for larger 120 litre garbage bin	65.20	78.00	12.80	19.6%
Charge for larger 360 litre recycling bin	31.00	37.00	6.00	19.4%
120 litre garbage, 240 litre recycling and 240 litre garden	277.40	332.50	55.10	19.9%
120 litre garbage, 240 litre recycling and 120 litre garden	277.40	332.50	55.10	19.9%
80 litre garbage, 240 litre recycling and 120 litre garden	212.20	254.50	42.30	19.9%
120 litre garbage, and 240 litre recycling	277.40	332.50	55.10	19.9%
80 litre garbage, and 240 litre recycling	212.20	254.50	42.30	19.9%
Additional 80 litre garbage	140.80	169.00	28.20	20.0%
Additional 120 litre garbage	165.60	198.50	32.90	19.9%
Additional 240 litre recycling	60.50	72.50	12.00	19.8%
Additional 360 litre recycling	91.10	109.50	18.40	20.2%
Additional 120 litre garden	79.70	95.50	15.80	19.8%
Additional 240 litre garden	99.90	120.00	20.10	20.1%
Domestic change bin (charged per changeover not per annum)	46.50	56.00	9.50	20.4%
<b>Commercial</b>				
Commercial 240 litre garbage	414.00	497.00	83.00	20.0%
Additional 240 litre commercial garbage	517.50	621.00	103.50	20.0%

\* increase rounded to nearest 50 cents.

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**4.1.1(i) The estimated total amount to be raised by each type of service rate or charge, and the estimated total amount to be raised by service rates and charges, compared with the previous financial year**

Type of Charge	2017/18 \$	2018/19 \$	Change \$	%
<b>Residential</b>				
Standard service				
80 litre garbage, 240 litre recycling and 240 litre garden	8,901,080	10,784,438	1,883,358	21.2%
<b>Other waste options</b>				
Charge for larger 120 litre garbage bin	933,860	1,153,464	219,604	23.5%
Charge for larger 360 litre recycling bin	60,574	74,518	13,944	23.0%
Additional 80 litre garbage	15,066	33,631	18,565	123.2%
Additional 120 litre garbage	88,596	143,317	54,721	61.8%
Additional 240 litre recycling	12,826	22,403	9,577	74.7%
Additional 360 litre recycling	4,191	7,884	3,693	88.1%
Additional 120 litre garden	478	573	95	19.9%
Additional 240 litre garden	46,553	77,880	31,327	67.3%
Supplementary charges	42,440	50,900	8,460	19.9%
<b>Commercial</b>				
Commercial 240 litre garbage	306,360	367,780	61,420	20.0%
Additional 240 litre commercial garbage	112,815	135,378	22,563	20.0%
<b>Special accommodation</b>				
Retirement villages & nursing homes	154,398	185,043	30,645	19.8%
MC <sup>2</sup>	4,030	4,906	876	21.7%
<b>Total</b>	<b>10,683,267</b>	<b>13,042,114</b>	<b>2,358,847</b>	<b>22.1%</b>

**4.1.1(j) The estimated total amount to be raised by all rates and charges compared with the previous financial year**

	2017/18 \$'000	2018/19 \$'000	Change \$'000	%
Residential	78,593,203	81,374,900	2,781,697	3.5%
Commercial	5,450,944	5,840,639	389,695	7.1%
Industrial	351,269	343,954	(7,314)	-2.1%
<b>General rates revenue</b>	<b>84,395,416</b>	<b>87,559,494</b>	<b>3,164,078</b>	<b>3.7%</b>
Cultural and Recreational	31,000	28,696	(2,304)	-7.4%
Supplementary rates	696,257	836,000	139,743	20.1%
<b>Total general rates</b>	<b>85,122,673</b>	<b>88,424,190</b>	<b>3,301,517</b>	<b>3.9%</b>
Waste charges	10,683,267	13,042,114	2,358,847	22.1%
<b>Total rates and charges</b>	<b>95,805,940</b>	<b>101,466,304</b>	<b>5,660,364</b>	<b>5.9%</b>

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**4.1.1(k) Fair Go Rates System Compliance**

Manningham City Council is compliant with the State Government's 2.25% maximum average rate increase.

	2017/18	2018/19
Total annualised rates	\$ 82,740,604	\$ 85,632,892
Number of rateable properties	48,232	49,271
Base Average Rates	\$ 1,715.47	\$ 1,738.00
Maximum Rate Increase (set by the State Government)	2.00%	2.25%
Capped Average Rate	\$ 1,749.78	\$ 1,777.10
Maximum General Rates Revenue	\$ 84,395,416	\$ 87,559,494
Budgeted General Rates Revenue	\$ 84,395,416	\$ 87,559,494

**4.1.1(l) Any significant changes that may affect the estimated amounts to be raised by rates and charges**

There are no known significant changes which may affect the estimated amounts to be raised by rates and charges. However, the total amount to be raised by rates and charges may be affected by:

- The making of supplementary valuations (2018/19: estimated \$836,000 and 2017/18: \$697,000)
- The variation of returned levels of value (e.g. valuation appeals)
- Changes of use of land such that rateable land becomes non-rateable land and vice versa
- Changes of use of land such that residential land becomes business land and vice versa.

**4.1.1(m) Differential rates**

No differential rates are proposed for 2018/19

**4.1.1(n) Cultural and Recreational Land; Charges in lieu of rates**

In accordance with Section 4(4) of the Cultural and Recreational Lands Act 1963, Cultural and Recreational Lands be charged in lieu of rates as per the below schedule:

Club	Address	Charges in Lieu of rates for 2018/19
Veneto Club	191 Bulleen Road, Bulleen	\$ 14,788
Yarra Valley Country Club	9-15 Templestowe Road, Bulleen	\$ 13,908
Doncaster Bowling Club	Rear 699 Doncaster Road, Doncaster	Nil
Donvale Bowls Club	11 Springvale Road, Donvale	Nil
Greythorn Bowling Club	7 Gregory Court, Bulleen	Nil
Templestowe Bowling Club	1-3 Swilk Street, Templestowe	Nil
Doncaster Hockey Club	7 Springvale Road, Donvale	Nil
Bulleen Tennis Club	284 Thompsons Road, Lower Templestowe	Nil
Currawong Tennis Club	25 Springvale Road, Donvale	Nil

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Club	Address	Charges in Lieu of rates for 2018/19
Doncaster Tennis Club	802-804 Doncaster Road, Doncaster	Nil
Donvale Tennis Club	36 Mitcham Road, Donvale	Nil
Park Orchards Tennis Club	568 Park Road, Park Orchards	Nil
Serpell Tennis Club	7A Burleigh Drive, Templestowe	Nil
South Warrandyte Tennis Club	64 Croydon Road, Warrandyte South	Nil
Templestowe Park Tennis Club	94 Porter Street, Templestowe	Nil
Warrandyte Tennis Club	12 Tarooma Avenue, Warrandyte	Nil
Wonga Park Tennis Club	6 Old Yarra Road, Wonga Park	Nil

**4.1.1(o) Interest on overdue rates and charges**

Interest is charged on overdue rates and charges debts. Interest is charged under the Local Government Act per interest rate prescribed in Victoria's Penalty Interest Rate Act.

**4.1.1(p) Combined General Rate and Waste Charge**

The combined general rate and waste charge for an average property is expected to increase by 4.2 per cent as detailed below:

	2017/18	2018/19	Change	
	\$	\$	\$	%
Property value	\$980,391	\$1,210,696	\$230,305	23.5%
Rate in \$	0.00177276	0.00146783	-\$ 0.00030493	-17.2%
General rate (property value x rate in \$)	\$1,738.00	\$1,777.10	\$39.10	2.2%
Standard waste charge	\$212.20	\$254.50	\$42.30	19.9%
<b>Total rates and charges</b>	<b>\$1,950.20</b>	<b>\$2,031.60</b>	<b>\$81.40</b>	<b>4.2%</b>

**4.1.2 Statutory fees and fines**

	Forecast Actual	Budget	Change	
	2017/18	2018/19	Fav (Unfav)	%
	\$'000	\$'000	\$'000	
Infringements and costs	1,517	1,508	(9)	-0.6%
Town planning fees	1,608	1,640	32	2.0%
Land and property information certificates	307	308	1	0.3%
Asset protection and other permits	286	301	15	5.2%
<b>Total statutory fees and fines</b>	<b>3,718</b>	<b>3,757</b>	<b>39</b>	<b>1.0%</b>

Statutory fees are forecast to remain at the current level. These fees mainly relate to fees and fines levied in accordance with legislation and the decision to increase is not made by Council, but by the State Government under various legislations.

## Manningham City Council 2018/19 Annual Budget

## 4.1.3 User fees

	Forecast 2017/18 \$'000	Budget 2018/19 \$'000	Change Fav (Unfav) \$'000 %	
Leisure centre management fee	12	200	188	1566.7%
Hall hire and function centre charges	2,000	2,169	169	8.5%
Social and community services charges	738	736	(2)	-0.3%
Town planning fees (non-statutory)	595	600	5	0.8%
Aged Care services fees	809	804	(5)	-0.6%
Registration fees	1,310	1,307	(3)	-0.2%
Advertising fees	409	290	(119)	-29.1%
Culture and recreation fees	271	312	41	15.1%
Chargeable works fees	881	658	(223)	-25.3%
Rent and lease charges	1,807	1,751	(56)	-3.1%
Other fees and charges	1,377	1,054	(323)	-23.5%
<b>Total user fees</b>	<b>10,209</b>	<b>9,881</b>	<b>(328)</b>	<b>-3.2%</b>

User charges relate primarily to the recovery of service delivery costs through the charging of fees to users of Council's services. Total user fees are projected to decrease by \$0.33 million or 3.2 per cent due to:

- Following recent changes in the recycling industry, Council is no longer expecting to receive approximately \$0.72 million from the sale of recyclable materials (see 4.1.1 Rates and Charges section for further details);
- engineering referral fees and advertising income from bus shelters in the municipality is forecasts to decrease over the year by \$0.24 million; and partly offset by
- an anticipated increase in usage of function centre and hall hire and management income of Council's aquatic facility totaling \$0.36 million.

## 4.1.4 Grants

Grants are required by the Act and the Regulations to be disclosed in Council's annual budget.

	Forecast 2017/18 \$'000	Budget 2018/19 \$'000	Change Fav (Unfav) \$'000 %	
Summary of grants				
Commonwealth funded grants	9,908	7,860	(2,048)	-20.7%
State funded grants	3,575	3,437	(138)	-3.9%
Community/club contributions	1,872	191	(1,681)	-89.8%
<b>Total grants</b>	<b>15,355</b>	<b>11,488</b>	<b>(3,867)</b>	<b>-25.2%</b>

Total grants include monies received from State, Federal and community sources for the purposes of funding the delivery of services to ratepayers and capital works program. Overall the level of total grants is forecast to decrease by \$3.87 million or 25.2 per cent compared to 2017/18. Major changes relate to:

**Operating grants**

- The decrease in operating grants mainly due to the Federal Government announcement to pay 50 per cent or \$1.30 million of the 2018/19 Financial Assistance Grants (FAG) paid in advance in 2017/18.

**Capital grants**

- Higher Roads to Recovery grant income in 2017/18 relates to amounts carried forward from prior years and is expected to be claimed in 2017/18 and \$0.41 million of the 2018/19 FAG to be paid in advance in June 2018.
- The reduction in the non-recurrent capital grants attributable to the nature and the value of grants dependant on the proposed capital works program.



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	Forecast 2017/18 \$'000	Budget 2018/19 \$'000	Change Fav (Unfav) \$'000	%
<b>(a) Operating Grants</b>				
<b>Recurrent - Commonwealth Government</b>				
Financial Assistance Grants	2,586	1,197	(1,389)	-53.7%
Aged care	5,567	5,600	33	0.6%
Food Services	208	265	57	27.4%
<b>Recurrent - State Government</b>				
Aged care	1,229	1,120	(109)	-8.9%
Maternal and child health	711	714	3	0.4%
Family and children	610	665	55	9.0%
School crossing supervisors	237	240	3	1.3%
Community health	136	139	3	2.2%
Emergency services	80	80	-	0.0%
Immunisation	80	82	2	2.5%
Recreation	71	71	-	0.0%
Other	113	117	4	3.5%
<b>Total recurrent grants</b>	<b>11,628</b>	<b>10,290</b>	<b>(1,338)</b>	<b>-11.5%</b>
<b>Non-recurrent - Other</b>				
Other	44	41	(3)	-6.8%
<b>Total non-recurrent grants</b>	<b>44</b>	<b>41</b>	<b>(3)</b>	<b>-6.8%</b>
<b>Total operating grants</b>	<b>11,672</b>	<b>10,331</b>	<b>(1,341)</b>	<b>-11.5%</b>
<b>(b) Capital Grants</b>				
<b>Recurrent - Commonwealth Government</b>				
Roads to recovery	740	402	(338)	-45.7%
Financial Assistance Grants	807	396	(411)	-50.9%
<b>Total recurrent grants</b>	<b>1,547</b>	<b>798</b>	<b>(749)</b>	<b>-48.4%</b>
<b>Non-recurrent - Commonwealth Government</b>				
<b>Non-recurrent - State Government</b>				
Sheahans Road Highball Facility	57	-	(57)	-100.0%
Mullum Mullum Linear Park Stage 3	65	-	(65)	-100.0%
Doncaster SES Building Extension	100	-	(100)	-100.0%
Other	86	-	(86)	-100.0%
Female Friendly Sporting Facilities Upgrades	-	209	209	100.0%
<b>Non-recurrent - Community/club contributions</b>				
Mullum Mullum Highball Facility	959	-	(959)	-100.0%
Doncaster Hockey Club - Pitch Replacement	345	-	(345)	-100.0%
Colman Park Pavilion Upgrade	195	-	(195)	-100.0%
Bolin Bolin Wetlands	125	-	(125)	-100.0%
Domeney Reserve Pavilion Upgrade	-	84	84	100.0%
Other	204	66	(138)	-67.6%
<b>Total non-recurrent grants</b>	<b>2,136</b>	<b>369</b>	<b>(1,777)</b>	<b>-83.2%</b>
<b>Total capital grants</b>	<b>3,683</b>	<b>1,167</b>	<b>(2,526)</b>	<b>-68.6%</b>

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## 4.1.5 Contributions

	Forecast Actual 2017/18 \$'000	Budget 2018/19 \$'000	Change Fav (Unfav) \$'000	%
Monetary	4,123	4,500	377	9.1%
Non-monetary	6,000	6,500	500	8.3%
<b>Total contributions</b>	<b>10,123</b>	<b>11,000</b>	<b>877</b>	<b>8.7%</b>

Total contributions is projected to increase by \$0.88 million or 8.7 per cent compared to 2017/18 and includes cash and non-cash contributions by developers in regard to public resort and recreation (open space), development contribution plan and value of land, roads and footpaths transferred to council ownership by developers.

## 4.1.6 Other income

	Forecast Actual 2017/18 \$'000	Budget 2018/19 \$'000	Change Fav (Unfav) \$'000	%
Interest	1,520	1,520	-	0.0%
Net gain/(loss) on disposal of property, infrastructure, plant and equipment	342	195	(147)	-43.0%
Other	1,338	1,399	61	4.6%
<b>Total other income</b>	<b>3,200</b>	<b>3,114</b>	<b>(86)</b>	<b>-2.7%</b>

Other income includes royalties associated with the partial filling of Council's quarry and is projected to remain at the 2017/18 level.

**Expenditure**

## 4.1.7 Employee costs

	Forecast Actual 2017/18 \$'000	Budget 2018/19 \$'000	Change Fav (Unfav) \$'000	%
Salaries and wages (incl agency staff and capitalised labour)	45,839	47,424	(1,585)	-3.5%
On costs	6,824	6,943	(119)	-1.7%
Other	(51)	(120)	69	135.3%
<b>Total employee costs</b>	<b>52,612</b>	<b>54,247</b>	<b>(1,635)</b>	<b>-3.1%</b>

Total employee costs are forecast to increase by \$1.64 million or 3.1 per cent. Budgeted full time equivalent staff resourcing is expected to decrease by 2.4 FTE to 521.3 FTE.

Council's total employee cost increase is chiefly due to an anticipated 2.0% increase in Council's Enterprise Bargaining Agreement, a 30% increase in the Workcover contribution rate and the filling of positions that were vacant for part of 2017/18.

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Key movements in staffing levels relate to:

Increase:

- 1.0 FTE for a new Parks Alive Officer position. The officer will engage our community to improve the quality and accessibility of local parks and open spaces, leading to increased community health, happiness and wellbeing.
- 0.6 FTE increase arising from new Community Based Emergency Management Officer position to engage our community to address fire risks and community preparedness as part of Council's overall emergency management approach.
- 0.4 FTE increase relating to increased Maternal and Child Health programs following an increase in births in Manningham.

Decrease:

- 4.4 FTE net decrease in operations mainly arising from changes in the Aged Care Services following the introduction of the National Disability Insurance Scheme (NDIS).

A summary of human resources expenditure categorised according to the organisational structure of Council and number of full time equivalent Council staff in relation to the above expenditure is included in Section 3 Statement of Human Resources.

## 4.1.8 Materials, services and contracts

	Forecast	Budget	Change	
	Actual		Fav (Unfav)	%
	2017/18	2018/19	\$'000	
	\$'000	\$'000		
Materials and services	3,697	4,147	(450)	-12.2%
Fleet costs	833	865	(32)	-3.8%
Community building repairs and maintenance	1,440	1,418	22	1.5%
Parks, gardens, sporting reserves and street trees	3,907	3,972	(65)	-1.7%
Drains, roads and footpaths	2,695	2,809	(114)	-4.2%
<b>Total materials and services</b>	<b>12,572</b>	<b>13,211</b>	<b>(639)</b>	<b>-5.1%</b>

This group of expenses covers the purchase of materials, services and contracts to enable Council to provide the wide range of services to our community of approximately 126,000 people.

Key movement in materials and services relate to:

- projected general increase in cost of purchased materials by CPI of 2.25 per cent (\$0.28 million).
- contractor costs to decrease by \$0.64 million following completion of non continuing Information Management Transformation Projects in 2017/18.
- an increased budget provision of \$0.20 million to improve the amenity of public streetscapes (including street trees).
- additional maintenance costs relating to Council's extensive capital works program resulted in an increase in operating costs of \$0.72 million in 2018/19;

## Manningham City Council 2018/19 Annual Budget

## 4.1.9 Waste contracts

	Forecast Actual 2017/18 \$'000	Budget 2018/19 \$'000	Change Fav (Unfav) \$'000	%
Waste contracts	10,214	11,177	(963)	-9.4%

Waste contracts includes garbage, garden, hardwaste and recyclables collection and disposal services. The cost of providing these services are forecast to increase by \$0.96 million or 9.4 per cent. Key factors impacting increase include:

- a significant increase in disposing recycling material as a result of Chinese government ban on recycling imports. Up until recently, Council did not need to pay the costs for disposal of recycling materials as the majority of recycling materials were exported to China. Following the recent ban on imports, Council is now required to pay \$60/tonne disposal costs which will result in an increase of recycling disposal costs of \$0.72 million per annum;
- an increase in waste collection and disposal costs due to a projected increase in CPI and fuel prices resulted in an increase of \$0.42 million for the year;
- Other waste related services and materials expenditure is projected to increase by CPI of 2.25 per cent.

## 4.1.10 Utilities

	Forecast Actual 2017/18 \$'000	Budget 2018/19 \$'000	Change Fav (Unfav) \$'000	%
Utilities	1,847	2,127	(280)	-15.2%
Rent, cleaning and rates	461	503	(42)	-9.1%
<b>Total Utilities</b>	<b>2,308</b>	<b>2,630</b>	<b>(322)</b>	<b>-14.0%</b>

Utilities include electricity, gas, water and street lighting and is projected to increase by \$0.28 million due to increased electricity prices of up to 30 percent following a recent public tender by Council.

## 4.1.11 Community grants and contributions

	Forecast 2017/18 \$'000	Budget 2018/19 \$'000	Change Fav (Unfav) \$'000	%
Library contributions	3,647	3,737	(90)	-2.5%
Community grants	1,951	1,946	5	0.3%
<b>Total Community grants/contributions</b>	<b>5,598</b>	<b>5,683</b>	<b>(85)</b>	<b>-1.5%</b>

Community grants are provided to a wide range of community groups to support community development programs throughout the municipality. Council's library service is operated by the Whitehorse Manningham Regional Library Corporation. The library contribution is forecast to increase by 2.5% to \$3.74 million.

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## 4.1.12 Finance costs

Borrowing costs relate to interest charged by financial institutions on funds borrowed. The finance costs of \$0.31 million relate to a \$7.28 million loan taken up in 2014. The loan is for a fixed 5 year term, interest only (interest rate 4.24 per cent) and maturing in full in November 2019.

## 4.1.13 Depreciation and amortisation

	Forecast 2017/18 \$'000	Budget 2018/19 \$'000	Change Fav (Unfav) \$'000	%
Property (buildings)	3,574	3,305	269	7.5%
Plant, machinery and other assets	1,904	1,964	(60)	-3.2%
Roads, drains, bridges and other infrastructure	14,194	14,615	(421)	-3.0%
<b>Total depreciation</b>	<b>19,672</b>	<b>19,884</b>	<b>(212)</b>	<b>-1.1%</b>
Intangible assets	615	764	(149)	-24.2%
<b>Total depreciation and amortisation</b>	<b>20,287</b>	<b>20,648</b>	<b>(361)</b>	<b>-1.8%</b>

Depreciation and amortisation is an accounting measure which attempts to allocate the value of an asset over its useful life for Council's property, plant and equipment, infrastructure assets such as roads and drains and software. The increase of \$0.36 million for 2018/19 is due mainly to the completion of the 2018/19 capital works program and the full year impact of depreciation and amortisation of the 2017/18 capital works program.

## 4.1.14 Other expenses

	Forecast 2017/18 \$'000	Budget 2018/19 \$'000	Change Fav (Unfav) \$'000	%
Service delivery materials	2,434	2,591	(157)	-6.5%
Software licences and support	1,721	1,997	(276)	-16.0%
Consultants	1,700	948	752	44.2%
Fuel, oil and vehicle operating costs	801	832	(31)	-3.9%
Legal	676	675	1	0.1%
Insurance	683	693	(10)	-1.5%
Leases	475	541	(66)	-13.9%
Councillors' allowances	304	311	(7)	-2.3%
Other	1,650	1,310	340	20.6%
<b>Total other expenses</b>	<b>10,444</b>	<b>9,898</b>	<b>546</b>	<b>5.2%</b>

Other expenses relate to a variety of costs incurred to provide and support the wide range of community services delivered by Council. These include insurances, advertising, legal, telephone, software licences & support, bank charges, postage, Councillor allowances, consultants and many other expenses.

Other expenses are forecast to decrease by \$0.55 million or 5.2% from 2017/18. Key variances relate to:

- Service delivery costs covers a wide range of materials consumed in the delivery of direct services to the community.
- New and upgraded software to support improved service delivery resulted in an increase in software licences and support costs of \$0.28 million.
- Consultants are used to obtain specialist expertise that is not available within Council. The work is often project specific and as such the level of expenditure is quite variable. In 2018/19, consultants are budgeted at \$0.95 million to provide expertise on a range of subject matters including the environment, heritage, traffic, design, planning scheme reviews, asset benchmarking and developing a customer improvement program.

## 4.2 Balance Sheet

### 4.2.1 Current Assets

Current assets include cash held in bank accounts, term deposits or other highly liquid investments with maturities of three months or less, term deposits with term between three and twelve months classified as other financial assets liquid assets and monies owed to Council by ratepayers and others.

As at 30 June 2019, total current assets are projected to increase by \$3.77 million or 4.9 per cent due mainly to increased cash reserves as a result of strong operating surplus and a lower level of capital works in 2018/19 (2017/18 capital works program is one of the highest program for many years and is chiefly attributable to the construction of Mullum Mullum Stadium).

### 4.2.2 Non-current Assets

Property, infrastructure, plant and equipment represents 99.8 per cent of Council's non-current assets includes land, buildings, road, drains, footpaths, equipment etc. During 2018/19, these assets are projected to increase by \$57.58 million as a result of the capital works program (\$35.66 million), annual revaluation of Council's land, building and infrastructure assets (\$35.76 million), contribution of assets by developers (\$6.50 million), partly offset by depreciation/amortisation of assets (\$20.65 million).

### 4.2.3 Current Liabilities

Total current liabilities (obligations to pay within the next twelve months) are budgeted to increase by \$5.46 million in 2018/19 relates to:

- transfer of \$3.64 million of interest-bearing liabilities from non-current liabilities to current liabilities. This relates to a loan taken up in 2014 for a fixed five year term which matures in November 2019 (refer to Section 4.2.4 'Non-Current Liabilities' for a similar reduction).

The cash surplus on operations for each year until 2024/25 includes \$0.73 million for the repayment of the loan principal. At the end of each year, this cash is included in the accumulated cash surplus and noted as an 'intended' use of cash (refer to Section 4.5 'Restricted and unrestricted cash and investments'). In November 2019, a total of \$3.64 million will have been set aside, sufficient to repay 50 per cent of the loan principal. Council's ten year financial is based on repayment of 50% of the loan in November 2019 and taking out a new loan for 50% with repayments over 5 years to November 2024. Further modelling will be undertaken on the options available to either repay the loan in full or renegotiate a new loan facility.

- Trust funds and deposits include contractor deposits, landscape bonds, bonds for the hire of Council facilities and other works bonds and is expected to increase by \$0.95 million over 2017/18.
- Provision and other payables include employees entitlements (annual leave, long service leave etc.) and monies which Council owes are budgeted to increase by \$0.82 million in 2018/19.

### 4.2.4 Non-Current Liabilities

Total non-current liabilities are budgeted to decrease by \$3.86 million in 2018/19 relates to classification of interest-bearing liabilities from non-current to current liabilities (refer above Section 4.2.3).

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**4.2.5 Borrowings**

Council is not proposing to take up new borrowings in 2018/19. The table below shows information on borrowings.

	2017/18 \$'000	2018/19 \$'000
Amount borrowed as at 30 June of the prior year	7,279	7,279
Amount proposed to be borrowed	-	-
Amount projected to be redeemed	-	-
Amount of borrowings as at 30 June	7,279	7,279

**4.3 Statement of changes in Equity**

Equity is the difference between the value of the total assets and value of total liabilities. It represents the net worth of Council as at 30 June and is made up of the following components:

- Accumulated surplus is the value of all the net assets less reserves that have accumulated over time. For the year ending 30 June 2019, the accumulated surplus is budgeted to increase by \$24.80 million chiefly as a result of 2018/19 operating surplus.
- Asset revaluation reserve which represents the difference between the previously recorded value of assets and their current valuations and is projected to increase by \$35.76 million in 2018/19.
- Other reserves which Council wishes to separately identify as being set aside to meet a specific purpose in the future and to which there is no existing liability. This component includes Public Resort and Recreation and Family Day Care Workcover reserves. These amounts are transferred from the accumulated surplus of the Council to be separately disclosed and is budgeted to increase by \$1.83 million in 2018/19 as a result of net contributions from developers to be used in the future.

**4.4 Statement of Cash Flows****4.4.1 Net cash flows provided by/used in operating activities**

Cash flows from operating activities is budgeted to decrease by \$1.96 million. The decrease mainly relates to the Federal Government announcement to pay 50 per cent of the 2018/19 Financial Assistance Grants paid in advance in 2017/18 and an increase in operating expenses of \$3.11 million partly offset by an increase in rates and charges of \$4.86 million. Refer to Section 4.1 'Comprehensive Income Statement' for detailed analysis.

**4.4.2 Net cash flows provided by/used in investing activities**

Cash outflows from investing activities are projected to increase by \$29.85 million primarily due to \$17.00 million of term deposits to be redeemed during 2018/19 and transferred to cash. The budget also provides for a lower level of capital works in 2018/19 following the completion of Mullum Mullum Stadium in 2017/18.

**4.4.3 Net cash flows provided by/used in financing activities**

There are no projected financing activities in 2017/18 and 2018/19.

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**4.5 Restricted and unrestricted cash and investments**

Total cash and financial investments held by Council are restricted in part, and not fully available for Council's operations. The budgeted cash flow statement (Section 3) indicates that Council is estimating at 30 June 2019 it will have total cash and investments of \$69.14 million, which has been restricted as shown in the following table.

	Ref	Forecast Actual 2017/18 \$'000	Budget 2018/19 \$'000	Change Fav (Unfav) \$'000
<b>Total cash and investments</b>		<b>62,302</b>	<b>69,141</b>	<b>6,839</b>
<b>Restricted cash and investments</b>				
<b>Statutory reserves</b>	4.5.1			
- Resort and recreation reserve		(4,508)	(6,432)	(1,834)
- Waste initiatives		(9,443)	(9,463)	(20)
		<b>(14,041)</b>	<b>(15,895)</b>	<b>(1,854)</b>
<b>Other restricted cash</b>	4.5.2			
- Trust funds and deposits		(10,811)	(11,761)	(950)
- Cash held to fund carry forward capital works		(1,505)	-	1,505
		<b>(12,316)</b>	<b>(11,761)</b>	<b>555</b>
<b>Unrestricted cash and investments</b>	4.5.3	<b>35,945</b>	<b>41,485</b>	<b>5,540</b>
<b>Intended use of cash</b>	4.5.4			
- Loan repayment		(2,912)	(3,640)	(728)
- Superannuation Defined Benefits liability		(2,500)	(5,000)	(2,500)
- Asset sale proceeds to fund capital works		(2,157)	(2,157)	-
- Financial Assistance Grants in advance		(1,708)	-	1,708
- Family Day Care workcover liability		(196)	(196)	-
<b>Unrestricted cash adjusted for intended use of cash</b>	4.5.5	<b>26,472</b>	<b>30,492</b>	<b>4,020</b>

**4.5.1 Statutory reserves**

These funds must be applied for specified statutory purposes in accordance with various legislative requirements. While these funds can earn interest revenues for Council, the funds are not available for other purposes.

During 2018/19, statutory reserves are projected to increase by \$1.85 million due mainly to high level of resort and recreation contributions from developers. These funds are used to fund future capital works as part of the capital works program.



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**4.5.2 Other restricted cash**

Council receives refundable deposits and other trust funds. This includes contractor deposits, landscape bond, bonds for the hire of Council facilities and other work bonds. In addition, other restricted reserve includes cash held for committed capital works budgeted but not completed in 2017/18 financial year.

**4.5.3 Unrestricted cash and investments**

These funds are free of all specific Council commitments and represents funds available to meet daily cash flow requirements, unexpected short term needs and any budget commitments which will be expended in the following year. Council regards these funds are necessary to ensure that it can meet its commitments as and when they fall due without borrowing further funds. For the 2018/19, these funds are expected to increase by \$5.54 million.

**4.5.4 Intended use of cash**

This group includes cash set aside for specific future purposes by Council which is not subject to any external restriction or legislative requirements. As at 30 June 2019, Council is forecasting to have cash reserves of \$10.99 million for future intended uses. This includes:

- Loan repayment reserve for the future repayment of interest only bond maturing in November 2019. Each year, Council sets aside cash to have sufficient to repay 50 per cent of \$7.28 million of bond principal in November 2019.
- Council has set aside \$5.00 million to fund a potential future defined benefits superannuation call. The last call was in 2012 and resulted in a \$7.90 million unbudgeted cost to Council. The allocation of part of Council's cash reserves to fund a future call is a prudent financial strategy.

**4.5.5 Unrestricted cash adjusted for intended use of cash**

Council is forecasting to hold \$30.49 million in cash without commitments or intended use as at 30 June 2019. This level is considered appropriate for Council's current financial sustainability, however noting that one of Council's financial goals is to improve long term financial sustainability which includes increasing the level of cash held in reserve.

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**4.6 Capital Works Program**

This section presents a listing of the capital works projects that will be undertaken for the 2018/19 year, classified by expenditure type and funding source. Works are also disclosed as current budget or carried forward from prior year.

## 4.6.1 Summary

	Notes	Forecast Actual 2017/18 \$'000	Budget 2018/19 \$'000	Change Fav (unfav) \$'000	%
<b>Works carried forward</b>	4.6.1.1				
Property		995	150	(845)	-84.9%
Plant and equipment		575		(575)	-100.0%
Infrastructure		3,885	1,355	(2,530)	-65.1%
Intangible assets		1,466		(1,466)	-100.0%
<b>Total works carried forward</b>		<b>6,921</b>	<b>1,505</b>	<b>(5,416)</b>	<b>-78.3%</b>
<b>New works</b>	4.6.1.2				
Property		15,514	4,581	(10,933)	-70.5%
Plant and equipment		5,731	5,868	137	2.4%
Infrastructure		15,409	23,703	8,294	53.8%
Intangible assets		34	-	(34)	-100.0%
<b>Total new works</b>		<b>36,688</b>	<b>34,152</b>	<b>(2,536)</b>	<b>-6.9%</b>
<b>Total capital works</b>		<b>43,609</b>	<b>35,657</b>	<b>(7,952)</b>	<b>-18.2%</b>

## 4.6.1.1 Carried forward works

At the end of each financial year there are projects which are either incomplete or not commenced, due to planning issues, weather delays and extended consultation. For the 2017/18 year, it is forecast that there will be \$1.51 million of works funded in 2017/18 that will be completed in 2018/19.

These projects include King Street upgrade stage 2A (\$0.30 million), Jumping Creek Road upgrade (\$0.40 million), Bicycle Strategy implementation (\$0.39 million), Colman Park Pavilion extension (\$0.15 million) and road upgrades to improve traffic management (\$0.12 million).

## 4.6.1.2 New works

## Property (\$4.58 million)

For the 2018/19 year, \$4.58 million will be expended on building and building improvement projects including community facilities, sports facilities and pavilions:

- \$2.57 million for the ongoing refurbishment and renewal of Council's building assets;
- \$1.32 million to upgrade the Domeney Reserve Pavilion; and
- \$0.46 million to upgrade change room facilities at sports pavilions to encourage female to participate in sporting activities.

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**Plant and equipment (\$5.87 million)**

The significant projects include the ongoing cyclical replacement of the plant and vehicle fleet (\$2.29 million) and upgrade/replacement of information technology equipment and hardware at Council workplaces (\$3.51 million).

**Infrastructure (\$23.70 million)**

Infrastructure includes roads, footpaths and cycleways, drainage, recreation, leisure and community facilities, parks, open space and streetscapes and off street car parks. For the 2018/19 year, Council is forecasting to spend \$23.70 million on total infrastructure and major projects in each category are listed below:

**Roads (\$14.37 million)**

- \$6.98 million for the ongoing refurbishment and renewal of local road resurfacing and rehabilitation;
- \$3.37 million to upgrade King Street as part of Council's Road Management Strategy Upgrades Program;
- \$1.94 million to commence the construction of Jumping Creek Road; and
- \$0.56 million on road safety and traffic management and other improvement works.

