

MANNINGHAM

Ordinary Meeting of the Council

MINUTES

Date:	Tuesday, 23 October 2018
Time:	7:00pm
Location:	Council Chamber, Civic Centre 699 Doncaster Road, Doncaster

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**MANNINGHAM CITY COUNCIL
MINUTES OF THE ORDINARY MEETING OF THE COUNCIL
HELD ON 23 OCTOBER 2018 AT 7:00PM
IN COUNCIL CHAMBER, CIVIC CENTRE
699 DONCASTER ROAD, DONCASTER**

The meeting commenced at 7:00pm.

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
Councillor Mike Zafirooulos

OFFICERS PRESENT: Chief Executive Officer, Mr Andrew Day
Director City Services, Mr Leigh Harrison
Director Shared Services, Mr Philip Lee
Executive Manager People & Governance, Ms Jill Colson
Group Manager Approvals & Compliance, Niall Sheehy

**1 OPENING PRAYER AND STATEMENTS OF
ACKNOWLEDGEMENT**

The Mayor read the Opening Prayer & Statements of Acknowledgement.

2 APOLOGIES AND REQUESTS FOR LEAVE OF ABSENCE

There were no apologies.

3 PRIOR NOTIFICATION OF CONFLICT OF INTEREST

The Chairperson asked if there were any written disclosures of a conflict of interest submitted prior to the meeting and invited Councillors to disclose any conflict of interest in any item listed on the Council Agenda.

There were no disclosures made.

4 CONFIRMATION OF MINUTES

COUNCIL RESOLUTION

MOVED: CR SOPHY GALBALLY
SECONDED: CR PAULA PICCININI

That the Minutes of the Ordinary Meeting of Council held on 25 September 2018 and the Special Meeting of Council held on 9 October 2018 be confirmed.

CARRIED

5 PRESENTATIONS

5.1 2018 Mayoral Fireball

The Mayor advised that the 2018 Mayoral Fireball would be held on Saturday 27 November 2018. The Fireball is raising funds to support Manningham's Local CFA brigades. The Mayor advised that whilst tickets for this event have sold out, there is still an opportunity to support fundraising efforts by bidding on items at the online auction.

5.2 Remembrance Day

The Mayor reminded Councillors and the community that Remembrance Day will be held on 11 November 2018. The Mayor advised that the Templestowe, Doncaster and Warrandyte RSLs will be hosting the following services on 11 November:

- Doncaster RSL - Corner of Leeds Street and Doncaster Road, Doncaster East at 10:00am
- Templestowe RSL - Memorial Park, Corner Foote and High Streets, Templestowe at 10:30am
- Warrandyte RSL – 113 Brackenbury Street, Warrandyte at 10:30am

The Mayor encouraged Councillors and the community to support these events and to purchase a poppy in memory of those who have fallen in the line of duty protecting our country.

5.3 Condolence Grivokostopoulos Family

The Mayor extended his deepest sympathies to former Mayor, Jim Grivokostopoulos and his family following a recent loss in their family.

6 PETITIONS

6.1 Petition – Request for No Trees on Nature Strip in Crouch Court, Doncaster

COUNCIL RESOLUTION

MOVED: CR DOT HAYNES
SECONDED: CR MIKE ZAFIROPOULOS

That the Petition with 11 signatories requesting Council to not plant trees on the nature strip in Crouch Court, Doncaster be received and referred through to the appropriate Officer for consideration.

CARRIED

7 PUBLIC QUESTION TIME

7.1 Dr M Kahwagi-Tarabay, Lower Templestowe

Q1 What can be done in Manningham City to stop the developers from moonscaping the environment and residents/arborists from destroying or removing the native vegetation?

The Group Manager Approvals and Compliance, Mr Niall Sheehy, responded that planning policies for Manningham seek to maintain and enhance the overall green character of the municipality whilst facilitating change and development in strategic locations to meet the rapidly changing needs of the community.

He noted that this is achieved through a suite of planning controls that seek to conserve significant vegetation such as environmental significance overlays, vegetation protection overlays, significant landscape in some areas and other controls that seek to promote higher densities and significant change in other areas.

Mr Sheehy noted that this needs to be balanced with the need to protect life from bushfire events, so in many instances across the municipality there are exemptions to vegetation controls.



Mr Sheehy advised that Council actively enforces the requirements of the Manningham planning scheme and encouraged residents to contact Council if they suspect the illegal removal of vegetation.

8 ADMISSION OF URGENT BUSINESS

There were no items of Urgent Business.

9 PLANNING PERMIT APPLICATIONS

9.1 Planning Application PL16/026495 at 92-96 Williamsons Road, Doncaster for the construction of a four-storey apartment building plus associated basement car parking, and altered access to a road in a Road Zone, Category 1

File Number:	IN18/451
Responsible Director:	Director City Planning and Community
Applicant:	Winex Property Pty. Ltd.
Planning Controls:	Residential Growth Zone, Schedule 2 (RGZ2); Design and Development Overlay, Schedule 8 (DDO8)
Ward:	Koonung
Attachments:	1 Decision Plans ↓  2 Legislative Requirements ↓ 

EXECUTIVE SUMMARY

Purpose

1. This report provides Council with an assessment of the planning permit application submitted for land at 92-96 Williamsons Road, Doncaster and recommends approval of the submitted proposal subject to some modifications to be addressed by way of permit conditions. The application is being reported to Council given that it is a Major Application (more than 15 dwellings and an estimated development cost of more than \$5 million).

Proposal

2. The proposal involves the development of a four storey apartment building containing 79 dwellings, plus two levels of basement car parking comprising 106 spaces. The site area is 3,763 square metres. The proposal has site coverage of 60% and a maximum building height of 13.2 metres.
3. The proposal also involves the alteration of access to a road in a Road Zone, Category 1, generally involving the widening of the service road and reconstruction of the site's access.

Advertising and Objections

4. Notice of the application was initially given over a three week period which concluded on 8 November 2016. A Section 57A amendment was subsequently lodged in response to VicRoads objecting to the proposed access arrangements via Williamsons Road. Following on-going negotiations to explore possible alternatives, a finalised design was lodged on 24 July 2018, proposing altered access via the service road in addition to other design changes. This amended application was re-advertised (in the same manner abovementioned) and advertising concluded on 16 August 2018.
5. To date, a total of eight objections have been received. Seven of these objections arose from the initial advertising period, with one additional objection received following the re-advertising of the amended application.

6. The objections raised primarily relate to neighbourhood character and density, ResCode and Policy non-compliances, amenity impacts relating to overlooking, overshadowing and noise, traffic and on-street parking impacts, and plan anomalies.

Key issues in considering the application

7. The key issues for Council in considering the proposal relate to:
 - (a) Planning Policy Frameworks;
 - (b) Design and built form;
 - (c) Amenity considerations;
 - (d) Car parking, access, traffic and bicycle facilities; and
 - (e) Objector concerns.

Assessment

8. The development of the land for a four storey apartment development is consistent with the relevant objectives of state and local planning policies within the Manningham Planning Scheme, including policy relating to residential areas surrounding activity centres and main roads
9. The proposal is of scale and form which is appropriate in context of the site's size and location, and is consistent with the higher yield outcomes and "preferred character" anticipated by both its Residential Growth Zoning, and the Design and Development Overlay, Schedule 8. On this site, a substantial level of change is anticipated.
10. The proposal offers a high quality architectural presentation and assumes a centralised building footprint to enable the establishment of a thorough landscaped theme along its periphery. With some refinement, the development will achieve a well-balanced outcome with respect to on-site and off-site amenity considerations.

Conclusion

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

COUNCIL RESOLUTION

MOVED: CR DOT HAYNES
SECONDED: CR PAULA PICCININI

That Council:

- A. **Having considered all objections issue a NOTICE OF DECISION TO GRANT A PERMIT in relation to Planning Application PL16/026495 at 92-96 Williamsons Road, Doncaster for the construction of a four-storey apartment building (comprising 79 dwellings) plus associated basement car parking, and altered access to a road in a Road Zone, Category 1, subject to the following conditions-**

Amended Plans

1. Before the development starts, two copies of amended plans (scale 1:100) and dimensioned, must be submitted to 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 Plus Architecture and dated 17 July 2018), but modified to show the following:

Built form and layout

- 1.1 The southern elevation of the eastern building wing to achieve compliance with Standard B17 of Clause 55.04-1 (Side and Rear Setbacks) of the Manningham Planning Scheme);
- 1.2 Bedrooms and Living room dimensions to achieve compliance with Clause 55.07-12 (Functional Layout Objective) of the Manningham Planning Scheme, to the satisfaction of the Responsible Authority;
- 1.3 Full internal elevations, with terraces facing the internal courtyard to include fencing which provides for both privacy and some transparency;
- 1.4 The number of vertical pergola posts upon upper level balconies reduced as much as practicable;
- 1.5 The over-bonnet storage above the western row of car spaces at the lower ground basement to be relocated and increased to achieve a minimum 6 cubic metre volume. The basement footprint can be expanded into the western setback to the minimum extent necessary to achieve this;

Screening and glazing

- 1.6 The screening application type proposed on any windows or balcony to be fully detailed on elevation and suitably demonstrate full compliance with the Objective and Standard of Clause 55.04-6 of the Manningham Planning Scheme;
- 1.7 Further detailing of balcony planters (including nominated "trellis") with heights increased to at least 1.4 metres to further restrict downward views into any adjoining property;
- 1.8 Plan notation listing the minimum glazing requirements as per the recommendations of the submitted Acoustic Report, prepared by Vipac Engineers and Scientists and dated 29 August 2018;
- 1.9 Solar protection upon the exposed west-facing windows, including the replacement of the brick infill sections with a more appropriate material or design which suitably achieves solar protection and some transparency (such as vertical louvres);

Landscaping

- 1.10 The retaining wall within the northern boundary setback shifted south toward the terraces to increase the garden bed width, with a commensurate reduction to the terraced retaining walls and associated stairs/pathways;
- 1.11 The bicycle parking and associated paving within the frontage to be condensed or relocated to further increase landscaping;

Site services

- 1.12 Details of how service cabinets will be screened/finished, so as to reasonably integrate into the overall development scheme;
- 1.13 Roof plant screening to be lowered to the minimum height possible and of a lighter colouring and non-solid material;
- 1.14 Details of basement ventilation, including the location of any mechanical intake or outlet;
- 1.15 Lighting details within the porte cochere/entry foyer that provides for a special affect or feature that is visible to the streetscape;
- 1.16 Lighting within the communal garden to be located and designed to maximise use of facilities whilst limiting light spill onto adjoining properties and dwellings;
- 1.17 Details of the type and material of enclosure for each storage area;

Materials

- 1.18 A separate sheet with a full schedule of materials and finishes with colour samples of all external walls, roofs, fascias, window frames, paving (including terraces, balconies, roof terraces, stairs), fencing, privacy screens, roof top plant screens and retaining walls. This is to include:
 - 1.18.1 The dark/grey themed material palette to incorporate warmer colour tones and/or materials. This could be achieved by way of (but not limited to) alternative metal screen colours and warmer timber look materials upon pergolas and the under-side of balconies;
 - 1.18.2 The grey brickwork proposed upon the front fence and porte cochere posts to incorporate earthy toned bricks that better complement the remaining façade brickwork;
 - 1.18.3 Details of the front fence design, demonstrating a suitable level of transparency;
 - 1.18.4 The circular driveway surfacing to be of a feature material/paver which generally matches and compliments that of the service road; and

1.18.5 Retaining walls constructed of a durable material such as stone or blockwork, and finished in a colour which complements the overall colour scheme.