**Footpaths and cycleways (\$1.90 million)**

- \$1.50 million to design and construct new local footpaths;
- \$0.40 million for new footpath construction works as part of Council's Principle Pathways Network; and
- \$0.35 million on bicycle strategy improvement works.

**Drainage (\$4.53 million)**

- \$4.27 million allocation for the implementation of Council's Drainage Strategy to protect properties from inundation; and
- \$0.26 million on the refurbishment and renewal of the drainage network.

**Recreation, leisure and community facilities (\$1.20 million)**

- \$0.73 million on the replacement of playground equipment and facilities;
- \$0.26 million for the refurbishment and upgrade of sportsgrounds and general leisure facilities; and
- \$0.13 million for the upgrade of tennis court surfaces.

**Parks, open space and streetscapes (\$2.69 million)**

- \$0.98 million for the ongoing refurbishment and renewal of Council's passive and open space assets;
- \$0.39 million for Lawford Reserve Development Plan implementation;
- \$0.37 million for upgrades and improvements to Neighbourhood and Local Activity Centres;
- \$0.33 million on the development, upgrade and acquisition of open space assets; and
- \$0.21 million on the upgrade of Mullum Mullum Linear Park Stage 1.

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4.6.2 New works by works area										
Proj ID No	Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
			New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib. \$'000	Council cash \$'000	Loans \$'000
<b>PROPERTY</b>										
<b>Buildings</b>										
1	Renewal of Council's community buildings (including planning and preliminaries to upgrade toilet facilities at the Manningham Templestowe Leisure Centre site)	2,569	-	2,569	-	-	-	-	2,569	-
2	Pettys Reserve Sporting Development - Stage 2 (Construction of synthetic soccer pitches, floodlights, pavilion/change rooms, toilets, carpark and entrance)	100	34	33	20	13	-	100	-	-
3	Domeney Reserve Pavilion upgrade	1,132	566	283	170	113	84	419	629	-
4	Schramms Cottage Precinct enhancements	300	225	75	-	-	-	-	300	-
6	Public Art Program renewal	20	10	10	-	-	-	-	20	-
7	Female Friendly Pavilion Sporting Upgrades (Bulleen Park, Anderson Park, Doncaster Hockey, Stirlons Reserve and Timber Ridge)	460	161	115	184	-	209	200	51	-
<b>TOTAL PROPERTY</b>		<b>4,561</b>	<b>996</b>	<b>3,085</b>	<b>374</b>	<b>126</b>	<b>293</b>	<b>719</b>	<b>3,569</b>	<b>-</b>
<b>PLANT AND EQUIPMENT</b>										
<b>Plant, Machinery and Equipment</b>										
9	Replacement of heavy vehicles, cars, plant and equipment	2,290	-	2,290	-	-	-	-	2,290	-
<b>Fixtures, Fittings and Furniture</b>										
10	Replacement of office furniture & equipment	66	-	66	-	-	-	-	66	-
<b>Computers and Telecommunications</b>										
11	Computer Infrastructure (upgrade hardware, software, data storage)	392	-	392	-	-	-	-	392	-
12	GIS/GPS Initiatives (upgrade hardware, aerial mapping and "dial before you dig" automation)	180	-	180	-	-	-	-	180	-
13	Citizen Connect - Customer Relationship Management (CRM) and Data Warehouse.	2,355	909	1,177	269	-	-	-	2,355	-
15	Smart Cities -improving parking, pedestrian & traffic flows in activity centres	200	200	-	-	-	-	-	200	-
17	Enterprise Application Interface (Integration of various IT systems)	385	289	96	-	-	-	-	385	-
<b>TOTAL PLANT AND EQUIPMENT</b>		<b>5,868</b>	<b>1,398</b>	<b>4,201</b>	<b>269</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,868</b>	<b>-</b>
<b>INFRASTRUCTURE</b>										
<b>Roads</b>										
20	Renewal of Council's road assets (Road, Reserve & Drainage AMS)	6,983	-	6,983	-	-	-	-	6,983	-
21	Road Management Strategy - Upgrades (King Street, Union/Swilk/James/Anderson/Porter Street, Harris Gully/Tindals Road and Yarra Road)	3,065	307	1,226	919	613	502	-	2,563	-
22	Road Management Strategy - Upgrade Jumping Creek Road	1,939	679	776	291	193	-	-	1,939	-
23	Road safety and traffic control upgrades	558	194	137	132	95	308	-	250	-
24	Advance design fees and AMS project management	426	180	246	-	-	-	-	426	-
25	Bicycle Strategy - construct bicycle paths, signage and barriers	346	139	103	69	35	346	-	-	-
26	Bus Bay Construction	54	54	-	-	-	53	-	1	-

\* the Project ID Number refers to the respective four year project number in section 4.8 of the budget. As not all projects have funding in year one, the project numbers in year 1 are not continuous.

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Proj ID No	Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources				
			New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib. \$'000	Council cash \$'000	Loans \$'000	
<b>Footpaths and Cycleways</b>											
28	New Footpath Construction (Principle Pathways Network)	403	363	40	-	-	-	-	-	403	-
29	Local Footpath Construction (Construction of new footpaths in residential streets)	1,500	1,125	375	-	-	-	-	-	1,500	-
<b>Drainage</b>											
30	Strategic drainage works to protect properties and assets from inundation (Drainage Strategy)	4,268	1,152	1,708	1,408	-	-	-	-	4,268	-
31	Miscellaneous drainage improvements	266	90	88	88	-	-	-	-	266	-
<b>Recreational, Leisure &amp; Community Facilities</b>											
32	Playspaces Development Program (upgrade and replacement of playspaces)	732	366	366	-	-	-	-	732	-	-
33	Tennis Court Strategy Implementation (upgrade tennis court surfaces)	133	34	65	33	-	66	-	-	67	-
34	Sportsground refurbishment and drainage program (Ongoing upgrade of sportsgrounds as part of Water Conservation & Recreational Strategy)	133	36	53	44	-	-	-	-	133	-
35	Miscellaneous recreation and leisure upgrades	201	113	88	-	-	-	-	-	201	-
<b>Parks, Open Space and Streetscapes</b>											
36	Renewal of Council's open space assets (Passive and Open Space Asset Management Strategy)	979	-	979	-	-	-	-	-	979	-
37	Neighbourhood Activity Centre upgrades	372	112	149	74	37	-	-	-	372	-
41	Open Space Development Program	300	300	-	-	-	-	300	-	-	-
42	Ruffey Lake Park Development (Pathways, landscaping, furniture, signs and associated works)	100	75	25	-	-	-	100	-	-	-
43	Mullum Mullum Creek Linear Park / Currawong Stage 1 (landscaping, paths, furniture, signs and associated works)	210	158	52	-	-	-	150	60	-	-
44	Tullamore Interface Park Upgrade	35	9	9	17	-	-	35	-	-	-
47	Lawford Reserve Development Plan Implementation (Earthworks, paths, playspace, furniture, signage and landscape works)	395	316	79	-	-	-	395	-	-	-
49	Street lighting replacement and upgrade program	40	-	20	10	10	-	-	-	40	-
50	Concept plans and miscellaneous open space improvements	67	67	-	-	-	-	67	-	-	-
53	Green Gully Linear Park (landscaping, furniture, signs, pathways and associated works)	150	112	38	-	-	-	120	30	-	-
56	Koonung Creek Linear Park Management Plan Implementation (landscaping, furniture, signs, pathways and associated works)	48	36	12	-	-	-	48	-	-	-
<b>TOTAL INFRASTRUCTURE</b>		<b>23,703</b>	<b>6,017</b>	<b>13,618</b>	<b>3,085</b>	<b>983</b>	<b>1,275</b>	<b>1,947</b>	<b>20,481</b>	<b>-</b>	<b>-</b>
<b>TOTAL NEW CAPITAL WORKS</b>		<b>34,152</b>	<b>8,411</b>	<b>20,904</b>	<b>3,728</b>	<b>1,109</b>	<b>1,568</b>	<b>2,656</b>	<b>28,918</b>	<b>-</b>	<b>-</b>

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Proj ID No	Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
			New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib. \$'000	Council cash \$'000	Loans \$'000
4.6.3 Works carried forward from the 2017/18 year										
<b>PROPERTY</b>										
<b>Buildings</b>										
5	Colman Park Pavilion Extension	150	67	38	30	15	-	-	150	-
<b>TOTAL PROPERTY</b>		<b>150</b>	<b>67</b>	<b>38</b>	<b>30</b>	<b>15</b>	<b>-</b>	<b>-</b>	<b>150</b>	<b>-</b>
<b>INFRASTRUCTURE</b>										
<b>Roads</b>										
21	Road Management Strategy - Upgrade of King Street	300	30	120	90	60	-	-	300	-
22	Road Management Strategy - Upgrade of Jumping Creek Road	400	140	160	60	40	-	-	400	-
23	Road Management Strategy - Road Safety Link Roads (Miscellaneous works at congestion sites or intersection improvements)	119	11	36	48	24	-	-	119	-
24	Advanced Design Fees (forward design of road projects)	88	53	35	-	-	-	-	88	-
25	Bicycle Strategy - construct bicycle paths, signage and barriers	393	157	118	79	39	-	-	393	-
<b>Recreational, Leisure &amp; Community Facilities</b>										
33	Tennis Court Strategy Implementation (upgrade tennis court surfaces)	55	13	28	14	-	-	-	55	-
<b>TOTAL INFRASTRUCTURE</b>		<b>1,355</b>	<b>404</b>	<b>497</b>	<b>291</b>	<b>163</b>	<b>-</b>	<b>-</b>	<b>1,355</b>	<b>-</b>
<b>TOTAL CARRIED FORWARD CAPITAL WORKS 2017/18</b>		<b>1,505</b>	<b>471</b>	<b>535</b>	<b>321</b>	<b>178</b>	<b>-</b>	<b>-</b>	<b>1,505</b>	<b>-</b>

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4.7 Capital Works Program - 2018/19

This section details Council's four year capital works program. Year one of this program is adopted by Council as part of the Annual Budget 2018/19. Year 2-4 (2019/20 - 2021/22) are shown as a guide, as priorities can change over time and new projects may be added.

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib. \$'000	Council cash \$'000	Loans \$'000
<b>2018/19</b>									
<b>PROPERTY</b>									
Buildings	4,271	902	3,008	220	141	84	519	3,668	-
Building Improvements	460	161	115	184	-	209	200	51	-
<b>TOTAL PROPERTY</b>	<b>4,731</b>	<b>1,063</b>	<b>3,123</b>	<b>404</b>	<b>141</b>	<b>293</b>	<b>719</b>	<b>3,719</b>	<b>-</b>
<b>PLANT AND EQUIPMENT</b>									
Plant, Machinery and Equipment	2,290	-	2,290	-	-	-	-	2,290	-
Fixtures, Fittings and Furniture	66	-	66	-	-	-	-	66	-
Computers and Telecommunications	3,512	1,398	1,845	269	-	-	-	3,512	-
<b>TOTAL PLANT AND EQUIPMENT</b>	<b>5,868</b>	<b>1,398</b>	<b>4,201</b>	<b>269</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,868</b>	<b>-</b>
<b>INFRASTRUCTURE</b>									
Roads	14,671	1,944	9,940	1,688	1,099	1,209	-	13,462	-
Footpaths and Cycleways	1,903	1,488	415	-	-	-	-	1,903	-
Drainage	4,534	1,242	1,796	1,496	-	-	-	4,534	-
Recreational, Leisure and Community	1,254	562	601	91	-	66	732	456	-
Parks, Open Space and Streetscapes	2,696	1,185	1,363	101	47	-	1,215	1,481	-
<b>TOTAL INFRASTRUCTURE</b>	<b>25,058</b>	<b>6,421</b>	<b>14,115</b>	<b>3,376</b>	<b>1,146</b>	<b>1,275</b>	<b>1,947</b>	<b>21,836</b>	<b>-</b>
<b>TOTAL CAPITAL WORKS</b>	<b>35,657</b>	<b>8,882</b>	<b>21,439</b>	<b>4,049</b>	<b>1,287</b>	<b>1,568</b>	<b>2,666</b>	<b>31,423</b>	<b>-</b>

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib. \$'000	Council cash \$'000	Loans \$'000
<b>2019/20</b>									
<b>PROPERTY</b>									
Buildings	6,928	1,183	4,607	690	449	650	2,800	3,478	-
Building Improvements	450	158	113	180	-	100	280	70	-
<b>TOTAL PROPERTY</b>	<b>7,378</b>	<b>1,341</b>	<b>4,719</b>	<b>870</b>	<b>449</b>	<b>750</b>	<b>3,080</b>	<b>3,548</b>	<b>-</b>
<b>PLANT AND EQUIPMENT</b>									
Plant, Machinery and Equipment	1,398	-	1,398	-	-	-	-	1,398	-
Fixtures, Fittings and Furniture	69	-	69	-	-	-	-	69	-
Computers & Telecommunications	2,472	740	1,264	468	-	180	-	2,292	-
<b>TOTAL PLANT AND EQUIPMENT</b>	<b>3,939</b>	<b>740</b>	<b>2,731</b>	<b>468</b>	<b>-</b>	<b>180</b>	<b>-</b>	<b>3,759</b>	<b>-</b>
<b>INFRASTRUCTURE</b>									
Roads	14,857	1,721	10,733	1,446	957	1,237	150	13,470	-
Footpaths and Cycleways	2,543	2,030	513	-	-	-	-	2,543	-
Drainage	4,270	1,172	1,689	1,409	-	-	-	4,270	-
Recreational, Leisure and Community	1,230	561	589	80	-	68	753	409	-
Parks, Open Space and Streetscapes	4,882	2,616	1,880	317	69	70	1,988	2,824	-
<b>TOTAL INFRASTRUCTURE</b>	<b>27,782</b>	<b>8,100</b>	<b>15,404</b>	<b>3,252</b>	<b>1,025</b>	<b>1,375</b>	<b>2,891</b>	<b>23,516</b>	<b>-</b>
<b>INTANGIBLE ASSETS</b>									
Software	206	206	-	-	-	-	-	206	-
<b>TOTAL INTANGIBLE ASSETS</b>	<b>206</b>	<b>206</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>206</b>	<b>-</b>
<b>TOTAL CAPITAL WORKS</b>	<b>39,365</b>	<b>10,387</b>	<b>22,855</b>	<b>4,590</b>	<b>1,474</b>	<b>2,305</b>	<b>5,971</b>	<b>31,029</b>	<b>-</b>

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Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib. \$'000	Council cash \$'000	Loans \$'000
<b>2020/21</b>									
<b>PROPERTY</b>									
Buildings	7,750	1,321	5,173	761	495	-	3,804	3,946	-
Building Improvements	72	32	18	14	7	-	-	72	-
<b>TOTAL PROPERTY</b>	<b>7,822</b>	<b>1,354</b>	<b>5,191</b>	<b>775</b>	<b>502</b>	<b>-</b>	<b>3,804</b>	<b>4,018</b>	<b>-</b>
<b>PLANT AND EQUIPMENT</b>									
Plant, Machinery and Equipment	889	-	889	-	-	-	-	889	-
Fixtures, Fittings and Furniture	72	-	72	-	-	-	-	72	-
Computers and Telecommunications	1,363	427	812	125	-	-	-	1,363	-
<b>TOTAL PLANT AND EQUIPMENT</b>	<b>2,324</b>	<b>427</b>	<b>1,773</b>	<b>125</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,324</b>	<b>-</b>
<b>INFRASTRUCTURE</b>									
Roads	16,862	2,222	11,721	1,787	1,131	1,267	156	15,439	-
Footpaths and Cycleways	2,464	2,027	437	-	-	-	-	2,464	-
Drainage	4,452	1,222	1,761	1,469	-	-	-	4,452	-
Recreational, Leisure and Community	1,306	596	627	83	-	71	775	460	-
Parks, Open Space and Streetscapes	4,706	2,323	1,872	412	100	-	1,443	3,263	-
Off Street Car Parks	-	-	-	-	-	-	-	-	-
<b>TOTAL INFRASTRUCTURE</b>	<b>29,790</b>	<b>8,390</b>	<b>16,418</b>	<b>3,751</b>	<b>1,231</b>	<b>1,338</b>	<b>2,374</b>	<b>26,078</b>	<b>-</b>
<b>TOTAL CAPITAL WORKS</b>	<b>39,936</b>	<b>10,171</b>	<b>23,381</b>	<b>4,651</b>	<b>1,733</b>	<b>1,338</b>	<b>6,178</b>	<b>32,420</b>	<b>-</b>

Capital Works Area	Project Cost \$'000	Asset expenditure types				Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib. \$'000	Council cash \$'000	Loans \$'000
<b>2021/22</b>									
<b>PROPERTY</b>									
Buildings	3,876	30	3,846	-	-	-	-	3,876	-
Building Improvements	76	34	19	15	8	-	-	76	-
<b>TOTAL PROPERTY</b>	<b>3,952</b>	<b>64</b>	<b>3,865</b>	<b>15</b>	<b>8</b>	<b>-</b>	<b>-</b>	<b>3,952</b>	<b>-</b>
<b>PLANT AND EQUIPMENT</b>									
Plant, Machinery and Equipment	1,780	-	1,780	-	-	-	-	1,780	-
Fixtures, Fittings and Furniture	76	-	76	-	-	-	-	76	-
Computers and Telecommunications	471	15	456	-	-	-	-	471	-
<b>TOTAL PLANT AND EQUIPMENT</b>	<b>2,327</b>	<b>15</b>	<b>2,312</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,327</b>	<b>-</b>
<b>INFRASTRUCTURE</b>									
Roads	18,148	2,532	11,793	2,333	1,490	1,317	162	16,669	-
Footpaths and Cycleways	2,099	1,728	371	-	-	-	-	2,099	-
Drainage	4,335	1,192	1,713	1,431	-	-	-	4,335	-
Recreational, Leisure and Community	1,414	644	682	88	-	75	810	529	-
Parks, Open Space and Streetscapes	8,996	4,777	2,810	983	425	500	4,652	3,844	-
Off Street Car Parks	30	-	-	30	-	-	-	30	-
<b>TOTAL INFRASTRUCTURE</b>	<b>35,022</b>	<b>10,873</b>	<b>17,369</b>	<b>4,855</b>	<b>1,915</b>	<b>1,892</b>	<b>5,624</b>	<b>27,506</b>	<b>-</b>
<b>TOTAL CAPITAL WORKS</b>	<b>41,301</b>	<b>10,952</b>	<b>23,546</b>	<b>4,880</b>	<b>1,923</b>	<b>1,892</b>	<b>5,624</b>	<b>33,785</b>	<b>-</b>



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<b>4.8 Capital Works Program - 2018/19 to 2021/22</b>						
This section details Council's four year capital works program. Years one of this program is adopted by Council as part of the Annual Budget 2018/19. Year 2-4 (2019/20 - 2021/22) are shown as a guide, as priorities can change over time and new projects may be added.						
Proj No	Capital Works Area	Total 4 Year Program \$'000	2018/19 Year 1 \$'000	2019/20 Year 2 \$'000	2020/21 Year 3 \$'000	2021/22 Year 4 \$'000
<b>PROPERTY</b>						
<b>Buildings</b>						
1	Renewal of Council's community buildings (Buildings Asset Management Strategy)	13,771	2,569	3,458	3,908	3,836
2	Pettys Reserve Sporting Development - Stage 2 (Construction of synthetic soccer pitches, floodlights, pavilion/change rooms, toilets, carpark and entrance)	7,354	100	3,450	3,804	-
3	Domeney Reserve Pavilion upgrade	1,132	1,132	-	-	-
4	Schramms Cottage Precinct enhancements	300	300	-	-	-
5	Colman Park Pavilion Extension	150	150	-	-	-
6	Public Art Program renewal	118	20	20	38	40
<b>Building Improvements</b>						
7	Female Friendly Sporting Pavilion Upgrades (Bulleen Park, Anderson Park, Doncaster Hockey, Stintons Reserve and Timber Ridge 2018/19)	910	460	450	-	-
8	Civic Office / Depot fitout	148	-	-	72	76
<b>TOTAL PROPERTY</b>		<b>23,883</b>	<b>4,731</b>	<b>7,378</b>	<b>7,822</b>	<b>3,952</b>
<b>PLANT AND EQUIPMENT</b>						
<b>Plant, Machinery and Equipment</b>						
9	Replacement of heavy vehicles, cars, plant and equipment	6,357	2,290	1,398	889	1,780
<b>Fixtures, Fittings and Furniture</b>						
10	Replacement of office furniture & equipment	283	66	69	72	76
<b>Computers and Telecommunications</b>						
11	Computer infrastructure (upgrade hardware, software, data storage)	1,638	392	387	418	441
12	GIS/GPS Initiatives (upgrade hardware, aerial mapping and "dial before you dig" automation)	267	180	28	29	30
13	Citizen Connect - Customer Relationship Management (CRM) and Data Warehouse.	3,375	2,355	1,020	-	-
14	Business Continuity Management system	102	-	-	102	-
15	Smart Cities -improving parking, pedestrian & traffic flows in activity centres	380	200	180	-	-
16	Workplace Health & Safety Management Solution	314	-	-	314	-
17	Enterprise Application Interface (Integration of various IT systems)	385	385	-	-	-
18	Financial One software upgrade	357	-	357	-	-
19	Property and Rating software upgrade	1,000	-	500	500	-
<b>TOTAL PLANT AND EQUIPMENT</b>		<b>14,458</b>	<b>5,868</b>	<b>3,939</b>	<b>2,324</b>	<b>2,327</b>

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Proj No	Capital Works Area	Total 4 Year Program \$'000	2018/19 Year 1 \$'000	2019/20 Year 2 \$'000	2020/21 Year 3 \$'000	2021/22 Year 4 \$'000
	<b>INFRASTRUCTURE</b>					
	<b>Roads</b>					
20	Renewal of Council's road assets (Road, Reserve & Drainage AMS)	31,602	6,963	8,209	8,561	7,849
21	Road Management Strategy - upgrades (King Street, Union/Swilk/James/Anderson/Porter Street, Harris Gully/Tindals Road and Yarra Road)	15,162	3,365	3,145	3,543	5,109
22	Road Management Strategy - Jumping Creek Road upgrade	9,456	2,339	1,875	2,474	2,768
23	Road safety and traffic control upgrades	2,894	677	611	764	842
24	Advance design fees and AMS project management	2,414	514	452	716	732
25	Bicycle Strategy - construct bicycle paths, signage and barriers	1,869	739	360	374	396
26	Bus shelter instalation & bus bay construction	696	54	205	214	223
27	Miscellaneous road and drainage works	445	-	-	216	229
	<b>Footpaths and Cycleways</b>					
28	New Footpath Construction (Principle Pathways Network)	3,436	403	818	1,192	1,023
29	Local Footpath Construction (Construction of new footpaths in residential streets)	5,573	1,500	1,725	1,272	1,076
	<b>Drainage</b>					
30	Strategic drainage works to protect properties and assets from inundation (Drainage Strategy)	16,456	4,268	3,993	4,165	4,030
31	Miscellaneous drainage improvements	1,135	266	277	287	305
	<b>Recreational, Leisure &amp; Community Facilities</b>					
32	Playspaces Development Program (upgrade and replacement of playspaces)	3,070	732	753	775	810
33	Tennis Court Strategy implementation (upgrade tennis court surfaces)	622	188	138	144	152
34	Sportsground refurbishment and drainage program (upgrade of sportsgrounds as part of Water Conservation & Recreational Strategy)	566	133	138	143	152
35	Miscellaneous recreation and leisure upgrades	946	201	201	244	300
	<b>Parks, Open Space and Streetscapes</b>					
36	Renewal of Council's open space assets (Passive and Open Space Asset Management Strategy)	4,370	979	1,006	1,184	1,201
37	Neighbourhood Activity Centre upgrades	2,219	372	583	558	706
38	Main Yarra Trail extension to Warrandyte	1,940	-	400	400	1,140
39	Ruffley Creek Linear Park (Shared trail construction, road crossing treatments, pathways, landscaping, and infrastructure improvements)	1,243	-	196	437	610
40	Rieschiecks Reserve Management Plan Implementation (Upgrade of facilities)	1,240	-	1,240	-	-
41	Open Space Development Program	1,200	300	300	300	300
42	Ruffley Lake Park Development (Pathways, landscaping, furniture, signs and associated works)	890	100	240	250	300
43	Mullum Mullum Creek Linear Park / Currawong - Stage 1 (landscaping, paths, furniture, signs and associated works)	584	210	-	128	246
44	Tullamore Interface Park Upgrade	524	35	181	263	45
45	Warrandyte Lions Park redevelopment	450	-	410	40	-

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Proj No	Capital Works Area	Total 4 Year Program \$'000	2018/19 Year 1 \$'000	2019/20 Year 2 \$'000	2020/21 Year 3 \$'000	2021/22 Year 4 \$'000
46	Koonung Park Management Plan	410	-	163	167	80
47	Lawford Reserve Development Plan implementation (Earthworks, paths, playspace, furniture, signage and landscape works)	395	390	-	-	-
48	Harold Link Development (vehicle/pedestrian access and landscaping)	342	-	-	-	342
49	Street lighting replacement and upgrade program	287	40	41	99	107
50	Concept plans and miscellaneous open space improvements	286	67	70	73	76
51	Water initiatives (Ongoing program involving the installation of water tanks and other water harvesting opportunities)	281	-	-	138	143
52	City Signage Program (Ongoing roll out of City entry & identification signage)	245	-	-	120	125
53	Green Gully Linear Park (landscaping, furniture, signs, pathways and associated works)	150	150	-	-	-
54	Renewal of street furniture	148	-	-	72	76
55	Implementation of Horse Riding Strategy (ongoing improvements and upgrades to horse trails)	134	-	-	65	69
56	Koonung Creek Linear Park Management Plan implementation (landscaping, furniture, signs, pathways and associated works)	100	48	52	-	-
57	Park Orchards Tennis Club Landscaping	80	-	-	80	-
58	Local Activity Centres (infrastructure upgrades and improvements at local shops)	60	-	-	30	30
59	Doncaster Quarry rehabilitation / Waste Transfer Station	3,702	-	-	302	3,400
<b>Off Street Car Parks</b>						
60	Car Parks Reserves Upgrades (improvement works at smaller recreational parks)	30	-	-	-	30
<b>TOTAL INFRASTRUCTURE</b>		<b>117,652</b>	<b>25,058</b>	<b>27,782</b>	<b>29,790</b>	<b>35,022</b>
<b>INTANGIBLE ASSETS</b>						
61	Contract Management System	206	-	206	-	-
<b>TOTAL INTANGIBLE ASSETS</b>		<b>206</b>	<b>-</b>	<b>206</b>	<b>-</b>	<b>-</b>
<b>TOTAL CAPITAL WORKS</b>		<b>156,199</b>	<b>35,657</b>	<b>39,305</b>	<b>39,936</b>	<b>41,301</b>

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**5. Financial performance indicators**

The following table highlights Council's current and projected performance across a range of key financial performance indicators. These indicators provide a useful analysis of Council's financial position and performance and should be interpreted in the context of the organisation's objectives.

Indicator	Measure	Notes	Actual	Forecast	Budget	Strategic Resource Plan Projections			Trend +/-
			2016/17	2017/18	2018/19	2018/20	2020/21	2021/22	
<b>Operating position</b>									
Adjusted underlying result	Adjusted underlying surplus (deficit) / Adjusted underlying revenue	1	11.4%	9.6%	9.4%	11.2%	11.4%	11.1%	+
<b>Liquidity</b>									
Working Capital	Current assets / current liabilities	2	199.2%	194.3%	179.0%	195.2%	207.5%	214.8%	+
Unrestricted cash	Unrestricted cash / current liabilities	3	63.0%	67.4%	68.2%	81.0%	84.0%	85.2%	+
<b>Obligations</b>									
Loans and borrowings	Interest bearing loans and borrowings / rate revenue	4	7.8%	7.5%	7.2%	3.4%	3.3%	3.2%	+
Loans and borrowings	Interest and principal repayments on interest bearing loans and borrowings / rate revenue		0.3%	0.3%	0.3%	3.6%	0.1%	0.1%	+
Indebtedness	Non-current liabilities / own source revenue		7.2%	6.8%	3.3%	3.2%	3.1%	3.0%	+
Asset renewal	Asset renewal expenses / Asset depreciation	5	123.6%	110.8%	107.8%	114.9%	117.4%	118.2%	+
<b>Stability</b>									
Rates concentration	Rate revenue / adjusted underlying revenue	6	74.2%	76.3%	78.2%	77.8%	78.5%	78.7%	o
Rates effort	Rate revenue / CIV of rateable properties in the municipality		0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	o
<b>Efficiency</b>									
Expenditure level	Total expenses/ no. of property assessments		\$2,302	\$2,320	\$2,390	\$2,415	\$2,445	\$2,506	-
Revenue level	Residential rate revenue / no. of residential property assessments		\$1,869	\$1,908	\$2,009	\$2,057	\$2,106	\$2,155	+
Workforce turnover	No. of permanent staff resignations & terminations / average no. of permanent staff for the financial year		11.8%	8.5%	8.5%	8.5%	8.5%	8.5%	o
<b>Sustainability</b>									
Own-source revenue	Own-source revenue / municipal population		\$919	\$913	\$912	\$935	\$956	\$977	+
Recurrent grants	Recurrent grants / municipal population		\$117	\$103	\$89	\$99	\$100	\$101	+
Total expenditure	Total expenditure / municipal population		\$920	\$918	\$907	\$919	\$936	\$958	-
Infrastructure	Value of infrastructure / municipal population		\$6,399	\$6,395	\$6,297	\$6,362	\$6,454	\$6,550	+
Population density	Municipal population / kms of local road		202	208	217	220	223	225	o
Disadvantage	Index of Relative Socio-economic disadvantage by decile		10	10	10	10	10	10	o

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**Key to Forecast Trend:**

- + Forecasts improvement in Council's financial performance/financial position indicator
- o Forecasts that Council's financial performance/financial position indicator will be steady
- Forecasts deterioration in Council's financial performance/financial position indicator

**Notes to indicators****a) Adjusted underlying result**

An indicator of the sustainable operating result required to enable Council to continue to provide core services and meet its objectives.

**b) Working Capital**

The proportion of current liabilities represented by current assets. Council takes this indicator very seriously to ensure that it can meet its commitments as and when arise without borrowing funds. Working capital is forecast to remain strong throughout the period.

**c) Unrestricted Cash**

Cash and cash equivalents held by Council are restricted in part and not fully available for Council's operations. After adjusting for restrictions, Council is projecting to remain strong throughout the period.

**d) Debt compared to rates**

Trend indicates Council's reducing reliance on debt against its main source of revenue through redemption of long term debt.

**e) Asset renewal**

This percentage indicates the extent of Council's renewals against its depreciation charge (an indication of the decline in value of its existing capital assets). A percentage greater than 100 indicates Council is maintaining its existing assets, while a percentage less than 100 means its assets are deteriorating faster than they are being renewed and future capital expenditure will be required to renew assets.

**f) Rates concentration**

Reflects extent of reliance on rate revenues to fund all of Council's on-going services. Trend indicates Council will become more reliant on rate revenue compared to all other revenue sources.

## 6. Budget principles

The 2018/19 Annual Budget and ten year Long Term Financial Plan is based on a number of Budget Principles. These principles guide the development of the operating and capital budgets and enable the application of a consistent approach.

### Strategic Budget Principles

- Financially sustainable Council - improving financial sustainability to enable Council to respond to financial challenges now and into the future.
- Live within our means - do not spend more than we have or which will diminish Council's long term financial sustainability.
- Prioritised funding - align resources to Council Plan priorities and fund projects based on demonstrated need.
- 33% or rate funds applied to the capital program.
- Funding capital renewal before investing in new or expanded assets.
- Adherence to the projected State Government annual rate cap - it is not proposed to seek a variation for a higher rate increase beyond the rate cap.
- No more than 5% carry forward capital.
- Council may vary its annual Capital Works Program during the year to ensure the maximum benefit is achieved from funds available and to offset delays in project delivery beyond Council's control.

### Operational Budget Principles

- Maintain existing services and service levels
- Critical review of end of year forecasts and annual budgets
- Stringent review of all new budget proposals
- Full review of all staffing budgets
- Zero based approach for consultancies and legal costs
- New revenue sources, including fees and charges, to be actively pursued
- Major focus on improving operational efficiencies in business operations
- New initiatives or new employee proposals to be justified through a business case
- Operating revenues and expenses arising from completed capital projects to be included in budget forecasts

### In developing forward budget projections, the following factors were used:

- Labour costs to rise by projected Enterprise Agreement
- Fees and charges to increase in line with CPI plus 1.0 per cent or market levels
- Grants revenue included where there is high probability of securing the grant for the budget and forecast
- Grants revenue has been escalated by CPI unless advised otherwise
- Contract costs to increase in line with existing contract provisions. All other general material increases are capped at CPI.
- Construction and building material costs to increase in line with the Building Price Index
- All new capital work proposals to be based on a detailed business case

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## 7. Rating Strategy

Under the Local Government Act (1989), a primary objective of all Victorian Local Governments is to ensure the equitable and efficient imposition of rates and charges. This section outlines the methodology that Council applies when levying rates and charges.

### 7.1 Introduction

A rating strategy is the method by which Council systematically considers factors of importance that informs its decisions about the rating system. The rating system determines how Council will raise money from properties within the municipality. It does not influence the total amount of money to be raised, only the share of revenue contributed by each property. The rating system comprises the valuation base for each property and the actual rating instruments allowed under the Local Government Act (1989) to calculate property owners' liability for rates.

In developing the Annual Budget and Strategic Resource Plan rates and charges were identified as an important source of revenue, accounting for approximately 73% of total revenue received by Council. The development of a rating strategy is a key element in Council exercising sound financial management and informing the community how the rating system works.

### 7.2 Rating - the Legislative Framework

The legislation specifies a number of major objectives of the rating system:

- The equitable imposition of rates and charges.
- A reasonable degree of stability in the level of the rates effort.
- Contribute to the equitable and efficient carrying out of its functions.
- Apply principles of financial management, simplicity and transparency.

In considering what rating approaches are equitable, Council need to have regard to the principles of taxation. The principles summarized below are most significant in local government rating decisions.

- **Wealth tax principle:** This principle implies that the rates paid are dependent upon the value of a ratepayers' real property, and have no correlation to the individual ratepayer's consumption of services or the perceived benefits derived by individual ratepayers.
- **Equity:** does the tax burden fall appropriately across different classes of ratepayers?
- **Benefit principle:** One of the more misunderstood elements of the rating system is that residents often seek to equate the level of rates paid with the amount of benefit they individually achieve. Should those who benefit more contribute more?
- **Capacity to pay:** The valuation of property is an imperfect but the only system it has available in which to assess a resident's ability to pay annual rates but one which Council is restricted to under the Local Government Act (1989). A frequently raised example is in relation to pensioners who may live in their family home which carries a high property value, but live on a pension. Should those ratepayers with greater economic capacity contribute more?
- **Simplicity**
  - Is the system practical and cost effective to administer?
  - Is the system simple to understand and comply with?
- **Efficiency:** does the rating methodology significantly distort property ownership or development decisions, or result in inflated demand for services and hence additional costs to Council?
- **Sustainability:** does the system generate sustainable, reliable revenues for Council and is it durable and flexible in changing conditions?

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**7.3 Rate Capping**

Rate capping came into effect in the 2016/17 financial year. The introduction of a rate cap has removed Victorian Councils' autonomous ability to determine the annual level of rate increase. Council's annual rate increase is now determined by the Minister for Local Government.

For the 2018/19 rating year the Minister has determined that the average rate increase will be capped at 2.25%. The proposed 2018/19 Budget achieves this.

Individual Councils may apply for a variation to increase rates beyond the rate cap, if they can demonstrate they need to do this to raise additional revenue to continue to deliver the services and infrastructure for their municipality needs.

Manningham City Council is not proposing to request a rate increase beyond the 2.25% rate cap.

**7.4 Valuation Base**

Manningham uses Capital Improved Value (CIV) for rating valuation purposes. The CIV of a property represents the value of the land and all improvements on the land as at a common date. It is relatively easy to understand by ratepayers as it equates to the market value of the property. The adoption of CIV as the most appropriate rating system was introduced in 1998/1999 following a comprehensive review.

CIV is the most commonly used valuation method by Victorian Councils.

**7.5 Rates and Charges a Council may declare**

Under the provisions of the Local Government Act 1989 Council may declare the following rates and charges in respect to rateable land:

General Rate	A general rate is applied to all properties and can be set as a uniform rate or a number of differential rates.
Uniform Rate	A uniform rate is a single rate in the dollar that is applied to the value of all rateable properties.
Differential Rates	Differential rates are different rates in the dollar that can be applied to different classes of rateable properties. Differential rates are permitted where Council uses Capital Improved Value as the rating value base.
Municipal Charge	A municipal charge may be levied to cover some of the administrative costs of the Council. The municipal charge is a flat charge applied to all rateable properties excluding Cultural & Recreational Lands.
Service Rates and Charges	Service rates or an annual service charge (or a combination of a rate and charge) may be declared for the provision of water supply, collection and disposal of refuse, provision of sewage services or any other prescribed services.
Rebates and Concessions	Council may grant a rebate or concession in relation to any rate or charge to assist in the proper development of the municipal district, preserve buildings or places that are of historical or environmental interest, or to restore or maintain buildings or places of historical, environmental, architectural or scientific importance.
Special Rates and Charges	Council may declare a special rate or charge for the purpose of defraying expenses or repaying with interest any advance made or debt incurred or loan raised by Council.

The advantages and disadvantages of each are outlined in section 14.6.



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**7.6 Determining a Rating System**

A general rate is applied to all rateable properties and can be set as a uniform rate or a number of differential rates.

**Uniform Rate**

A uniform rate is a single rate in the dollar that is applied to the value (CIV) of all rateable properties.

Council has adopted a uniform rate for many years, with an exception in 2012/13 when a differential rate was introduced for Electronic Gaming Machine lands (EGM). The EGM differential rate was discontinued in the 2013/14 Budget.

**Advantages of a Uniform Rate**

- Equitable distribution of rate burden
- Efficient to administer
- Transparent and easy to understand

**Disadvantages of a Uniform Rate**

- May not be perceived as equitable as it does not take into account the level of access or benefit that a ratepayer derives from Council services

*Council is proposing to continue with its long standing practice to raise general rates through a uniform (or single) rate in the dollar for all property types in the 2018/19 Budget.*

**Differential Rates**

A Council may determine to raise general rates by the application of a differential rate in the dollar to different classes of property if it considers that the differential rate will contribute to the equitable and efficient carrying out of its functions.

If a Council declares a differential rate/s for any land the Council must specify:

- The objectives of the differential rate.
- The characteristics of the land which are the criteria for declaring the differential rate.
- The rate and amount of rates payable in relation to each type or class of land.

The highest differential rate is capped at four times the lowest differential rate.

**Advantages of Differential Rates**

- Can give Council flexibility to distribute the rate burden between groups of ratepayers, linking it with capacity to pay
- Allows Council to reflect the unique circumstances of some land classes where the application of a uniform rate may create an inequitable outcome (e.g.. Farming enterprises).
- Allows Council discretion in the imposition of rates to 'facilitate and encourage appropriate development of its municipal district in the best interest of the community'.

**Disadvantages of Differential Rates**

- A lower differential rate for one group results in a higher rates burden for all others.
- The impossibility of measuring relative levels of access and consumption across the full range of council services in order to determine what level of differential rate is appropriate or equitable.
- Differential rates can be confusing to ratepayers.
- Complexity to administer.

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Ministerial Guidelines issued in 2012 provide guidance on differential rates. Properties considered appropriate for differential rates are:

- General, residential, farm, commercial, industrial, vacant, derelict and cultural and recreational lands.

The types and classes of land categories not considered appropriate for differential rates are:

- Electronic gaming machine venues, fast food premises, liquor licenced venues/outlets and businesses defined by hours of trade.

Council must consider the implementation of differential rates for farm lands and retirement villages, but are not obliged to implement differential rates for these classes of land.

The general rate levied on a property represents a contribution toward the cost of providing universally accessible services and infrastructure - it does not and cannot reflect the level of services accessed or benefits derived by a ratepayer or group of ratepayers. Council considers that the granting of a rate reduction to one ratepayer group is not equitable on the grounds that it shifts the rate burden onto other ratepayers.

*Council is not proposing to introduce differential rates in the 2018/19 Budget.*

### **Municipal Charge**

Council may declare a municipal charge to recover some of the administrative costs of the Council. A municipal charge is a flat charge which would be applied to all rateable rateable properties.

Council does not currently levy a municipal charge.

#### **Advantages of a Municipal Charge**

- A municipal charge applies equally to all properties and is based upon the recovery of fixed cost of providing administrative services irrespective of valuation. Each ratepayer contributes equally toward identified administrative costs.

#### **Disadvantages of a Municipal Charge**

- The argument against a municipal charge is that this charge is regressive in nature and would result in lower valued properties paying higher overall rates and charges as a percentage of

*Council is not proposing to implement a Municipal Charge in the 2018/19 Budget.*

### **Service Rates and Service Charges**

A council may declare a service rate or an annual service charge or any combination of such a rate and charge for any of the following services:

- a) the provision of a water supply
- b) the collection and disposal of refuse
- c) the provision of sewage services
- d) any other prescribed service.

Manningham City Council currently declares a cost-recovery based Waste service charge for the collection and disposal of refuse.

#### **Advantages of a Service Charge**

- It is readily understood by residents as a fee for a direct service that they receive.
- It provides equity in the rating system in that all residents who receive exactly the same service level all pay an equivalent amount.
- Ratepayers' can vary their charge through choosing a range of waste bin options.

## Manningham City Council 2018/19 Annual Budget

**Disadvantages of a Service Charge**

- The argument against a service charge is that this charge is regressive in nature and would result in lower valued properties paying higher overall rates and charges. The equity objective in levying rates against property values is lost in a service charge as it is levied uniformly across all assessments.

Council's standard kerbside waste and recycling service is based on an 80 litre garbage bin, 240 litre recycling and 240 litre garden waste bin. Ratepayers may vary the combination of bins and bin sizes that they receive as well as order additional bins (options vary the cost of the service).

Early in 2018 China announced that it would no longer import recyclable materials from Australia and other countries. This has resulted in a significant increase to the cost of operating Council's waste service. Until February 2018, Council generated approximately \$0.7 million revenue per annum from the sale of recyclable material from the waste service. This reduced the overall net cost of the service and helped moderate cost increases to ratepayers. Under proposed changes, Council will forego the revenue and be required to pay approximately \$0.7 million. As the waste service operates on a cost recovery basis, this will result in significant cost increase for the 2018/19 charge.

The proposed waste charge for 2018/19 remains cheaper than the equivalent service was 6 years ago in 2012/13. The standard waste service charge for 2018/19 is calculated at \$254.50 (\$260.60 in 2012/13) and represents a \$42.30 increase on the 2017/18 charge (driven by the change in the recycling market).

*Council is proposing to set the standard waste service charge at \$254.50 for 2018/19*

**Special Rates and Charges**

Special rates and charges are covered under Section 163 of the Local Government Act (1989), which enables Council to declare a special rate or charge or a combination of both for the purposes of:

- Defraying any expenses; or
- Repaying with interest any advance made or debt incurred or loan raised by Council.

*Council is not proposing to adopt a Special Rate or Special Charge.*

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**7.7 Rebates/Waivers/Concessions**

Council may grant a rebate or concession in relation to a rate or charge to assist in the proper development of the municipal district, preserve buildings or places that are of historical or environmental interest, or to restore or maintain buildings or places of historical, environmental, architectural or scientific importance.

State Government Pension Rebate

Holders of a State Government pension card may be eligible for a State Government funded Pension Rebate of \$223.80 and a further \$50.00 rebate towards the cost of the Fire Services Property Levy (2017/18 values).

- Hold a current Pensioner Concession Card from Centrelink or Veterans' Affairs.; or
- A Gold Card from the Department of Veterans' Affairs specifying War Widow (WW) or Totally and Permanently Incapacitated (TPI).
- Be responsible for payment of the rates and charges.
- Be their residential property.

These concessions are fully funded by the State Government.

Low Income Rebate

Council currently grants a rebate to holders of a "Low Income" Health Care Card. The rebate is proposed at \$62.70 for 2018/19 (\$61.20 2017/18).

Holders of a State Government pension card may also be eligible for a State Government funded Pension Rebate of \$223.80 and a further \$50.00 rebate towards the cost of the Fire Services Property Levy (2017/18 value).

Rate concession for Council owned facilities

A rate concession equivalent to the general rates is provided to Council owned highball and recreation facilities operated by community based organisations under lease from Council.

General Valuation Rebate

Council currently offers a concession to those ratepayers who may suffer financial hardship due to rate increases as a result of a general valuation of properties (currently every 2 years).

The concession is limited to 50% of the rate increase which is above 30% and if granted is only applicable to that financial year.

*It is proposed that Council apply:*

- a) a rebate for Low Income Health Care Card holders (set at \$62.70 for 2018/19)
  - b) a rate concession for Council owned recreation facilities that are operated by community based organisations.
  - c) a general valuation rebate to ratepayers who may suffer financial hardship as a result of the General Revaluation of properties.
- No other rebates or waivers are proposed.*

### 7.8 Financial Hardship

Council acknowledges that some ratepayers will experience financial difficulty from time to time and will not be able to meet payment due dates for a number of reasons. Council has identified that it is necessary to provide assistance and relief at times and has a number of processes in place through the Rate Debtor Management Policy.

Council has a range of Financial Hardship provisions to assist ratepayers who are experiencing financial hardship. The objectives of these provisions are to ensure:

- appropriate assistance is granted to ratepayers enduring genuine financial hardship
- all applications for rate and levy relief are treated respectfully and confidentially
- ratepayers experiencing genuine financial hardship are treated with compassion and are made aware of their legal entitlements and initiatives provided by Manningham City Council and its service providers.
- a flexible approach to the timing of debt payments, the writing off or not charging of interest.

### 7.9 Fire Services Property Levy

In 2013/14 the Victorian Government introduced the Fire Services Property Levy (FSPL). This charge is collected by Councils on behalf of the Victorian State Government and included in the Rates Notice as an additional charge. The FSPL is not included as rates and charges for the purposes of calculating the rate cap.

Council plays no role in setting the FSPL charges and all FSPL receipts are remitted to the Victorian State Government on a quarterly basis.

The levy is made up of a variable component based on the capital improved value of the property and a fixed component. The fixed component will vary for residential properties and non-residential properties. The variable rates will also vary for residential properties and non-residential properties. The variable rates will also differ depending whether properties are within the designated MFB or CFA fire area.

### 7.10 Payment Options

#### Payment Due Dates

In accordance with the Local Government Act, Council must allow a person or ratepayer to pay a rate or charge in four instalments. The date of these instalments is set by the Minister. A Council may also allow a person to pay a rate or charge in a single lump sum payment. Manningham does not provide this option and has not for over 15 years.

Council will offer the following payment options in 2018/19:

Four instalment plan:

- 30/09/2018
- 30/11/2018
- 28/02/2019
- 31/05/2019

Ten instalments option (direct debit only)

Council does not offer a payment in full option and does not provide an incentive for early payment.

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**Payment Methods**

Council offers a wide range of payment options including direct debit (savings or cheque account), Bpay (phone or internet), Australia Post Billpay (in person, internet, telephone), Council Offices (in person). Payments may be made by credit/debit card, cash or cheque.

**Late payment of rates**

Penalty interest will be charged in accordance with Section 172 of The Act which allows interest to be charged on any amount of rates and charges not paid by the respective due date. Interest will be calculated at the rate fixed under section 2 of the Penalty Interest Rates Act 1983 that applied on the first day of July immediately before the due date for the payment. Interest will be calculated from the due date of the instalment missed on the amount not paid.

Manningham City Council 2018/19 Annual Budget

**Appendix A: Fees and Charges schedule 2018/19**

This appendix presents the fees and charges of a statutory and non-statutory nature which will be charged in respect to various goods and services provided during the 2018/19 year,

Manningham City Council 2018/19 Annual Budget - Fees and Charges

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2017/18 Price (Incl. GST where applicable) \$	2018/19 Price GST Applicable (Incl. GST where applicable) \$	Yes/No
Business, Culture and Venues	Public Halls	Doncaster Playhouse	Bond		525.00	545.00	No
			Hire Per performance (5 hours)		422.30	438.00	Yes
			Rehearsal per hour		84.50	87.00	Yes
			Bump in/Bump out		84.50	87.00	Yes
			Use of piano		51.50	53.00	Yes
			Bond		100.00	100.00	No
		Manningham Art Studios	Studio 1 Casual Commercial		110.20	114.00	Yes
			Studio 1 Regular Commercial		97.90	101.00	Yes
			Studio 1 Casual Community		77.30	80.00	Yes
			Studio 1 Regular Community		71.10	73.00	Yes
			Studio 2 Casual Commercial		41.30	42.50	Yes
			Studio 2 Regular Commercial		24.70	25.50	Yes
			Studio 2 Casual Community		21.60	22.00	Yes
			Studio 2 Regular Community		12.40	13.00	Yes
			Studio 3 Casual Commercial		24.70	25.50	Yes
			Studio 3 Regular Commercial		18.50	19.00	Yes
			Studio 3 Casual Community		12.40	13.00	Yes
			Studio 3 Regular Community		9.00	9.50	Yes
			Studio 4 Casual Commercial		44.30	46.00	Yes
			Studio 4 Regular Commercial		24.70	25.50	Yes
			Studio 4 Casual Community		21.60	22.00	Yes
			Studio 4 Regular Community		12.40	13.00	Yes
			Studio 5 Casual Commercial		24.70	25.50	Yes
			Studio 5 Regular Commercial		18.50	19.00	Yes
			Studio 5 Casual Community		12.40	13.00	Yes
			Studio 5 Regular Community		9.00	9.50	Yes
			Studio 6 Casual Commercial		59.70	62.00	Yes
			Studio 6 Regular Commercial		47.40	49.00	Yes
			Studio 6 Casual Community		30.90	32.00	Yes
			Studio 6 Regular Community		24.70	25.50	Yes
		Manningham Art Gallery	Gallery 1 - Community hire fee	minimum 4 weeks	1,300.00	1,300.00	Yes
			Gallery 2 - Community hire fee	minimum 4 weeks	1,300.00	1,300.00	Yes
			Gallery 1 - Commercial hire fee	minimum 4 weeks	1,500.00	1,500.00	Yes
			Gallery 2 - Commercial hire fee	minimum 4 weeks	1,500.00	1,500.00	Yes
Both Galleries - Community hire fee	minimum 4 weeks		2,600.00	2,600.00	Yes		
Both Galleries - Commercial hire fee	minimum 4 weeks		2,300.00	2,300.00	Yes		



Manningham City Council 2018/19 Annual Budget - Fees and Charges

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2017/18 Price (Incl. GST where applicable) \$	2018/19 Price GST Applicable (Incl. GST where applicable) \$	Yes/ No
Business, Culture and Venues (cont.)	Public Halls (cont.)	All Halls	Insurance - Alcohol		59.50	56.00	Yes
			Insurance - No Alcohol		40.00	38.00	Yes
			Insurance - Regular Hire		25.00	24.00	Yes
		MC² (Bulleen, Warrandyte and Donvale Rooms)	Community Hire	per hour	18.00	19.00	Yes
			Commercial Hire	per hour	23.00	24.00	Yes
		MC² (Warrandyte and Donvale Rooms)	Community Hire	per hour	23.00	24.00	Yes
			Commercial Hire	per hour	26.00	27.00	Yes
		MC² (Doncaster, Templestowe Room)	Community Hire	per hour	23.00	24.00	Yes
			Commercial Hire	per hour	26.00	27.00	Yes
		MC² (Doncaster and Templestowe Room)	Community Hire	per hour	23.00	24.00	Yes
			Commercial Hire	per hour	26.00	27.00	Yes
		MC²	Insurance		24.00	24.00	Yes
		Ajani Community Hall	Bond Casual Hire		500.00	500.00	No
			Bond Regular Hire		300.00	300.00	No
			Casual Hire Commercial	per hour	130.00	135.00	Yes
			Casual Hire Community/Private	per hour	74.00	76.00	Yes
			Casual setup charge - max 2 hrs	per hour	41.00	42.00	Yes
			Regular Hire Commercial	per hour	32.00	33.00	Yes
			Regular Hire Community	per hour	28.00	29.00	Yes
		Ajani Centre	Bond Casual Hire		500.00	500.00	No
			Bond Regular Hire		300.00	300.00	No
			12hr Hire		930.00	960.00	Yes
			Casual Hire Commercial	per hour	175.00	180.00	Yes
			Casual Hire Community/Private	per hour	103.00	106.00	Yes
			Casual setup charge - max 2 hrs	per hour	62.00	64.00	Yes
			Regular Hire Commercial	per hour	45.00	46.00	Yes
			Regular Hire Community	per hour	32.00	33.00	Yes
		Curawong Bush Park (Conference Centre)	Casual Hire Commercial Conference Room	per day	220.00	227.00	Yes
			Casual Hire Community/Private Conference Room	per day (Mon-Fri)	185.00	190.00	Yes
			Casual Hire Community	half day	103.00	106.00	Yes
			Casual Hire Commercial Conference Room	Evening hire (6pm-11pm) Mon/Fri	160.00	165.00	Yes
			Casual Hire Community/Private Conference Room	Evening hire (6pm-11pm) Mon/Fri	113.00	115.00	Yes
			Casual Hire Commercial Conference Room	Weekend hire (per day)	258.00	265.00	Yes
			Casual Hire Community/Private Conference Room	Weekend hire (per day)	237.00	245.00	Yes
		Curawong Bush Park (Environment Centre)	Casual Hire Commercial	per day	158.00	160.00	Yes
			Casual Hire Community/Private	per day	113.00	115.00	Yes
			Casual Hire Commercial	Weekend hire (per day)	195.00	200.00	Yes
			Casual Hire Community/Private	Weekend hire (per day)	150.00	155.00	Yes
			Camping fee per person	per night	15.50	16.00	Yes

Manningham City Council 2018/19 Annual Budget - Fees and Charges

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2017/18 Price (incl. GST where applicable) \$	2018/19 Price (incl. GST where applicable) \$	GST Applicable Yes/No		
Business, Culture and Venues (cont.)	Public Halls (cont.)	East Doncaster Hall/Koonama Hall/Wonga Park Hall/Heimal Centre	Bond Casual Hire			500.00	500.00	No	
			Bond Regular Hire			300.00	300.00	No	
			Casual Hire Commercial	per hour		92.00	95.00	Yes	
			Casual Hire Community/Private	per hour		58.00	60.00	Yes	
			Recreation Centre (Rooms 4 & 5)/Templestowe Memorial Hall and Senior Citizens (Individual Smaller Rooms)	Casual setup charge - max 2 hrs	per hour	39.00	40.00	Yes	
				Regular Hire Commercial	per hour	28.00	29.00	Yes	
				Regular Hire Community	per hour	24.00	25.00	Yes	
				Bond Casual/Regular Hire		100.00	100.00	No	
				Casual Hire Commercial/Private	per hour	47.00	43.00	Yes	
				Casual Hire Community	per hour	29.00	30.00	Yes	
				Regular Hire Commercial	per hour	24.00	25.00	Yes	
				Regular Hire Community	per hour	18.00	20.00	Yes	
				The Pines Learning Centre (Function Room)	Bond Casual Hire		500.00	500.00	No
					Bond Regular Hire		300.00	300.00	No
					Casual Hire Commercial	per hour	175.00	180.00	Yes
					Casual Hire Community/Private	per hour	103.00	106.00	Yes
					Regular Hire Commercial	per hour	45.00	46.00	Yes
					Regular Hire Community	per hour	37.00	33.00	Yes
				(Smaller Rooms) Pines Learning Centre	Bond Casual/Regular Hire		100.00	100.00	No
					Casual Hire Commercial	per hour	48.00	50.00	Yes
					Casual Hire Community/Private	per hour	40.00	45.00	Yes
					Regular Hire Commercial	per hour	36.00	37.00	Yes
					Regular Hire Community	per hour	26.00	27.00	Yes
			Bus Rental		Bond		500.00	500.00	No
					Community only	half day	83.00	86.00	Yes
					Community only	per day	175.00	180.00	Yes
					Community only	per weekend	314.00	325.00	Yes
					Community only	per week	825.00	850.00	Yes
	Buildings and Room Hire - Weekdays	Manningham Function Centre Council Chambers Manningham Function Centre Heide Room Manningham Function Centre Room 1 Manningham Function Centre Room 1 Manningham Function Centre Room 2 Manningham Function Centre Room 2 Manningham Function Centre Room 3 Manningham Function Centre Room 3 Manningham Function Centre Rooms 1 and 2 Manningham Function Centre Rooms 1, 2 and 3		Mon - Fri per hour		95.00	98.00	Yes	
				Mon - Fri per hour		80.00	83.00	Yes	
				Mon - Fri 6.00am to 5.00pm per hour		165.00	170.00	Yes	
				Mon - Fri 5.00pm to 12.00am per hour		165.00	170.00	Yes	
				Mon - Fri 6.00am to 5.00pm per hour		145.00	150.00	Yes	
				Mon- Fri 5.00pm to 12.00am per hour		145.00	150.00	Yes	
				Mon - Fri 6.00am to 5.00pm per hour		118.00	122.00	Yes	
				Mon - Fri 5.00pm to 12.00am per hour		118.00	122.00	Yes	
				Mon - Fri 5.00pm to 12.00am per hour		255.00	260.00	Yes	
				Mon- Fri 5.00pm to 12.00am per hour		390.00	400.00	Yes	

Manningham City Council 2018/19 Annual Budget - Fees and Charges

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2017/18 Price (Incl. GST where applicable) \$	2018/19 Price GST Applicable (Incl. GST where applicable) \$	Yes/ No	
Business, Culture and Venues (cont.)	Buildings and Room Hire - Weekends	Manningham Function Centre Rooms 1 and 2		Saturday and Sunday per day	3,500.00	3,600.00	Yes	
		Manningham Function Centre Rooms 1, 2 and 3		Saturday and Sunday per day	3,800.00	3,900.00	Yes	
		Manningham Function Centre Rooms 2 and 3		Saturday and Sunday per day	3,700.00	3,800.00	Yes	
Social & Community Services	Maternal and Child Health	Parent Education Program	MCC resident		29.50	30.90	Yes	
			Non resident		43.30	44.70	Yes	
	Early Years at MC <sup>3</sup>	Child Care	HealthCare Card Holder		11.30	11.70	Yes	
			Full week	Monday to Friday (8.00 am - 6:00 pm)	521.00	537.00	No	
			Full individual days	8.00 am - 6:00 pm	106.00	109.00	No	
			Public holidays		as above	as above	No	
Late Fee	A late fee will be charged for the late collection of children after 6:00 pm		26.00	30.00	No			
Aged and Disability Support Services	Food Services	Meals on Wheels	3 course meals (delivered)	Agency purchased meals for Packaged Clients (Full Cost Recovery)	33.00	34.70	Yes	
			3 course meals (delivered)	Delivered direct by Food Services, Manningham City Council			No	
	General Home Care			Low Rate		9.80	10.30	No
				Medium Rate		20.60	21.60	No
				High rate		30.90	32.40	No
				- Low Rate		7.20	7.60	No
				- Medium Rate		16.00	16.80	No
				- High Rate		47.40	47.40	No
	Personal Care Service			- Low Rate		5.70	6.00	No
				- Medium Rate		10.30	10.80	No
				- High Rate		47.40	47.40	No
	Respite Care Service			- Low Rate		4.60	4.80	No
				- Medium Rate		7.20	7.60	No
				- High Rate		47.40	47.40	No
	Assisted Transport			per day	5.20	5.50	No	
	Planned Activity Groups - High		Church Rd Centre	per day (No Transport)		13.20	13.80	No
				per day (With Transport)		15.70	16.50	No
	Social Support		Fee depends on nature of activity	Range of Specific Activities		4.10	4.30	No
						5.20	5.50	No
						6.20	6.50	No
						6.70	7.00	No
	Service cancellation fees	All services	Late cancellation fees may apply				No	

Manningham City Council 2018/19 Annual Budget - Fees and Charges

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2017/18 Price (Incl. GST where applicable) \$	2018/19 Price (Incl. GST where applicable) \$	GST Applicable Yes/No
City Strategy	Planning Scheme	Fees for Planning Scheme Amendments	Advertising notice of approval (per letter)		7.00	7.00	No
			Advertising other fee (one sign erected on site)	In line with Statutory Planning charges	200.00	200.00	No
			Advertising other fee (two signs erected on site)	In line with Statutory Planning charges	250.00	250.00	No
			Advertising other fee (three signs erected on site)	In line with Statutory Planning charges	300.00	300.00	No
			Advertising other fee (four signs or more erected on site)	In line with Statutory Planning charges	350.00	350.00	No
			Notice of Approval - print media (set fee)	Gov Gaz = \$280 / Leader \$1500	500.00	567.90	No
			Notice of Exhibition - print media	Charge is on-charged exactly, not a set fee		-	No
			Notice of exhibition (per property)				No
				Up to 100 letters	7.00	7.25	No
				From 101 to 500 letters	5.00	5.25	No
				From 500 plus letters	3.50	3.69	No
			Advertising-Planning-Registered Fee (per letter)		7.00	7.25	No
			*Stage 1 - Pre-exhibition (Request to consider an amendment)	Statutory charge set by Department of Environment, Land, Water and Planning (DELWP)	2,871.60	2,936.26	No
			*Stage 2 - Exhibition	Statutory charge set by DELWP For considering up to 10 submissions which request a change to an amendment	14,232.70	14,552.90	No
			†	For considering 11 to 20 submissions which request a change to an amendment	28,437.40	29,077.40	No
†	For considering in excess of 20 submissions which request a change to an amendment	38,814.40	39,869.70	No			
*Stage 3 Adoption	Statutory charge set by DELWP	453.10	463.36	No			
*Stage 4 Approval	Statutory charge set by DELWP	453.10	463.36	No			

Manningham City Council 2018/19 Annual Budget - Fees and Charges

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2017/18 Price (Incl. GST where applicable) \$	2018/19 Price (Incl. GST where applicable) \$	GST Applicable Yes/No
Approvals and Compliance	Animal Registration - Statutory	Dog Registrations - Reduced Fee	Sterilised		51.00	53.00	No
		Dog Registrations - Full Fee	Non sterilised		153.00	159.00	No
		Cat Registrations - Reduced Fee	Sterilised		33.00	34.00	No
		Cat Registrations - Full Fee	Non sterilised		139.00	144.00	No
		Late Registration Fee			10.00	10.00	No
		Dangerous Dog			200.00	207.00	No
		Restricted Breed Dog			200.00	207.00	No
		Menacing Dog			200.00	207.00	No
		Pat Register Information		per entry inspected	17.00	18.00	No
		Animal trap - hire (cat)	2 weeks (refundable deposit \$60)	deposit only	60.00	60.00	Yes
		Impounded Animal Release Fees	Release Fees (business hours)		90.00	95.00	No
			Release Fees (after hours)		130.00	138.00	No
			Sustenance charge per day		15.00	15.00	No
			Business day per hour		80.00	83.00	No
			Weekend and Public holidays	for larger animals	155.00	160.00	No
			Float Charge (per animal)		195.00	200.00	No
			Release Fee - Small animal (per day)		17.00	18.00	No
			Release Fee - Large animal (per day)		36.00	37.00	No
	Cat Boarding Fee			16.00	17.00	Yes	
	Domestic Animal Businesses			260.00	270.00	No	
	Fixed Permit Fees	Advertisements and Graffiti - Permit Fees		per year	115.00	120.00	No
		Rubbish Hoppers - Permit Fee		per year	700.00	725.00	No
		Charity Clothing Bins - Permit Fees		per bin	115.00	120.00	No
		Residential Parking Permit			59.00	61.00	No
		Residential Parking Permit	additional		115.00	120.00	No
		Traders Parking Permits - Permit Fees	Applications greater than 30	per permit	27.00	28.00	No
		Traders Parking Permits - Permit Fees	Applications less than 30	per permit	59.00	61.00	No
		Tradesman Parking Permit - Permit Fees		per month	31.00	32.00	No
		Recreational Vehicles - Permit Fees			115.00	120.00	No
		Squarem Medical Parking Permit Zone		per permit	59.00	61.00	No
		Animals			115.00	120.00	No
		Camping on Private Property			115.00	120.00	No
Noise Permit				115.00	120.00	No	

Manningham City Council 2018/19 Annual Budget - Fees and Charges

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2017/18 Price (incl. GST where applicable) \$	2018/19 Price GST Applicable (incl. GST where applicable) \$	Yes/ No	
Approvals and Compliance (cont.)	Fixed Permit Fees (cont.)	Advertisements			115.00	120.00	No	
		Dogs & Cats			115.00	120.00	No	
		Poultry and Pigeons			115.00	120.00	No	
	Food Act		Class 1 (Standard FSP) - Registration Fee	High Risk Premises using a Standard FSP	New categories for food businesses	740.00	760.00	No
			Class 1 (Standard FSP) - Transfer Fee			370.00	380.00	No
			Class 1 (Standard FSP) - Transfer Report			240.00	250.00	No
			Class 1 (Standard FSP) - Plan Approval			210.00	220.00	No
			Class 1 (Non Standard FSP) - Registration Fee	High Risk Premises using a Non Standard FSP		450.00	460.00	No
			Class 1 (Non Standard FSP) - Transfer Fee			225.00	230.00	No
			Class 1 (Non Standard FSP) - Transfer Report			240.00	250.00	No
			Class 1 (Non Standard FSP) - Plan Approval			210.00	220.00	No
			Class 2 (Standard FSP) - Registration Fee	Moderate Risk Premises using a Standard FSP		480.00	500.00	No
			Class 2 (Standard FSP) - Transfer Fee			240.00	250.00	No
			Class 2 (Standard FSP) - Transfer Report			240.00	250.00	No
			Class 2 (Standard FSP) - Plan Approval			210.00	220.00	No
			Class 2 (Non Standard FSP) - Registration Fee	Moderate Risk Premises using a Non Standard FSP		380.00	400.00	No
			Class 2 (Non Standard FSP) - Transfer Fee			190.00	200.00	No
			Class 2 (Non Standard FSP) - Transfer Report			240.00	250.00	No
			Class 2 (Non Standard FSP) - Plan Approval			210.00	220.00	No
			Class 2 >20EFT (Standard FSP) - Registration Fee	Moderate Risk Premises with > 20 EFT using a Standard FSP		970.00	1,000.00	No
			Class 2 >20 EFT(Standard FSP) - Transfer Fee			485.00	500.00	No
			Class 2 >20 EFT(Standard FSP) - Transfer Report			290.00	300.00	No
			Class 2 >20EFT(Standard FSP) - Plan Approval			280.00	290.00	No
			Class 2 >20EFT (Non Standard FSP) - Registration Fee	Moderate Risk Premises with >20EFT using a Non Standard FSP		660.00	680.00	No
			Class 2 >20EFT (Non Standard FSP) - Transfer Fee			330.00	340.00	No
			Class 2 >20EFT (Non Standard FSP) - Transfer Report			290.00	300.00	No

Manningham City Council 2018/19 Annual Budget - Fees and Charges

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2017/18 Price (incl. GST where applicable) \$	2018/19 Price (incl. GST where applicable) \$	GST Applicable Yes/No	
Approvals and Compliance (cont.)	Food Act (cont.)	Class 2 -SEFT (Non Standard FSP) - Plan Approval			260.00	260.00	No	
		Class 2 Community Group (Standard FSP) - Registration Fee	Community Group using a Standard FSP		205.00	210.00	No	
		Class 2 Community Group (Standard FSP) - Transfer Fee			102.50	105.00	No	
		Class 2 Community Group (Standard FSP) - Transfer Report			150.00	155.00	No	
		Class 2 Community Group (Standard FSP) - Plan Approval			180.00	185.00	No	
		Class 3 - Registration Fee	Moderate to Low Risk Premises using a Minimum Records		310.00	320.00	No	
		Class 3 - Transfer Fee			155.00	160.00	No	
		Class 3 - Transfer Report			240.00	250.00	No	
		Class 3 - Plan Approval			200.00	210.00	No	
		Class 3 (Community Group) Registration Fee	Moderate to Low Risk Community Group using a Minimum Records		180.00	190.00	No	
		Class 3 (Community Group) Transfer Fee			90.00	95.00	No	
		Class 3 (Community Group) Transfer Report			150.00	155.00	No	
		Class 3 (Community Group) Plan Approval			180.00	190.00	No	
		Class 2 Home based Business Plan Approval		Significant time spent / inspections to assist home based to set up / comply with standards	180.00	190.00	No	
		Class 3 Home Based Business Plan Approval		Significant time spent / inspections to assist home based to set up / comply with standards	180.00	190.00	No	
		Mobile / Temporary Food Premises		Class 2 Food Vehicle (business)		New state wide registration system now in operation	475.00	490.00
	Additional class 2 food vehicle (business)					240.00	250.00	No
	Class 3 Food Vehicle (business)					310.00	320.00	No
	Additional class 3 food vehicle (business)					155.00	160.00	No
	Class 2 community group Food Vehicle					190.00	195.00	No
	Additional class 2 community group food vehicle					100.00	105.00	No
	Class 3 community group Food Vehicle					170.00	175.00	No
	Additional class 3 community group food vehicle					90.00	95.00	No