General

1.19 A Landscape Plan and Functional Layout Plan as required by Conditions 3 and 10, including any relevant design changes or plan notations; and

1.20 Any design changes required and a schedule listing the minimum sustainability features, as described in the approved Sustainability Management Plan required by Condition 6, including details of PV panels, clothes drying facilities and stormwater management systems.

Endorsed Plans

2. The development as shown on the approved plans must not be altered without the prior written consent of the Responsible Authority.

Functional Layout Plan

3. Prior to the endorsement of plans under Condition 1 of the Permit, the Functional Layout Plan required by Condition 40 of this Permit must be submitted to and approved by the Responsible Authority, and detail the following:

3.1 The widening of the service road to match the existing pavement;

3.2 Appropriate signage to formalise the two-way traffic function of the service road;

3.3 The pedestrian pathway connection between the service road and main intersection reconstructed in the location generally indicated, but including zebra crossing pavement/markings across the accessway;

3.4 The removal and nature-strip reinstatements of the redundant pedestrian pathway;

3.5 'No Stopping' parking restriction signs at appropriate locations along the service road;

3.6 Details of priority line marking and signage between the service road and site accessway; and

3.7 Alterations to the width and radius of the opening between the service road and Williamsons Road to enable simultaneous two-way movements between a B99 vehicle and service vehicle, and to facilitate higher left-turn entry speeds from Williamsons Road.

Roadworks within the approved Functional Layout Plan are to be detailed in engineering construction plans (civil plans) which must be submitted to and approved by the Responsible Authority, prior to the commencement of the roadworks.

4. Before any the commencement of roadworks associated with Condition 3, the Responsible Authority must be paid a supervision fee equal to 2.5% of the estimated cost of the works (estimate to be submitted to the Responsible Authority prior to the commencement of works), a plan checking fee equal to 0.75% of the cost of construction of the works and a maintenance deposit equal to 5% of the cost of construction of the works.

Construction Management Plan

5. Not less than 2 months before the commencement of development, two copies of a Construction Management Plan (CMP) must be submitted to and approved by the Responsible Authority. When approved, the CMP will form part of the permit. The Construction Management Plan must be prepared using Council's CMP Template to address the following elements referenced in Council's Construction Management Plan Guidelines:

- 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
- 5.5 Element A5: Waste Minimisation and Litter Prevention
- 5.6 Element A6: Traffic and Parking Management

Sustainability Management Plan

6. Prior to the endorsement of plans under Condition 1 of the Permit, 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 Cundall (and dated April 2017), but modified by the following:

- 6.1 A BESS report demonstrating that the development achieve a minimum of 50% overall score and minimums in Energy (50%), Water (50%), IEQ (50%) and Stormwater (100%) categories. In areas falling short of the aforementioned targets adjustments will need to be made to demonstrate that the project meets the BESS minimums;
- 6.2 A commitment to achieving at least a 10% improvement on National Construction Code (NCC) minimum energy efficiency requirements (e.g. 6.6-stars average energy rating for apartments).

Waste Management Plan

- 7. Before the development starts, a Waste Management Plan must be submitted via email and approved to the satisfaction of the Responsible Authority. When approved, the plan will form part of the permit. Private waste collection must occur on site and no private waste contractor bins can be left outside the development boundary at any time on any street. The plan must be generally in accordance with the submitted Waste Management Plans (WMP) prepared by Leigh Design (dated 23 March 2018), but modified by the following:**

- 7.1 Nomination of waste collection hours, to be generally outside of peak visiting hours.**

Management Plan Compliance

- 8. The Management Plans approved under Conditions 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. Prior to the occupation of the dwellings, 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 Sustainability Management Plan approved under Condition 6 of this permit have been implemented in accordance with the approved plans.**

Landscaping Plan

- 10. Prior to the endorsement of plans under Condition 1 of this Permit, 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:**
 - 10.1 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;**
 - 10.2 Details of soil preparation and mulch depth for garden beds and surface preparation for grassed areas;**
 - 10.3 Fixed edge strips for separation between grassed and garden areas and/or to contain mulch on batters;**
 - 10.4 A sectional detail of the canopy tree planting method which includes support staking and the use of durable tie;**
 - 10.5 A sectional detail of balcony planter boxes and the planter within the circular driveway, including methods of drainage;**

- 10.6 At least three canopy trees within the front setback, capable of growing to a height of 8.0m or more at maturity, and a minimum of 2.5m at the time of planting;
- 10.7 A continuous landscaping treatment along the site frontage, with appropriate dense screen planting where adjacent to any transparent courtyard fencing;
- 10.8 Dense screen planting, including intermittent canopy trees, along the side and rear boundaries. Canopy trees are to be a minimum 2.0 metres in height at the time of planting, and capable of reaching a mature height of at least 6m. Planting is to include some evergreen species along the rear boundary and side boundaries where appropriate;
- 10.9 Species within the balcony planters and upon the pergola elements;
- 10.10 Details of the establishment and upkeep of planting within balconies and pergolas;
- 10.11 Further detailing regarding the communal garden, including the provision of additional recreational facilities (such as BBQ's and tables), to the satisfaction of the Responsible Authority.

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.

Landscaping Bond

11. Before the release of the approved plan for the development, 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.

Tree Protection

12. The owner must ensure that contractors/tradespersons who install services or work near the vegetation to be retained on the adjoining properties are made aware of the need to preserve the vegetation and to minimise impacts through appropriate work practice.
13. All development at the site must be undertaken in accordance with the recommendations of the Arboricultural Report (by AJA Arboriculture and dated May 2016) to the satisfaction of the Responsible Authority with respect to the protection of Trees 1, 7, 32, 33, and 24 must be carried. Such recommendations include the partial removal of boot balls to the fence line by a suitably experienced horticultural person, the hand excavation and pruning of roots outside of excavation, and the mulching beneath the dripline.

Drainage

14. The owner must provide on site stormwater 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:
 - 14.1 Be designed for a 1 in 5 year storm; and
 - 14.2 Storage must be designed for 1 in 10 year storm.
15. Before the development starts, a construction plan for the system required by Condition No. 14 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.
16. The 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
17. 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.
18. Before the development is completed, the owner must construct outfall drainage works between the north-east corner of the site and the existing pit at the north-east corner of No. 5 Adelle Court. The existing 150mm diameter pipe (between the northern boundary of 6 Adelle Court and 7 Kelly Street and the existing side entry pit in the road reserve in Kelly Street) must be upgraded to a minimum 225mm diameter. Such works must in accordance with an engineering construction plan approved by the Responsible Authority. Before the works start:
 - 18.1 A supervision fee equal to 2.5% of the cost of construction of the drainage works must be paid to the Responsible Authority;
 - 18.2 A plan-checking fee equal to 0.75% of the cost of construction of the drainage works must be paid to the Responsible Authority;
 - 18.3 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
 - 18.4 A schedule of costs for the construction of drainage works must be submitted to the Responsible Authority.

Completion

19. Privacy screens to balconies and obscure glazing (and any acoustic glazing) as required in accordance with the plans approved pursuant to Condition No. 1 of this permit must be installed prior to occupation of the buildings to the satisfaction of the Responsible Authority and maintained thereafter to the satisfaction of the Responsible Authority. The use of obscure film fixed to transparent windows is not considered to be 'obscure glazing' or an appropriate response to screen overlooking.
20. 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.
21. 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.
22. Before the occupation of the approved buildings, all roadworks associated with conditions 3 and 40 must be constructed to Council standards and completed to the satisfaction of the Responsible Authority.

Maintenance

23. 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.

Driveway and Car parking

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.

General Services

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

28. All upper level service pipes must be concealed and screened respectively to the satisfaction of the Responsible Authority.
29. 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.
30. A centralised TV antenna system must be installed 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
31. 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.
32. Any PVC pipes serving rainwater tanks which are positioned against building walls must be painted to match the colour of roofline guttering to the satisfaction of the Responsible Authority.

Rooftop Plant

33. All roof-top plant (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.
34. 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

35. 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.
36. Any clothes-drying rack or line system located on a balcony or terrace must be lower than the balustrade of the balcony or terrace and must not be visible from off the site to the satisfaction of the Responsible Authority.

Metering and Service Cabinets

37. 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 discrete manner and be screened using cabinets etc that integrated with the overall building design to the satisfaction of the Responsible Authority.

Fencing and retaining walls

38. 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.
39. 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.

VicRoads Conditions

40. Prior to the commencement of works, a functional layout plan (FLP), generally as per Ratio Consultants Plan 13392 AT22, Issue A, dated 11/07/2018, to the satisfaction of VicRoads must be submitted to the responsible authority for endorsement. Once endorsed, the plan(s) will for part of this permit.
41. Prior to the commencement of any roadworks, the applicant must submit the detailed engineering design plans along with detailed design stage road safety audit to VicRoads for review and obtain written approval. The detailed design plans must be prepared generally in accordance with the approved functional layout plan and functional stage road safety audit;
42. Prior to the commencement of the use or the occupation of the buildings or works hereby approved, the access crossover and associated works, including service relocation, must be provided and available for use to the satisfaction and at no cost to VicRoads and the Responsible Authority.

Transport for Victoria Conditions

43. The existing bus lanes along Williamsons Road must not be altered without the prior consent of Public Transport Victoria. Any alterations including temporary works or damage during construction must be rectified to the satisfaction of Public Transport Victoria and at the cost of the permit holder.
44. The permit holder must take all reasonable steps to ensure that disruption to bus operation along Williamsons Road is kept to a minimum during the construction of the development. Foreseen disruptions to bus operations and mitigation measures must be communicated to Public Transport Victoria eight (8) weeks prior by telephoning 1800 800 007 or emailing customerservice@ptv.vic.gov.au.

Expiry

45. This permit will expire if one of the following circumstances applies:
 - 45.1 The development is not started within two (2) years of the date of this permit; and

45.2 The development is not completed within four (4) 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.

DIVISION

A Division was called by Cr Chen and Council divided as follows:

FOR (7): Councillors Andrew Conlon, Michelle Kleinert, Sophy Galbally, Geoff Gough, Dot Haynes, Paul McLeish and Paula Piccinini.

AGAINST (2): Councillors Anna Chen and Mike Zafiropoulos.

THE MOTION WAS DECLARED CARRIED

2. BACKGROUND

- 2.1 The application was received by Council on 18 July 2016, proposing the construction of a four-storey apartment building (containing 85 dwellings), associated basement car parking, altered access and a reduction in the standard car parking requirements (waiver of two visitor spaces).
- 2.2 The application went through the usual processes, including a presentation to the Sustainable Design Taskforce, further information identifying preliminary concerns, and notification and referral. VicRoads, as a statutory determining authority, objected to the proposal which sought to utilise and widen the existing crossover directly via Williamsons Road. The proposed access arrangements were considered detrimental to the functioning and performance of the Williamsons Road/Manningham Road intersection, and would not enable vehicles to enter and exit the site in a safe and efficient manner. VicRoads ultimately suggested that the sites secondary access via the service road needed to be utilised for all access arrangements.
- 2.3 Subsequent to receiving this referral advice, the applicant lodged a Section 57A amendment, seeking to address the above, in addition to outstanding concerns raised by Council Officers with regard to built form. Specifically, the applicant undertook ongoing negotiations with VicRoads and Council Engineers in order to seek "in principle" support for an alternative access arrangement. These negotiations took some time, and involved liaisons with additional service authorities with respect to pits within the service road.
- 2.4 Finalised plans lodged were subsequently lodged on 24 July 2018. The changes generally included:
 - Vehicular access via the service road and the creation of a connecting circular driveway area within the frontage of the site;
 - A reduction in dwellings numbers from 85 to 79;

- Deletion of the fourth storey element from the eastern wing of the building;
 - A modified basement arrangement with an increase in the total on-site car parking provision to exceed the statutory rates;
 - Increased boundary setbacks; and
 - Modified façade design detailing and other minor layout changes.
- 2.5 Re-advertising of the amended proposal was given over a three-week period which concluded on 16 August 2018.
- 2.6 The statutory time for considering a planning application is 60 days, which lapses on 23 October 2018.

3. THE SITE AND SURROUNDS

The Site

- 3.1 The site is situated on the eastern side of Williamsons Road, generally opposite to the intersection with Manningham Road.
- 3.2 The site is irregularly shaped, totalling 3,763sqm in area, with a front and rear boundary length of 55.17 metres, and depth of 71.02 metres. The land has a moderate fall in order of 3 metres from front to rear (west to east). No easements burden the site.
- 3.3 The site is developed with a centrally located, double storey brick dwelling. A garage and carport are located in the vicinity of the side boundaries and serviced via a circular driveway. A single-width crossover at the southern end of the frontage provides primary access between the site and main carriageways of Williamsons Road. A secondary access point at the northern end of the frontage provides access in a more non-conventional manner via the service road, as described in further detail below.
- 3.4 Secluded private open space is to the rear of the dwelling, and contains a swimming pool amidst paved and grassed surrounds.
- 3.5 Vegetation coverage is largely concentrated within the front setback and along the rear and northern boundary. Species are largely exotic and of a low retention value, with exception of six trees within the central and western portions of the site which have medium useful life expectancies and are of moderate retention value.

Service Road

- 3.6 The service road to Williamsons Road (to the north-west of the site) is approximately 4.5 metres in width and facilitates two-way traffic movements in an informal manner. Four properties beyond the site to the north (Nos. 98 to 104 Williamsons Road) have direct frontage and driveway access to the service road. Beyond No. 98 Williamsons Road, it deviates to the south-west and narrows to approximately 2.8 metres in width, providing vehicular access into the subject site alone at its northern-most end of the frontage.

It is unclear if this section of the accessway was intended for formal vehicular use, as it also serves a pedestrian function in linking the service road footpath to the signalised pedestrian crossing at the main intersection. A secondary pedestrian pathway intersects the grassed median to the north of the site to connect the footpath of the service road with that directly in front of the site.

- 3.7 The service road is constructed of a feature brick paving and contains no formal parking restrictions (though they are implied). Its connection with the main carriageways of Williamsons Road is restricted to a left in/left-out movement to and from the south-bound lanes, and facilitated by “keep clear” line-markings at its merge.

The Surrounds

- 3.8 The site has direct abutments with six properties, which are described as follows:

Direction	Address	Description
North	98 Williamsons Road, Doncaster	<p>This property adjoins the western half of the site’s northern boundary and is developed with a two-storey brick dwelling. The dwelling is setback 2.5 metres from the common boundary and includes two habitable room windows on the southern elevation, facing the subject site.</p> <p>Secluded open space is to the rear of the dwelling and is substantially paved, with an in-ground swimming pool setback approximately 1 metre from the shared boundary.</p> <p>Vehicular access is via the service road, with a solid brick fence defining the frontage.</p>
	2-3 Leonard Court, Doncaster	<p>Adjoining the eastern half of the northern boundary is a single storey brick dwelling. To the south and south-west of the dwelling is a carport and outbuilding, both built upon the shared boundary. Private open space is to the west and north of the garage and is relatively open and devoid of vegetation.</p>
South	90 Williamsons Road, Doncaster	<p>This property adjoins the majority of the site’s southern boundary and is developed with a single storey brick dwelling. The dwelling is setback a minimum of 3.1 metres from the shared boundary and has three habitable room windows upon its northern elevation. Private open space is to the rear of the dwelling and contains outbuildings and light tree coverage. Vehicular access is directly via Williamsons Road.</p>

	2 Adelle Court, Doncaster	This property adjoins the eastern section of the site's southern boundary and is developed with a double storey dwelling. The dwelling itself is located approximately 4 metres from the sites south-western corner, with the remaining length of the common boundary adjoined by its private open space and associated vegetation. Numerous habitable window face the site.
East	3 Adelle Court, Doncaster	This property shares its rear boundary with that of the subject site and is developed with a double storey dwelling. The dwelling is setback between 2.2 metres and 3.5 metres from the common boundary, with this intervening area and area to the north of the dwelling utilised as private open space.
	4 Adelle Court, Doncaster	This property shares only a 2.5 metre long segment of its side boundary with the subject site, with the remainder of the side boundary shared with 3 Adelle Court. The dwelling is therefore located a substantial distance away (in excess of 14 meters). The private open space to the rear of the dwelling does some aspect toward the site, however there is a notable amount of vegetation between.

The Surrounds

- 3.9 The subject site is within somewhat of a transitional precinct between the varied Zoning and Overlay controls applying to land further south and to the east. The site and its adjoining properties facing Williamsons Road are within the *Main Roads* Sub-Precinct, however those fronting Adelle Court and Leonard Court generally to the east fall within Sub-Precincts A and B respectively. Land opposite the site (west side of Williamsons Road) and land further north of George Street fall within the General Residential Zone (Schedules 1 and 3). Land approximately 280 metres south of the site marks the commencement of "Doncaster Hill" and its associated Activity Centre Zoning.
- 3.10 The character of the broader neighbourhood is consequently quite varied, seeing an amalgamation of single homes, medium density housing and higher density "apartment" style development. New development is steadily emerging along both Williamsons Road and Manningham Road, with building scales and heights increasing substantially in the south-ward approach into Doncaster Hill.
- 3.11 This particular section of Williamsons Road and land to the east has largely retained its original character and remains quite intact. These properties feature similar development characteristics to the subject site, namely being conventional two-storey brick homes of typical late 1970's construction.

Infill development has begun to occur in Leonard Court and Tiffany Court to the east, in the form of attached townhouses. An approval for a three-storey apartment building has been granted for the land at 100-102 Williamsons Road to the north, which fronts onto the service road. More considerable changes to the current character are therefore anticipated.

- 3.12 Williamsons Road is a Primary Arterial Road and generally runs in a north-south alignment. Directly in front of the site, there are three carriageways in either direction separated by a grassed median, in addition to two-left turning slip lanes merging the north bound and south-bound traffic. Parking is prohibited on both sides through ‘no-stopping’ restrictions.
- 3.13 The subject site is well located with respect to commercial and community facilities, public parks and public transport services. Of particular note is the site’s 250 metre proximity to Westfield Doncaster; the Municipality’s Principle Activity Centre, which comprises supermarkets, specialty shops, medical facilities dining/entertainment services, and a bus interchange. Bus stops servicing multiple bus routes are located within 80 metres of the site. St. Gregory the Great Primary School is located opposite (on the west side of Williamsons Road) and Ruffey Lake Park is within 600 metres to the north-east.

4. THE PROPOSAL

- 4.1 It is proposed to demolish the existing dwellings and remove all vegetation on the site (no planning permit required) to construct a four-storey building (comprising 79 dwellings) over two levels of basement car parking. Altered access to a Road Zone Category 1 is proposed by way of removing the existing crossover onto Williamsons Road, and altering the service road.

Submitted Plans and Documents

- 4.2 The proposal is outlined on the plans prepared by Plus Architecture (Revision 4, dated 17 July 2018) and a Landscaping Plan prepared by Group GSA (dated 13 April 2018). These plans are provided at attachment 1.
- 4.3 The following supporting reports and plans were submitted with the application:
- Town Planning Report (Ratio Consultants, dated July 2018);
 - Traffic Report (Ratio Consultants, dated 7 September 2016);
 - Waste Management Plan (Leigh Design, dated 23 March 2018);
 - Sustainable Design Assessment (Cundall, dated April 2017);
 - Arboricultural Report (AJA Arboriculture, dated May 2016);
 - Acoustic report (Vipac Engineers and Scientists Limited, dated 29 August 2018 and 17 July 2018); and
 - Draft Functional Layout Plan (Ratio Consultants, dated 11 July 2018).

Development Summary

- 4.4 A summary of the development is provided as follows:

Land Size:	3,763m ²	Maximum Building Height:	13.2m
Site Coverage:	60%	Street setback to Williamsons Road (west)	Basement: 6.0m Ground floor: 6.0m First floor: 6.0m Second floor: 6.0m Third floor: 8.9m

Permeability:	25%	Setback to eastern boundary (rear)	Basement: 12.0m Lower ground: 4.0m Ground floor: 4.0m First floor: 8.0m Second floor: 8.0m Third floor: 41.0m
Garden Area	Not Applicable to Residential Growth Zone	Setback to northern boundary	Basement: 4.1m Lower ground: 4.1m Ground floor: 4.1m First floor: 4.1m Second floor: 4.6m Third floor: 7.9m
Number of Dwellings:	79	Setback to southern boundary	Basement: 5.1m Lower ground: 3.2m Ground floor: 3.0m First floor: 3.2m Second floor: 5.1m Third floor: 7.2m
• 1 bedroom:	13	Resident car spaces:	89
• 2 bedrooms:	61	Visitor car spaces:	17
• 3 bedrooms:	5	Density:	One dwelling per 48sqm

Development Layout

- 4.5 The building footprint adopts a U-shape layout which is focussed around a large central courtyard. The courtyard provides for a 15 metres internal separation between the eastern and western wings of the building. Within these wings, dwellings are arranged in a double-loaded layout with single aspects either internally toward courtyard, or externally to the east or west. The connecting northern arm of the building provides all dwellings with a northerly aspect. The western wing is a more prominent four storey form, where the eastern wing essentially steps down to no more than three to three and a half storeys.
- 4.6 The dwellings are of a typical apartment layout, with living rooms directly connecting to private open space in the form of a terrace or balcony. Terraces are generally in the order of 12-30sqm, and balconies 6sqm or more in area. There are no examples of borrowed light, however some bedrooms do have a snorkel window arrangement where the depth of the snorkel is lesser than, or equal to the width.
- 4.7 Screening is provided in the form of either planters, perforated panels with a lip edge, or openable perforated screen panels. The screening devices are generally designed to prevent downward views, whilst enabling some outward views.
- 4.8 The central courtyard incorporates a reflective pool water feature, fire pit and landscaped gardens for communal use. The internally facing ground level terraces are provided a direct connection to this space, with a central access point via the northern corridor providing access for remaining dwellings within the development.