Manningham City Council 2018/19 Annual Budget - Fees and Charges

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2017/18 Price (incl. GST where applicable) \$	2018/19 Price GST Applicable (incl. GST where applicable) \$	Yes/ No		
Approvals and Compliance (cont.)	Mobile / Temporary Food Premises (cont.)	Class 2 Temporary food premises (business)			200.00	205.00	No		
		Additional class 2 Temporary food premises (business)			105.00	110.00	No		
		Class 3 Temporary food premises (business)			180.00	185.00	No		
		Additional class 3 Temporary food premises (business)			95.00	100.00	No		
	Public Health and Wellbeing Act	Registration Fee	High Risk			310.00	320.00	No	
			High+Mod Risk			385.00	395.00	No	
			High+Mod+Low Risk			430.00	445.00	No	
			High+Low Risk			355.00	365.00	No	
			Mod+Low Risk			335.00	345.00	No	
			Mod Risk			290.00	300.00	No	
			Low Risk - Ongoing	one off notification from 1 March 2016		180.00	170.00	No	
			Plan Approval	High Risk			210.00	220.00	No
				High+Mod Risk			210.00	220.00	No
				High+Mod+Low Risk			210.00	220.00	No
		High+Low Risk				210.00	220.00	No	
		Mod+Low Risk				200.00	210.00	No	
		Mod Risk				200.00	210.00	No	
		Transfer Fee	High Risk			190.00	200.00	No	
			High+Mod Risk			155.00	160.00	No	
			High+Mod+Low Risk			192.50	197.50	No	
			High+Low Risk			215.00	222.50	No	
			Mod+Low Risk			177.50	182.50	No	
			Mod Risk			167.50	172.50	No	
		Transfer Report	High Risk			145.00	150.00	No	
			High+Mod Risk			180.00	170.00	No	
			High+Mod+Low Risk			210.00	220.00	No	
			High+Low Risk			210.00	220.00	No	
			Mod+Low Risk			200.00	210.00	No	
			Mod Risk			200.00	210.00	No	
		Prescribed Accommodation - Renewal Fee	Low Risk - Ongoing	one off notification from 1 March 2016		190.00	200.00	No	
			<25 beds			250.00	260.00	No	
			25 - 40 beds			330.00	340.00	No	
			>40 beds			440.00	450.00	No	
Prescribed Accommodation - Transfer Fee			<25 beds			125.00	130.00	No	
			25 - 40 beds			165.00	170.00	No	
			>40 beds			220.00	225.00	No	
Prescribed Accommodation - Transfer Inspection & Report			Inspection Report <20			170.00	180.00	No	
	Inspection Report <40				190.00	200.00	No		
	Inspection Report >40				200.00	210.00	No		



Manningham City Council 2018/19 Annual Budget - Fees and Charges

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2017/18 Price (incl. GST where applicable) \$	2018/19 Price (incl. GST where applicable) \$	GST Applicable Yes/No	
Approvals and Compliance (cont.)		Prescribed Accommodation- Plan Approval	<25		180.00	180.00	No	
			<40		200.00	210.00	No	
			>40		220.00	230.00	No	
		Caravan Parks Registration Fee	<25	Fee unit per Act (\$14.22) x 17	241.74	241.74	No	
			25 < 50	Fee unit per Act (\$14.22) x 34	483.48	483.48	No	
			50 < 100	Fee unit per Act (\$14.22) x 68	966.96	966.96	No	
		Caravan Parks Transfer Fee	<25	Fee unit per Act (14.22) x 5	71.10	71.10	No	
			25 < 50	Fee unit per Act (14.22) x 5	71.10	71.10	No	
			50 < 100	Fee unit per Act (14.22) x 5	71.10	71.10	No	
		Caravan Transfer Inspection Report			260.00	260.00	No	
	Parking		For a period longer than road	Road Safety (General) Regulations 1999	state govt determines these fees (0.5 penalty unit)	78.90	state govt	No
			Contrary to conditions so road	Road Safety (General) Regulations 1999	state govt determines these fees (0.5 penalty unit)	78.90	state govt	No
			Fail to park within a single bay	Road Safety (General) Regulations 1999	state govt determines these fees (0.5 penalty unit)	78.90	state govt	No
			In a no parking area	Road Safety (General) Regulations 1999	state govt determines these fees (0.5 penalty unit)	78.90	state govt	No
			Leave vehicle other than manner indicated	Road Safety (General) Regulations 1999	state govt determines these fees (0.5 penalty unit)	78.90	state govt	No
			Parking Other infringement	Construction works zone Road Safety (General) Regulations 1999	Per bay, per day state govt determines these fees (0.5 penalty unit)	7.00 78.90	7.00 state govt	No No
		Local Laws		For any infringements under Local Laws	Manningham General and Health Local Laws		200.00	200.00
			For any infringements under Local Laws (Corporation)	Manningham General and Health Local Laws		500.00	500.00	No
	Local Laws and Traders		Shopping Trolley Recovery			60.00	62.00	No
			Real Estate/advertising board sign release fee			105.00	110.00	No
			Placing goods and furniture on footpaths	less than 5 square metres in excess of 5 square metres (per sq metre)		260.00 73.00	270.00 75.00	No No
			Signs			115.00	120.00	No
			Craft market stalls			115.00	120.00	No
		Local Law - General Permit Fee			115.00	120.00	No	

Manningham City Council 2018/19 Annual Budget - Fees and Charges

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2017/18 Price (incl. GST where applicable) \$	2018/19 Price (incl. GST where applicable) \$	GST Applicable Yes/ No		
Approvals and Compliance (cont.)	Footpath	Paving goods and furniture on footpaths	less than 6 square metres		260.00	270.00	No		
			in excess of 6 square metres (per sq metre)		73.00	75.00	No		
		Signs			115.00	120.00	No		
		Craft market stalls			115.00	120.00	No		
		Local Law - General Permit Fees			115.00	120.00	No		
		Footpath occupation - real estate agents	per company, per annum	open for inspection boards etc.		560.00	560.00	No	
		Footpath occupation - BBQ and food sampling	Permit, per m2			115.00	120.00	No	
		Obstructions - Permit Fees				115.00	120.00	No	
		Impounded Vehicle	Release fee			165.00	170.00	No	
			Daily charge			26.00	27.00	No	
			Towing Fee			160.00	165.00	No	
			Use of reserves - Permit Fees	per day	description change		115.00	120.00	No
		Parks							
	Other	Blackberry Control - 1/4 acre				170.00	176.00	No	
		Blackberry Control - One acre				300.00	310.00	No	
	Vaccines	Hepatitis B Vaccines - Adult	per dose		Price based on wholesale price + profit margin	25.00	25.00	Yes	
		Hepatitis B Vaccines - Child	per dose		Price based on wholesale price + profit margin	23.00	23.00	Yes	
		Hepatitis A Vaccines - Adult	per dose		Price based on wholesale price + profit margin	80.00	80.00	Yes	
		Twinrix Vaccines - Adult	per dose		Price based on wholesale price + profit margin	80.00	80.00	Yes	
		Flu Vaccine (Not at risk Group)	per dose		Price based on wholesale price + profit margin	25.00	25.00	Yes	
Flu Vaccine (Not at risk Group- children)		per course (2 doses)		Price based on wholesale price + profit margin	25.00	25.00	Yes		
Pneumococcal (Not at risk group)		per dose		Price based on wholesale price + profit margin	50.00	50.00	Yes		
Diphtheria, tetanus, pertussis (Boostrix)		per dose		Price based on wholesale price + profit margin	50.00	50.00	Yes		
Chickenpox		per dose		Price based on wholesale price + profit margin	65.00	65.00	Yes		
Meningococcal C		per dose		Price based on wholesale price + profit margin	80.00	80.00	Yes		
	Immunisation assessment & catch up advice	per child		None fee due to increased demand resulting from new Family payment requirements & overseas clients (305 requests in 2016) GPs also referring clients to Council then GP vaccinates and recovers rebate. This additional service costs Council approx. \$10,000 annually.	25.00	25.00			

Manningham City Council 2018/19 Annual Budget - Fees and Charges

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2017/18 Price (incl. GST where applicable) \$	2018/19 Price (incl. GST where applicable) \$	GST Applicable Yes/No	
Approvals and Compliance (cont.)	Other Charges	Staking permit fee		per day	115.00	120.00	No	
		Circuses and carnivals on Council/Crown land			570.00	590.00	No	
		Public entertainment permit	Festivals, street parties etc.		115.00	120.00	No	
		No standing signs	per day, also deposit and commercial centres excess		115.00	120.00	No	
		Mobile Cranes - Permit Fees		per month	1,600.00	1,650.00	No	
		Sale of Goods - Permit Fees		per day	115.00	120.00	No	
		Solid or Collect - Permit Fees		per day	115.00	120.00	No	
		Storing Vehicles & Machinery - Permit Fees		per year	115.00	120.00	No	
		Camping on Private Property - Permit Fees			115.00	120.00	No	
		Camping on Council Land - Permit Fees		per day	115.00	120.00	No	
		Firming		per hour	115.00	120.00	No	
		Septic Tank Domestic	New Installation and Major Alterations	Domestic		410.00	420.00	No
			Minor Alteration	Domestic		220.00	230.00	No
		Septic Tank Commercial	Commercial Installation and Alteration	Commercial - \$10.00 per \$100 of cost of system				No
			Sand analysis			130.00	140.00	
		Copy of existing septic tank system plan		per plan	35.00	40.00	No	
		On-site location of existing septic tank system			250.00	260.00	No	
	Fire Prevention	Blackberry Control - Quote			per hour	110.00	115.00	Yes
		Standard Block	Administrative Fee		440.00	455.00	Yes	
		Double Block	Administrative Fee		560.00	580.00	Yes	
		Acze Block	Administrative Fee		800.00	825.00	Yes	
		Inaccessible		per hour	110.00	115.00	Yes	

Manningham City Council 2018/19 Annual Budget - Fees and Charges

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2017/18 Price (incl. GST where applicable) \$	2018/19 Price (incl. GST where applicable) \$	GST Applicable Yes/No
Approvals and Compliance (cont.)	Planning Permit Application	Advertising - Planning - Other fee	up to 10 properties notified plus the erection of up to 2 signs		500.00	520.00	Yes
		Advertising - Planning - Single Dwelling fee *no fee for notices only	up to 10 properties plus the erection of up to 2 signs		400.00	420.00	Yes
		Advertising Other fee	per additional		7.00	7.50	Yes
		Advertising Other fee	per additional sign		85.00	90.00	Yes
		Advertising Other fee	up to 10 notices		180.00	190.00	Yes
		Amend an application	after notice has been given	Statutory Fee	105.10	108.00	No
		Secondary Consent	Single Dwelling under \$100,000		500.00	525.00	Yes
		Amended Plans					
		Secondary Consent	VicSmart or dev cost less than \$10,000		150.00	170.00	Yes
		Amended Plans					
		Secondary Consent	All other		800.00	830.00	Yes
		Amended Plans					
		Application for Planning Permit	use only (includes liquor licence, signage applications etc.)	Statutory Fee	1,240.70	1,281.00	No
		Create, vary or remove a restriction or create, remove a ROW		Statutory Fee	1,240.70	1,281.00	No
		Create, vary or remove an easement (not ROW), or vary or remove condition of easement		Statutory Fee	1,240.70	1,281.00	No
		Extension of Time	All single dwellings, VicSmart or works less than \$10,000		350.00	370.00	Yes
		Extension of Time	All other		600.00	630.00	Yes
		General Enquiries			140.00	145.00	Yes
		Heritage Enquiries			140.00	145.00	Yes
		Indigement Notice, Planning	For an Individual	Statutory Fee	793.00	818.00	No
	For a Corporation	Statutory Fee	1,586.00	1,637.00	No		
Landscape Bond Refundable	per dwelling, as a condition of permit		1,800.00	1,700.00	No		
Maintenance Deposit Refundable	value of work				No		

Manningham City Council 2018/19 Annual Budget - Fees and Charges

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2017/18 Price (incl. GST where applicable) \$	2018/19 Price (incl. GST where applicable) \$	GST Applicable Yes/No	
Approvals and Compliance (cont.)	Planning Permit Application (cont.)	Multiple Dwelling	\$0 - \$100,000	Statutory Fee	1,081.40	1,115.50	No	
			\$100,001 - \$1,000,000	Statutory Fee	1,456.70	1,504.00	No	
			\$1,000,001 - \$5,000,000	Statutory Fee	3,213.20	3,317.00	No	
			\$5,000,001 - \$15,000,000	Statutory Fee	8,193.80	8,457.00	No	
			\$15,000,001 - \$50,000,000	Statutory Fee	24,151.10	24,936.00	No	
			\$50,000,001+	Statutory Fee	54,202.40	56,046.00	No	
		Open Space Contribution	Varies between 2% to 5% of site value					No
		Outstanding Works	Bond (to enable issuing a statement of compliance)	There is no standard fee for this in Statutory Planning				No
		Photocopying A1			15.00	15.50	Yes	
		Photocopying A3			3.00	3.10	Yes	
		Photocopying A4			1.50	1.50	Yes	
		Plan Certification Fee (Statutory)	\$100 plus a fee per lot	Statutory Fee	104.50	108.00	No	
		Property Search	Provide issue dates and permit preambles		190.00	200.00	Yes	
		Copies of Planning Permits and Approved plans	Includes up to 5 A1 plans, extra charges for additional A1 plans		170.00	180.00	Yes	
		Realign Common Boundary or Consolidate Lots		Statutory Fee	1,240.70	1,281.00	No	
		Remove Restriction if land has been used for develop 2 plus years		Statutory Fee	1,240.70	1,281.00	No	
		Section 173 Agreement	Administration		330.00	350.00	Yes	
			Preparation		800.00	850.00	Yes	
		Section 173 Agreement	Amend or end an agreement	Statutory Fee	638.90	659.70	No	
			Consent under an agreement Single Dwelling. (No charge for vegetation removal for bushfire protection)		500.00	525.00	Yes	
		Section 173 Agreement	Consent under an agreement other than Single Dwelling. (No charge for vegetation removal for bushfire protection)		800.00	850.00	Yes	
		Single Dwelling	\$0 - \$10,000	Statutory Fee	108.20	114.30	No	
			\$10,001 - \$100,000	Statutory Fee	502.50	511.80	No	
			\$100,001 - \$500,000	Statutory Fee	121.80	125.80	No	
			\$500,001 - \$1,000,000	Statutory Fee	1,310.40	1,353.00	No	
			\$1,000,000+	Statutory Fee	1,407.90	1,453.70	No	
			Subdivide Existing Building		Statutory Fee	1,240.70	1,281.00	No
		Subdivide Land		Statutory Fee	1,240.70	1,281.00	No	
		Subdivide Land into 2 Lots	Vicemart 2 Lots	Statutory Fee	188.20	194.30	No	
			2 Lots	Statutory Fee	1,240.70	1,281.00	No	
To change a permit (other than for a single dwelling)	1. To change the statement of what the permit allows	Statutory Fee	1,240.70	1,281.00	No			
	2. To change any or all of the conditions which apply to the permit	Statutory Fee	1,240.70	1,281.00	No			
	3. Any other amendment not specified	Statutory Fee	1,240.70	1,281.00	No			

Manningham City Council 2018/19 Annual Budget - Fees and Charges

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2017/18 Price (incl. GST where applicable) \$	2018/19 Price (incl. GST where applicable) \$	GST Applicable Yes/No		
Approvals and Compliance (cont.)	Planning Permit Application (cont.)	Vegetation Removal	1 tree	Modified Fee	57.00	58.95	No		
			2-5 trees	Modified Fee	115.00	118.70	No		
			6 plus trees	Statutory Fee	188.20	194.35	No		
	Title Search Fee	Title Search	PVC Application Meeting (Multi Unit/Commercial Development)	1 title search		55.00	60.00	Yes	
						350.00	375.00	Yes	
						200.00	219.00	Yes	
	PreApplication Service	Amend a Planning Permit	use only (includes liquor licence, signage applications etc.)	Community event sign	Statutory Fee	51.50	55.00	Yes	
					Statutory Fee	1,240.70	1,281.00	No	
	Sign	Amend a Permit to Create, vary or remove a restriction or create, remove a ROW	Amend a Permit to Create, vary or remove an easement (not ROW), or vary or remove condition of easement		Statutory Fee	1,240.70	1,281.00	No	
					Statutory Fee	1,240.70	1,281.00	No	
	Amendments to Permits	Amend a Permit for Multiple Dwelling		50 - \$100,000	Statutory Fee	1,865.40	1,918.50	No	
				\$100,001 - \$1,000,000	Statutory Fee	1,496.70	1,564.00	No	
				\$1,000,001 +	Statutory Fee	3,713.20	3,817.60	No	
		Amend a Permit for a Single Dwelling		50 - \$10,000	Statutory Fee	188.20	194.35	No	
				\$10,001 - \$100,000	Statutory Fee	595.50	614.95	No	
				\$100,001 - \$500,000	Statutory Fee	1,212.80	1,252.20	No	
		Amend a Vicsmart Permit		5500,001 +	Statutory Fee	1,310.40	1,353.00	No	
				50 - \$10,000	Statutory Fee	188.20	194.35	No	
				\$10,001+	Statutory Fee	404.30	417.40	No	
		Amend a Permit to Subdivide Existing Building	Subdivision / Consolidation of lots		Statutory Fee	188.20	194.40	No	
					Statutory Fee	1,240.70	1,281.00	No	
		Amend a Permit to Subdivide Land	Vicsmart - 2 Lots		Statutory Fee	1,240.70	1,281.00	No	
					Statutory Fee	188.20	194.35	No	
		To change a permit (other than for a single dwelling)	2 Lots	1. To change the statement of what the permit allows		Statutory Fee	1,240.70	1,281.00	No
						Statutory Fee	1,240.70	1,281.00	No
					Statutory Fee	1,240.70	1,281.00	No	
					Statutory Fee	1,240.70	1,281.00	No	
	Amend a Permit for Vegetation Removal		2-5 trees	1 tree	Modified Fee	57.00	58.95	No	
					Modified Fee	115.00	118.70	No	
					Statutory Fee	188.20	194.35	No	

Manningham City Council 2018/19 Annual Budget - Fees and Charges

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2017/18 Price (incl. GST where applicable) \$	2018/19 Price (incl. GST where applicable) \$	GST Applicable Yes/ No
Building Services	Building Surveying	Residential building permit document search & copy fee			111.65	115.35	No
		Commercial building permit document search & copy fee			167.60	173.00	No
		Certificate search & copy fee			52.30	54.00	No
		Additional copies of documents			POA	POA	No
		Report and Consent Applications (Part 4 Dispensation Fee)		Prescribed - regulations	202.10	210.00	No
		Property Information 3/26(1), (2) & (3)		Prescribed - regulations	52.20	53.90	No
		Lodgement Fee (residential and commercial)		Prescribed - regulations minimum	39.10	40.40	No
		Section 28A certificates		Prescribed - regulations	65.40	67.50	No
		Swimming Pool inspection fee and Compliance report			785.85	811.35	Yes
		Variation to building permit (amended documentation)		Subject to nature of amendments and time needed to assess and approve	POA	POA	Yes
		Request to finalise Lapsed Permits (minor works)			203.25	209.85	Yes
		Request to finalise Lapsed Permits			418.90	432.50	Yes
		Request for Building Inspection or additional required inspection		Fee for each additional mandatory building inspection or to resolve a lapsed permit	167.60	173.00	Yes
		Occupancy Permit (POPE)		Base fee of \$950, depending on type of event and other factors	POA	POA	No
		315 request for 12 month building permit extension			203.25	209.85	Yes
Building Permit fees			POA	POA	Yes		

Manningham City Council 2018/19 Annual Budget - Fees and Charges

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2017/18 Price (Incl. GST where applicable) \$	2018/19 Price GST Applicable (Incl. GST where applicable) \$	Yes/No	
Parks and Recreation	Council Sports Fields	Sport Fields - Winter Hire	Grade 1 Seasonal Charge		2,416.00	2,454.50	Yes	
			Grade 2 Seasonal Charge		1,505.30	1,567.30	Yes	
			Grade 3 Seasonal Charge		813.70	840.10	Yes	
			Grade 4 Seasonal Charge		808.00	834.30	Yes	
			Level 1 Pavilion Seasonal Charge		602.80	705.00	Yes	
			Level 1 Pavilion Seasonal sub let Levy		3,441.40	3,553.00	Yes	
			Level 2 Pavilion Seasonal Charge		439.30	453.60	Yes	
			Level 3 Pavilion Seasonal Charge		304.20	314.10	Yes	
			Casual Ground Charge Commercial Use		375.30	387.50	Yes	
			Casual Ground Charge Community Use		187.70	193.80	Yes	
			Casual Ground Charge Finals with safe takings		375.30	387.50	Yes	
			Casual Ground Charge Commercial use Turf wicket preparation		187.70	193.80	Yes	
			Casual Ground Charge Community use Turf wicket preparation		125.10	129.30	Yes	
			Casual Ground Charge Finals use Turf wicket preparation		125.10	129.30	Yes	
			Casual Pavilion Charge Commercial Use		312.80	323.00	Yes	
			Casual Pavilion Charge Community Use		198.50	191.60	Yes	
			Casual Pavilion Charge School Use		125.10	129.30	Yes	
			Reischke Reserve Athletic Track		Senior Schools (Local) - (Includes pavilion cleaning charge)		404.20	417.30
				Junior Schools (Local) - (Includes pavilion cleaning charge)		333.80	344.00	Yes
				Others - (Includes pavilion cleaning charge)		527.70	544.90	Yes
				Carnivals - (Includes pavilion cleaning charge)		608.70	650.40	Yes
				Training per hour (Local) Minimum 2 hours		55.80	57.90	Yes
				Training per hour (Outside) Minimum 2 hours		79.80	82.40	Yes
				Reischke Reserve Pavilion Hire of Pavilion		439.30	453.60	Yes



Manningham City Council 2018/19 Annual Budget - Fees and Charges

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2017/18 Price (Incl. GST where applicable) \$	2018/19 Price (Incl. GST where applicable) \$	GST Applicable Yes/No		
Parks and Recreation (cont.)	Council Sports Fields (cont.)	Sports Fields - Summer	Grade 1 Seasonal Charge		2,416.00	2,454.50	Yes		
			Grade 2 Seasonal Charge		1,505.30	1,567.30	Yes		
			Grade 3 Seasonal Charge		813.70	840.10	Yes		
			Grade 4 Seasonal Charge		808.00	834.30	Yes		
			Level 1 Pavilion Seasonal Charge		682.80	705.00	Yes		
			Level 1 Pavilion Seasonal sub let Levy		3,441.40	3,553.20	Yes		
			Level 2 Pavilion Seasonal Charge		439.30	453.60	Yes		
			Level 3 Pavilion Seasonal Charge		304.20	314.10	Yes		
			Casual Ground Charge Commercial Use		375.30	387.50	Yes		
			Casual Ground Charge Community Use		187.70	193.80	Yes		
			Casual Ground Charge Finals with safe takings		375.30	387.50	Yes		
			Casual Ground Charge Commercial use Turf wicket preparation		187.70	193.80	Yes		
			Casual Ground Charge Community use Turf wicket preparation		125.10	129.30	Yes		
			Casual Ground Charge Finals use Turf wicket preparation		125.10	129.30	Yes		
			Casual Pavilion Charge Commercial Use		312.80	323.00	Yes		
			Casual Pavilion Charge Community Use		198.50	204.60	Yes		
			Casual Pavilion Charge School Use		125.10	129.30	Yes		
			Donvale #1 Seasonal Turf wicket charge		3,634.30	3,752.40	Yes		
			Koolung Rtes Seasonal Turf wicket charge		4,231.50	4,388.00	Yes		
			Schramms #1 Seasonal Turf wicket charge		4,584.80	4,713.20	Yes		
			Zerbes Seasonal Turf wicket charge		3,543.40	3,658.60	Yes		
			Donvale #2 Seasonal Turf wicket charge		2,805.40	2,896.00	Yes		
			Schramms #2 Seasonal Turf wicket charge		2,541.10	2,623.70	Yes		
			Anderson Park Synthetic Pitch	Casual Use Local Sporting Club per hour			37.50	38.70	Yes
							37.50	38.70	Yes
							162.50	167.80	Yes
			Miscellaneous Works Permit	Reserve Crossing Deposit	Minimum	\$23.50 admin charge to apply - Non Statutory. The remaining charge of \$226.50 constitutes a bond, not a fee or charge	25.00	25.80	No
					Maximum	\$23.50 admin charge to apply - Non Statutory. The remaining charge of \$1,976.50 constitutes a bond, not a fee or charge	25.00	25.80	No

Manningham City Council 2018/19 Annual Budget - Fees and Charges

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2017/18 Price (Incl. GST where applicable) \$	2018/19 Price GST Applicable (Incl. GST where applicable) \$	Yes/ No	
Engineering Operations	Waste	<b>Residential Service</b>						
		Waste Service Charge	80 litre Garbage, 240 litre Recycle and 240 litre Garden Waste	Annual charge	212.20	254.50	No	
		Upgrade to 120 litre Garbage	120 litre Garbage	Annual charge	65.20	78.00	No	
		Upgrade to 360 litre Recycle	360 litre Recycle	Annual charge	31.00	37.00	No	
		Additional Garbage	80 litre	Annual charge	140.80	169.00	No	
			120 litre	Annual charge	165.60	198.50	No	
		Additional Recycle	240 litre	Annual charge	60.50	72.50	No	
			360 litre	Annual charge	91.10	109.50	No	
		Additional Garden Waste	120 litre	Annual charge	79.70	95.50	No	
			240 litre	Annual charge	99.90	120.00	No	
		Domestic Charge Bin	Fee for charge to waste service		46.50	56.00	No	
		Special Accommodation						
		WasteYS	Waste Donvale RV	Annual charge	149.50	179.50	No	
		WasteDT	Waste Doncaster RV	Annual charge	143.90	172.50	No	
		WasteSB	Waste Brocklea	Annual charge	1,222.90	1,467.50	No	
		WasteSA	Waste Alexandra Gard	Annual charge	1,572.70	1,898.00	No	
		WasteWA	Waste Applewood	Annual charge	143.00	171.50	No	
		WasteVR	Waste Roseville RV	Annual charge	207.00	248.50	No	
		WasteVP	Waste Pinetree RV	Annual charge	160.90	193.00	No	
		WasteYT	Waste Templestowe RV	Annual charge	138.50	166.00	No	
		WasteSG	Waste Greentoples	Annual charge	2,834.80	2,442.00	No	
			Waste Templestowe Manor	Annual charge	120.60	144.50	No	
		Waste3MAL	Waste 2 Malcolm Crescent Doncaster	Annual charge	212.20	254.50	No	
		Waste38MT	Waste 28-30 Micham Road Donvale	Annual charge	212.20	254.50	No	
			Waste 1 Belknap Avenue Doncaster East	Annual charge	212.20	254.50	No	
			Waste 8 Clay Drive Doncaster	Annual charge	212.20	254.50	No	
		Waste46BLK	48 Blackburn Road	Annual charge	212.20	254.50	No	
		<b>Garden Waste Recycle Centre</b>						
			Chipping and mulching fees (Manningham Residents)	Per Cubic Metre		77.50	77.50	Yes
			Chipping and mulching fees (Non Manningham Residents / Others)	Per Cubic Metre		87.50	87.50	Yes
			Chipping and mulching fees for Front End Loader loading (Manningham Residents)	Per load		10.00	10.00	Yes
			Chipping and mulching fees for Front End Loader loading (Non Manningham Residents / Others)	Per load		15.00	15.00	Yes

Manningham City Council 2018/19 Annual Budget - Fees and Charges

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2017/18 Price (Incl. GST where applicable) \$	2018/19 Price (Incl. GST where applicable) \$	GST Applicable Yes/No	
Engineering Operations (cont.)	Waste (cont.)	MC2			-	-		
		MC2-Cafe		Annual charge	955.50	1,146.50	No	
		MC2-Interact Australia		Annual charge	53.00	63.00	No	
		MC2-YMCA		Annual charge	70.70	85.00	No	
		MC2-Doncare		Annual charge	506.10	607.50	No	
		MC2-Chinese Community Services		Annual charge	175.60	210.50	No	
		MC2-Doncaster Kindergarten		Annual charge	168.70	202.50	No	
		MC2-Manningham Community Health		Annual charge	92.60	111.00	No	
		MC2-Library		Annual charge	2,365.90	2,479.00	No	
		Commercial Waste Services		Annual charge	-	-		
		Commercial Waste Disposal	240 litre	Annual charge	414.00	481.00	No	
		Additional Commercial Waste Disposal	240 litre	Annual charge	517.50	621.00	No	
		Warrandyte Business Recycling		Annual charge	68.00	105.50	No	
		Asset Protection	Asset Protection Permit	Developments where the value of the work is less than or equal to \$1M	Non-Statutory - relates to Manningham Local Law Clause 9.1	260.00	350.00	No
				Developments where the value of the work is greater than \$1M	Non-Statutory - relates to Manningham Local Law Clause 9.1	515.00	550.00	No
			Hoarding Permit	Including an occupancy charge of \$6 per m2 per week capped at \$270 per week. Where occupation is less than 7 days a minimum charge of \$200 will apply.	Non-Statutory - relates to Manningham Local Law Clause 9.1	260.00	270.00	No
		Engineering Works	Vehicle crossing permit (reinspection)	Vehicle crossing permit	Inspection of vehicle crossing		260.00	270.00
	Vehicle crossing permit (reinspection)			Reinspection (per return visit) of vehicle crossing		155.00	160.00	No
	Works within Road Reserve (non utility)			Minor works within road reserve by contractors, etc.	Amount set by Road Management Regulations 2005 - Eng. Ops responsibility	260.00	270.00	No

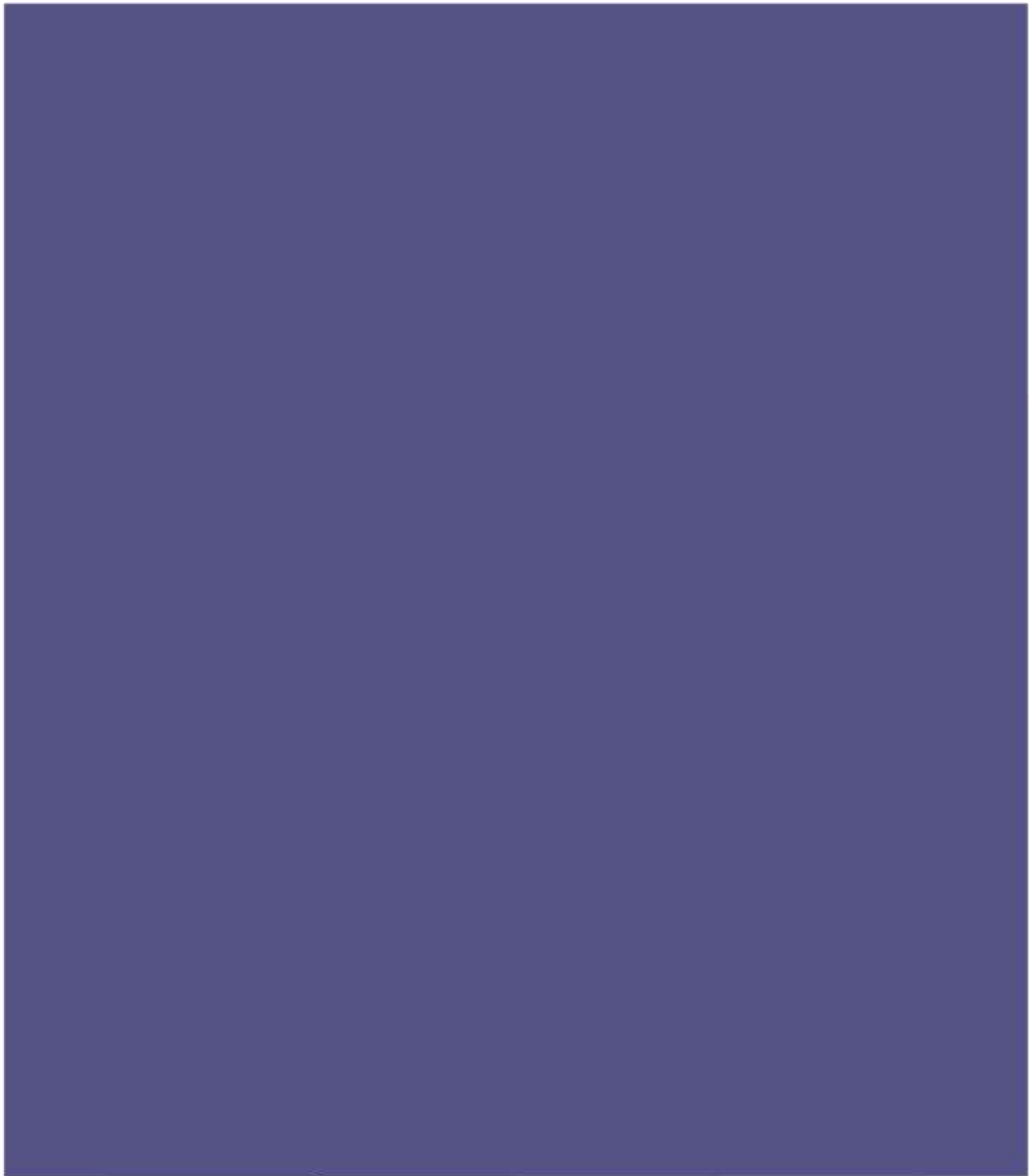
Manningham City Council 2018/19 Annual Budget - Fees and Charges

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2017/18 Price (Incl. GST where applicable) \$	2018/19 Price (Incl. GST where applicable) \$	GST Applicable Yes/No	
Engineering & Technical Services	Buildings, Drainage, Roads, and Crossings	Building over easement			213.00	250.00	No	
		Connection into Council Drains - Easement	Application, Consent and Supervision		138.50	143.00	No	
		Connection into Council Drains - Road Reserve (Footpath)	Application, Consent and Supervision - Road Management Act	Amount set by Road Management (Works and Infrastructure) Regulations 2015 - Schedule 1 - 6.3 fee units @ \$13.94 (VicRoads Guide to Working within Road Reserve)	132.25	134.00	No	
		Connection into Council Drains - Road Reserve (No Footpath)	Application, Consent and Supervision - Road Management Act	Amount set by Road Management Regulations 2015 - Schedule 1 - 6 fee units @ \$13.94 (VicRoads Guide to Working within Road Reserve)	85.30	87.00	No	
		Easements, Build Over Easement Preparation Fee	Consent and Legal, Section 173 Local Government Act to encumber, Building Interim Regulations 2017 - Reg. 310		864.80	914.00	No	
		Landfill/closure			98.90	102.00	No	
		Legal points of discharge	Application and Consent	Building Interim Regulations 2017 - Refer Clause 512 (3) for fee unit - 4.6 fee units	65.40	141.00	No	
		OSD systems	Amendments to approved plans		260.60	268.00	No	
			Plan checking		260.60	268.00	No	
			Recurring inspection fee		122.60	127.00	No	
		Subdivision development work	Supervision		340.90	350.00	No	
			Plan checking 0.75% of value	Subdivision Act		POA	POA	No
			Supervision 2.5% of value	Subdivision Act		POA	POA	No
		Flood level	Application for flood level information	New charge will only apply once Planning scheme amendment C-109 has been adopted	53.00		No	
		Work Zones	Application to create a Work Zone in front of a development site	Same as Road Closure. New charge for plan checking and administration. Generally triggered by CMP	98.90	400.00	No	
		Flood Level Consent Report	Report and Consent	Building Interim Regulations 2017 - Refer Clause 327 for fee unit - 3.67 fee units	52.00	283.00	No	
		Miscellaneous Works Permit	Works Within Road Reserves - Non minor traffic impact works	2 levels of charges	Amount set by Road Management Regulations 2015 - Schedule 1 - 23.5 fee units @ \$13.94	334.17	340.00	No
			Traffic Management Plan	Plan checking			11.00	

Manningham City Council 2018/19 Annual Budget - Fees and Charges

Service Unit Description	Service Category	Name of service provided	Description of service	Comments	2017/18 Price (incl. GST where applicable) \$	2018/19 Price GST Applicable (incl. GST where applicable) \$	Yes/ No	
Financial Services	General	Dishonoured Cheque and Direct Debits Administration Fee			40.20	41.50	No	
		Confirmation of ownership letter	Processed by council rates department		33.80	34.00	No	
	Valuation and Rates	Land Information Certificates	statutory	up to 3 working days		25.50	26.30	No
			urgent fee - same/next day	includes statutory fee component + Urgent Fee		76.00	78.00	No
		Debt Recovery	Debt Recovery LG Classic Pac	Debt Collection Recovery Package		49.50	49.50	Yes
			Debt Recovery LG Premium Pac			71.50	71.50	Yes
			Debt Recovery LG Pac			15.30	15.30	Yes
		Request to forward details				43.30	43.30	No
		Street Number Change	Maximum			655.65	676.95	No
			Minimum			168.75	174.25	No

\* Subject to change on 1 July 2018 since the unit fee is determined by the State Government



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**13.2 Adoption of 10-Year Financial Plan 2018/19 to 2027/28**

File Number: IN18/265  
Responsible Director: Director Shared Services  
Attachments: 1 Attachment A 10 Year Financial Plan 2018-2028 [↓](#) 

**EXECUTIVE SUMMARY**

*The 10-Year Financial Plan 2018/19 to 2027/28 (the Plan) provides the framework upon which sound financial decisions are made.*

*The Plan forecasts Council's financial capacity to continue delivering high quality services, facilities and infrastructure into the future, whilst living within its means.*

*The projected financial outcomes for the period 2018/19 to 2027/18 in the Financial Plan indicate that Council (based on current assumptions and economic forecasts and conditions) has the capacity to continue to deliver services and infrastructure during this period at current service levels.*

*The Annual Budget represents the first year of the Financial Plan and the Strategic Resource Plan represents years 1-4 of the Financial Plan.*

*The 10-Year Financial Plan is provided as Attachment 1 to this report.*

*The document is presented for adoption for the period 1 July 2018 to 30 June 2019.*

**1. RECOMMENDATION**

**That Council adopt the 10-Year Financial Plan 2018/19 to 2027/28.**

**2. BACKGROUND**

- 2.1 Each year a 10-Year Financial Plan is prepared as part of the Annual Budget process. The Plan outlines the key assumptions made in forecasting financial outcomes out ten years. It is a high level strategic document that projects Council's financial capacity to continue to deliver high quality services and infrastructure to the community while still 'living within its means'.
- 2.2 The Plan, having a long term (10 year horizon) enables the monitoring of trends and the early identification of financial (funding) issues that may need addressing in the future.
- 2.3 The same Budget Principles and assumptions that the 4-Year Strategic Resource Plan (SRP) was developed upon were also applied in developing the 10-Year Financial Plan.
- 2.4 In a ten year financial planning horizon:
  - The first year of the 10-Year Financial Plan represents the Annual Budget (in much more detail)

- Years 1-4 of the Plan form the Strategic Resource Plan; and
- Years 5-10 of the Plan represent the long term assessment of Council's financial ability to continue to fund services and infrastructure out into the future.