- 4.9 The building itself provides for minimum boundary setbacks of 6 metres from the frontage, 4 metres to the rear boundary, and 4.1 metres and 3.0 metres to the northern and southern boundaries respectively.
- 4.10 The two wings of the building are independently serviced by their own lift cores and corridors, though are interconnected via a ramped corridor at the ground level.

Vehicle and Pedestrian Access

- 4.11 It is proposed to utilise the service road to the north-west of the site to service vehicular access to the development. To facilitate additional vehicular movements, it is proposed to widen the majority of the service road (including its connection with Williamsons Road) to 5.5 metres to enable two-way simultaneous traffic movements to and from the site. A greater radius is also proposed to facilitate higher left-turn entry speeds from Williamsons Road onto the service road.
- 4.12 With respect to the service road's connection to the site, it is essentially proposed to reconstruct the current, narrow access road between the site and No. 98 Williamsons Road. The connection will be constructed further east (within the grassed reserve) to remove it from its shared pedestrian function, and enable its widening. Whilst intended to construct this section to a 5.5 metre width to match the remainder of the service road, this has been restricted by the presence of two adjacent telecommunication pits and associated cables. The applicant has advised that Telstra, the owner of one of the pits, indicated that the cost of relocating the pit and related cabling will be in the order of four million dollars. The section of new accessway is therefore be constructed to a 3.2 metre width (as opposed to the 2.5-2.8 metre width at present) for a length of approximately 12 metres.
- 4.13 This new section of the access road will accommodate vehicle movements in one direction, with opposing vehicles required to give-way at either end, where passing is possible. A clearance of 1.2 metres has been provided between the proposed carriageway and the edge of the service pits, generally in accordance with the telecommunication company's requirements. Modifications to the pedestrian footpath between the service road and signalised pedestrian crossing is proposed to be reconstructed.
- 4.14 Within the site, a new porte cochere facility is proposed within the north-west corner of the site, and within the front setback of the building. In addition to providing access to the basement car park, it extends into a circular driveway arrangement to provide service vehicles and the like (such as taxis/food deliveries) an area from which loading and pick up/drop-offs can be undertaken. Furthermore, it gives the building some sense of "address" and frontage to the service road from which it gains access. The circular driveway extends some 28 metres across the site frontage and is approximately 12 metres in width.
- 4.15 The entrance to the building is announced by a distinct curved lobby that follows the alignment of the circular driveway area, beneath a porte cochere covering that is created by the cantilevered building above. A pedestrian pathway also connects the lobby entrance directly to the street.
- 4.16 The basement includes a total of 106 car spaces over two levels, including 89 spaces for residents and 17 spaces for visitors.

- 4.17 A total of 30 bicycle spaces are provided on-site, in the arrangement of 'Flat Top' rails (10 spaces) adjacent to the pedestrian entry to the building, and 20 'Ned Kelly' rails within the lower ground basement level.
- 4.18 Two shared refuse and recyclables areas are provided with the basement car park, servicing each of the two wings of the building. Rubbish shutes are provided at each respective level above. Waste is to be collected by private contractor from the lower ground basement.

Landscaping

- 4.19 All trees are to be cleared from within the site. New canopy trees are proposed around the site's periphery, generally concentrated within the front and rear setbacks, and intermittently along the side boundaries to supplement tall screening shrubs. Feature trees and lawn accompany the reflective pool within the internal courtyard.
- 4.20 In terms of neighbouring trees, the development generally retains sufficient setbacks to ensure their health and stability is not compromised, however some tree protection measures are required for Trees 1, 7 32, 33 and 34.

Design Detail

- 4.21 The proposed design features a balanced amalgamation of modern and traditional architecture that includes a combination of bold brick facades and dark contemporary metal clad. The brickwork features a red colour shade blend, which progressively lightens in tone as height progresses. The metal clad is more heavily applied to the side and rear elevations (and at the top level of the front façade) and is generally black/charcoal in colour, or lighter variations of grey. Some screening features upon windows and balconies are of a decorative silver metal. The overall presentation is quite symmetrical and cubical in form, and is generally articulated through "cut outs" rather than projections.
- 4.22 Planters are proposed upon numerous balconies, and indicative planting is shown upon the vertical pergola features of the fourth storey element facing the frontage.
- 4.23 Sub-stations and service cabinets are generally incorporated into the building, or setback from the frontage to be accessible via the internal porte cochere/circular driveway.

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 32.07-5 (**Residential Growth 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, or 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..

- 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 application (as amended under Section 57a) was referred to VicRoads as a determining authority for the proposed alterations of vehicular access to Williamsons Road (and service road).
- 6.2 VicRoads has no objection to the proposed alterations to the service road as generally detailed in the “Draft Functional Layout Plan” subject to conditional requirements.
- 6.3 It should be noted that VicRoads generally assumes responsibility around the development’s impact upon the primary road network, whilst Council’s responsibility lies more in the functioning of the service road (see internal referral response below).
- 6.4 The application was also referred to Transport for Victoria, due the number of dwellings proposed. No objections were raised, subject to conditional requirements pertaining to the construction of the development.

Internal

- 6.5 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"> • No objection subject to conditions for the provision of onsite storm water detention and supporting plans, and the construction of outfall drainage works to the existing drainage pit at the north-eastern corner of 5 Adelle Court, including the replacement of the 150mm diameter pipes along northern boundary of 6 Adelle Court and 7 Kelley Street to a minimum 225mm diameter • Such works to be demonstrated in an engineering construction plan and costs associated with supervision, plan-checking and maintenance are required.
Engineering & Technical Services Unit – Vehicle Crossing	<ul style="list-style-type: none"> • No objection subject to removal and reinstatement of any redundant vehicle crossovers (as required by VicRoads).
Engineering & Technical Services Unit – Access and Driveway	<ul style="list-style-type: none"> • No objection to proposed service road upgrade and access arrangements to the site, generally in accordance with draft FLP and subject to conditional requirements relating to its construction material, sign-marking and pedestrian crossing construction.

Service Unit	Comments
Engineering & Technical Services Unit – Traffic and Car Parking	<ul style="list-style-type: none"> No objection subject to conditional upgrades to service road to facilitate safe and efficient vehicle and pedestrian movements.
Engineering & Technical Services Unit – Construction Management	<ul style="list-style-type: none"> No objection subject to a requirement for the provision of a construction management plan.
Engineering & Technical Services Unit – Waste	<ul style="list-style-type: none"> No objection subject to conditions relating to private waste collection.
City Strategy Unit – Sustainability	<ul style="list-style-type: none"> No objection subject to additional information being provided, including BESS assessment in place of STEPS to demonstrate appropriate minimum scores.

7. CONSULTATION / NOTIFICATION

- 7.1 Notice of the original application (prior to amendment) was given over a three-week period, concluding on 8 November 2016, by sending letters to the owners and occupiers of nearby properties and displaying a large sign on the frontage in accordance with the Act. Notice of the amended application was given in the same manner under section 57B off the Act, concluding on 16 August 2018.
- 7.2 As detailed below, 8 objections were received.



 Objections

- 7.3 The main grounds of objection can be summarised into the following main categories:
- Neighbourhood character/ overdevelopment;
 - ResCode and Policy non-compliances;
 - Off-site amenity impacts (loss of sunlight, loss of privacy and noise);
 - Traffic and parking impacts; and
 - Plan anomalies.

8. ASSESSMENT

- 8.1 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.
- 8.2 The following assessment is made under the headings:
- Planning Policy Frameworks;
 - Design and built form;
 - On-site and off-site amenity;
 - Car parking, access, traffic and bicycle facilities; and
 - Objector concerns.

Planning Policy Frameworks

- 8.3 Key objectives of the PPF and LPPF 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.
- 8.4 Clauses 15.01-1S (Urban Design), 15.01-1R (Urban Design - Metropolitan Melbourne) and 15.01-2S (Building Design) continue to require assessment of matters such as urban design, suitability of design response to context, and minimising detrimental impacts on amenity. Such matters are discussed in further detail within the assessment sections to follow.
- 8.5 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 greater facilities and services are available. Such areas are referred to as *Precinct 2 - Residential Areas Surrounding Activity Centres and Along Main Roads*.
- 8.6 The higher density outcomes for Precinct 2 are controlled through the implementation of the Design and Development Overlay, Schedule 8 (DDO8), which establishes a preferred neighbourhood character, and further separates Precinct 2 into three sub-precincts. These sub-precincts all anticipate increased housing densities, however, with varied built form outcomes to provide for appropriate transitions between each of sub-precincts, and to more sensitive adjoining residential areas to create a graduated built form and minimise amenity impacts. Effectively, through practical application of the DDO8, the existing neighbourhood character of areas surrounding activity centres and main roads will be significantly altered over time.

- 8.7 Due to the site's main road location and proximity to Doncaster Hill, the Municipality's Principal Activity centre, it is appropriately located within the *Main Roads* Sub-Precinct of Residential Character Precinct 2. This sub-precinct anticipates the most substantial level of change, and specifically encourages 'apartment style' developments.
- 8.8 Contextually, the site meets the fundamental principles for urban consolidation which are sought at both the State and Local levels. High quality urban design outcomes are achieved that will contribute positively to the public realm and urban fabric. The development proposes a scale and intensity which is appropriate to the neighbourhood and site context, and is generally consistent with the strategic intentions of local policy.
- 8.9 The site's interface with Sub-Precincts A and B to the rear has been appropriately considered, combining substantial setbacks with a clear "stepping-down" in height. This will successfully achieve graduated building lines that are relative to the mandatory (10-11 metre) height restrictions applicable to future infill development within these sub-precincts. The more robust and taller elements of the development are appropriately sited toward the frontage, adjacent to land which falls within the same *main roads* sub-precinct.
- 8.10 The Residential Growth Zoning applicable to the site encourages increased densities within apartment buildings of up to, and including four storeys and with heights of up to 14.5 metres. The development achieves this, whilst remaining beneath the mandatory height limit. The sites unusually large area (of nearly 3,800 square metres) and substantial frontage width in itself certainly supports a greater intensity of built form. The development also offers increased housing diversity to support the changing demographics and ageing population, and greater housing choice from the traditional single homes which continue to characterise much of the municipality.
- 8.11 This section of Williamsons Road also forms somewhat of a "gateway" into the Activity Centre zoning only 200 metres south, where the permissible heights of new buildings rise substantially. The proposed built form therefore provides for an appropriate "transition" toward this more intense scale of development seen beyond.
- 8.12 Overall, there is a high level of strategic and policy justification for the proposed development. The proposal is consistent with the broad urban consolidation and housing objectives within the PPF, and the more pointed objectives of the LPPF and Design and Development Overlay, Schedule 8, as explained in more detail to follow.