### **3. DISCUSSION / ISSUE**

3.1 The objectives of the Plan are:

- The achievement of a prudent balance between meeting the service needs of our community and remaining financially sustainable for future generations.
- An increased ability to fund both capital works in general and meet the asset renewal requirements.
- To maintain a sustainable Council in an environment of capped Council rate income and low increases in government grant funding

3.2 The attached 10-Year Financial Plan provides an overview of Council's current financial position, key challenges, details of key assumptions and provides the ten year performance indicator projections and the projected Income Statement, Balance Sheet, Cash Flow Statement and Capital Works Statement.

### **4. COUNCIL PLAN / STRATEGY**

4.1 The 10-Year Plan fits into Council's overall Integrated Planning Framework and is based on the 2018/19 Annual Budget and four year Strategic Resource Plan 2018-2022 financial and non-financial projections.

4.2 It is prudent to maintain the current practice of reviewing and updating the 10-Year Plan as part of the Annual Budget and Mid-Year Review processes.

### **5. IMPLEMENTATION**

5.1 Finance / Resource Implications

The Plan is a decision making tool to identify Council's current and projected financial capacity to continue delivering high quality services, facilities and infrastructure, whilst living within its means.

5.2 Communication and Engagement

The Plan has been guided by extensive community engagement as part of the development of the Annual Budget, Council Plan 2017-2021 and Healthy City Strategy 2017-2021.

5.3 Timelines

The Plan is presented for adoption for the period 1 July 2018 to 30 June 2019.

### **6. DECLARATIONS OF CONFLICT OF INTEREST**

No Officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.



# 10 YEAR FINANCIAL PLAN

2018/19 to 2027/28



Manningham City Council  
10-Year Financial Plan 2018/19 to 2027/28

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Manningham City Council  
10-Year Financial Plan 2018/19 to 2027/28

Executive Summary

Purpose of the 10-Year Financial Plan

Council prepares a 10-Year Financial Plan to provide the financial management framework (or business rules) upon which sound financial decisions are made.

The City's 10-Year Financial Plan (the Plan) is a decision making tool. It is not intended to be a document that specifically indicates what services/proposals funds should be allocated; rather it identifies its current and projected financial capacity to continue delivering high quality services, facilities and infrastructure, whilst living within its means. This document outlines the key performance indicators (Appendix 1) and key assumptions and provides an overview of each key element of the Plan (Appendix 2 & 3). Each year the 10-Year Financial is reviewed and updated to reflect the current circumstances of Council.

The following diagram illustrates the relationships with the 10-Year Financial Plan, the four year Strategic Resource Plan and the Annual Budget.

10-Year Financial Plan									
1	2	3	4	5	6	7	8	9	10
Strategic Resource Plan (years 1-4)				Longer term financial projections based on assumptions.					
Annual Budget									

The 10-Year Financial Plan effectively takes the assumptions and budget parameters that have been applied to the annual budget (year 1) and the Strategic Resource Plan (years 2-4) and extends these out into years 5-10 to give a longer term view of Council's financial viability and outcomes.

Objectives of the 10-Year Financial Plan

The objectives of the Financial Plan (not prioritised) are as follows:

- The achievement of a prudent balance between meeting the service needs of our community (both now and future) and remaining financially sustainable for future generations.
- An increased ability to fund both capital works in general and meet the asset renewal requirements as outlined in asset management planning.
- To maintain a sustainable Council in an environment of capped Council rate income and low increases in government grant funding.

Management of the 10-Year Financial Plan

The 10-Year Financial Plan is managed within a framework of Budget Principles and key financial indicators. These items are drawn together to provide a strategy for the long term sustainability of Council's operation.

The Strategic Budget Principles that underpin the Financial Plan are:

- A financially sustainable Council - implementation of a sustainable budget and financial strategy that caters for the long and short term requirements.
- Live within our means – do not spend more than we have or which will diminish Council's long term financial sustainability.
- Prioritised funding – align resources to Council Plan priorities.
- 33 per cent of rate income is used to fund the capital works program.
- Capital expenditure on existing assets (renewal) is to be funded before expenditure on new or expanded assets.
- Adherence to the projected State Government annual rate cap
- A major focus on improving operating efficiencies in business operations

Manningham City Council  
10-Year Financial Plan 2018/19 to 2027/28

In addition to the Strategic Budget Principles, a range of Operational Budget Principles are applied when developing budget forecasts. These include critical review of staffing positions, ongoing monitoring and review of all budget forecasts, zero based approach to consultants and legal expenses, pursuing new revenue sources including fees, charges, new initiatives based on approved business cases and prioritised need and obtaining better financial returns on Council assets.

The key Financial Performance Indicators used to monitor together with the target range sought and forecast results are detailed in Appendix 1 Key Financial Indicators.

The 10-Year Financial Plan will be updated annually as part of each new budget process and at other times as circumstances require.

Forecast Financial Position

The forecast for the year ended 30 June 2018 is for Council to be in a sound financial position with low levels of debt (\$7.9 million), an operating surplus of \$25 million and net assets of \$2.1 billion, including cash and investments of \$62 million. Of this \$62 million, \$25 million was externally restricted and a further \$11 million internally restricted. The remaining \$26 million was unrestricted. The operating surplus generates funds required to support the \$44 million capital works program.

In applying the assumptions detailed in this document, the 10-Year Financial Plan forecasts continuing operating surpluses as a means to steadily improve Council's long term financial sustainability and to meet strong demand for operational services and infrastructure.

The table below outlines the improvement to key financial forecasts in the 10-Year Financial Plan. Improved uncommitted cash levels will provide Council with additional financial capacity to react to changes in service and infrastructure priorities and demand. For further information, refer to Appendix 4.

	2018/19 \$'000	2019/20 \$'000	2020/21 \$'000	2021/22 \$'000	2022/23 \$'000	2023/24 \$'000	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000
Surplus for the year	28,223	25,300	25,502	27,174	29,015	27,605	28,856	30,504	33,048	31,752
Total cash & investments	69,141	72,816	77,824	85,250	90,997	99,988	105,848	114,122	125,105	131,264
Uncommitted cash & investments	30,482	34,894	36,124	38,375	41,696	44,347	48,019	51,766	56,156	53,510
Net assets	2,156,857	2,219,066	2,282,720	2,349,659	2,418,440	2,491,046	2,564,902	2,640,404	2,718,453	2,795,106
Working capital ratio	179.0%	195.2%	207.5%	214.8%	217.8%	212.5%	230.5%	236.0%	242.1%	244.6%

The Financial Challenge

The introduction of rate capping in the 2016/17 rating year by the State Government was a major change to the way that councils were able to raise rate revenue. For Manningham City Council rate revenue represents in excess of 61% of our total revenue. The impact of the rate cap is moderate in the first few years, but the compounding effect is projected to reduce rate revenue by approximately \$100 million in the first ten years.

Strategies that Council has put in place to reduce the impact of the rate cap include a strategic review of the capital works program to focus on renewing existing assets before expenditure on new assets, holding the level of rate revenue applied to capital works at 33% of rate revenue (plus grants and other external sources), a major focus on achieving efficiencies and new revenue streams in Council service units, strong cost control on existing budgets and improving recurring income generated from Council assets.

Actions undertaken in 2016/17 to improve business unit efficiencies resulted in savings and/or additional revenues of approximately \$1.7 million (or 1.5% of total expenses) and the program is projecting a further

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\$2.1 million in cost savings or additional revenues for 2017/18. This focus on achieving operation efficiencies will form an ongoing part of Council’s budget process.

The second key financial challenge facing Council is the need to renew existing and ageing infrastructure and at the same time invest in new infrastructure assets such as road improvements, drainage upgrades, better parks and recreational assets activities and establishing footpaths and kerb and channel in metropolitan area where none currently exist. Council’s capital works plan allocates money to these activities on a prioritised basis however the demand currently exceeds our capacity to fund the works.

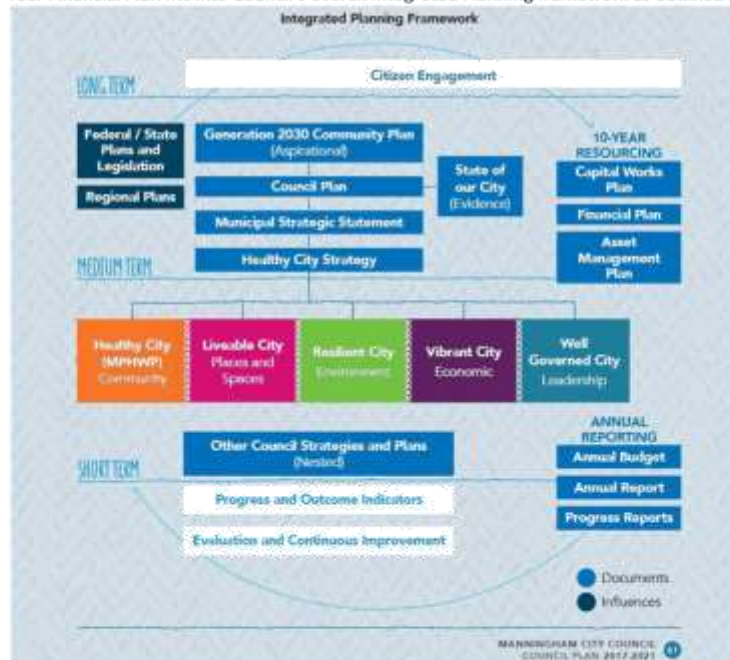
A further financial challenge comes from increased demand (and change in the service mix) arising from a growing and more diverse population.

In summary, from a financial perspective Council has the same dilemma as most individuals - it has a limited budget yet many and competing demands on where to allocate its scarce resources.

[Link between the 10-Year Financial Plan and Council’s Planning Framework](#)

The purpose of the 10-Year Financial Plan is to ensure the financial soundness of City of Manningham and to provide appropriate levels of resources to meet Council’s future needs in providing services and facilities to the community of this Council.

The 10-Year Financial Plan fits into Council’s overall Integrated Planning framework as outlined below:



The 10-Year Financial Plan is a rolling plan where the forecasts and assumptions are updated each year to ensure it is based on the most up to date information available to reflect current and predicted circumstances.

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The first four years of the 10-Year Financial Plan forms the Strategic Resource Plan financial forecasts and the first year of the Plan represents the annual budget.

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### Appendix 1: Key Financial Performance Indicators

The key Financial Performance Indicators and their target range are detailed in Table One below. Two sets of indicators are reviewed – one related to the Local Government Performance Reporting Framework as mandated in legislation, and a further set by the Victorian Auditor-General's Office (not mandatory but these results are reported to Parliament).

The forecast results after applying all assumptions in the 10-Year Financial Plan are shown in Table 2.

**Table One: Lead Performance Indicators**

Indicator	Description	LGPRF Expected Range	VAGO target for Low risk
Adjusted Underlying Result	An indicator of the sustainable operating result required to enable Council to continue to provide core services and meet its objectives.  <u>Adjusted underlying surplus</u> Adjusted underlying revenue  A positive result indicates a surplus.	-20% to 20%	More than 10%
Working capital	To assess Council's ability to meet current commitments.  <u>Current assets</u> Current liabilities  A percentage higher than 100% means that there is more cash and liquid assets than short term liabilities	100% to 400%	More than 100%
Unrestricted Cash	To assess Council's freely available cash level.  <u>Unrestricted cash</u> Current liabilities	10% to 300%	n/a
Loans and Borrowings (Debt Commitment)	To identify Council's debt redemption strategy.  <u>Debt servicing and redemption costs</u> Rate Revenue  Debt redemption includes loan and finance lease principal and interest as a percentage of rate revenue.	0% to 20%	n/a
Loans and Borrowings (Indebtedness)	Indicates reliance on debt to fund capital programs.  <u>Non-current liabilities</u> Own sourced revenue  The higher the percentage the less able to cover non-current liabilities from revenue generated by Council.	2% to 70%	Less than 40%
Asset Renewal	To assess Council's ability to renew assets as required.  <u>Asset renewal expenditure</u> Depreciation  A percentage greater than 100 indicates that Council is maintaining its existing assets. If there has been a past gap in renewal a percentage of greater than 100 is desirable.	40% to 130%	More than 100%
Self-Financing	Indicates reliance on debt to fund capital programs.  <u>Net operating cash flows</u> Underlying revenue	n/a	More than 20%
Capital Replacement	Measures the replacement of assets is consistent with their consumption.  <u>Capital expenditure</u> Depreciation	n/a	More than 150%

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#### Key Performance Indicator Achievement

The Plan forecasts a strong performance with all financial indicators exceeding their target (with the exception of the Adjusted Underlying Result and Unrestricted Cash indicators for 2018/19, which are projected to narrowly miss their target). This indicates a high level of financial sustainability.

The performance indicator results would also give Council a "Low" Financial Sustainability Risk as determined by the Victorian Auditor General. This is an important independent assessment of Council's financial position.

**Table Two: Projected Performance Indicator outcomes**

Financial Plan	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28
Adjusted Underlying Result	9.4%	11.2%	11.4%	11.1%	12.5%	12.7%	12.9%	13.3%	13.6%	13.8%
Working capital	179%	195%	208%	215%	218%	213%	231%	236%	242%	245%
Unrestricted Cash	68.2%	81.0%	84.0%	85.2%	88.5%	84.2%	93.8%	96.6%	100.2%	91.0%
Loans and Borrowings (Debt Commitment)	0.3%	3.6%	0.1%	0.1%	0.1%	0.1%	2.9%	0.0%	0.0%	0.0%
Loans and Borrowings (Indebtedness)	3.3%	3.2%	3.1%	3.0%	2.9%	0.2%	0.2%	0.2%	0.2%	0.2%
Asset Renewal	108%	115%	117%	118%	127%	126%	125%	134%	133%	136%
Self-Financing	122%	119%	113%	118%	113%	123%	124%	119%	120%	116%
Capital Replacement	173%	190%	193%	201%	221%	197%	202%	217%	227%	226%



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## Appendix 2: Income and Expenditure Assumptions

### Income Assumptions

#### Rates and Annual Charges

In the 2016-17 financial year the Victorian State Government introduced rate capping for all councils. Under the legislation councils cannot exceed the average annual rate increase above a predetermined percentage (the rate cap) without approval of the Minister for Local Government. The rate cap for 2016/17 was advised at 2.50%, in 2017/18 it was 2.00% and the rate cap has been set at 2.25% for 2018/19.

The 10-Year Financial Plan forecasts are based on Council complying with the projected annual rate cap as detailed in the following table. Note that the Minister for Local Government announces the actual rate cap in December of the preceding year.

Financial Plan	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28
Predicted Rate Cap	2.25%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%

The Annual Budget 2018/19 contains Council's Rating Strategy. The Strategy details adherence to a single (or uniform) rate applicable to all property types.

The 10-Year Financial Plan is based on the following rating principles:

- Single (uniform) rate for all property types – ie no differential rates
- No municipal charge
- No application to vary the rate cap

The Plan is based on an assumption that growth will continue in Manningham with regards to property numbers, but will return to more moderate levels in the medium term. This level of growth will continue to assist Council offset lower rate revenue resulting from the rate cap. The additional rate income derived from the property growth is used to fund services for new residents and 33% of all rate revenue (including supplementary rate income) is used to fund the capital program. Further, as most of the growth is in smaller, lower value dwellings, this also has a negative impact on following years' rate revenue.

Financial Plan	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28
Total property numbers	49,271	50,280	51,082	51,627	51,988	52,422	52,958	53,479	53,866	54,243
Increase	1,041	1,009	802	545	361	434	536	521	387	377
Supplementary rate income \$m	\$0.8	\$0.9	\$0.7	\$0.6	\$0.7	\$0.8	\$0.9	\$0.7	\$0.8	\$0.8

#### Waste service charge

Council has declared a service charge under section 162 of the Local Government Act for the collection and disposal of refuse for well over 15 years.

The service charge is based on the actual cost of delivering the waste service (i.e. cost recovery) with the following refuse related services included:

- Kerbside general waste, green waste and recycling collection
- Kerbside hard waste collection
- Litter collection and disposal
- Street cleaning

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Residents may vary the waste service that they receive and this will also vary the amount of the waste service charge. The cost of a standard kerbside waste service for 2018/19 has been set at \$254.50. This is cheaper than the equivalent service was in 2012/13, some 6 years earlier.

Forward forecasts of the waste service charge take into account predicted changes to tonnages of waste collected, increases to State Government tipping charges, general contractor increases allowed under the contract for fuel, CPI etc, plus predicted costs related to changes in the way that waste may be collected and disposed of in the future.

The following table details the predicted percentage increase of the waste service charge:

Financial Plan	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28
Waste Charge	20.0%*	4.50%	6.25%	3.50%	3.50%	3.25%	2.5%	2.5%	2.5%	2.5%

\* this increase is related to increased costs forced upon Council resulting from no longer being able to export recyclable material to China and affects all councils.

In the event that the amount collected under Council's waste service charge exceeds the cost of the waste service in any year, the surplus is transferred into a cash backed reserve and is shown as restricted in its use (only to be used for waste related activities).

Waste charges are excluded from the rate cap assessment.

### Grants

Council recognises the importance of actively pursuing and maintaining grant funding. Generally any matching funds required from Council for non-recurrent grants are sourced from the existing budget levels or through internal reserves.

Aged and disability service grants are estimated at \$7.0 million for 2018/19 and represent 60% of Council's total operating grant income. With the introduction of the National Disability Income Support scheme, the level of grant funding to Council for aged care services is decreasing.

Financial Assistance Grants (the distribution of GST receipts to the States by the Federal Government) represent a further \$2.4 million or 20% of total operating grants, though Council is on a minimum grant under this scheme, which means that grant income is unlikely to increase significantly in the future.

The level of capital grants are determined based on the nature and level of projects included in the Capital Works Program, and vary widely

For the life of this plan, it has been assumed that recurrent specific purpose grant funding will increase by the CPI less 0.5%, with the exception of the Aged and Disability Support (ADS) grant funds which are predicted to increase at CPI less 1.0%. This reflects recent grant escalation levels from State and Federal Governments.

The 10-Year Financial Plan predicts grant escalation as follows:

Financial Plan	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28
Specific purpose grants	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
ADS grants	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%

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### User Fees and Charges

User fees and charges assist Council to offset the cost of some service delivery directly with the user rather than funding through rate income. Revenue raised from Council's fees and charges for the provision of services and the use of facilities can be divided into two categories:

- a) Statutory and Regulatory Fees and Charges - which are set by regulation or another authority (e.g. Development Application fees) and which Council has no discretion to increase; and
- b) Other Fees and Charges - which are set by Council and which Council has the discretion to increase.

The factors that determine Council's user fees and charges pricing principles are equity, user-pays, cost recovery and market rates. As a general guide, user fees and charges are escalation in the 10-Year Financial Plan using CPI plus 1.0%, representing the cost increase to Council for the provision of these services. The detailed Annual Budget process enables a more detailed review of fees and charges for the following year.

Financial Plan	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28
Statutory fees	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Other fees	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%

### Interest Income

Surplus funds are invested in line with Council's Investment Policy. Interest income is based on predicted cash flows, cash balance and investment returns. The interest rate returns are predicted to remain low with a return aligned to CPI.

Financial Plan	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28
Interest income	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%

### Developer Income

Council receives income from developers for two main purposes:

- To improve open space and recreation (public open space contributions); and
- To improve the infrastructure and amenity of the municipality (developer contributions plans)

In 2017/18 Council introduced a revised open space contributions scheme. It is predicted that revenue from this scheme will increase substantially enabling Council to bring forward the completion date of a range of capital projects to improve recreation and open space outcomes for our community.

Council is also planning to introduce a municipality wide developer contributions plan (DCP), which it anticipates will be approved during 2018/19 following a statutory process. The current 10-Year Financial Plan does not include revenue or expenditure associated with a municipality wide DCP. Should such a plan be approved by the State Government, the 10-Year Financial Plan will be updated as part of the 2019/20 Budget planning process.

Financial Plan (\$ million)	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28
Resort and recreation reserve	\$4.5	\$6.7	\$6.8	\$8.0	\$5.4	\$5.5	\$5.7	\$6.0	\$6.2	\$6.2
Doncaster Hill (DCP)	-	\$1.3	\$1.6	\$1.4	\$1.3	\$1.3	\$1.3	\$1.3	\$1.3	-

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#### Sale of assets

Each year, Council replaces a range of vehicles and items of plant as part of a planned and ongoing replacement program. This is governed through Council's asset management strategies.

There is no projected sale of property assets during the life of the Plan.

#### Expenditure Assumptions

##### Employee Costs

Council provides services to the community by a combination of employees and through contracted service providers. Employee costs are one of the largest expenditure assumptions which represent approximately 46% of total expenses.

Total employee costs are a combination of direct wages and salaries, overheads that include workers compensation, superannuation, training and advertising and agency staff on temporary assignments.

Whilst maintaining the current staffing levels, total employment costs are forecast to increase by an average of 3.5% per annum over the life of the Plan (taking into account such factors as Award increases, salary step increases as a result of performance appraisals and employer superannuation liabilities).

No allowance has been made for the impact of population growth or the change in dwelling growth on the employee cost budget.

Further, while no provision has been made for a future contribution to the Local Government Defined Benefits Scheme (Vision Super) in employee costs, the 10-Year Financial Plan details an "intended use" of cash for additional superannuation contributions in the eventuality that a future call is made on councils. At the end of 2018/19, a total of \$5.0 million is tagged for this purpose, rising to \$8.0 million by 30 June 2021.

##### Materials, services and contracts

With the exception of waste collection and recycling collection and waste disposal costs, including a significant rise in 2018/19 due to anticipated increases in recycling disposal costs, it has been assumed that the costs of materials and contractors will increase by the CPI for the life of the plan.

Financial Plan	Year1	Year2	Year3	Year4	Year5	Year6	Year7	Year8	Year9	Year10
	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28
Materials, services and contracts	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%

##### Utility Costs

Council is actively investing in projects to improve the energy efficiency of its buildings, street lights and other assets. It also seeks competitive tenders as a further way of stabilising cost increases. These strategies have a positive impact on the environment through reduced demand for energy and also help mitigate price increases for energy.

The 10-Year Financial Plan assumptions for energy costs is based on a net 5.0% increase per annum in the energy budget.

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### Depreciation

The monetary value of an asset decreases over time due to use, wear and tear or obsolescence. This decrease is measured as depreciation.

Depreciation of Council's infrastructure assets is determined from information contained within their various asset management plans and strategies. The projections of depreciation in the 10-Year Financial Plan is based on the ten year Capital Works Program.

It is critical that Council continues to renew existing assets in the capital works program, as failure to do so may reduce the service potential of assets and increase whole of life costs.

Financial Plan (\$million)	Year1 18/19	Year2 19/20	Year3 20/21	Year4 21/22	Year5 22/23	Year6 23/24	Year7 24/25	Year8 25/26	Year9 26/27	Year10 27/28
Depreciation	\$20.6	\$20.7	\$20.7	\$20.6	\$19.9	\$19.9	\$20.0	\$20.0	\$20.0	\$20.0

### Community grants and contributions

Community grants are provided to a wide range of community groups to support community development programs throughout the municipality. Council's library service is operated by the Whitehorse Manningham Regional Library Corporation and is budgeted within community grants. Community grants are projected to increase by CPI over the life of the Plan.

Financial Plan (\$million)	Year1 18/19	Year2 19/20	Year3 20/21	Year4 21/22	Year5 22/23	Year6 23/24	Year7 24/25	Year8 25/26	Year9 26/27	Year10 27/28
Library	\$3.74	\$3.81	\$3.89	\$3.97	\$4.05	\$4.13	\$4.21	\$4.30	\$4.38	\$4.47
Other community grants	\$1.95	\$1.97	\$2.04	\$2.11	\$2.19	\$2.26	\$2.34	\$2.42	\$2.47	\$2.52

### Other expenses

Other expenses relate to a range of costs incurred to support the wide range of community services delivered by Council. These include insurances, advertising, legal, telephone, software licences & support, bank charges, postage, specialist advice (consultants) and many other expenses.

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### Appendix 3: Balance Sheet Assumptions

#### Improving Council's Working Capital

A key objective of Council is the Plan is to develop an increased ability to fund both the Capital Works Program and operational services, while maintaining long term financial sustainability and have the capacity to respond to changes in financial circumstances as they arise.

The 10-Year Financial Plan shows a steady improvement in Council's Balance Sheet, including total cash and investment balances. This has been achieved without reductions to services or the capital program. A key outcome is an improvement to Council's long term financial sustainability ratios, increased interest revenue (offsetting to some degree lower rate revenues resulting from the State Government rate cap) and an established capacity to respond to unfavourable changes in financial circumstances as they arise without having to compromise services or the capital program.

The following table details predicted financial outcomes and indicators of the Plan:

Financial Plan (\$million)	Year1 18/19	Year2 19/20	Year3 20/21	Year4 21/22	Year5 22/23	Year6 23/24	Year7 24/25	Year8 25/26	Year9 26/27	Year10 27/28
Total cash	69.1	72.8	77.8	85.3	91.0	100.0	105.8	114.1	123.1	131.3
Uncommitted cash	30.5	34.9	36.1	38.4	41.7	44.3	48.0	51.8	56.2	53.5
Working capital ratio	179%	195%	208%	215%	218%	213%	231%	236%	242%	245%

#### Cash backed Reserves and Uncommitted Cash

While Council has significant total cash and investment balances, a major proportion of these balances are either not Council's money (ie trust funds and refundable deposits) or have restrictions on how the money can be used.

The following table details how Council's cash balances are allocated:

Financial Plan (\$million)	Year1 18/19	Year2 19/20	Year3 20/21	Year4 21/22	Year5 22/23	Year6 23/24	Year7 24/25	Year8 25/26	Year9 26/27	Year10 27/28
<b>Total cash</b>	<b>69.1</b>	<b>72.8</b>	<b>77.8</b>	<b>85.3</b>	<b>91.0</b>	<b>100.0</b>	<b>105.8</b>	<b>114.1</b>	<b>123.1</b>	<b>131.3</b>
<u>Restrictions</u>										
Resort and Recreation	6.4	7.1	7.7	13.5	16.9	20.4	23.9	26.2	28.5	38.3
Doncaster Hill DCP	-	-	-	1.1	2.4	3.7	5.0	6.3	7.5	7.5
Waste Initiatives	9.5	9.5	9.5	6.1	2.1	2.0	2.1	2.1	2.1	2.2
Trust funds & deposits	11.8	12.7	13.7	14.6	15.6	16.5	17.5	18.4	19.4	20.3
Intended use										
Loan repayment	3.6	0.7	1.5	2.2	2.9	3.6	0	0	0	0
Defined benefits super liability	5.0	6.5	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0
Asset sales income	2.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
Total restrictions	38.6	37.9	41.7	46.9	49.3	55.7	57.8	62.3	66.9	77.8
<b>Uncommitted cash</b>	<b>30.5</b>	<b>34.9</b>	<b>36.1</b>	<b>38.4</b>	<b>41.7</b>	<b>44.3</b>	<b>48.0</b>	<b>51.8</b>	<b>56.2</b>	<b>53.5</b>

The increasing amount in uncommitted cash is consistent with Council's object of improving long term financial sustainability, and having a level of uncommitted cash that may be used to respond to changes in circumstances and priorities as determined by Council.

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### Loan Borrowings

As at 1 July 2017 Council has a single loan for the sum of \$7.289 million. This was taken out in November 2014 following a deficit in the Local Government Defined Benefits Scheme resulting on a contributions call on all councils. The loan is interest only and maturing in November 2019. The existing 10 year financial plan is based on repaying half of the loan in November 2019 and taking out a new loan for \$3.645 million for a further period of 5 years.

It is proposed that consideration be given to repaying the loan in full in November 2019, on the basis that cash flows at that time will allow for the repayment and not have long term negative impacts on Council's financial sustainability.

Council introduced a Borrowing Strategy in March 2014, which provides for loan borrowings based on the following principles:

1. Financial Strategy Target Ratios must not be exceeded
2. Loan duration not to exceed the lesser of 10 years or life of asset
3. Loans only for otherwise fully funded Capital projects
4. Priority for projects with above loan repayment returns
5. Loan duration to match cash flows in the funded Capital Works Program
6. Where an interest only loan is entered into then an amount equivalent to the annual principal repayment will be provided into a cash backed reserve
7. Council will not take loans for investment in arbitrage schemes
8. Council will secure its loan funds through competitive tendering
9. No borrowings for operating expenses
10. Loan redemption payments and debt serving costs are to be included in Council's annual budget and 10 year Financial Strategy.
11. Drawdown and repayment timing to minimise costs

While Council has the option of taking up loans to help fund the Capital Works Program and other activities, the 10-Year Financial Plan does not include any provision for the uptake of new loan funds.

### Capital Program

Information from the Asset Management Plans inform Council's capital expenditure priorities.

As part of the preparation of this Plan, the cost of renewing existing assets have been prioritised over capital expenditure on new or expanded assets. Council has established a renewal ratio of greater than 1.0, indicating that for every dollar of depreciation (an expense approximating the value of an asset "used up" during the year), one dollar is spent on renewing existing assets.

Expenditure on new and expanded assets is being driven by a number of regular programs derived from Strategies and Plans. These include new local footpaths, pavilion expansions, improved sporting facilities for girls and women, road upgrades to King Street and Jumping Creek Road, improved drainage and open space enhancements. The creation of new or expanded assets also create an additional maintenance requirement of approximately 1% per annum going forward.

The estimated Capital Works Program is outlined below:

Financial Plan (\$000)	Year1 18/19	Year2 19/20	Year3 20/21	Year4 21/22	Year5 22/23	Year6 23/24	Year7 24/25	Year8 25/26	Year9 26/27	Year10 27/28
Asset renewal	21,440	22,855	23,381	23,546	25,235	25,097	24,997	26,751	26,642	27,278
Asset Upgrade	4,049	4,590	4,651	4,880	5,418	3,996	4,418	4,468	5,003	4,957
New assets	8,881	10,386	10,171	10,952	11,086	8,724	9,341	10,602	11,426	10,831
Asset expansion	1,287	1,474	1,733	1,923	2,343	1,422	1,509	1,559	2,201	2,187
<b>Total capital program</b>	<b>35,657</b>	<b>39,305</b>	<b>39,936</b>	<b>41,301</b>	<b>44,082</b>	<b>39,239</b>	<b>40,265</b>	<b>43,380</b>	<b>45,272</b>	<b>45,253</b>

Manningham City Council  
10-Year Financial Plan 2018/19 to 2027/28

Appendix 4 10-Year Financial Statements

10-Year Financial Plan Projections - Income Statement

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Income</b>										
Rates charges	88,744	92,361	95,708	98,890	102,183	105,691	109,400	113,085	116,726	120,478
Waste charges	13,042	13,744	14,725	15,366	16,036	16,692	17,541	18,346	19,185	20,110
Statutory fees and fines	3,757	3,888	4,179	4,169	4,315	4,464	4,774	4,786	4,953	5,127
User charges	9,881	10,147	10,502	10,867	11,247	11,640	12,046	12,468	12,904	13,366
Interest income	1,520	1,649	1,846	1,905	1,920	2,011	2,025	2,152	2,142	2,142
Operating grants	10,331	11,861	12,098	12,340	12,587	12,838	13,095	13,357	13,624	13,897
Capital grants and contributions (recurrent)	1,157	2,305	1,338	1,892	3,949	1,505	1,563	1,626	2,790	1,730
Operating contributions - Developer Contributions	4,500	7,982	8,350	9,439	6,671	6,813	7,031	7,263	7,503	6,217
Contributed Assets (non-cash)	6,500	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Net gain/(loss) on disposal of property,	195	0	0	0	0	0	0	0	0	0
Other revenue	1,399	1,448	310	321	332	343	354	366	379	392
<b>Total income</b>	<b>141,026</b>	<b>146,385</b>	<b>150,056</b>	<b>156,189</b>	<b>160,240</b>	<b>162,997</b>	<b>168,829</b>	<b>174,449</b>	<b>181,206</b>	<b>184,449</b>
<b>Expenses</b>										
Employee costs	54,247	55,661	57,230	59,510	61,895	64,388	66,992	69,715	72,149	74,674
Materials, services and contracts	13,211	14,135	14,632	15,742	15,026	15,396	16,157	16,084	16,427	16,901
Waste contracts	11,177	11,733	12,697	13,299	13,937	14,615	15,336	16,100	16,910	17,769
Utilities	2,630	2,762	2,900	3,046	3,199	3,360	3,529	3,705	3,891	4,085
Community grants	5,683	5,789	5,934	6,082	6,234	6,389	6,549	6,713	6,849	6,989
Depreciation and amortisation	20,648	20,661	20,674	20,596	19,932	19,944	19,956	19,968	19,980	19,992
Share of loss/(gain) from investment in associate	0	0	0	0	0	0	0	0	0	0
Finance costs	309	219	154	154	154	154	64	0	0	0
Other expenses	9,898	10,125	10,333	10,586	10,848	11,146	11,390	11,660	11,952	12,287
<b>Total expenses</b>	<b>117,803</b>	<b>121,085</b>	<b>124,554</b>	<b>129,015</b>	<b>131,225</b>	<b>135,392</b>	<b>139,973</b>	<b>143,945</b>	<b>148,158</b>	<b>152,697</b>
<b>Surplus/(deficit) for the year</b>	<b>23,223</b>	<b>25,300</b>	<b>25,502</b>	<b>27,174</b>	<b>29,015</b>	<b>27,605</b>	<b>28,856</b>	<b>30,504</b>	<b>33,048</b>	<b>31,752</b>
<b>Other Comprehensive Income</b>										
Net asset revaluation increment	35,764	36,909	38,152	39,765	39,765	45,000	45,000	45,000	45,000	45,000
<b>Comprehensive result</b>	<b>58,987</b>	<b>62,209</b>	<b>63,654</b>	<b>66,939</b>	<b>68,780</b>	<b>72,605</b>	<b>73,856</b>	<b>75,504</b>	<b>78,048</b>	<b>76,752</b>



Manningham City Council  
10-Year Financial Plan 2018/19 to 2027/28

**10-Year Financial Plan Projections – Balance Sheet**

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Assets</b>										
<b>Current assets</b>										
Cash and cash equivalents	69,141	72,816	77,824	85,250	90,997	99,988	105,848	114,122	123,105	131,264
Trade and other receivables	9,014	9,325	9,517	9,596	9,797	10,008	10,222	10,438	10,660	10,768
Accrued income	1,216	1,216	1,216	1,216	1,216	1,216	1,216	1,216	1,216	1,216
Prepayments	589	589	589	589	589	589	589	589	589	589
Other assets	98	98	98	98	98	98	98	98	98	0
<b>Total current assets</b>	<b>80,058</b>	<b>84,044</b>	<b>89,244</b>	<b>96,749</b>	<b>102,697</b>	<b>111,899</b>	<b>117,973</b>	<b>126,463</b>	<b>135,668</b>	<b>143,837</b>
<b>Non-Current Assets</b>										
Investments (Regional Library)	2,636	2,636	2,636	2,636	2,636	2,636	2,636	2,636	2,636	2,636
Trade and other receivables	31	31	31	31	31	31	31	31	31	31
Property, plant & equipment	2,120,754	2,177,866	2,237,047	2,299,193	2,364,108	2,429,403	2,495,711	2,565,121	2,636,415	2,707,774
Intangibles	2,001	1,442	676	0	0	0	0	0	0	0
<b>Total non-current assets</b>	<b>2,125,422</b>	<b>2,181,975</b>	<b>2,240,390</b>	<b>2,301,860</b>	<b>2,366,775</b>	<b>2,432,070</b>	<b>2,498,378</b>	<b>2,567,788</b>	<b>2,639,082</b>	<b>2,710,441</b>
<b>Total assets</b>	<b>2,205,480</b>	<b>2,266,019</b>	<b>2,329,634</b>	<b>2,398,609</b>	<b>2,469,472</b>	<b>2,543,969</b>	<b>2,616,351</b>	<b>2,694,251</b>	<b>2,774,750</b>	<b>2,854,278</b>
<b>Liabilities</b>										
<b>Current liabilities</b>										
Payables	(15,146)	(15,752)	(14,339)	(14,991)	(15,679)	(16,165)	(16,913)	(17,701)	(18,532)	(19,681)
Trust funds	(11,761)	(12,711)	(13,661)	(14,611)	(15,561)	(16,511)	(17,461)	(18,411)	(19,361)	(20,311)
Provisions	(12,868)	(13,231)	(13,605)	(13,989)	(14,384)	(14,790)	(15,208)	(15,817)	(16,434)	(17,058)
Loan - current	(3,640)	0	0	0	0	(3,640)	0	0	0	0
Income received in advance	(1,309)	(1,359)	(1,409)	(1,459)	(1,509)	(1,559)	(1,609)	(1,660)	(1,712)	(1,765)
<b>Total current liabilities</b>	<b>(44,724)</b>	<b>(43,053)</b>	<b>(43,014)</b>	<b>(45,050)</b>	<b>(47,133)</b>	<b>(52,665)</b>	<b>(51,191)</b>	<b>(53,589)</b>	<b>(56,039)</b>	<b>(58,815)</b>
<b>Non-current liabilities</b>										
Provisions	(260)	(260)	(260)	(260)	(260)	(260)	(260)	(260)	(260)	(260)
Loan - non-current	(3,639)	(3,640)	(3,640)	(3,640)	(3,640)	0	0	0	0	0
<b>Total non-current liabilities</b>	<b>(3,899)</b>	<b>(3,900)</b>	<b>(3,900)</b>	<b>(3,900)</b>	<b>(3,900)</b>	<b>(260)</b>	<b>(260)</b>	<b>(260)</b>	<b>(260)</b>	<b>(260)</b>
<b>Total liabilities</b>	<b>(48,623)</b>	<b>(46,953)</b>	<b>(46,914)</b>	<b>(48,950)</b>	<b>(51,033)</b>	<b>(52,925)</b>	<b>(51,451)</b>	<b>(53,849)</b>	<b>(56,299)</b>	<b>(59,075)</b>
<b>Net assets</b>	<b>2,156,857</b>	<b>2,219,066</b>	<b>2,282,720</b>	<b>2,349,659</b>	<b>2,418,439</b>	<b>2,491,044</b>	<b>2,564,900</b>	<b>2,640,402</b>	<b>2,718,451</b>	<b>2,795,203</b>
<b>Equity</b>										
Accumulated surplus	(724,321)	(748,932)	(773,840)	(794,126)	(818,396)	(841,280)	(865,292)	(892,250)	(921,678)	(951,128)
Asset revaluation reserve	(1,425,908)	(1,462,817)	(1,500,969)	(1,540,734)	(1,580,499)	(1,625,499)	(1,670,499)	(1,715,499)	(1,760,499)	(1,805,499)
Other reserves	(6,628)	(7,317)	(7,911)	(14,799)	(19,544)	(24,265)	(29,109)	(32,653)	(36,274)	(38,576)
<b>Total equity</b>	<b>(2,156,857)</b>	<b>(2,219,066)</b>	<b>(2,282,720)</b>	<b>(2,349,659)</b>	<b>(2,418,439)</b>	<b>(2,491,044)</b>	<b>(2,564,900)</b>	<b>(2,640,402)</b>	<b>(2,718,451)</b>	<b>(2,795,203)</b>

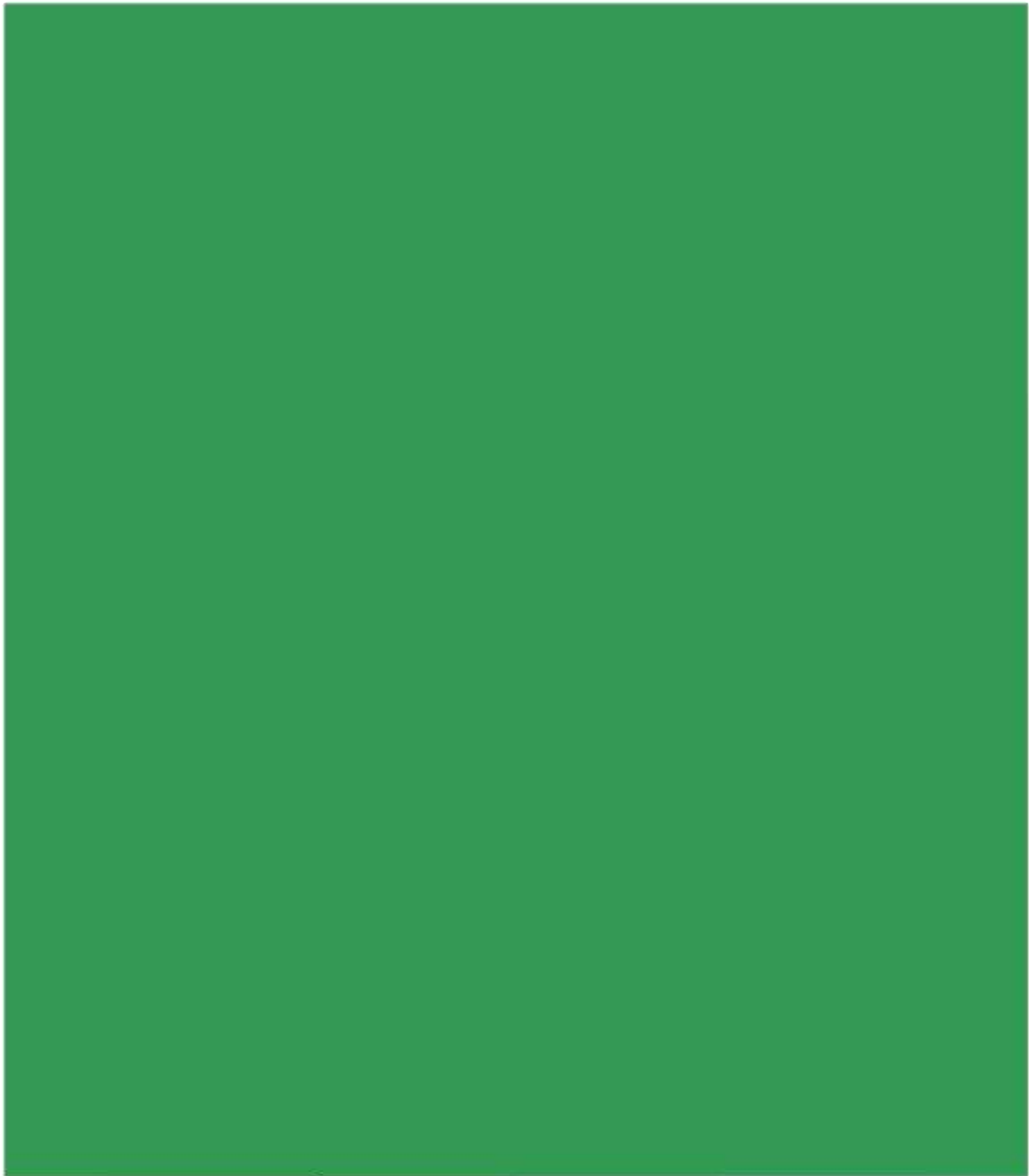
Manningham City Council  
10-Year Financial Plan 2018/19 to 2027/28

**10-Year Financial Plan Projections – Cash Flow Statement**

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Cash flows from operating activities</b>										
<b>Receipts</b>										
Rates	88,451	92,050	95,516	98,811	101,982	105,481	109,187	112,869	116,504	120,370
Waste charges	13,042	13,744	14,725	15,366	16,036	16,692	17,541	18,346	19,185	20,110
Fees, fines and user charges	13,688	14,085	14,731	15,086	15,612	16,154	16,870	17,305	17,909	18,536
Operating grants	10,331	11,861	12,098	12,340	12,587	12,838	13,095	13,357	13,624	13,897
Capital grants	1,157	2,305	1,338	1,892	3,949	1,505	1,563	1,626	2,790	1,730
Contributions	4,500	7,982	8,350	9,439	6,671	6,813	7,031	7,263	7,503	6,217
Interest	1,520	1,649	1,846	1,905	1,920	2,011	2,025	2,152	2,142	2,142
Net increase in trust funds and deposits	950	950	950	950	950	950	950	950	950	0
Other receivables	1,399	1,448	310	321	332	343	354	366	379	392
<b>Total receipts</b>	<b>135,038</b>	<b>146,074</b>	<b>149,864</b>	<b>156,110</b>	<b>160,039</b>	<b>162,787</b>	<b>168,616</b>	<b>174,234</b>	<b>180,986</b>	<b>183,394</b>
<b>Payments</b>										
Payments to suppliers	(42,159)	(44,393)	(46,023)	(48,325)	(48,794)	(50,436)	(52,476)	(53,755)	(55,498)	(57,475)
Payment to employees	(54,084)	(54,843)	(58,743)	(58,904)	(61,263)	(63,966)	(66,311)	(68,825)	(71,233)	(73,457)
Interest payments	(309)	(219)	(154)	(154)	(154)	(154)	(64)	0	0	0
<b>Total payments</b>	<b>(96,552)</b>	<b>(99,455)</b>	<b>(104,920)</b>	<b>(107,383)</b>	<b>(110,211)</b>	<b>(114,556)</b>	<b>(118,851)</b>	<b>(122,580)</b>	<b>(126,731)</b>	<b>(130,932)</b>
<b>Net cash provided by operating activities</b>	<b>38,486</b>	<b>46,619</b>	<b>44,944</b>	<b>48,727</b>	<b>49,828</b>	<b>48,231</b>	<b>49,765</b>	<b>51,654</b>	<b>54,255</b>	<b>52,462</b>
<b>Cash flows from investing activities</b>										
Property, plant & equipment	(35,657)	(39,305)	(39,936)	(41,301)	(44,082)	(39,239)	(40,265)	(43,380)	(45,272)	(45,253)
Proceeds from assets sold	4,010	0	0	0	0	0	0	0	0	0
Net (increase)/decrease in financial assets	17,000	0	0	0	0	0	0	0	0	0
<b>Net cash used in investing activities</b>	<b>(14,647)</b>	<b>(39,305)</b>	<b>(39,936)</b>	<b>(41,301)</b>	<b>(44,082)</b>	<b>(39,239)</b>	<b>(40,265)</b>	<b>(43,380)</b>	<b>(45,272)</b>	<b>(45,253)</b>
<b>Cash flows from financing activities</b>										
Repayment of borrowings	0	(3,639)	0	0	0	0	(3,640)	0	0	0
<b>Net cash provided by financing activities</b>	<b>0</b>	<b>(3,639)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(3,640)</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Net increase (decrease) in cash and investments</b>	<b>23,839</b>	<b>3,675</b>	<b>5,008</b>	<b>7,426</b>	<b>5,746</b>	<b>8,992</b>	<b>5,860</b>	<b>8,274</b>	<b>8,983</b>	<b>7,209</b>
Cash at beginning of year	45,302	69,141	72,816	77,824	85,250	90,996	99,988	105,848	114,122	123,105
<b>Cash at end of year</b>	<b>69,141</b>	<b>72,816</b>	<b>77,824</b>	<b>85,250</b>	<b>90,996</b>	<b>99,988</b>	<b>105,848</b>	<b>114,122</b>	<b>123,105</b>	<b>130,314</b>

Manningham City Council  
10-Year Financial Plan 2018/19 to 2027/28

<b>10-Year Financial Plan Projections – Capital Works Expenditure Projections</b>										
	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
<b>Property</b>										
Buildings	4,271	6,928	7,750	3,876	4,531	4,970	4,852	5,875	9,606	9,879
Building improvements	460	450	72	76	79	79	79	79	82	85
<b>Total Property</b>	<b>4,731</b>	<b>7,378</b>	<b>7,822</b>	<b>3,952</b>	<b>4,610</b>	<b>5,049</b>	<b>4,931</b>	<b>5,954</b>	<b>9,688</b>	<b>9,964</b>
<b>Plant and equipment</b>										
Plant, machinery and equipment	2,250	1,398	889	1,780	1,260	2,430	1,450	2,785	956	1,030
Fixtures, fittings and furniture	66	69	72	76	79	79	79	79	80	83
Computers and telecommunications	3,512	2,678	1,363	471	490	490	490	490	501	521
<b>Total Plant and Equipment</b>	<b>5,868</b>	<b>4,145</b>	<b>2,324</b>	<b>2,327</b>	<b>1,829</b>	<b>2,999</b>	<b>2,019</b>	<b>3,354</b>	<b>1,537</b>	<b>1,634</b>
<b>Infrastructure</b>										
Roads	14,671	14,857	16,862	18,148	19,621	18,026	18,309	17,994	18,812	19,421
Bridges	0	0	0	0	0	0	0	0	0	0
Footpaths and cycleways	1,903	2,543	2,464	2,099	2,159	2,634	2,984	2,784	2,784	2,800
Off street car parks	0	0	0	30	32	32	422	433	33	34
Drainage	4,534	4,270	4,452	4,335	5,047	4,553	5,547	5,047	5,100	5,365
Rec, leisure and community facilities	1,254	1,230	1,306	1,414	1,474	1,865	1,489	1,452	1,538	1,577
Waste Management	0	0	0	0	0	0	0	0	0	0
Parks, open space and streetscapes	2,696	4,882	4,706	8,996	9,310	4,081	4,564	6,322	5,780	4,457
<b>Total Infrastructure</b>	<b>25,058</b>	<b>27,782</b>	<b>29,790</b>	<b>35,022</b>	<b>37,643</b>	<b>31,191</b>	<b>33,315</b>	<b>34,072</b>	<b>34,047</b>	<b>33,655</b>
<b>Total Capital Program</b>	<b>35,657</b>	<b>39,305</b>	<b>39,936</b>	<b>41,301</b>	<b>44,082</b>	<b>39,239</b>	<b>40,265</b>	<b>43,380</b>	<b>45,272</b>	<b>45,253</b>
<b>Represented by:</b>										
Asset renewal	21,440	22,855	23,381	23,546	25,235	25,097	24,997	26,751	26,642	27,278
Asset Upgrade	4,049	4,590	4,651	4,880	5,418	3,996	4,418	4,468	5,003	4,957
New assets	8,881	10,386	10,171	10,952	11,086	8,724	9,341	10,602	11,426	10,831
Asset expansion	1,287	1,474	1,733	1,923	2,343	1,422	1,509	1,559	2,201	2,187
<b>Total capital program</b>	<b>35,657</b>	<b>39,305</b>	<b>39,936</b>	<b>41,301</b>	<b>44,082</b>	<b>39,239</b>	<b>40,265</b>	<b>43,380</b>	<b>45,272</b>	<b>45,253</b>



Interpreter service **9840 9355** 普通话 廣東話 Ελληνικά Italiano العربية فارسي


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### 13.3 Procurement Policy 2018 Update

File Number: IN18/264  
 Responsible Director: Director Shared Services  
 Attachments: 1 Procurement Policy [↓](#) 

#### EXECUTIVE SUMMARY

*This report presents the annual review of the Procurement Policy for Council's endorsement.*

*The Procurement Policy details the key internal controls and governance processes to support the efficient and effective procurement of goods and services at Manningham.*

*The key change relates to an update of the Authority Limit for Purchasing Officers/ Coordinators for better alignment with Council's quotation requirements.*

Council Officer	Authority Limit	Comments
Purchasing Officer	\$2,000	was \$1,000
Coordinator	\$15,000	was \$10,000
Service Unit Manager	\$75,000	no change
Director	\$150,000	no change
Director Assets & Engineering	\$200,000	capital only (no change)
Chief Executive Officer	Unlimited	subject to delegated authority from Council (no change)

*The Procurement Policy retains strong controls on approving Council expenditure and requires dual authorisation of all purchase orders and invoices.*

*The next scheduled review of the Procurement Policy is by June 2019.*

#### 1. RECOMMENDATION

**That Council adopt the updated Procurement Policy.**

#### 2. BACKGROUND

- 2.1 Section 186(A) of the Local Government Act 1989 requires Council to maintain a Procurement Policy, and that this Policy be available to the public.
- 2.2 The attached Procurement Policy represents the annual review of this Policy.
- 2.3 The next review of the Procurement Policy is due by June 2019.
- 2.4 Key changes to the procurement Policy are as follows:

- Change to Authority Limits for Coordinators to \$15,000 (was \$10,000) and Procurement Officers to \$2,000 (was \$1,000). This aligns Authority Limits with Council's other procurement processes including quotation requirements.
- State that all expenditure authority and quotation financial limits include the Goods and Services Tax.
- Changes to emergency management provisions (section 2.9) to align the Procurement Policy with emergency management arrangements as detailed in the Municipal Emergency Management Plan (MEMP).
- Adding requirements regarding the disposal of minor assets (section 2.17).
- Adding Comensura, Council's temporary staff hire portal, to the purchase order exemption list (section 2.8). This portal has an approval protocol that replicates the Procurement Policy process, delegation limits and requires dual authorisation before a temporary staff position is approved.
- There were also minor updates to policy and guideline names/references and formatting.

### **3. DISCUSSION / ISSUE**

- 3.1 The Procurement Policy has been updated to reflect current work practices and best practice in procurement and is provided for the endorsement of Council.

### **4. COUNCIL PLAN / STRATEGY**

The achievement of efficient and effective procurement practices will contribute to the provision of cost effective services for our community.

### **5. IMPACTS AND IMPLICATIONS**

- 5.1 Not applicable

### **6. IMPLEMENTATION**

- 6.1 Finance / Resource Implications

There are no financial or resource implications.

- 6.2 Communication and Engagement

The draft Procurement Policy was tabled at the May 2018 Audit Committee and recommendations incorporated before being presented to the June Council meeting for endorsement.

Following adoption of the Policy, Unit Managers and key purchasing officers will be engaged to provide an awareness of the changes and the Authority Limits updated in Technology One.

### **7. DECLARATIONS OF CONFLICT OF INTEREST**

No Officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.



## Policy Register

### PROCUREMENT POLICY

Policy Classification	- <b>Finance</b>
Policy N°	- <b>POL/517D18/46005</b>
Policy Status	- <b>In review</b>
Responsible Service Unit	- <b>Financial Services</b>
Authorised by	- <b>Council</b>
Date Adopted	- <b>26 June 2018</b>
Next Review Date	- <b>June 2019</b>

*This policy is part of a suite of policies adopted by Council or the Executive Management Team (EMT).*

*New or replacement policies can be created and developed within Service Units but can only be added to Council's Policy Register by Governance Services following the approval of the policy by Council or the EMT.*

**Commercial in Confidence ©**



## Policy Register Procurement Policy

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## Policy Register Procurement Policy

### 1 PURPOSE

The purpose of this Procurement Policy is to:

- provide a framework for the efficient, effective, socially and ecologically responsible procurement of goods, services and works for Manningham City Council (Council).
- ensure consistency and control over procurement activities;
- demonstrate accountability to ratepayers;
- demonstrate the application of best practice in procurement; and
- Increase the probability of obtaining the right procurement outcome.

This Policy is made by Council in accordance with section 186A of the *Local Government Act 1989* (the Act).

### 2 POLICY STATEMENT

#### 2.1 Best Value

Determination of Best value for money is to be obtained through proper evaluation of the merits of an offer, and is not necessarily indicated by lowest price. Value for money is achieved by minimising the total cost of ownership over the lifetime of the requirement.

Evaluation criteria used to assess Best value include the suppliers capacity to deliver the requested service/goods on time and on budget (relevant experience, past performance, resources available, technical skills, management systems), quality and the initial and ongoing cost.

Detailed guidance in applying best value is provided on Council's Procurement Intranet Page and in particular references the Value for Money methodology used to evaluate major bids (refer [D15/873](#)).

#### 2.2 Procurement Ethics

In accordance with, and further to, the conduct principles outlined in Section 95 of The *Local Government Act*, procurement is to be conducted ethically to enable Council to deal with its suppliers on a basis of mutual trust and respect, and conduct business fairly, reasonably and with integrity. All Council officers involved in procurement must ensure that they:

- Avoid and disclose conflict of interests;
- Do not intentionally split orders in order to avoid procurement financial thresholds;
- Be honest and equitable in the treatment of all suppliers of goods and services;
- Avoid acceptance of any gifts, hospitality or services from a supplier (refer Council's Token Gift Policy via the Intranet: <https://intranet.manningham.vic.gov.au/document-bank> on the intranet or TRIM link [POL/522](#)).



## Policy Register Procurement Policy

- Do not behave in a fraudulent or criminal manner (refer Council Code of Conduct);
- Are scrupulous in their use of public property;
- Seek appropriate probity advice and/or the appointment of a probity auditor where there is a higher than usual level of complexity;
- Comply with all legislative obligations including those required by safety and consumer protection legislation;
- Ensure information obtained on behalf of the Council is not used for personal gain or to the detriment of the Council;
- Ensure items that are personal or private in nature are not charged to the Council;
- Maintain confidentiality and respect the rights of suppliers or potential suppliers in relation to their intellectual property and commercially confidential information; and
- Keep accurate records to justify the process and any decisions made.

### 2.3 Risk Management

Procurement decisions must include an assessment of risks, and include compliance with relevant occupational, health and safety regulations and requirements. Aspects to be considered may include:

- Where an item to be purchased poses a potential, credible risk of injury/illness to employees, then, after consultation with affected employees, an item of lower risk should be selected;
- Depending on the extent of risk posed by an item, a full hazard identification and risk assessment may be required;
- Where an item poses or potentially poses a risk, consideration needs to be given to implement control measures to lessen the risk; and
- Where purchase of an item that poses or potentially poses a risk proceeds, training in safe use and handling is mandatory.

For general risk assessment and control refer to Council's Strategic and Operational Risk Framework and Risk Registers.

### 2.4 Goods and Services Tax

All values expressed in this report are inclusive of GST.

### 2.5 Dual authorisation of expenditure

All purchase orders and invoices for payment must have two officers approve each transaction. The final approving officer must have an expenditure authority limit that is equivalent to or higher than the purchase amount.



## Policy Register Procurement Policy

### 2.6 Expenditure Authority Limits

A hierarchical system exists for monetary levels of expenditure by which Council Officers may approve expenditure. These are:

Council Officer	Authority Limit	Comments
Purchasing Officer	\$2,000	
Coordinator	\$15,000	
Service Unit Manager	\$75,000	
Director	\$150,000	
Director Assets & Engineering	\$200,000	capital only
Chief Executive Officer	Unlimited	subject to delegated authority from Council

The Chief Executive Officer may approve additional delegations to individual officers where operational circumstances require this authority, however any additional delegation must not exceed the Chief Executive Officer's authority.

### 2.7 Levels of Purchasing

The following selection processes are required to be carried out for the purchase value range indicated:

Value of Purchase	Minimum Selection Method	Comments
Up to \$75	One Verbal Quote	
\$75 to \$499.99	One Verbal or Written Quote	Purchase Order not mandatory
\$500 up to \$1,999.99	One Verbal or Written Quote	Purchase Order mandatory for all purchases \$500 and over unless it is an exempt purchase (see 2.7)
\$2,000 to \$14,999.99	One Written Quote	
\$15,000 to \$74,999.99	Three Written Quotes	Trim Record reference number required from the Procurement Unit
\$75,000 to \$149,999.99	Three Written Quotes	The Procurement Unit to coordinate any purchases of \$75,000 and higher.
\$150,000 and over	Tender.	
\$150,000 – \$199,999.99 Works	3 Quotes or Tender (Discretion of Director of Assets & Engineering)	Refer to Tendering Procedures Manual for further details on the tendering process
\$200,000 + Works	Tender	

For the purpose of this policy:



## Policy Register Procurement Policy

- the value of the purchase is to include the total anticipated cost of the goods, services or works to be supplied over the contract term, including any option to extend the contract;
- where it is known that there will be multiple purchases from the same supplier for the same type of goods or services over a period of time, the value of the purchase is determined by the total of the expected purchases, not the value of each individual transaction; and
- purchases are not to be split in order to circumvent the requirements of this policy or the Local Government Act 1989.

Detailed guidelines and procedure documents regarding quotation and tendering processes are included on the Council's Procurement Intranet page: [Home > Working at Manningham > Procurement](#)

### 2.8 Exemptions from Seeking Three Quotations

Council officers may seek only one written quote where one or more of the following circumstances apply (the circumstances must be documented):

- a) the purchase is being made under a Council contract, or to an agency arrangement with, for example, Procurement Australia;
- b) there is a sole supplier of a particular product or specialized service;
- c) where there is a technical requirement to integrate with an existing operating environment;
- d) the purchase involves the sole source of, or access to, particular intellectual property;
- e) the product, service or work is an extension of previous work undertaken by the supplier and the Manager/Director is satisfied that the background knowledge, site knowledge or capability to match the product justifies obtaining only one quotation and that the quotation is competitive; or
- f) the purchase is for a matter of urgent public health, security or safety (refer to section 2.9 Critical or Emergency Incident).

Exemptions a) to e) do not apply to purchases at or above the tendering threshold. Council Officers wishing to access an exemption from quotation requirements must complete a [Report Seeking Exclusion from Competitive Quote form](#).

### 2.9 Exemptions from raising Purchase Orders

The following expenditure types are exempt from the requirement to raise a purchase order (but they must still follow the levels of purchasing requirements in 2.6 and existing authorisation operating procedures):

- where the value of the items is at or below \$500 (including petty cash transactions);
- Where a purchase is made using a corporate credit card (to a maximum of purchase value of \$2,000);
- where the transaction is one of the following types:
  - ◊ Staff salaries or wages;
  - ◊ Temporary staff using the *Comensura* recruitment portal;



## Policy Register Procurement Policy

- \* Taxation;
- \* Superannuation and Workcover;
- \* Payroll deductions;
- \* Investments/term deposits;
- \* Payments to statutory authorities;
- \* Telephone rentals and charges;
- \* Couriers;
- \* Utilities;
- \* Subscription renewals;
- \* Warranty renewals;
- \* Cab charges;
- \* Conferences, seminars and travel arrangements;
- \* Councillors and Mayoral allowances;
- \* Grants;
- \* Fees paid to committee members.

### 2.10 Emergency Incident affecting the community

In recognition that full compliance with existing Council procurement procedures may not support the Council's needs during an emergency incident affecting the community, an alternative procurement process may operate during these types of incidents, through the response, relief and recovery phases of the incident. This alternative process aims to accommodate urgent community needs, while ensuring that the procurement process adopted is reasonable and conducted with appropriate consideration of standard procurement principles.

An emergency incident affecting the community is defined as:

- An actual or imminent occurrence of an event which in any way endangers or threatens to endanger the safety or health of any person and/or which destroys or damages, or threatens to destroy or damage, any property and/or endangers or threatens to endanger the environment or an element of the environment. ;
- The Municipal Emergency Manager (MEM), Municipal Emergency Resource Officer (MERO) and/or the Municipal Recovery Manager (MRM) is activated to coordinate Councils response to the emergency.

#### Purchases Below the Tendering Threshold

Where an emergency incident affecting the community has occurred then the MEM, MERO and/or the MRM may authorise purchases without the need for competitive quotes where that officer is of the opinion that delays in obtaining and analysing quotes will unduly delay the response to the emergency incident.

#### Purchases Above the Tendering Threshold

The CEO may resolve that a contract be entered into without going to tender because of an emergency.



## Policy Register Procurement Policy

Once the immediacy of the incident has passed, purchase orders should be raised to record the expenditure in the same way as they would have been in normal circumstances.

### 2.11 Critical incident affecting Council operations:

In recognition that full compliance with existing Council procurement procedures may not support the Council's needs during a critical incident affecting Council operations, an alternative procurement process may operate during these types of incidents. This alternative process aims to accommodate urgent Council needs, while ensuring that the procurement process adopted is reasonable and conducted with appropriate consideration of standard procurement principles.

A critical incident affecting Council operations is defined as:

- The Crisis Management Team is activated by the Chief Executive Officer or Director; and
- An internal incident to which the Chief Executive Officer has authorised the provision of urgent support.

#### Purchases Below the Tendering Threshold

Where a critical incident affecting Council operations has occurred then the Chief Executive Officer, Director or Manager may authorise purchases without the need for competitive quotes where that officer is of the opinion that delays in obtaining and analysing quotes will unduly frustrate the response to the critical incident.

#### Purchases Above the Tendering Threshold

The Council may resolve that a contract be entered into without going to tender because of emergency critical incident.

Once the immediacy of the incident has passed, purchase orders should be raised to record the expenditure in the same way as they would have been in normal circumstances.

### 2.12 In-Kind Contributions

An in-kind contribution is defined as a donation of goods, materials, services, time or expertise, by a community group or club that assists a tenderer to deliver their contractual obligations to Council.

Where a community group or club wishes to provide an in-kind contribution to a Council funded project, and the value of the project is such that Council's policy requires a competitive arrangement, then the community group or club may elect to either:



## Policy Register Procurement Policy

- Tender direct to Council for the entire project (noting that Council's Conditions of Contract and protocols will apply), or
- Engage with the tenderer(s) for the provision of the in-kind contribution for the project and the tenderer submits the tender to Council.

In either scenario the tenderer must be capable of performing the work. This would include having the required skills, regulatory registrations and financial capacity to undertake the works. The tenderer will be assessed on their ability to complete the project to the satisfaction of Council within the contract price, and in doing so will bear total contractual liability for the delivery of the project including the in-kind contribution.