Design and Built Form

- 8.13 Following on from the above, the DDO8 sets the parameters around the built form outcomes anticipated to achieve the preferred neighbourhood character, through a series of design elements considering height, front setbacks, form, car parking and landscaping. An assessment against these design elements is provided as follows:

Design Element	Met/Not Met
DDO8-1 (Main Road Sub-Precinct)	
<p><u>Building height and setbacks</u></p> <ul style="list-style-type: none"> The minimum lot size is 1800 square metres, which must be all the same sub-precinct. Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage 11 metres provided the condition regarding minimum land size is met. <p>If the condition is not met, the maximum height is 9 metres, unless the slope of the natural ground level at any cross section wider than eight metres of the site of the building is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.</p> <p>This excludes plant screen.</p>	<p>Considered Met</p> <p>The building has a maximum height of 13.2 metres. The sectional diagrams submitted with the application provide a more tangible depiction of the actual building height at varying points across the site. They also demonstrate that the more substantial four storey building heights are confined to the western wing of the building. The eastern wing of the building (located toward the rear boundary) remains in the order of the recommended 11 metre building height, with a three to three and a half storey scale.</p> <p>The substantial site area and location of the site upon a prominent and busy intersection between Williamsons and Manningham Road suitably justifies a more “robust” four storey built form as presented to the streetscape. The “stepping” of the building down toward the rear is an appropriate design response, and gives due consideration to the amenity of the adjoining properties and their future built forms anticipated.</p> <p>Due to the sheer length of the site frontage (over 50 metres) the fourth storey is arguably needed to appear vertically commensurate to the considerable horizontal span of built form across the frontage. Without it, the built form is likely to be at odds with usual residential proportions.</p> <p>The fourth storey is also appropriately treated in a contrasting darker colour to the remaining brickwork to provide a “capping” effect, which acts to reduce the perceived height, whilst contributing to the overall interest and design detailing. Its location is suitably inset from the side boundaries, and is overall a recessive element to both the streetscape and neighbouring perspectives.</p> <p>The overall height is consistent with the zoning intensions, and is appropriate with regard to this specific site and neighbourhood context.</p>

Design Element	Met/Not Met
	It is therefore considered that the proposal suitably meets the intent of this design objective.
<ul style="list-style-type: none"> Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser. 	<p>Met The building is setback a minimum of 6.0 metres to Williamsons Road</p> <p>Whilst balconies are permitted to encroach up to 2.0 metres into this setback, the balconies in this instance are absorbed into the main building footprint to maintain a more substantial front setback overall.</p>
<p>Form</p> <ul style="list-style-type: none"> Ensure that the site area covered by buildings does not exceed 60 percent. 	<p>Met The building has a site coverage of 60 percent.</p>
<ul style="list-style-type: none"> Provide visual interest through articulation, glazing and variation in materials and textures. 	<p>Met The building has a less traditional form than typically seen in apartment design. It adopts a very uniform module and palette selection, with the strong framing of brickwork creating a distinct podium feel.</p> <p>A central “cut-out” separates the façade into two modules. Despite appearing symmetrical, there is minor variation between each module (such as fenestration portions, parapet heights and balcony locations) which adds a subtle element of interest, without appearing discordant.</p> <p>The circular driveway and curved foyer entry occupying northern part of the ground level footprint see the building above appear as “floating” element, and cleverly highlights its sense of address and entry.</p> <p>Despite the relatively uniform palette, the brickwork itself provides a richness and depth to the building. The graduation of colouring from dark to light achieves a sense of articulation and ensures the overall appearance is not “too heavy”, or monotonous. It is also well balanced with generous glazing.</p> <p>The architectural presentation overall is considered attractive and of high quality.</p>

Design Element	Met/Not Met
	<p>The rear elevation and side elevations in part are treated quite differently. The brickwork is used quite prominently across the two middle levels of the southern elevation, though broken up with an equal use of dark charcoal metal cladding. This elevation also benefits from a large 15 metre visual break offered by the communal courtyard which separates the east and west wings.</p> <p>The northern and eastern elevations are quite heavily finished in the dark charcoal/black metal cladding. There are bands of brickwork featured across the first level and perforated metal screening devices upon windows and some balconies, which are generally relied upon to “break-up” these elevations and provide interested.</p> <p>Whilst the high use of the black metal cladding upon the northern and eastern elevations may make the building more understated and subdued within the landscape, it may also appear quite stark and repetitive. To add depth to the dark/grey toned colour palette, a condition will require the inclusion of some warmer/lighter colour tones. Subtle material changes could reasonably achieve this outcome by way of alternative metal screen colours or warmer timber look materials on pergolas and the under-side of balconies.</p> <p>The grey brickwork finishes on the front elevation, porte cochere posts and front fencing has arguably been applied to break up the span of red-toned brickwork, however the solid grey toning appears at odds with the remainder of the colour palette. A condition will therefore require it to include some earthy toned shaded bricks to better complement the remaining façade.</p>
<ul style="list-style-type: none"> Minimise buildings on boundaries to create spacing between developments. 	<p>Met</p> <p>No part of the building is constructed on a boundary, with all side and rear setbacks in excess of 3.0 metres. A reasonable sense of “spacing” will be visible from the street, to offer visual relief between built forms and corridors for landscaping in between.</p>

Design Element	Met/Not Met
<ul style="list-style-type: none"> 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. 	<p>Met</p> <p>Treatment of the eastern elevation provides for a considerate approach to its interface with within Sub-Precincts A and B (to the east and north-east respectively) through both generous setbacks and lowered heights. The rear elevation presents a two-storey building height with a minimum setback of 4 metres. Although these floor levels are generally replicated in footprint and elevation, they are articulated with a series of cut outs to accommodate inset terraces and balconies across the length of the building.</p> <p>The next two levels above are setback a more generous 8 metres from the rear boundary, with the top level incorporating a generous central break and 9 metre inset from the southern boundary. Whilst the development may at face value present as four storeys to the rear, this is accounted to the visible benching of the lower ground level into the eastward slope of the land, as the top level of the eastern wing (in context of the natural ground level directly below) is only three to three and a half storeys high.</p> <p>The top floor is unlikely to be highly visible when viewed from the open space of the adjoining dwellings to the rear, however, in the event that it is, it will present a suitably condensed and highly modulated elevation which will not overwhelm the visual outlooks from the adjoining properties.</p> <p>It is therefore considered that the development provides for an acceptable level of transitioning to the scale of the residential properties to the east and north-east. The height of the eastern wing is a comfortable increase above the two-storey single homes that exist, and comparable to the desired future character which anticipates townhouses or three-storey apartment buildings (on consolidated sites) with similar height restrictions.</p>
<ul style="list-style-type: none"> Where appropriate, ensure that buildings are designed to step with the slope of the land. 	<p>Met</p> <p>The design response is considered highly responsive of the natural fall in the topography across the land.</p>

Design Element	Met/Not Met
	<p>The configuration of the dwellings into two separate wings has allowed the finished floor levels of the building to step with the slope.</p> <p>To respond to the east-ward slope, the finished floor levels of the eastern wing essentially sit lower than those in the western, and also utilises a lower ground level. This in turn, lowers building heights toward the rear, and maximises the number of dwellings and terraces which sit relative to the nature ground level.</p>
<ul style="list-style-type: none"> Avoid reliance on below ground light courts for any habitable rooms. 	<p>Met The building does not rely on below ground light courts for any habitable rooms.</p>
<ul style="list-style-type: none"> Ensure the upper level of a two storey building provides adequate articulation to reduce the appearance of visual bulk and minimise continuous sheer wall presentation. 	<p>Not applicable</p>
<ul style="list-style-type: none"> Ensure that the upper level of a three storey building does not exceed 75% of the lower levels, unless it can be demonstrated that there is sufficient architectural interest to reduce the appearance of visual bulk and minimise continuous sheer wall presentation. 	<p>Met The development schedule indicates that the third storey equates to 75% of the ground level footprint and the fourth storey equates to 33%. If considering the lower ground level beneath the eastern wing, these figures may increase, however the intent of this objective remains met, with third storey elements visibly inset from the levels below. Sheer three story elements are included upon the western wing of the building, however these are suitably placed toward the frontage and demonstrate considerable architectural merit (as described above). The vertical framing pergola elements within the fourth storey balconies do, however, somewhat pronounce this level more than necessary. A condition will therefore require that the vertical frames be reduced as much as practicable (ideally by half), to ensure the fourth level remains recessive in its appearance. This could similarly be applied to the rear elevation to further pronounce the buildings recesses.</p>
<ul style="list-style-type: none"> Integrate porticos and other design features with the overall design of the building and not include imposing design features such as double storey porticos. 	<p>Met There are no imposing design elements proposed. Design features are considered to be well integrated into the overall architectural presentation of the building.</p>

Design Element	Met/Not Met
<ul style="list-style-type: none"> Be designed and sited to address slope constraints, including minimising views of basement projections and/or minimising the height of finished floor levels and providing appropriate retaining wall presentation. 	<p>Met</p> <p>To ensure the first level basement does not protrude above the natural ground where the land falls away, it is provided with a skin of dwellings on its eastern edge (lower ground level). The basement is therefore fully concealed to ensure external elevations provide active uses.</p>
<ul style="list-style-type: none"> Be designed to minimise overlooking and avoid the excessive application of screen devices. 	<p>Met subject to condition</p> <p>The placement of rooms has been carefully considered to ensure all primary living rooms are afforded some outlook.</p> <p>Screening is applied in either of the following forms (with material reference):</p> <ul style="list-style-type: none"> B1 - A perforated privacy screen which features a 600mm high openable screen (upwards awning style), above a 1.1 metre high solid fixed panel. B2 - Folded perforated privacy screen which is fixed to a height of 1.5 metres, and includes an inward and outward fold in its design (to a lip edge). B3 – Balcony planter box with height of 1.3 metres and depth of 450mm. <p>The method of screening has been appropriately chosen to ensure overlooking is mitigated, without compromising the internal amenity of the dwellings and affording them with a reasonable outlook.</p> <p>Some clarification on the plan is required to appropriately distinguish the exact allocation of such screens and ensure they are appropriately applied to address overlooking, as discussed in the ResCode assessment below.</p>
<ul style="list-style-type: none"> Ensure design solutions respect the principle of equitable access at the main entry of any building for people of all mobilities. 	<p>Met</p> <p>The main lobby entry to the building is located at the ground floor level and provides access to the both loft cores which services all levels within each building wing.</p> <p>The level difference between the building and footpath achieves a gradient of 1:20 to facilitate equitable access.</p>

Design Element	Met/Not Met
<ul style="list-style-type: none"> Ensure that projections of basement car parking above natural ground level do not result in excessive building height as viewed by neighbouring properties. 	<p>Met</p> <p>The basement is generally concealed below the natural ground level. As discussed above, a lower level skin of dwellings is located to the east of the first basement level to avoid basement projections, and to lower the overall building height toward the more sensitive interface to the rear.</p>
<ul style="list-style-type: none"> Ensure basement or undercroft car parks are not visually obtrusive when viewed from the front of the site. 	<p>Met</p> <p>The basement level is sited entirely below natural ground level as viewed from the street.</p>
<ul style="list-style-type: none"> Integrate car parking requirements into the design of buildings and landform by encouraging the use of undercroft or basement parking and minimise the use of open car park and half basement parking. 	<p>Met</p> <p>All car parking spaces are provided within the basement car park. The porte cochere and circular drive within the site provides the building with a sense of address to the service road and an appropriate standing area for vehicles, which is not otherwise available along the Williamsons Road frontage.</p>
<ul style="list-style-type: none"> Ensure the setback of the basement or undercroft car park is consistent with the front building setback and is setback a minimum of 4.0m from the rear boundary to enable effective landscaping to be established. 	<p>Met</p> <p>From the rear boundary, the basement car parking levels (and lower ground level of eastern wing) are 4 metres or more, which provides for effective landscaping and canopy tree planting to be established.</p>
<ul style="list-style-type: none"> Ensure that building walls, including basements, are sited a sufficient distance from site boundaries to enable the planting of effective screen planting, including canopy trees, in larger spaces. 	<p>Met with condition</p> <p>All building walls are setback no less than 3.0 metres from a boundary. The 4 metre setback to the rear boundary is clear of any balcony projections, and whilst the lower ground terraces extend marginally into this setback area, there is a clear retaining wall division between the usable terrace areas and the generous garden bed that is dedicated for extensive landscaping.</p> <p>The side boundary setbacks are again generously dimensioned at between 3.0 to 4.1 metres, however, the placement of the retaining wall within the northern setback provides some limitation upon planting ability. A condition will require the retaining wall be shifted toward the dwelling terraces to achieve a more generous garden bed width. It could also negate or reduce the need for service stairs, as the garden bed could reasonably be retained at the natural ground rather than being excessively terraced or the length of northern boundary.</p>

Design Element	Met/Not Met
<ul style="list-style-type: none"> Ensure that service equipment, building services, lift over-runs and roof-mounted equipment, including screening devices is integrated into the built form or otherwise screened to minimise the aesthetic impacts on the streetscape and avoids unreasonable amenity impacts on surrounding properties and open spaces. 	<p>Met with conditions Confined locations for roof mounted equipment (excluding solar panels) are within the roof space of each building wing and away from the building edges. Screen walls are proposed around these elements to a height of 1.8 metres. There is an absence of plan detailing with regard to materials and colouring. A condition will require that the screens be lowered to the minimum height possible, and that they be of colour and design integrates into the overall design and avoid solid, dark colouring to reduce their prominence.</p>
<p><u>Car Parking and Access</u></p> <ul style="list-style-type: none"> Include only one vehicular crossover, wherever possible, to maximise availability of on street parking and to minimise disruption to pedestrian movement. Where possible, retain existing crossovers to avoid the removal of street tree(s). Driveways must be setback a minimum of 1.5m from any street tree, except in cases where a larger tree requires an increased setback. 	<p>Met The proposal includes a site specific access arrangement involving the re-construction of a driveway extension to the service road. This is discussed in further detail in the section below.</p>
<ul style="list-style-type: none"> Ensure that when the basement car park extends beyond the built form of the ground level of the building in the front and rear setback, any visible extension is utilised for paved open space or is appropriately screened, as is necessary. 	<p>Met The basement levels remain concealed entirely beneath the footprints of the ground level above, ensuring planting ability is maximised with the front and rear setbacks.</p>
<ul style="list-style-type: none"> Ensure that where garages are located in the street elevation, they are set back a minimum of 1.0m from the front setback of the dwelling. 	<p>Not applicable</p>
<ul style="list-style-type: none"> Ensure that access gradients of basement carparks are designed appropriately to provide for safe and convenient access for vehicles and servicing requirements. 	<p>Met Vehicular access into the basement has been appropriately designed to provide for safe and convenient access into the building, in accordance with Design Standard 3 of Clause 52.06-9.</p>

Design Element	Met/Not Met
<p><u>Landscaping</u></p> <ul style="list-style-type: none"> On sites where a three storey development is proposed include at least 3 canopy trees within the front setback, which have a spreading crown and are capable of growing to a height of 8.0m or more at maturity. On sites where one or two storey development is proposed include at least 1 canopy tree within the front setback, which has a spreading crown, and is capable of growing to a height of 8.0m or more at maturity. 	<p>Met with conditions</p> <p>A landscape concept design has been submitted to demonstrate a potential planting theme for the site. A more formalised plan will be required by way of condition to demonstrate the precise numbers and locations of plants, and ensure that the three trees indicated within the frontage are capable of reaching the required height.</p> <p>The requirement to facilitate a road extension into the site has reduced the extent of permeable area within the frontage. Whilst this is unavoidable, a condition will require that the bicycle parking and associated paving be condensed or relocated to further increase landscaping opportunity.</p>
<ul style="list-style-type: none"> Provide opportunities for planting alongside boundaries in areas that assist in breaking up the length of continuous built form and/or soften the appearance of the built form. 	<p>Met with condition</p> <p>With the condition aforementioned requiring the relocation of the retaining wall within the northern boundary setback, a more substantial planting theme can be established along this boundary. A reconsideration of the path and stairs shown within this setback is also required to ensure planting is prioritised. Similarly a denser planting theme along the rear and southern side setback is required, with the path shown to be removed or relocated as necessary.</p> <p>To ensure screen planting has a more immediate effect, a condition will require advanced planting heights and the inclusion of some evergreen species.</p>
<p><u>Fencing</u></p> <ul style="list-style-type: none"> A front fence must be at least 50 per cent transparent. On sites that front Doncaster, Tram, Elgar, Manningham, Thompsons, Blackburn and Mitcham Roads, a fence must: <ul style="list-style-type: none"> not exceed a maximum height of 1.8m be setback a minimum of 1.0m from the front title boundary <p>and a continuous landscaping treatment within the 1.0m setback must be provided.</p>	<p>Met</p> <p>There is a low feature brick wall extending along the frontage. This in part seeks to provide a physical barrier between the proposed circular driveway and the pedestrian footpath. The wall rises to approximately 1.8 metres to incorporate letterboxes in the vicinity of the building entry. The renders provided suggest that the brick fence utilises a “hit and miss” design, with perforations in the brickwork to achieve some transparency. Such design would be considered acceptable and quite a positive streetscape feature, however needs to be further detailed in plan and elevation.</p>

Onsite and offsite amenity

- 8.14 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.
- 8.15 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.
- 8.16 An assessment against the objectives and standards of Clause 55 is provided in the table below.

Objective	Objective Met/Not Met
<p>55.02-1 – Neighbourhood Character</p> <ul style="list-style-type: none"> To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that development responds to the features of the site and the surrounding area. 	<p>Met</p> <p>As outlined in the assessment of the proposal against the policy requirements of the Design and Development Overlay – Schedule 8 (DDO8), the proposed apartment development responds positively to the preferred neighbourhood character and the substantial changes envisaged within the <i>Main Roads</i> sub-precinct of Precinct 2.</p>
<p>55.02-2 – Residential Policy</p> <ul style="list-style-type: none"> To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. To support medium densities in areas where development can take advantage of public transport and community infrastructure and services. 	<p>Met</p> <p>The application was accompanied by a written statement that has demonstrated how the development is consistent with State and Local Planning policy.</p> <p>Clauses 21.05 (Residential) and 43.02 (Design and Design and Development Overlay – Schedule 8), are applicable to the site and support higher density developments along main roads. The development can take advantage of public transport, community infrastructure and services within a walking distance of the site.</p>
<p>55.02-3 – Dwelling Diversity</p> <ul style="list-style-type: none"> To encourage a range of dwelling sizes and types in developments of ten or more dwellings. 	<p>Met</p> <p>The proposal includes a mix of one, two and three bedroom dwellings with a range of floor areas and opens space provisions to provide for diversity.</p>
<p>55.02-4 – Infrastructure</p> <ul style="list-style-type: none"> To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure. 	<p>Met</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>

Objective	Objective Met/Not Met
	Outfall drainage will be required to be constructed in addition to an on-site stormwater detention system to alleviate pressure on the drainage system.
55.02-5 – Integration With Street <ul style="list-style-type: none"> To integrate the layout of development with the street. 	Met The front entry of the building is orientated to face Williamsons Road and provides clear and defined pedestrian and vehicle links both internally (via the proposed porte cochere and circular driveway).
55.03-1 – Street Setback <ul style="list-style-type: none"> To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site. 	Met The proposed street setback complies with the preferred street setback of 6 metres established by DDO8 and is therefore appropriate and acceptable in accordance with the applicable decision guidelines.
55.03-2 – Building Height <ul style="list-style-type: none"> To ensure that the height of buildings respects the existing or preferred neighbourhood character. 	Considered Met The maximum building height falls beneath the 14.5 metre height limit prescribed by the Zone due to the slope of the land. Whilst it exceeds the recommended 11 metres height of the DDO8, it is considered acceptable, for the reasons discussed in in the above sections of this report.
55.03-3 – Site Coverage <ul style="list-style-type: none"> To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site. 	Met The site area covered by the building is 60 percent, as permitted.
55.03-4 – Permeability <ul style="list-style-type: none"> To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration. 	Met The area of impermeable surfaces does not exceed 80 percent of the site, with a proposed pervious area of 25 percent (Standard permits 20 percent).
55.03-5 – Energy Efficiency <ul style="list-style-type: none"> To achieve and protect energy efficient dwellings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy. 	Met subject to condition An SMP has been submitted with the application, which will require further detailing and some modifications prior to approval. The approved sustainability measures will be required to be incorporated into the building's design. With respect to the general design, the recessed balconies offer seasonal shading to most open spaces and adjacent living rooms oriented to the north, east and west.