### 2.13 Buying locally

Council's procurement activities are to encourage opportunity for local suppliers to compete for the provision of goods and services, consistent with the purchasing principles of value for money and open and effective competition.

In addition, Council must whenever practicable, give consideration to contracts for the purchase of goods, machinery or material manufactured or produced in Australia or New Zealand (Section 186(6) of the Local Government Act 1989).

### 2.14 Complaint Handling

Complaints relating to procurement matters will be dealt with under Council's Complaints and Feedback processes. Information on Council's commitment to quality customer service and how to make a complaint is provided on Council's website.

### 2.15 Negotiation and Value Management

Council officers may enter into negotiation or a value management process with suppliers.

Written approval from the relevant director is required and all officers involved in the negotiations must have signed a Probity and Confidentiality form.

A minimum of two Council Officers must be present at any negotiation, of which one must be an officer that has undertaken procurement training.

The officer approving the final purchase must be satisfied that the negotiation has not led to a material change (see definitions) in scope of the service or tender.



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### 2.16 Probity Audit Plan

A Probity Audit Plan sets out the steps to be taken and the processes implemented to ensure a tender is conducted fairly and ethically.

A Probity Audit Plan must be prepared and implemented when:

- The expected purchase value is above \$2,500,000;
- The purchase is highly complex, or of a high risk or controversial nature; or
- Requested by the Chief Executive Officer or a Director

The Probity Audit Plan is to be reviewed and approved by the relevant Director and Manager Procurement and Contracts. The approval process includes whether a Probity Advisor and/or a Probity Auditor is to be appointed for the procurement process.

The appointment of a Probity Advisor and/or Probity Auditor needs to be considered early on in the project life and well before the tendering phase.

### 2.17 Probity Advisor and Probity Auditor

A Probity Advisor – is appointed to provide independent advice on probity issues which may arise regarding the tender process, to review final specifications and tender documents prior to going to the market and to provide advice on strategies to overcome potential problems.

A Probity Auditor - monitors compliance with processes established to identify conflicts of interest, and provides high level assurance about the standard of tender probity.

Where a Probity Auditor is to be engaged, the Audit Committee will be informed at the next available meeting. On completion of the audit, a report on the findings will be issued by the Probity Auditor and a copy provided to the Audit Committee.

### 2.18 Disposal of Minor Assets

Council surplus minor property may be disposed of in one of the following ways:

- Through a charity or non-profit organisation that provides services to Manningham residents
- A public sale or equivalent
- Disposal as waste
- Other - at the discretion of the Manager Procurement and Contracts

The disposal is to be coordinated through the Procurement and Contracts Unit.





## Policy Register Procurement Policy

Motor vehicles, plant and equipment are to be sold by public auction and the sale of land and building property assets is governed by the Local Government Act 1989.

To dispose of items Council Officers must complete the Minor Disposal form (TRIM: D10/32070).

### 3 SCOPE OF POLICY

This Policy applies to all procurement of goods, services and works for Council.

All staff are required to comply with the provisions of this policy and related guidelines/procedures.

### 4 RESPONSIBILITY

Directors and Managers are responsible for:

- ensuring compliance with the policy and related guidelines/procedures within their work areas
- supporting staff to apply this policy.

The Manager Contract and Procurement has responsibility for the management and administration of this Policy but has no authority to waive or vary the Policy without the express authority of the Council.

### 5 DEFINITIONS

Procurement: the whole process of acquisition of external goods, services and works (either outright or by rental or lease).

Material and substantial change (in the context of negotiating with suppliers):

- The scope of the works or services negotiated change to such a degree, that an entirely new works or service is brought into being from the one first proposed in the specification.
- That as a result of negotiation, a separate service, process, or portion of significant value, is added to the specification scope; that in fairness to other contractors should have been tendered as a standalone project.



## Policy Register Procurement Policy

### 6 RELATED POLICIES

- Council's Strategic and Operational Risk Framework and Risk Registers
- Municipal Emergency Management Plan (MEMP)
- POL/361 Corporate Credit Card Policy
- POL/496 Employee Code of Conduct
- POL/483 Fraud and Corruption Policy
- Workplace Health and Safety Commitment Statement

### 7 SUPPORTING PROCEDURES & GUIDELINES

- Victorian Local Government Best Practice Guidelines 2013.
- Tendering Procedures [POL/273](#) (TRIM)
- Managing Contractors Procedure
- Complaints Handling Procedures
- Council Operating Procedures:
  - Manual handling
  - Plant and Equipment
  - Chemical Storage and Handling;
  - Noise Management;
  - Environmental management risk assessment worksheet
  - SOP 6.2.14: Financial Arrangements for Emergencies – TRIM: [D17/42004](#)

### 8 RELATED LEGISLATION

- Occupational Health and Safety Act 2004
- Local Government Act 1989
- Emergency Management Act 1986 and 2013

### 9 SUPPORTING RESEARCH AND ANALYSIS

- Independent Broad-based Anti-Corruption Commission (IBAC) and Victorian Auditor General's Office (VAGO) reports into Procurement practices.



**Policy Register  
Procurement Policy**

## 10 DOCUMENT HISTORY

<b>Policy Title:</b>	Procurement Policy
<b>Responsible Officer:</b>	Tim Lawson
<b>Resp. Officer Position:</b>	Manager Contract and Procurement
<b>Next Review Date:</b>	June 2019
<b>To be included on website?</b>	Yes



Last Updated	Meeting type? - Council or EMT	Meeting Date	Item N°
June 2018	Council	26 June 2018	TBA
Feb 2017	Council	21 February 2017	13.2
July 2015	Council	28 July 2015	12.4
June 2014	Council	24 June 2014	12.4
June 2013	Council	25 June 2013	12.3
June 2011	Council	28 June 2011	12.1
June 2010	Council	29 June 2010	12.6
October 2009	Council	27 October 2009	12.1
June 2004	Council	29 June 2004	12.1

## 14 CHIEF EXECUTIVE OFFICER

### 14.1 Results of the Local Government Community Satisfaction Survey 2018

File Number: IN18/278

Responsible Director: Chief Executive Officer

Attachments: 1 [Local Government Community Satisfaction Survey 2018](#)  
 

#### EXECUTIVE SUMMARY

*This report presents the key findings achieved by Manningham Council from the state-wide Local Government Community Satisfaction Survey 2018.*

*Manningham Council has received an overall performance index score of 66. This is a one point decline from 2017 results, however is rated as statistically higher than Metro and State results.*

*Council's performance has improved in 2 of the core areas, with a 3 point increase in community consultation and customer service over the past 12 months. A 1 point decline has been recorded in overall performance and making community decisions, and a 2 point decline in sealed local roads. Advocacy and overall council direction remain consistent with 2017 results.*

#### *Summary of Core Measures 2018 – Index score results*

Performance Measures	MCC 2013	MCC 2014	MCC 2015	MCC 2016	MCC 2017	MCC 2018	Metro 2018	State-wide 2018
Overall performance	65	66	68	65	67	66	65	59
Community consultation	57	60	58	58	54	57	57	55
Advocacy	56	61	58	54	56	56	56	54
Making community decisions	n/a	59	60	57	58	57	58	54
Sealed local roads	n/a	64	68	64	66	64	68	53
Customer service	76	76	74	72	71	74	72	70
Overall Council Direction	55	53	57	50	51	51	54	52
Waste Management		-	-	79	77	75	75	70
Elderly Support Services		-	-	68	70	68	67	68
Environmental Sustainability	-	-	-	-	64	67	64	63
Rates versus Services	<b><u>Fifty two percent of residents indicated that they would prefer cuts in Council services in order to keep Council rates at the same level as they are now. Twenty six percent said they would like to see improvement to local services. Twenty two percent were undecided.</u></b>							

*In addition to the core performance measures, additional questions were included in the 2017 and 2018 survey.*

*This report recommends that Council note the findings of the Local Government Community Satisfaction Survey 2018.*

## **1. RECOMMENDATION**

**That Council notes the Local Government Community Satisfaction Survey 2018 results.**

## **1. BACKGROUND**

- 1.1 The Local Government Community Satisfaction Survey 2018 was coordinated and auspiced by Local Government Victoria (LGV) and undertaken by JWS Research, an independent market research company. This is the 20<sup>th</sup> year that the Local Government Community Satisfaction Survey has been conducted.
- 1.2 The main objectives of the survey are to assess the performance of Manningham Council across a range of measures and to seek insight into ways to provide improved or more effective service delivery. The survey also provides Council with a means to fulfil a number of statutory reporting requirements and acts as a feedback mechanism to Local Government Victoria.
- 1.3 Refer Appendix A for Survey Methodology and Performance Measures.

## **2. DISCUSSION / ISSUE**

- 2.1 Manningham Council significantly outperformed the state average in 4 service areas - overall performance, environmental sustainability, making community decisions and sealed local roads.
- 2.2 Customer service is Council's highest rated core measure and second highest rated service area overall. Over the past twelve months Council's Citizen Connect program has delivered a much needed transformation putting the customer/citizen at the centre of our operations.

The main focus has been on providing a valued, consistent and improved customer service experience via the creation of a centralised customer service Contact Centre. Transferring key high volume council processes into a centralised Contact Centre has resulted in customers being able to access services by calling one number and in most instances receiving first call resolution.

Initial results show an improvement from 27% to 66% of all customer calls to the Contact Centre being resolved at the first instance.

- 2.3 Council's top 3 performing service areas for 2018 are waste management, elderly support services and environmental sustainability.

- 2.4 Residents have cited the top 3 key areas for improvement that Council should focus on as being inappropriate development (15%), sealed road maintenance (13%) and community consultation (10%).
- 2.5 Sealed local roads declined by 4 points (64) from 2017 results (68). It should be noted that not all respondents' comments related to Council managed roads but roads that are the responsibility of Vic Roads. Council is actively working to improve its sealed roads, including entering into a collaborative procurement contract for asphalt works to enable council to use a number of industry leading contractors at more competitive rates.
- 2.6 Whilst a 3 point increase in community consultation and engagement indicate a positive move in the right direction, the disparity of results between importance and performance of this service area, by residents, indicates the need for Council to continue to strengthen its communications and engagement practices moving forward.
- 2.7 Ongoing engagement activities such as the Listening Post program, and use of the Manningham Community Panel, will continue to:
- build trust and community confidence
  - enhance the reputation of Council as open, accountable and willing to listen
  - ensure that Council services and supports are reflective of community needs and priorities. The research will enable Council to identify and track problem areas.
- 2.8 Council will continue to embed best practice community engagement, aligning its engagement activities to the Victorian Auditor-General's Office Public participation guidelines.
- 2.9 There has been a noticeable decline in overall performance ratings among residents aged 35 to 49 years in the past year, with an 8 index point drop recorded for their impressions of Councils performance since 2017.
- 2.10 The research has highlighted that residents aged 18 to 34 have viewed Council more favourable across many of the core measures than residents overall. Council will continue to use social media and digital platforms as a means of effectively engaging with this cohort.

### **3. COUNCIL PLAN / STRATEGY**

- 3.1 Council will undertake a number of actions in line with the Council Plan goals and themes to progress the indicators in the research findings.
- 3.2 High level results from the research are reported each year through the Know your Council website. These are:
- Consultation and Engagement
  - Community satisfaction in Council decisions
  - Sealed local roads

**4. FINANCIAL IMPACTS AND IMPLICATIONS**

- 4.1 In 2018 the costs to participate in the Local Government Community Satisfaction Survey was \$12,697 based on the inclusion of core and non-core questions. The ongoing cost will vary according to the scope of the questions included each year.

**5. COMMUNICATION/ENGAGEMENT**

- 5.1 The results of the 2018 Community Satisfaction survey will be communicated to the community through a range of channels, including media release to the local media, Manningham Matters, Council's social media channels, website, annual report and the Know Your Council website.

**6. DECLARATIONS OF CONFLICT OF INTEREST**

No Officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

**APPENDIX A:****Survey Methodology**

A total of 400 interviews were conducted by telephone with Manningham residents. The maximum margin of error on a sample of approximately 400 interviews is +/- 4.9% at the 95% confidence level for results around 50%. That is, if 50 per cent of the sample chose an answer we can be 95 per cent sure the true percentage of the population will be between 45.1 per cent and 54.9 per cent.

Survey fieldwork was conducted in the period of 1 February to 30 March 2018.

The survey sample matched to Manningham Council was purchased from an accredited supplier of publicly available phone records, including up to 10 per cent mobile phone numbers to cater for the diversity of residents in the municipality, particularly younger people.

**Council Groups**

Sixty four of Victoria's 79 Councils participated in this survey. Results for Manningham Council for the 2018 Community Satisfaction Survey have been compared against other Councils in the Metro group and on a state-wide basis. Council groupings changed in 2015. Previously Manningham Council was self-classified as an Outer Metropolitan Council according to the former classification list. LGV has changed classifications and Manningham Council is now classified as a Metro Council according to the following new classification list:

- Metropolitan
- Interface
- Regional Centres
- Large Rural
- Small Rural

The Councils participating in the Metro group are:

Banyule City Council	Manningham Council
Bayside City Council	Maroondah City Council
Boroondara City Council	Melbourne City Council
Brimbank City Council	Monash City Council
Glen Eira City Council	Moonee Valley City Council
Greater Dandenong	Moreland City Council
Frankston City Council	City of Port Phillip
Kingston City Council	Stonnington City Council
Knox City Council	Whitehorse City Council



**Performance Measures**

The LGV Survey is made up of core and non-core questions. The selection of non-core questions is up to each individual Council which constrains broad benchmarking beyond the core questions set. The core questions addressed include:

- Overall performance last 12 months (Overall performance)
- Lobbying on behalf of community (Advocacy)
- Community consultation and engagement (Consultation)
- Contact in last 12 months (Contact)
- Rating of contact (Customer service)
- Overall council direction last 12 months (Council direction)
- Decisions made in the interest of the community (making community decisions)
- The condition of sealed roads in your area (sealed local roads).

Respondents rated Council performance on a five-point scale - from "Very good" to "Very poor", with "Can't say" also a possible response category. To facilitate ease of reporting and comparison of results over and against the state-wide result and the Council group, an 'Index Score' has been calculated for all measures. The Index Score is, in simple terms, an average of the percentage rating given. The 'Index Score' is calculated and represented as a score out of 100 (on a 0 to 100 scale). The higher the Index Score – the better the performance.





# KEY FINDINGS & RECOMMENDATIONS



## OVERALL PERFORMANCE



The overall performance index score of 66 for Manningham City Council represents just a one point decline on the 2017 result. Overall performance scores have remained relatively consistent since 2012.

- Manningham City Council’s overall performance is rated statistically **significantly higher** (at the 95% confidence interval) **than the average rating for councils State-wide** (index score of 59). It is in line with the average rating for councils in the Metropolitan group (index score of 65).
- **Residents aged 18 to 34 years** (index score of 73) are **significantly more favourable** in their view of Council’s overall performance than residents overall, while **residents aged 35 to 49 years** (index score of 57) are **significantly less favourable**.
- While most sub-groups rate Council’s overall performance in 2018 similarly to 2017, **residents aged 35 to 49 years declined significantly** (by eight index points) in their impressions of Council’s performance since 2017.

Similar to 2017 responses, residents are much more likely to rate Council’s overall performance as ‘very good’ (14%) or ‘good’ (45%) than ‘poor’ (6%) or ‘very poor’ (2%). A further 31% sit mid-scale providing an ‘average’ rating.



### OVERALL COUNCIL PERFORMANCE

Results shown are index scores out of 100.

## OVERVIEW OF CORE PERFORMANCE MEASURES



Review of the core performance measures (as shown on page 19) shows that Manningham City Council's **performance was either stable or exhibited a slight increase** compared to Council's own results in 2017. Performance ratings for core measures have remained largely consistent since 2012, with the exception of overall council direction.

- Although there were no *significant* improvements in 2018, Manningham City Council's performance on overall performance, community decisions, sealed local roads, and customer service is **significantly higher than State-wide** council averages.
- Results for core measures are generally **in line** with average ratings for the **Metropolitan group**, with the exception of overall direction and sealed local roads, where Council's performance index is *significantly lower* compared with Metropolitan group averages.
- Council's performance increased slightly (but not significantly) – by three index points on each measure – on the core measures of **community consultation** (index score of 57) and **customer service** (index score of 74) since 2017.

- Perceptions of **council direction** (index score of 51) have failed to return to 2015 levels (index score of 57) after declining significantly in 2016 (index score of 50).

There are **notable generational differences** within Manningham City Council.

- **Residents aged 18 to 34 years** are *significantly more* favourable in their impressions of Council performance on core measures than are residents overall, while **residents aged 35 to 49 years** are *significantly less* favourable.
- In addition, residents aged 18 to 34 years *increased significantly* in their impressions of council direction, consultation and engagement, lobbying and community decisions in the past year. Conversely, since 2017 35 to 49 year-olds *decreased significantly* in their impressions of Council's overall performance, council direction, consultation and engagement and community decisions.

**Customer service** (index score of 74) comprises Manningham City Council's highest rated core measure and second highest performing service area.

## CUSTOMER CONTACT AND SERVICE



**More than three in five (61%) Manningham City Council residents have had recent contact with Council.** Those aged 18 to 34 years are *significantly less likely* to have contacted Council (42%) than residents overall. Residents aged 35 to 49 years are most likely to have contacted Council (69%), but also rate Council lowest for the quality of their customer service interactions (index score of 66).

**Manningham City Council's customer service index of 74 represents a three-point increase** (*not a significant change*) **on the 2017 result.** Again, results are significantly higher than the State-wide average for councils (index score of 70) and in line with the Metropolitan group average (index score of 72).

- A third (32%) rate Council's Customer Service as 'very good', with a further 43% rating Customer Service as 'good', slightly higher than 2017.
- Most sub-groups rated Council's customer service higher in 2018 than 2017, with the exception of men and residents aged 35 to 49 years; 35 to 49 year-olds declined nine index points in their impressions in the past year.

Notwithstanding some differences in impressions at the sub-group level, Council should aim to improve customer service across all groups.

*Rating declines among 35 to 49 year-olds in customer service ratings are more likely driven by the issues prompting service calls (explored in this report) than the quality of the calls themselves.*

## AREAS WHERE COUNCIL IS PERFORMING WELL



**Waste management is the area where Manningham City Council has performed most strongly** (index score of 75). Council's performance index score of 75 is *significantly higher* than the State-wide average for councils (index score of 70) and in line with the Metropolitan group average (index score of 75).

- Three-quarters of residents (75%) rate Council's performance in the area of recreational facilities as 'very good' or 'good'.
- Despite being the highest rated service area, ratings for waste management have declined steadily since 2015 (index score of 82). Perceptions have declined slightly across all groups over the years, with the most *significant decline* in 2018 occurring among residents aged 18 to 34 years.
- Waste management is also considered the most important service area (importance index score of 83).

**Another area where Manningham City Council is well regarded is elderly support services.** With a performance index score of 68, this service area is rated third highest among residents.

- Two in five residents (41%) rate Council's performance in the area of elderly support services as 'very good' or 'good'. One-third (33%) 'can't say'.
- Manningham City Council's performance in this area declined by two index points in the past year. While overall ratings declined just slightly, impressions among residents aged 65+ years declined significantly in the past year (index score of 66 in 2018 and 72 in 2017).
- Elderly support services are considered of high importance to the community (importance index score of 78).

## AREAS IN NEED OF ATTENTION



Council receives its lowest ratings in the area of **lobbying** on behalf of the community (index score of 56). Notwithstanding this, Council's performance mirrors the group average and is just slightly higher than the State-wide average for councils (index score of 54).

- Ratings are more middling than negative, and a substantial number of residents are not familiar with Council's efforts on their behalf: 29% 'very good' or 'good'; 34% 'average'; 13% 'poor' or 'very poor'; and 24% 'can't say'.
- **Residents aged 35 to 49 years** rate Council *significantly lower* than residents overall for the quality of its lobbying efforts.
- Lower results may be linked to concerns about **inappropriate development** (mentioned by 15% of residents), which residents volunteer as an area **in need of improvement**.
- Lobbying, however, is also considered of lesser importance than other service areas tested (importance index score of 66).

Despite increasing by three index points to a rating of 57 in the past year from a low point in 2017 (index score of 54), **community consultation** has not returned to its peak rating of 60 achieved in 2014.

- Feedback from residents on what they consider Council most needs to do to improve its performance in the next 12 months supports the need for continued efforts in this area, with **community consultation** mentioned by 10% of residents.



## FOCUS AREAS FOR COMING 12 MONTHS



**For the coming 12 months, Manningham City Council should pay particular attention to the service areas where stated importance exceeds rated performance by more than 10 points.** (These findings are in keeping with previously mentioned priority areas for improvement.) Key priorities include:

- **Community decisions** (margin of 23 points)
- **Consultation and engagement** (margin of 17 points)
- **Sealed local roads** (margin of 15 points)
- **Lobbying** (margin of 11 points).

Nonetheless, if improvements were to translate to higher rates, residents are much more likely to prefer service cuts (52%) to keep rates at current levels to rises in rates (26%) to improve local services. (Another 22% 'can't say'.)


Consideration should also be given to residents aged 35 to 49 years, who appear to be most driving negative opinion in 2018.

- Residents aged 35 to 49 years typically had the most contact with Council in the last 12 months.

On the positive side, Council should **maintain its relatively strong performance in the area of waste management and customer service** and aim to shore up service areas that are currently rated higher than others, such as **elderly support services**.

It is also important not to ignore, and to learn from, what is working amongst other groups, especially residents aged 18 to 34 years, and use these lessons to build performance experience and perceptions in other areas.

## 14.2 Audit and Risk Committee Charter Review

File Number: IN18/257  
 Responsible Director: Executive Manager People and Governance  
 Attachments: 1 Audit and Risk Committee Charter Final Council 26-06-18  
 Appendix [↓](#) 

### EXECUTIVE SUMMARY

*The Audit Committee Charter has been recently reviewed by Council's Audit Committee. The notable change arising from the review is an update of the committee's name to the more contemporary, 'Audit and Risk Committee'. The revised Charter is also more succinct and focussed.*

### 1. RECOMMENDATION

**That Council adopt the revised Audit and Risk Committee Charter.**

### 2. BACKGROUND

- 2.1 First established in 1998 and mandatory under the Local Government Act, the Audit Committee plays a pivotal governance role in providing Council with independent oversight and advice on its financial and performance reporting, compliance of internal and external audit activities, risk management and internal control systems.
- 2.2 Whilst maintaining critical analysis of financial reporting, the function of the Committee has transitioned over time to a broader monitoring and assurance advisory function, in response to the changing regulatory environment.
- 2.3 The Committee comprises three independent members and two Councillors. The Chair is elected annually and is an independent member. The below table lists the current Committee membership.

Committee member	Appointment Date	Role
Alan Fotheringham	July 2010	Independent member
Theresa Glab	July 2016	Chairperson
Andrew Dix	July 2017	Independent member
Cr Andrew Conlon	Nov 2017	Councillor member
Cr Michelle Kleinert	Nov 2017	Councillor member

- 2.4 The Audit Committee Charter was last reviewed and adopted by Council on 29 March 2016.

**3. DISCUSSION / ISSUE**

- 3.1 A number of local government Audit Committee Charters were benchmarked and the Audit Committees - A Guide to Good Practice for Local Government (2011), was used to inform this review.
- 3.2 The draft Charter was considered by the Audit Committee on 11 May 2018. Input received from the Committee has been incorporated into the document attached.
- 3.3 Update of the Committee's name to the Audit and Risk Committee, reflects contemporary naming convention and mirrors a significant function presently undertaken by the Committee.
- 3.4 An overview of the Charter edits include: removal of superfluous language and duplication of activities; alignment with the key amendments in the Local Government Bill Exposure Draft, synergy with industry charters, refinement in accordance with best practice guidance, and removal of redundant activities.

**4. COUNCIL PLAN / STRATEGY**

The updated Charter is consistent with the Council Plan Goal of a well governed Council, working towards delivering sound governance and leadership in transparency, accountability and decision making.

**5. IMPLEMENTATION****Timelines**

The Charter will take immediate affect from the date of Council adoption.

**6. DECLARATIONS OF CONFLICT OF INTEREST**

No Officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

## **Manningham City Council AUDIT AND RISK COMMITTEE CHARTER**

### **1. Purpose**

The Audit Committee is an advisory committee of Council established in accordance with Section 139 (2) of the Local Government Act 1989. The purpose of the Audit Committee is to assist Council to discharge its oversight and corporate governance responsibilities.

Assistance may include the following areas:

- Business operations and services and financial management and reporting;
- Systems and internal controls;
- Compliance with standards and regulatory requirements; and
- Identification, prioritisation and management of financial and other risks.

### **2. Authority**

2.1 Manningham City Council's Audit Committee does not have delegated powers to make binding decisions but provides advice to Council. The Audit Committee is authorised to:

- 2.1.1 Perform activities within its role and responsibilities in this charter;
- 2.1.2 Invite the attendance of council officers at meetings as appropriate;
- 2.1.3 Request additional information in order to fulfil its responsibilities;
- 2.1.4 Monitor and assess the performance of the internal and external auditors;
- 2.1.5 Seek resolution on significant disagreement(s) between management and internal and external auditors on audit recommendations;
- 2.1.6 Formally meet with council officers, internal and external auditors as necessary;
- 2.1.7 Request necessary financial resources to enable the Committee to receive any necessary legal, accounting or other professional advice; and
- 2.1.8 The Chair of the Audit Committee (or nominee in the result of unavailability) will be on the interview panel in the appointment of the internal audit contractor.

### **3. Composition**

- 3.1 The Committee will comprise five members, being three independent members and two Councillor Members.
- 3.2 A quorum for the committee will be three members comprising at least two independent members and one Councillor Member.
- 3.3 The Chair of the Audit Committee will be an independent member appointed by the Audit Committee. The Chair will be appointed at the first meeting of the Audit Committee in the Audit Year or at the last meeting of the Committee in the previous Audit Year. A Deputy Chair should also be elected at this time to ensure coverage in the event that the Chair is granted leave of absence.
- 3.4 The Councillor members of the Committee will be appointed annually by Council at the statutory meeting (Annual Meeting). The independent members will be appointed for a three year term to coincide with the commencement of the Audit Year. Where the term of an independent member is due to expire, Council shall at its discretion, appoint for an additional term or advertise the vacancy in the media.
- 3.5 In the event of a vacancy of an independent member prior to the expiration of the term, Council shall advertise the position to be filled for the remainder of the current term.
- 3.6 The independent members will have a compliment of contemporary business management expertise and experience. At least one member will have accounting and finance qualifications.
- 3.7 Independent members are eligible to serve three consecutive terms.
- 3.8 If Council proposes to remove an independent member of the Committee, Council must give written notice to the member and provide that member the opportunity to be heard at a Council meeting.

- 3.9 In the event that an independent member is not present for any three meetings in any 12 month period, unless Council at an open meeting resolves otherwise, vacancy occurs and the position shall be filled following public advertising.
- 3.10 Independent members are to be remunerated in accordance with a Council resolution.

#### **4. Meetings**

- 4.1 The audit committee will meet at least five times a year and convene additional meetings as required.
- 4.2 All audit committee members are expected to attend each meeting in person.
- 4.3 The audit committee will invite members of management, auditors or others to attend meetings and provide pertinent information.
- 4.4 Meeting agendas will be prepared and provided in advance to members, along with appropriate briefing materials.
- 4.5 Any audit committee member may place an item for discussion on the agenda.
- 4.6 Minutes will be prepared and forwarded to members and all councillors.

#### **5. Responsibilities**

- 5.1 The audit committee is responsible for the following:

##### **Financial Report (FR)**

- FR1 Review with management and the external auditors the results of the audit including any difficulties encountered.
- FR2 Review significant accounting and reporting issues, including complex or unusual transactions and highly judgemental areas, recent accounting, professional and regulatory pronouncements and legislative changes and understand their effect on the financial report.
- FR3 Review on a regular basis the financial report(s), including the annual financial report and consider whether they are complete, consistent with information known to audit committee members, reflect appropriate accounting principles and make appropriate recommendations where remedial action is needed.
- FR4 Review with management and the external auditors all matters required to be communicated to the Audit Committee under the Australian Auditing standards.
- FR5 Review the external auditor's proposed audit scope and approach including any reliance on internal audit activity.
- FR6 Provide an opportunity for the Audit Committee to meet with the external auditors to discuss any matters that the Audit Committee or the external auditors believe should be discussed privately.
- FR7 Review the performance of the external auditors.

##### **Internal control (IC)**

- IC1 Monitor the implementation of any auditor's internal control recommendations.
- IC2 Review the Business Continuity Plan and Disaster Recovery Plan annually.
- IC3 Understand the scope of internal and external auditors' review of internal controls over financial and non-financial reporting, and obtain reports on significant findings and recommendations, together with management's responses.
- IC4 Review the Council's insurance coverage for adequacy and breadth annually.
- IC5 Consider management's controls for unusual or high risk transactions.
- IC6 Monitor tender and procurement policy and receive reports from Management on tendering and procurement non-compliance.
- IC7 Monitor the effectiveness of the integrity framework including policies to prevent and detect fraud and corruption.

**Risk management and compliance (RMC)**

- RMC1 Monitor the systems and process via the Council's risk management policy, framework and register to ensure strategic risks to Council are dealt with appropriately.
- RMC2 Monitor the process of review of the Council's risk profile every six months.
- RMC3 Consider the adequacy of actions taken to ensure that material business risks have been dealt with in a timely manner to mitigate exposures to the Council.
- RMC4 Keep informed of the findings of any examinations by regulatory agencies, and any auditor (internal or external) observations and monitor management's response to these findings.

**Internal audit (IA)**

- IA1 Review with management and the internal auditor, the internal audit charter, activities, staffing, resourcing and organisational structure of the internal audit function for Council.
- IA2 Review the three year Strategic Internal Audit Plan and Annual Plan to ensure alignment with Council's risk profile.
- IA3 Review and recommend the annual audit plan for approval and any changes to the plan.
- IA4 Receive the full report of the Internal Auditor together with management's responses.
- IA5 Monitor completion of the Annual Audit Plan including any major variances from the Internal Audit work program.
- IA6 Monitor processes and practices to ensure that the independence of the audit function is maintained.
- IA7 Review the effectiveness of the internal audit function every 3-5 years, including compliance with The Institute of Internal Auditors' *International Standards for the Professional Practice of Internal Auditing*.
- IA8 Meet with the internal auditor to discuss any matters that the Audit Committee or internal auditor believes should be discussed privately.
- IA9 Management to advise the Audit Committee when the Internal Auditor undertakes any specific projects or investigations deemed necessary by the Chief Executive Officer, Executive Officers and/or the Council. The Committee is to receive reports of any such projects or investigations undertaken by the internal auditor.

**6. Reporting responsibilities**

- 6.1 The Audit Committee Chair will make a written and oral presentation to the Council's Strategic Briefing Session at six monthly intervals on the work and outcomes of the Committee over the preceding six months.
- 6.2 Monitor that open communication between the internal auditor, the external auditors, and the Council occurs.
- 6.3 Report annually to stakeholders, describing the audit committee's composition, responsibilities and how they were discharged, and any other information required by regulation, including approval of non-audit services.
- 6.4 Consider the findings and recommendations of relevant audits undertaken by the Victorian Auditor-General and reports of other agencies and monitor the Council's implementation of relevant recommendations.

**7. Other responsibilities**


- 7.1 Perform other activities related to this charter as requested by the Council.

- 7.2 Recommend that investigations be undertaken where considered required by the Audit Committee. Reports on the progress and results of such investigations are to be received by the Audit Committee.
- 7.3 Review the Audit Committee Charter annually, requesting Council's approval for proposed changes and ensuring appropriate disclosure as required by legislation.
- 7.4 Evaluate the Audit Committee's and individual members' performance periodically.

**Definitions:**

*Audit year – The period from 1 September to 31 August the following year.*

### 14.3 Revised Councillor Allowance and Support Policy

File Number: IN18/274  
Responsible Director: Executive Manager People and Governance  
Attachments: 1 Councillor Allowance and Support Policy [↓](#) 

#### EXECUTIVE SUMMARY

*The Local Government Act 1989 (the Act) requires Council to adopt and maintain a policy in relation to the reimbursement of expenses for Councillors. The Councillor Allowance and Support Policy (the Policy) has been in place since 1997 and is subject to regular review. The scheduled review in March 2017 was delayed to incorporate findings from an internal audit of Councillor expenses undertaken in September 2017. The audit made some recommendations regarding the Policy, which have been incorporated into the revised draft Policy shown at Attachment 1. The draft Policy is now presented to Council for consideration.*

#### 1. RECOMMENDATION

**That Council endorse the revised Councillor Allowance and Support Policy shown at Attachment 1.**

#### 2. BACKGROUND

1.1 The *Local Government Act 1989* provides direction in regard to the reimbursement of Councillor expenses. Section 75 of the Act provides that:

1. A Council must reimburse a Councillor for expenses if the Councillor—
  - (a) applies in writing to the Council for reimbursement of expenses; and
  - (b) establishes in the application to Council that the expenses were reasonable bona fide Councillor out-of-pocket expenses incurred while performing duties as a Councillor.
2. In this section, duties as a Councillor means duties performed by a Councillor that are necessary or appropriate for the purposes of achieving the objectives of a Council having regard to any relevant Act, regulations, Ministerial guidelines or Council policies.

1.2 The Act goes on to provide under section 75B:

1. A Council must adopt and maintain a policy in relation to the reimbursement of expenses for Councillors and members of Council committees.
2. A policy adopted by Council under this section must be consistent with—



- a. the prescribed types of Councillor out-of-pocket expenses that must be reimbursed if the expenses are reasonable and bona fide; and
  - b. the prescribed procedures to be followed by Councils in relation to the reimbursement of out- of-pocket expenses.
3. A Council must keep a copy of the policy adopted and maintained under this section available for inspection at the office of the Council.
- 1.3 Council must also make available for the Mayor and Councillors the minimum resources and facilities prescribed under the Act.

### 3. DISCUSSION / ISSUE

- 2.1 The Councillor Allowance and Support Policy has been in place since 1997 and has been subject to periodic review. The scheduled review for March 2017 was delayed to incorporate findings from a planned internal audit of Councillor expenses in September 2017.
- 2.2 The objective of the internal audit was to assess the adequacy and effectiveness of processes, policies, procedures and internal controls implemented by Council for alignment with the Act as well as compliance with Council's Policy. The findings of the audit sought to provide, where possible, relevant opportunities to improve control effectiveness and efficiency.
- 2.3 Overall, the audit assessed policies and procedures relating to Councillor expenses, from a process maturity perspective, as 'Established' with a robust control environment in place. The audit also identified opportunities to further enhance Council's policy and processes. Specifically, it was recommended that Council:
- 2.3.1 amend the Policy to allow for parking to be claimed at any event attended while performing duties as a Councillor; and
  - 2.3.2 consider enhanced transparency of public reporting in the Annual Report and/or on Council's website.
- 2.4 *The Local Government (Planning and Reporting) Regulations 2014* set out the general information to be included in the report of operations in the Annual Report. The report on operations must contain a description of the operations of the Council during the financial year including:

Details of the expenses, including reimbursement of expenses, for each Councillor paid by the Council, categorised separately as -

- travel expenses; and
- car mileage expenses; and
- childcare expenses; and
- information and communication technology expenses; and
- conference and training expenses.