Objective	Objective Met/Not Met
	<p>The western elevation does feature some highly exposed windows between the ground and third storey which are only partly inset into the brickwork, and therefore require solar treatment.</p> <p>Some of the larger windows are also partly infilled with brickwork, assumedly to reduce the extent of sunlight penetration into their respective rooms, without compromising the overall symmetry of the building design. This is not considered ideal, as it reduces views, access to daylight and ventilation to these rooms. The floor plans would also suggest that the glass of the windows sits in front of the brickwork, which seems an impractical design in terms of maintenance. A condition will therefore require the replacement of the brick infill upon the windows with a more appropriate material or design which achieves solar protection and some transparency (such as vertical louvres) .</p>
<p>55.03-6 – Open Space</p> <ul style="list-style-type: none"> To integrate the layout of development with any public and communal open space provided in or adjacent to the development. 	<p>Met</p> <p>The communal garden is centrally located within the site. It has a generous 15 metre width, which is greater than its flanking building heights of the eastern and western wings. Such height to spacing ratios are consistent with good urban design principles to ensure public spaces are afforded a pleasant outlook and not overwhelmed by built form.</p> <p>The garden will encourage a sense of community and interaction in the placement of balconies and courtyards to face, or have direct access to the area. It will provide for an attractive recreational space, featuring a reflective pool, fire pit with seating, and landscaped surrounds. However, given the substantial size of this area (in excess of 500sqm), some more practical and usable facilities such as BBQs and tables would seemingly be of benefit to the residents, particularly given the restrictions born by apartment and balcony living. A condition will therefore require that greater recreational facilities be included and detailed on the landscape plan. Lighting within this spaces will also need to be appropriately selected and located so as to maximise usability, whilst not adversely impacting the amenity of adjacent dwellings.</p>

Objective	Objective Met/Not Met
<p>55.03-7 – Safety</p> <ul style="list-style-type: none"> To ensure the layout of development provides for the safety and security of residents and property. 	<p>Met</p> <p>The primary entry to the building is not obscured or isolated from the streetscape and is clearly delineated by the pedestrian pathway and feature porte cochere.</p> <p>Security to the basement is provided through a grille door and intercom access. The internal entrance lobby does not have a great deal of passive surveillance (as generally expected) and no lighting has been detailed. A condition will require the entrance be appropriately lit, with such lighting designed to create a feature or special effect to positively contribute to the streetscape.</p> <p>In terms of the communal garden, there are a number of internal facing balconies and windows which will provide for passive surveillance and safety.</p>
<p>55.03-8 – Landscaping</p> <ul style="list-style-type: none"> To encourage development that respects the landscape character of the neighbourhood. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site. 	<p>Met subject to conditions</p> <p>A permit will require the submission of a full landscape plan to ensure that landscaping, and include the conditional changes discussed above.</p> <p>These changes include the relocation of retaining walls and pathways etc. to enable canopies to thrive and not be adversely affected by internal on-ground amenities. It is also considered important for the trees (together with their canopies) to be general contained within the development boundary. To ensure neighbouring trees within proximity to the site are not adversely impacted, the recommendations of the Arborist report will be implied via condition.</p> <p>All vegetation being removed from the site is of low to moderate retention value.</p>
<p>55.03-9 – Access</p> <ul style="list-style-type: none"> To ensure the number and design of vehicle crossovers respects the neighbourhood character. 	<p>Met</p> <p>By virtue of the proposed access arrangement via the service road extension, there are effectively no vehicular crossovers along the frontage. The new porte cochere and circular driveway will be separated from the adjacent footpath by way of a low brick wall.</p> <p>The widening of the service road will be required to ensure it is appropriately upgraded to accommodate increased vehicle movements and the changing conditions presented by the proposal.</p>

Objective	Objective Met/Not Met
<p>55.03-10 – Parking Location</p> <ul style="list-style-type: none"> To provide convenient parking for resident and visitor vehicles. 	<p>Met</p> <p>Car parking facilities are securely located within the basement and provide for direct access into either the eastern or western building wings via separate lift cores and stairwells. Intercom facilities will enable visitors to access the nominated spaces within the basement.</p> <p>Ventilation to the basement level can be provided via mechanical means.</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.</p>
<p>55.04-1 – Side And Rear Setbacks</p> <ul style="list-style-type: none"> To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. 	<p>Considered Met in Part</p> <p>There are non-compliances with the recommended setbacks of Standard B17 seen along the southern elevation of the western building wing.</p> <p>In this location of Apartment 210 on the third storey, the building reaches a height of 10.35 metres and is setback 5 metres in place of the 5.39 metres required. Similarly, Apartment 305 on the fourth storey is setback 7.15 metres in place of the 8.9 metres required.</p> <p>The location of the non-compliant elevation is essentially sited directly north of the footprint of the adjoining single storey dwelling. The dwelling has a number of windows on its northern elevation, though its private open space area is located beyond to the east, in the general vicinity of the eastern building wing.</p> <p>Whilst it is acknowledged that these non-compliances may not be highly visible from the windows of the dwelling itself, it will be visible from other aspects of the property and open space area.</p> <p>Future development opportunities and northerly aspects to the site may also be compromised as a result, therefore a condition will require that compliance with Standard B17 be achieved, whether this be through increased setbacks, lowered building heights or both.</p>

Objective	Objective Met/Not Met
	All other side and rear boundary setbacks meet or exceed the requirements.
<p>55.04-2 – Walls On Boundaries</p> <ul style="list-style-type: none"> To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. 	<p>Not applicable</p> <p>There are no walls proposed upon a boundary.</p>
<p>55.04-3 – Daylight To Existing Windows</p> <ul style="list-style-type: none"> To allow adequate daylight into existing habitable room windows. 	<p>Met</p> <p>All existing and proposed habitable room windows are provided with sufficient light court areas that comply with the standard.</p>
<p>55.04-4 – North Facing Windows</p> <ul style="list-style-type: none"> To allow adequate solar access to existing north-facing habitable room windows. 	<p>Met</p> <p>There are no north facing windows within 3 metres of the site (with those of No. 90 Williamsons Road being setback 3.1 to 3.2 metres).</p>
<p>55.04-5 – Overshadowing Open Space</p> <ul style="list-style-type: none"> To ensure buildings do not significantly overshadow existing secluded private open space. 	<p>Met</p> <p>Based on the submitted shadow diagrams, areas in excess of 40 square metres of all adjoining secluded private open space areas will continue to receive at least 5 hours of sunlight between 9am and 3pm during the September Equinox.</p> <p>Whilst the properties to the south will experience some shadowing during the “control period”, the shadows only extend marginally beyond the existing fence shadows, leaving the vast majority of the total open space areas unaffected.</p> <p>Shadowing to the adjoining property to the east does occur after 2pm, however impacts only affect small segments along the rear boundary of the property, again leaving the majority of the total area unaffected.</p>
<p>55.04-6 – Overlooking</p> <ul style="list-style-type: none"> To limit views into existing secluded private open space and habitable room windows. 	<p>Met subject to conditions</p> <p>Screening devices overall have been suitably selected to maintain a good balance between neighbouring privacy and internal amenity.</p> <p>However, there is a general absence of detailing regarding the exact application of screening devices upon relevant balconies and windows. Such detailing will be required via condition.</p>

Objective	Objective Met/Not Met
	Further detailing will also be required to demonstrate a suitable level of compliance with both the objective and standard. More specifically, there is question as to whether the planters have been designed to a sufficient height and depth to prevent unreasonable views into neighbouring windows and open spaces. Whilst such views would be beyond the 9 metre viewing arc, it is important that the adjoining properties are provided with a comfortable sense of privacy. A condition will therefore require they be raised to at least 1.4 metres
55.04-7 – Internal Views <ul style="list-style-type: none"> To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development. 	Met A condition will require plan detailing with respect to dividing balcony walls to ensure privacy is achieved. The internally facing balconies are substantially separated which negates the need for screening.
55.04-8 – Noise Impacts <ul style="list-style-type: none"> To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise. 	Met A condition will require plan notations listing the acoustically treated glazing required to protect residents noise associated with its main road location, as per the recommendations of the submitted acoustic report.
55.05-1 – Accessibility <ul style="list-style-type: none"> To encourage the consideration of the needs of people with limited mobility in the design of developments. 	Met A pedestrian path adjacent to the main entrance allows access for people with limited mobility to the front entry of the building. Internally, all dwellings are made accessible via lift facilities.
55.05-2 – Dwelling Entry <ul style="list-style-type: none"> To provide each dwelling or residential building with its own sense of identity. 	Met The apartments all derive pedestrian access from the internal corridors and foyer at the frontage. The building entry is well identified and sheltered by the porte cochere feature.
55.05-3 – Daylight To New Windows <ul style="list-style-type: none"> To allow adequate daylight into new habitable room windows. 	Met subject to conditions Some bedroom windows have a snorkel arrangement, however in all instances, the width and depth are at a ratio of no more than 1:1 to ensure daylight reaches each respective room.
55.05-4 – Private Open Space <ul style="list-style-type: none"> To provide adequate private open space for the reasonable recreation and service needs of residents. 	Considered Met The total amount of private open space afforded to each dwelling ranges between 8 square metres and 36 square metres, and is in the form of a ground level terrace or balcony. Depths are generally at an average of 1.9 metres or more.

Objective	Objective Met/Not Met
	<p>An exception to this is the 6sqm balconies provided to three of the one-bedroom dwellings. Whilst shy of the minimum 8 square metre recommendation, the substantially sized communal garden offsets this shortcoming, providing an alternative recreational area directly available to the residents on the site.</p>
<p>55.05-5 – Solar Access To Open Space</p> <ul style="list-style-type: none"> To allow solar access into the secluded private open space of new dwellings and residential buildings. 	<p>Met</p> <p>An apartment building design typology does not always allow all private open space areas to be provided with a northern aspect.</p> <p>Due to the orientation of the site, a northern exposure to all dwellings cannot be achieved, however, open space is oriented to the south, which is a commendable feature.</p>
<p>55.05-6 – Storage</p> <ul style="list-style-type: none"> To provide adequate storage facilities for each dwelling. 	<p>Met subject to condition</p> <p>A total of 6 cubic metres of externally accessible storage is prescribed for each dwelling under the clause.</p> <p>Storage has been provided in the basement levels. Where storage is provided in an over-bonnet arrangement, storage is less than 6 cubic metres, however this will be ameliorated by condition (as discussed within the car parking assessment below).</p>
<p>55.06-1 – Design Detail</p> <ul style="list-style-type: none"> To encourage design detail that respects the existing or preferred neighbourhood character. 	<p>Met</p> <p>The materiality and proportions of the building achieve an architecturally pleasing outcome which will positively contribute to the urban realm. The proposed brickwork provides for a rich and textured presentation, and also draws upon the consistent “brick dwelling” character of the original homes beyond the north (as a consequence of a restrictive covenant). As aforementioned, some refinements to the material and colour palette will ensure the metal clad elements are not too stark or repetitious.</p> <p>A permit condition will require a full schedule of materials and finishes with colour samples.</p>
<p>55.06-2 – Front Fence</p> <ul style="list-style-type: none"> To encourage front fence design that respects the existing or preferred neighbourhood character. 	<p>Met</p> <p>Fencing associated with private courtyards is recessed more than 3 metres from the street. A low and semi-transparent fence is otherwise proposed along the frontage.</p>

Objective	Objective Met/Not Met
<p>55.06-3 – Common Property</p> <ul style="list-style-type: none"> To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership. 	<p>Met</p> <p>The communal basement, pathway and shared landscaping areas are practically designed. There are no apparent difficulties associated with the future management of these areas.</p>
<p>55.06-4 – Site Services</p> <ul style="list-style-type: none"> To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive. 	<p>Met</p> <p>Site services are generally appropriately located.</p> <p>All fire services, substations etc have been nominated on the site plan, however details of how service cabinets will be screened/finished, so as to reasonably integrate into the overall development scheme is required in elevation.</p>

8.17 As seen from the above, the proposal achieves a high level of internal and external amenity, subject to some conditional changes.