- 2.5 In conducting the internal audit, benchmarking was undertaken across 28 metropolitan Councils. It was found that:
- 24 Councils reported detailed total Councillor expenditure in the annual report including a value per Councillor by nature of expense in accordance with the regulations;
  - two Councils did not report on Councillor expenditure; and
  - two Councils reported only on the total combined expenditure of all Councillors, of which Manningham was one.
- 2.6 In addition to this, officers also conducted research on contemporary best practices which showed that many Councils also publicly disclose Councillor expenses on their websites, generally on a quarterly basis.
- 2.7 The audit recommendation suggested that Council consider where it should position itself in light of the above statistics. As part of Council's ongoing commitment to open and accountable government, officers recommend incorporating expanded reporting arrangements in the revised Policy.
- 2.8 It is proposed that Council report quarterly on its website on the total cost per Councillor in each of the categories outlined in 2.4 above in advance of the reporting requirements under the *Local Government (Planning and Reporting) Regulations 2014*.
- 2.9 There are a number of other changes proposed in the policy. These include:
- 2.9.1 Amended clause (2.5) requiring all Councillor expenses for the financial year to be submitted by 30 June;
- 2.9.2 New clause (4) relating to reimbursement of car parking fees in line with the internal audit recommendation;
- 2.9.3 New clause (6) relating to Councillors with a disability. This will enable the approval of reasonable additional expenses to assist a Councillor with a disability to perform their duties as a Councillor;
- 2.9.4 Removal of the requirement for Council to approve Councillor attendance at interstate conferences (clause 8.3)
- 2.9.5 New clause (8.7) relating to the allocation of councillor induction program costs in the first year of a Council term;
- 2.9.6 Removal of clauses from the existing policy 2.5, 13.1 and 13.2 given the proposed expanded reporting requirements;
- 2.9.7 A definition of 'immediate family member' has been included in the Policy.
- 2.9.8 Minor amendments to ensure currency of practice, references and simplification of language.

**4. IMPLEMENTATION**

## 4.1 Finance / Resource Implications

Annual provision is made in the budget for Councillor expenses. The proposed allocations for the 2018/2019 financial year are \$12,455 per annum for each Councillor and \$15,000 for the Mayor.

## 4.2 Timelines

The new quarterly reporting regime will commence at the end of the first quarter for the 2018/2019 financial year.

**5. DECLARATIONS OF CONFLICT OF INTEREST**

No Officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

The Act also provides that a Councillor does not have a conflict of interest when adopting a Councillor expenses policy.



## Policy Register

### Councillor Allowance and Support Policy

Policy Classification	- Governance
Policy N°	- POL/194
Policy Status	- Draft
Responsible Service Unit	- Governance Services
Authorised by	- Council
Date Adopted	-
Next Review Date	- 30 June 2021

*This policy is part of a suite of policies adopted by Council or the Executive Management Team (EMT).*

*New or replacement policies can be created and developed within Service Units but can only be added to Council's Policy Register by Strategic Governance following the approval of the policy by Council or the EMT.*



**Policy Register**  
**Councillor Allowance and Support Policy**

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## Policy Register Councillor Allowance and Support Policy

### PURPOSE

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This policy has been developed to provide guidance about the support Council will provide to the Mayor and Councillors while performing their duties.

The facilities and services identified in this policy are available for use by Councillors in their official role as Councillor. Use of facilities and services by members of a Councillor's family are prohibited unless the use is directly related to a Councillor's official role.

Claims for facilities and expenses other than those specifically provided for in this policy will be submitted to Council for determination.

If a Councillor does not claim a particular expense or does not use a facility or service provided, this cannot be offset against a claim for an additional amount of some other expense or facility.

### POLICY STATEMENT

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#### 1. Councillors' Allowances

- 1.1. Mayoral and Councillor allowances are set by the state government and are paid in accordance with the relevant legislation.
- 1.2. In accordance with the provisions contained in Australia Tax Office Interpretive Decision 2007/205, Council may enter into a voluntary arrangement with a Councillor under which the Councillor agrees to forego all or part of their Councillors Allowance, including Mayoral Allowance if applicable, in exchange for the Council making contributions to Vision Super, or such other complying superannuation fund nominated by the Councillor and agreed to by the Chief Executive Officer, on their behalf of the amount foregone by the Councillor. (Council Meeting 26/7/11)
- 1.3. Mayoral and Councillors allowances will be paid by EFT, in advance, on a monthly basis.

#### 2. Expenses

- 2.1. Council must adopt and maintain a policy in relation to the reimbursement of expenses.
- 2.2. Council must reimburse Councillors for reasonable bona fide out-of-pocket expenses incurred while performing duties as a Councillor.



## Policy Register Councillor Allowance and Support Policy

- 2.3. For the purposes of this policy, payment of expenses will be limited to:
  - a. payment of travel expenses for private vehicle use;
  - b. reimbursement of carer expenses, where appropriate;
  - c. reimbursement of telephone expenses; and
  - d. reimbursement of costs paid by Councillors relevant to their role.
- 2.4. Councillors will be reimbursed for necessary out-of-pocket expenses on the presentation of a signed statement of expenditure on expenses supported by official receipts and other relevant documentation.
- 2.5. Councillors are expected to progressively submit their expense claims on a monthly basis as they are incurred. Claims for expenses during the prior month should be submitted by the last working day of the following month. This enables monitoring of expenditure against budget and accurate and meaningful reporting. All claims relating to each financial year are to be submitted by 30 June of that same financial year.
- 2.6. Council will not reimburse the cost of any infringements incurred by Councillors for road, traffic or parking violations.
- 2.7. The annual budget will provide a consolidated budget amount for each Councillor to cover the cost of expenses together with the cost of child care and attending conferences, seminars, training and professional development courses. In a Council election year, the budget will be apportioned between Councillors on a pro-rata basis for the period up to the election and for the period following the election.
- 2.8. Individual Councillors will be provided with a monthly statement (itemised) of their expenses to enable them to monitor their level of expenditure.
- 2.9. Where the cumulative cost of expenses, child care, conferences, seminars, training and professional development exceeds the budget provision for an individual Councillor in any one financial year, the Chief Executive Officer must only reimburse and/or commit expenditure up to the budget amount. Proposed expenditure that would exceed the budget provision is required to be submitted to Council for approval.

### 3. Use of Private Vehicles/Cabcharge Cards

- 3.1. Councillors will be reimbursed for the use of their own private vehicle or can use a Cabcharge card for:
  - a. attendance at Ordinary and Special Meetings of Council;
  - b. attendance at Committee or Advisory Committee meetings and Strategic Briefing Sessions;
  - c. attendance at ordinary, committee or sub-committee meetings of State, Regional or local organisations or bodies where the Councillor has, by Council resolution been elected as a Council delegate;



## Policy Register Councillor Allowance and Support Policy

- d. attendance at meetings, briefing sessions and civic or ceremonial functions convened by the Mayor or the Council;
  - e. attendance at a meeting, function or other official role as a representative of the Mayor or the Council;
  - f. attendances at conferences, seminars, professional development and training where the attendance has been approved by the Council or the Chief Executive Officer or delegate;
  - g. to and from the airport, rail or bus station or other point where travel to conferences, seminars, professional development and training commences; and
  - h. attendance at inspections and meetings within or outside Manningham relative to the duties of office as a Councillor.
- 3.2. Where travel is claimed to or from a location other than home, the maximum claimable must not be greater than the distance from the Councillors home or approved principle place of employment to the meeting/activity, unless exceptional circumstances exist.
- 3.3. Reimbursement for private vehicles will be paid in accordance with the Victorian Local Government Award 2015 as varied from time to time.
- 3.4. Councillors seeking reimbursement are required to submit to the Chief Executive Officer or delegate a signed record of private use claim and a copy of a log book entry for travel, other than for regular travel that has previously been determined and agreed.
- 3.5. 'Myki' cards are available from the Councillor Support Team for Council related travel. Where access to these cards is impractical, reimbursement of reasonable expenses can be claimed provided adequate evidence of the travel is produced.
- 3.6. Each Councillor will be provided with a Cabcharge card. Cabcharge cards are to be used by the cardholder only and must not be provided to any other individual for use.
- 3.7. Councillors must provide the Councillor Support Team with the reason for each journey and include the date, time and activity.

### 4. Car Parking Fees

- 4.1. Councillors may be reimbursed for car parking fees incurred at any event or training attended while performing their duties as a Councillor.

### 5. Carer Expenses

- 5.1. Council will reimburse the cost of necessary carer expenses incurred by Councillors in performing their duties. Carer expenses include child care and other forms of care needed to support immediate family members.





## Policy Register Councillor Allowance and Support Policy

- 5.2. Councillors will, on the production of a receipt or relevant documentation, be reimbursed the cost of child care expenses for children up to and including the age of 14 years and for other forms of care to support immediate family members where the Councillor attends:
- Council and Special Council meetings, Strategic Briefing Sessions, Committee and Advisory Committee meetings, site inspections to enable Councillors to familiarise themselves with matters before Council and civic or ceremonial functions convened by the Mayor or Council;
  - meetings, including public meetings scheduled by the Council;
  - meetings arising as a result of a Councillor being appointed by Council to an external body or organisation;
  - a meeting or some other official function in the role as Mayor or deputising for the Mayor; and
  - conferences, seminars, professional development and training.
- 5.3. Carer expenses may consist of hourly fees, agency booking fee and reasonable travelling expenses. Fee reimbursement is not payable where the service has been provided by an immediate family member of the Councillor.

### 6. Councillors with Disabilities

- 6.1. Reasonable additional expenses may be approved by the Chief Executive Officer or delegate to assist a Councillor with a disability to perform their duties as a Councillor.

### 7. Insurance

- 7.1. Councillors are covered by the following insurance policies while performing the duties of civic office including attendance at meetings of external bodies as Council's representative – WorkCover, Public Liability, Professional Indemnity, Councillors and Officers Liability and Travel insurances.
- 7.2. Council will pay the insurance policy excess in respect of any claim made against a Councillor arising from Council business where any claim is accepted by Council's Insurers, whether defended or not.

### 8. Seminars, Conferences, Professional Development and Training

- 8.1. Council recognises the need for Councillors to attend seminars, conferences, professional development and training in order to be kept fully informed on all local government matters and to assist them to perform their roles as Councillors.



## Policy Register Councillor Allowance and Support Policy

- 8.2. The annual budget provision will also cover the cost of conference attendance by Councillors.
- 8.3. Councillors attendance at all international seminars and conferences must be approved by Council. Attendances at the Australian Local Government Association Annual Conference, Local Government Managers Association National Congress and the Company Directors Course do not require Council approval.
- 8.4. Council will provide the following to Councillors attending conferences, seminars, professional development and training:
  - a. Registration, course or sessional fees;
  - b. Dinners/meals – cost of main conference meals if not covered by the registration fees and all other meals within reasonable limits for the duration of the conference, seminar, professional development or training session;
  - c. Accommodation – appropriate accommodation as selected after consultation with the Chief Executive's office from the day prior to the registration day and each day until the conclusion of the conference, seminar, professional development or training. Any additional accommodation costs as a result of the attendance of Councillors partners or family members will be met by the Councillor;
  - d. Transportation – Council will cover the cost of transportation to, during and from the conference. This applies to any of the following forms of travel:
    - i. return economy class air travel (the Council has discretion when considering proposed overseas travel by Councillors to consider whether any special or extenuating circumstances might apply that would warrant travel by Business Class);
    - ii. private vehicle with reimbursement as specified in this policy subject to the reimbursement not exceeding the cost of return economy class air travel available at that time for the particular destination;
    - iii. economy class train or bus travel; and
    - iv. cabcharge.
- 8.5. All arrangements are to be handled through the Councillor Support Team.
- 8.6. Councillors will be required to submit a written report in respect of any conference or seminar attended except for the ALGA Annual Conference, the Local Government Managers Association National Congress, the MAV Councillor Development Weekend, the VLGA Mayors weekend and the Company Directors Course. Where more than one Councillor attends an interstate or overseas conference or seminar, a joint report may be submitted. Conference reports will be published on the Councillor Hub.



## Policy Register Councillor Allowance and Support Policy

- 8.7. In the first year of a Council term, costs associated with the Councillor induction program will be absorbed in the operational budget and will not form part of the quarterly report.

### 9. Company Directors Course

- 9.1. Council will support Councillors undertaking the Company Directors Course conducted by the Australian Institute of Company Directors on behalf of the MAV.
- 9.2. Councillors will be entitled to attend the Course in any of the first three years after being elected with the cost of the Course being paid directly by Council upon registration.
- 9.3. The cost of the course will be deducted from the relevant Councillors expenses account.
- 9.4. If the cost of the course exceeds the available funds in a Councillor's expense account in any one year, the cost can then be amortised over two financial year periods.

### 10. Meals/Refreshments/Meeting rooms

- 10.1. The part-time and voluntary nature of the role of a Councillor necessitates a Councillor attending meetings outside normal business hours. In many instances the timing of meetings renders it impractical for Councillors to make their own meal arrangements prior to attending such meetings.
- 10.2. In recognition of these situations and to facilitate timely attendance at meetings, it is considered appropriate to provide Councillors attending Council meetings and Strategic Briefing Sessions with a "working dinner". The working dinner is to take the form of a two-course buffet together with non-alcoholic beverages.
- 10.3. Councillors (along with Council staff and independent members) attending meetings of committees and working groups convened to deal with Council business may be provided with meals.
- 10.4. Councillors may meet with constituents in the Councillors' lounge or other small meeting rooms and light refreshments (tea, coffee and biscuits) will be available. Where a Councillor organises a meeting with a constituent(s) they should endeavour to arrange the meeting outside of the lunchtime period. In a situation where this is not practical, a Councillor may order a light lunch. The cost of the lunch will be charged to the individual Councillor's expenses budget provided that the cost does not cause the actual expenditure to exceed the budget allocation and the lunch has been authorised by the Chief Executive Officer. There is no charge for the meeting room.



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- 10.5. There may be occasions where a Councillor will not be able to meet a person for Councillor related purposes, at the Civic Centre. Claims can be made for costs associated with these meetings subject to the following requirements:
- a. the meeting could not reasonably be conducted at the Civic Centre; and/or
  - b. the claim does not exceed the upper threshold of current Australian Taxation Office 'reasonable expenses'.
- 10.6. Where the Mayor hosts a visit (delegations, schools, etc) catering may be provided at Council's expense. Where an individual Councillor independently hosts a visit, the cost of catering is a charge against the Councillor.

### 11. Community Involvement and Support Activities

- 11.1. Mayor and Councillors receive invitations to attend various functions and activities. These may include industry bodies, local community groups, not-for-profit organisations, public sector bodies.
- 11.2. Many of these will be free of charge, where there is a fee for attending, the cost can be paid directly by Council or claimed as an expense provided:
- a. an official invitation is received;
  - b. the Councillor has been invited in an official capacity;
  - c. attendance can reasonably be seen to support the achievement of Council's objectives.
- 11.3. Council will meet the cost of attendance of a Councillor's partner where the official invitation refers to a partner and, because of the nature of the function or activity, there is an expectation that the partners attend.

### 12. Support Facilities

- 12.1. Council supplies the following support facilities to Councillors to enable the Councillors to undertake their duties of office. All equipment remains the property of the Council. When a Councillor ceases to hold the office of Councillor, they shall immediately cease using the equipment and shall return it at the earliest opportunity but no later than 14 days from the date of cessation.
- 12.2. Council provides:
- 12.2.1 Stationery and equipment – A4 letterhead, bond paper, business cards, satchels, name badge and diary;
  - 12.2.2 Secretarial assistance –secretarial assistance will be made available through the Councillor Support team to Councillors for work directly related to the duties of office;



## Policy Register Councillor Allowance and Support Policy

- 12.2.3 Councillors' lounge and office – Councillors have access to a lounge which is also fitted out with appropriate office furniture. It is suitable for meeting with constituents and for research and other Council business activities;
  - 12.2.4 Computing equipment in the form of a laptop and/or tablet device with appropriate software and printer as needed. Councillors will be supplied with electronic copies of meeting agendas and will need to bring a laptop or tablet device to meetings;
  - 12.2.5 A 3 or 4 drawer filing cabinet upon request;
  - 12.2.6 Training – Councillors will be provided with any necessary training/education in the use of equipment and/or software supplied by the Council or any sessions relating to other issues directly related to Council activities; and
  - 12.2.7 A webpage for each Councillor on the Manningham City Council website.
- 12.3. Council will reimburse Councillors up to \$100 per month for their mobile telephone plans provided that the mobile telephone number is published as the Councillors contact telephone number.
  - 12.4. Where Council has arranged the supply of equipment or other telecommunications facilities, the cost of purchase, installation or connection, maintenance, consumables, service or rental is to be at Council's expense.
  - 12.5. Council supplied equipment is only to be used in relation to Council business. The onus rests with each Councillor.
  - 12.6. Accounts for Councillors' mobile telephone plans are to be forwarded to the Councillor Support Team together with evidence of the payment of the account. Costs incurred in excess of the monthly plan amount will be the responsibility of the individual Councillor and will not be reimbursed by Council.

### 13. Name Badge

- 13.1. Councillors will be provided with a name badge bearing Council's logo for official use.

### 14. Additional facilities for the Office of Mayor

- 14.1. Mayoral Vehicle - Council will provide at its cost a fully registered, insured and maintained vehicle for official and personal use during the mayoral term if the Mayor so requires. The vehicle will be up to a similar standard to the vehicle available to the Chief Executive Officer.



## Policy Register Councillor Allowance and Support Policy

- 14.2. Office Facilities - The Mayor will be provided with a suitably equipped office and secretarial support will be available during normal business hours and at other times as arranged with the Chief Executive's office.
- 14.3. Facilities for the Mayor's Partner
- 14.3.1 The Mayor's partner will be supplied with cab charge facilities on the same terms and conditions as the Councillors.
- 14.3.2 Council will reimburse travelling expenses for the Mayor's partner whilst accompanying the Mayor on official business.

### 15. Reporting Arrangements

- 15.1. As part of Council's ongoing commitment to open and transparent government, all payments made to Councillors in accordance with this policy shall be reported quarterly on Council's website and included in the Manningham Quarterly Report.
- 15.2. Councillors will be provided 14 days to review the quarterly report and seek clarification where required.
- 15.3. The published quarterly report will include a total cost in each category detailed in 15.4 below for the Mayor and Councillors. Publication shall occur before the end of the month following each quarter.
- 15.4. Council's Annual Report will include details of expenses, including reimbursement of expenses, for each Councillor categorised separately as –
- a) Travel expenses; and
  - b) Car mileage expenses; and
  - c) Childcare expenses; and
  - d) Information and communication technology expenses; and
  - e) Conference and training expenses.

### 16. Decision Review

- 16.1. In the event that a Councillor is not satisfied with a decision made by officers under this Policy, the matter can be referred to a review panel consisting of the Mayor (or Deputy Mayor if the matter relates to the Mayor) and Chief Executive Officer (or delegate, who is not the original decision maker). In reviewing an application, the panel can determine to support the application, not support the application or refer the matter to Council for consideration.

## SCOPE OF POLICY

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The policy applies to Manningham City Council Mayor and Councillors.



## Policy Register Councillor Allowance and Support Policy

### **RESPONSIBILITY**

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Day to day operation of the policy will be the responsibility of the Councillor Support Team with all payments/reimbursements being approved under delegated authority by the Executive Manager People and Governance.

### **DEFINITIONS**

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Immediate Family Member – includes a spouse or domestic partner of a person, a son, daughter, mother, father, brother or sister that regularly resides with that person.

### **RELATED POLICIES**

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Councillors IT Support and Equipment Policy.

### **SUPPORTING PROCEDURES**

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Nil

### **ACTION PLANS**

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Nil

### **GUIDELINES**

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Position of Mayor and Deputy Mayor Guidelines

### **RELATED LEGISLATION**

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*Local Government Act 1989 (Section 75 & 75(B))*  
*Local Government (Planning and Reporting) Regulations 2014*

### **SUPPORTING RESEARCH AND ANALYSIS**


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Victorian Government's Policy Statement on Local Government Mayoral and Councillor Allowances and Resources.





**14.4 Appointment of Authorised Officer - Planning and Environment Act 1987**

File Number: IN18/244  
Responsible Director: Chief Executive Officer  
Attachments: 1 Instrument of Appointment and Authorisation - Scott Morone - 26 June 2018 [↓](#) 

**EXECUTIVE SUMMARY**

*Council is required to authorise officers for the purpose of enforcing the provisions of the Planning and Environment Act 1987 Act (the Act). It is proposed to appoint the Council officer detailed below as an Authorised Officer pursuant to Section 147(4) of the Act.*

**1. RECOMMENDATION**

**In the exercise of the powers conferred by section 224 of the Local Government Act 1989 and the other legislation referred to in the attached instrument of appointment and authorisation, Council resolves that:**

- A. Scott Morone - Team Leader Local Laws, be appointed and authorised as set out in the instrument shown in attachment 1;**
- B. the instrument will come into force immediately upon execution and will remain in force until Council determines to vary or revoke the Instrument or the officer ceases their employment with Council; and**
- C. the instrument be signed and sealed.**

**2. BACKGROUND**

- 2.1 The *Planning and Environment Act 1987* (the Act) regulates enforcement of the Act and is reliant on authorised officers acting on behalf of the Responsible Authority which is Council.
- 2.2 The Act, unlike the *Local Government Act 1989*, does not permit appointments to be made by the Chief Executive Officer and therefore in order for the officer to legally undertake the duties of their position under the Act, it is necessary for Council to make appointments by formal resolution.
- 2.3 The Instrument of Appointment and Authorisation, shown at attachment 1, has been prepared based on advice from Maddocks Lawyers and empowers the relevant officer to exercise those powers granted in the Instrument.
- 2.4 The appointment will come into force immediately upon its execution under the Seal of Council and will remain in force until varied or revoked by Council or the officer ceases employment with Council.

- 2.5 In addition to the appointment under the Act, Council pursuant to Section 224 of the Local Government Act 1989, may appoint any person other than a Councillor to be an authorised officer for the purposes of the administration and enforcement of most other Acts, Regulations or Local Laws which relate to the functions and powers of Council. This broader Instrument of Appointment and Authorisation has already been carried out, in respect to the designated officer, under the delegated authority of the Chief Executive Officer as the first part of a dual appointment process.
- 2.6 The appointment form will be recorded in the Authorised Officers Register that is required to be kept by Council and is available for public inspection.

### **3. DECLARATIONS OF CONFLICT OF INTEREST**

No Officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

**Instrument of Appointment and Authorisation  
(Planning and Environment Act 1987)**

In this instrument "officer" means -

**Scott Morone, Team Leader Local Laws**

**By this instrument of appointment and authorisation Manningham City Council -**

- 1. under section 147(4) of the *Planning and Environment Act 1987* - appoints the officer to be an authorised officer for the purposes of the *Planning and Environment Act 1987* and the regulations made under that Act; and
- 2. under section 232 of the *Local Government Act 1989* authorises the officer generally to institute proceedings for offences against Acts and regulations described in this instrument.

**It is declared that** this instrument comes into force immediately upon its execution and remains in force until varied or revoked.

This instrument is authorised by a resolution of the Manningham City Council on 26 June 2018.





The Common Seal of            )  
Manningham City Council        )  
was hereunto affixed            )  
in the presence of:                )

Mayor .....

Chief Executive Officer .....

Date: .....

## 14.5 Record of Assembly of Councillors

File Number:	IN18/246
Responsible Director:	Chief Executive Officer
Attachments:	1 Budget Submissions Hearing - 31 May 2018 <a href="#">↓</a> 
	2 Strategic Briefing Session - 5 June 2018 <a href="#">↓</a> 
	3 Strategic Briefing Session - 12 June 2018 <a href="#">↓</a> 
	4 Senior Citizens Reference Group - 13 June 2018 <a href="#">↓</a> 

### EXECUTIVE 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 an ordinary meeting of Council and those records are to be incorporated into the minutes of the Council Meeting.*

#### 1. RECOMMENDATION

**That Council note the Records of Assemblies for the following meetings and that the records be incorporated into the minutes of this Council Meeting:**

- **Budget Submissions Hearing – 31 May 2018**
- **Strategic Briefing Session – 5 June 2018**
- **Strategic Briefing Session – 12 June 2018**
- **Senior Citizens Reference Group – 13 June 2018**

#### 2. BACKGROUND

2.1 An Assembly of Councillors is defined in the Local Government Act 1989 as 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 the Council staff which considers matters that are intended or likely to be:-

2.1.1 The subject of a decision of the Council; or

2.1.2 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.

2.2 An advisory committee can be any committee or group appointed by council and does not necessarily have to have the term 'advisory committee' in its title.

2.3 Written records of Assemblies are to include the names of all Councillors and members of Council staff attending, a list of matters considered, any conflict of interest disclosures made by a Councillor and whether a Councillor who has disclosed a conflict of interest leaves

**3. DISCUSSION / ISSUE**

3.1 The Assembly records are submitted to Council, in accordance with the requirements of Section 80A of the Local Government Act 1989. The details of each of the following Assemblies are attached to this report.

- Budget Submissions Hearing – 31 May 2018
- Strategic Briefing Session – 5 June 2018
- Strategic Briefing Session – 12 June 2018
- Senior Citizens Reference Group – 13 June 2018

**4. DECLARATIONS OF CONFLICT OF INTEREST**

No Officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

Record of an Assembly of Councillors

Manningham City Council

## **Budget Submissions Hearing**

**Meeting Date:** 31 May 2018  
**Venue:** Council Chamber, Civic Office, 699 Doncaster Rd, Doncaster  
**Starting Time:** 6.30pm

1. **Councillors Present:**  
Councillor Andrew Conlon (Mayor)  
Councillor Michelle Kleinert (Deputy Mayor)  
Councillor Anna Chen  
Councillor Sophy Galbally  
Councillor Geoff Gough  
Councillor Dot Haynes  
Councillor Paul McLeish  
Councillor Paula Piccinini

**Apologies from Councillors:**  
Councillor Zafiroopoulos

**Executive Officers Present:**  
Jill Colson, Acting Chief Executive Officer  
Philip Lee, Director Shared Services  
Leigh Harrison, Director Assets & Engineering  
Angelo Kourambas, Director City Planning  
Lee Robson, Acting Director Community Programs

**Other Officers in Attendance:**  
Carrie Bruce, Senior Governance Advisor  
Kevin Ayre, Group Manager Financial Services  
Sheraz Akram, Coordinator Management Accounting

2. **Disclosure of Conflicts of Interest**  
Councillor Piccinini declared a conflict of interest in the budget submission from the Alliance for Gambling Reform. Councillor Piccinini left the meeting at 7:49pm prior to consideration of this submission and returned at 7:56pm after discussion on this submission had concluded.
3. **Items Considered**  
3.1 Receipt of Public Submissions – 2018/19 Annual Budget incorporating the four year Strategic Resource Plan 2018-2022.

The meeting ended at 7:56pm  
\*\*\*\*\*

Record of an Assembly of Councillors

Manningham City Council

## **Strategic Briefing Session**

**Meeting Date:** 5 June 2018  
**Venue:** Council Chamber, Civic Office, 699 Doncaster Rd, Doncaster  
**Starting Time:** 6.30pm

### **1. Councillors Present:**

Councillor Andrew Conlon (Mayor), Councillor Michelle Kleinert (Deputy Mayor),  
Councillor Anna Chen, Councillor Sophy Galbally, Councillor Geoff Gough,  
Councillor Dot Haynes, Councillor Paul McLeish, Councillor Paula Piccinini

### **Apologies from Councillors:**

Councillor Zafiroopoulos

### **Executive Officers Present:**

Warwick Winn, Chief Executive Officer  
Jill Colson, Executive Manager People & Governance  
Leigh Harrison, Director Assets & Engineering  
Angelo Kourambas, Director City Planning  
Lee Robson, Acting Director Community Programs

### **Other Officers in Attendance:**

Frank Vassilacos, Strategic Transport Planner,  
Vivien Williamson, Manager City Strategy  
Georgina Snaddon, Senior Corporate Planning and Performance Advisor  
Paul Goodison, Coordinator Landscape and Leisure  
Julia Jenvey, Senior Recreation Planner

### **2. Disclosure of Conflicts of Interest**

Nil

### **3. Items Considered**

- 3.1 North East Link- Issues and Opportunities
- 3.2 Request from Bulleen Templestowe District Junior Football Club re: Bulleen Park Facilities
- 3.3 Manningham Planning Scheme Amendment C117 – Consideration of Submissions for a Panel Hearing
- 3.4 Update on the Implementation of the Domeney Reserve Management Plan
- 3.5 Planning Application PL17/02661
- 3.6 Best Council in Victoria
- 3.7 Councillor Questions from the 22 May 2018 Council meeting

### **4. Items for Noting**

- 4.1 Recreational Land – Charges in Lieu of Rates 2018-19
- 4.2 Draft Inclusive Manningham Strategy 2018-2021 and Action Plan 2018-2019
- 4.3 Audit and Risk Committee Charter Review
- 4.4 Visual Messaging Boards
- 4.5 Doncaster Tennis Club Parking Issues

The meeting ended at 9:00pm

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Record of an Assembly of Councillors

Manningham City Council

## **Strategic Briefing Session**

**Meeting Date:** 12 June 2018  
**Venue:** Council Chamber, Civic Office, 699 Doncaster Rd, Doncaster  
**Starting Time:** 6.35pm

### **1. Councillors Present:**

Councillor Andrew Conlon (Mayor), Councillor Michelle Kleinert (Deputy Mayor),  
Councillor Anna Chen, Councillor Sophy Galbally, Councillor Geoff Gough,  
Councillor Paul McLeish, Councillor Paula Piccinini

### **Apologies from Councillors:**

Councillor Zafiroopoulos, Councillor Dot Haynes

### **Executive Officers Present:**

Warwick Winn, Chief Executive Officer  
Jill Colson, Executive Manager People & Governance  
Angelo Kourambas, Director City Planning  
Philip Lee, Director Shared Services  
Keri Kennealy, Acting Director Community Programs

### **Other Officers in Attendance:**

Carrie Bruce, Senior Governance Advisor  
Vivien Williamson, Manager City Strategy  
Malcolm Foard, Manager Social and Community Services  
Maria Criticos, Acting Community and Grant Facilitator  
Lisa Waters, Community Development Programmer  
Juanita Haisman, Manager Communications  
Kevin Ayre, Group Manager Financial Services  
Graham Brewer, Manager Property Services  
George Vass, Property Development Officer  
Andrew McMaster, Corporate Counsel

### **2. Disclosure of Conflicts of Interest**

Nil

### **3. Items Considered**

- 3.1 Community Grant Program 2018
- 3.2 Local Government Community Satisfaction Survey 2018
- 3.3 2018/19 Annual Budget (incorporating the Strategic Resource Plan 2018-2022);  
Adoption and Declaration of Rates and Charges
- 3.4 Adoption of 10-Year Financial Plan 2018/19 – 2027/28
- 3.5 Property Investment Portfolio – Confidential
- 3.6 General Valuation 2018 Return
- 3.7 Review of Councillor Allowance and Support Policy

### **4. Items for Noting**

- 4.1 Amendment C104 – Westfield Doncaster Development Plan Request to seek  
extension of time to consider amendment
- 4.2 Heritage Restoration Fund Policy and Guidelines
- 4.3 Healthy City Action Plan Progress Report 2017/2018
- 4.4 Arts Advisory Committee – Consideration of Nominations for community  
Representatives
- 4.5 Access ad Equity Advisory Committee Membership 2018-2021
- 4.6 Procurement Policy Update
- 4.7 CEO Update

The meeting ended at 9:00pm

\*\*\*\*\*



Record of an Assembly of Councillors

Manningham City Council

## **Senior Citizens Reference Group**

**Meeting Date:** Wednesday 13 June 2018  
**Venue:** Function Room 3, 699 Doncaster Road, Doncaster  
**Starting Time:** 9.30am

1. **Councillors Present:**  
Councillor Anna Chen – Koonung Ward

**Officers Present:**  
Catherine Walker, Social Support Coordinator

2. **Disclosure of Conflicts of Interest**  
There were no conflicts of interest disclosed.

3. **Items Considered**

1. World Elder Abuse Awareness day 15 June
  - a. Afternoon tea
  - b. Display at MC Square
2. Manningham Civic Awards
3. Guest speaker – Gaynor Florance – Manningham Food Services
4. Guest speaker - Matthew Shanks – Equip4life program
5. Senior Citizens Reference Group - Terms of Reference review

**Finishing time**  
The meeting ended at 11.00am

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**14.6 Documents for Sealing**

File Number: IN18/245  
Responsible Director: Chief Executive Officer  
Attachments: Nil

**EXECUTIVE SUMMARY**

*The following documents are submitted for signing and sealing by Council.*

**1. RECOMMENDATION**

**That the following documents be signed and sealed:**

**Consent to Build over an Easement  
Agreement under Section 173 of the Planning and Environment Act 1987  
Council and R F Y Gergis & A L Z Gergis  
8 Dunoon Street, Doncaster**

**Consent to Build over an Easement  
Agreement under Section 173 of the Planning and Environment Act 1987  
Council and E C H Li & J Tien  
2/17 Paula Crescent, Doncaster East**

**Consent to Build over an Easement  
Agreement under Section 173 of the Planning and Environment Act 1987  
Council and C W Gow & S Gow  
33 Toppings Road, Wonga Park**

**Consent to Build over an Easement  
Agreement under Section 173 of the Planning and Environment Act 1987  
Council and Mirvac Doncaster Pty Ltd  
6-10 & 12-14 Verdant Crescent, Doncaster**

**Deed of Renewal and Variation of Lease  
Council and Woodcraft Manningham Inc.  
Part 1-9 Anderson Street, Templestowe**

**Deed of Renewal and Variation of Lease  
Council and Donvale Tennis Club Inc.  
Part 36-82 Mitcham Road, Donvale**

**Deed of Renewal and Variation of Lease  
Council and Currawong Tennis Club Inc.  
Part 1-41 Springvale Road, Donvale**

**2. BACKGROUND**

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.

**3. DECLARATIONS OF CONFLICT OF INTEREST**

No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.

**15 URGENT BUSINESS**

**16 COUNCILLORS' QUESTION TIME**

**17 CONFIDENTIAL REPORTS**

There are no Confidential reports.