8.18 With respect to on-site amenity, Clause 55.07 provides requirements for apartment development, in addition to these ResCode provisions. As the application was first lodged prior to the Gazettal date (13 April 2017) of Amendment VC136, it gains benefit of the transitional provisions and is therefore exempt from the requirements of Clause 55.07 of the Scheme.

8.19 Nonetheless, there are some requirements within this clause which provide useful guidance as to what an acceptable level of amenity should be afforded to a dwelling. Of note, is Clause 55.07-12 Functional Layout Objective. This provides some minimum dimension requirements for Bedrooms and Living Spaces as follows:

- Main bedroom: 3 metres width x 3.4 metres depth
- All other bedrooms: 3 metres width x 3 metres depth
- Living areas (excluding dining and kitchen areas) for Studio and 1 bedroom dwellings: 3.3 metres width and 10 sqm minimum area
- Living areas (excluding dining and kitchen areas) for 2 or more bedroom dwellings: 3.6 metres and 12 sqm minimum area.

8.20 These general principles should be used as a minimum benchmark in current dwelling design to ensure layouts offer “functional” spaces and a reasonable level of internal amenity for future occupants. Developments of “high quality” is also specifically sought by Clause 21.05 *Residential*.

- 8.21 A **condition** will require that the dwellings generally achieve the minimum dimensions specified above. Modifications to bathrooms, bedroom numbers or dwelling numbers may be required to achieve these requirements, however it is not anticipated any significant changes to the buildings external presentation would occur as a result.
- 8.22 In terms of the remaining requirements of Clause 55.07, the development would achieve compliance to a satisfactory level.

Car Parking, Access and Traffic and Bicycle Parking

- 8.23 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 at Clause 52.06-6 to be provided on the land or as approved under Clause 52.06-5 to the satisfaction of the Responsible Authority.
- 8.24 This clause requires resident car parking to be provided at a rate of 1 space for each dwelling with one or two bedrooms, and 2 spaces for each dwelling with three or more bedrooms. The statutory rate requires the proposal to provide 84 resident car spaces. A total of 89 spaces are allocated to residents.
- 8.25 Amendment VC148 was introduced into the Scheme (31 July 2018) making changes to the car parking requirements of Clause 52.06. As a result of this amendment, any land within 400 metres of the Principal Public Transport Network Area as shown on the Principal Public Transport Network Area Maps (referred to in Column B of Table 1) does not require visitor car parking to be provided on site. As there are no transitional provisions associated with Amendment VC148, the current Scheme provisions are immediately applicable to this application.
- 8.26 With the site being directly serviced by bus routes under the PPTN, no visitor parking is required to be provided on site. Despite this, the proposal dedicates 17 spaces to visitor parking. Had the superseded rate of 1 visitor space per 5 dwellings be applied, 15 visitor spaces would have been required for the proposal.
- 8.27 There is a total of 106 car spaces provided on site, which exceeds the statutory rate by 20 spaces. Given the absence of available on-street car parking in the immediate vicinity, the higher parking provision is a positive attribute, with the excess resident and visitor parking spaces providing for some flexibility in their use, in the event that there is overflow resident parking.
- 8.28 Waste collection can occur within the basement though is reliant on the use of two adjacent visitor spaces to facilitate turning movements. A requirement for these spaces to be appropriately sign marked will be required, in addition to the Waste Management Plan detailing pick up times to be generally outside of peak visiting hours to reduce potential conflict.
- 8.29 An assessment against the car parking design standards in Clause 52.06-9 of the Scheme is provided in the table below:

Design Standard	Met/Not Met
1 – Accessways	<p>Met</p> <p>The accessway servicing the basement car park meets the minimum width and height clearance requirements, and has been designed to allow all vehicles to exit in a forward direction onto the service road of Williamsons Road. The connection between the site and service road is in excess of 3 metres in width, and whilst doesn't provide for simultaneous vehicular movements, there is adequate passing areas on either side, and movements along the narrower accessway can be suitably managed with priority signage and line marking.</p> <p>The proposed porte cochere and circular driveway also facilitates turning movements for vehicles not entering the basement.</p>
2 – Car Parking Spaces	<p>Met with Condition</p> <p>Car parking space dimensions and aisle widths are provided in accordance with the requirements (2.7 metre car space widths and 6.1 metre aisle widths). Some end of aisle spaces may require a corrective manoeuvre to facilitate access or egress, however within reasonable limits.</p> <p>The overhead storage units proposed above the western row of car spaces within the lower ground basement level propose a height clearance of only 1.0 metre. This does not comply with the specified height clearances, and would be highly restrictive upon the vehicles capable of using these spaces.</p> <p>A condition will require that the storage cages be located outside of the minimum car space dimensions (and be increased to a 6 cubic metre volume accordingly). This could be achieved by way of extending the basement footprint within the front setback area to the minimum extent necessary. Given the area above at the ground level is defined by hard standing, deep soil landscaping opportunities will not be reduced as a result of this change.</p>
3 – Gradients	<p>Met</p> <p>Council's Engineering and Technical Services Unit have determined that the accessway gradients comply.</p>
4 – Mechanical Parking	<p>Not applicable</p> <p>No mechanical parking proposed.</p>
5 – Urban Design	<p>Met</p> <p>The basement entry will not dominant features in the streetscape. Whilst the proposed circular driveway will occupy be a visible component and does occupy part of the frontage, it provides an important vehicular function that will enhance accessibility. A condition will require that the driveway area be of a feature paver to match or compliment the service road paving to ensure it is attractive.</p>

Design Standard	Met/Not Met
6 – Safety	Met The basement car park is provided with an automatic door with and intercom system to facilitate resident and visitor access.
7 – Landscaping	Met The location of the circular driveway does limit the ability to landscape the area directly in front, however it does include a central garden bed which can accommodate a feature tree.

- 8.30 Council's Engineering and Technical Services Unit and VicRoads have provided a coordinated consideration of the service road upgrade, to ensure that the existing road network is not compromised, and that the service road can suitably cater for the increased use anticipated with this development. Much of these discussions coincided with the planning application at 100-102 Williamsons Road, for which a permit has now issued.
- 8.31 The applicant has submitted a draft Functional Layout Plan to detail the proposed changes to the service road, and for the internal circular driveway area. The main aspects include:
- Widening of the service road to a width of 5.5 metres (on its western side) to formalised two-way traffic movements;
 - An increase to the opening width and radius to facilitate simultaneous access and egress between Williamsons Road and the service road;
 - Provision of a turning bay for larger service vehicles generally at the southern end of No. 100-102 Williamsons Road;
 - Re-construction of the accessway connection between the service road and site with a minimum width of 3.2 metres (redundant accessway to be retained to provide a "pedestrian only" function);
 - Reconstruction of pedestrian pathway between the service road and signalised crossing at the main intersection; and
 - Creation of a circular driveway area internal to the site to facilitate access to the basement, and a drop-off/delivery area with direct access to the building entry.
- 8.32 Council's Engineers are supportive of the detailing shown in the draft Functional Layout plan, subject to some further conditional detailing, generally relating to signage, priority line markings, and pedestrian pathway detailing. To improve pedestrian safety (particularly in context of the opposite school and number of children which may traverse this area), some further changes are required. The existing diagonal pathway will need to be removed, and a new pathway constructed (generally in the location shown on the draft FLP) to provide a direct link between the service road pathway and the signalised crossing at the intersection.
- 8.33 The implementation of zebra crossing line markings and associated signage will also be required across the newly constructed accessway into the site. The narrow road section which currently services the site's access will be retained and reserved for "pedestrian only" use. These changes will significantly improve the existing conditions, and suitably prioritise pedestrian safety and accessibility across the service road.

- 8.34 To provide some continuity between the service road and circular driveway, a condition will require it be constructed of materials and colours that are complementary to the existing paving.
- 8.35 It is noted that the approved development a No.100 Williamsons Road was similarly required to upgrade the service road where directly in front of the site. It is assumed that the developers may share some costs associated with the service upgrade, pending if and when permits are acted on.
- 8.36 Council's Engineering and Technical Service Unit have otherwise raised no concern in relation to the expected traffic generated by the proposed development. Whilst there will assumedly be an increase in traffic exiting from its singular connection onto Williamsons Road, the 'keep clear' break will somewhat facilitate merging traffic. The proximity of the subject site to public transport will also encourage a greater variety of transportation methods as opposed to sole reliance on a private vehicle.

Land Adjacent to a Road Zone Category 1

- 8.37 A permit is required under Clause 52.29 of the Manningham Planning Scheme as the proposal involves alterations to access and the removal of the existing crossovers in Williamsons Road.
- 8.38 VicRoads as the relevant referral authority, are satisfied with the proposed access arrangements as detailed within the Functional Layout Plan, and have provided a conditional approval subject to standard conditions.

Clause 52.34 Bicycle Facilities

- 8.39 The development is required to provide 1 bicycle space to each 5 dwellings for residents, and 1 space to each 10 dwellings for visitors. Accordingly, the development is required to provide 24 spaces, with 16 for residents and 8 for visitors. A total of 30 bicycle spaces are provided for the development, with 20 spaces located on the lower ground floor and 10 spaces on the ground floor.

Objector issues / concerns

- 8.40 As outlined above, a range of issues have been raised by objectors to the planning application.
- 8.41 In the officers' assessment of the proposal, a number of the matters raised by objectors have been considered and responded to, however further comment is provided as follows:

Neighbourhood character/overdevelopment

- 8.42 Precinct 2 delineates areas within Manningham that are a focus for higher density developments, where a substantial level of change is anticipated. Moreover, the applicable objectives of the DDO8 aim to support 'apartment style' typologies within the Main Road sub-precinct. The application of ResCode Standards in relation to heights is not applied in the usual manner, as the DDO8 implies variations to these requirements to facilitate a "preferred" character.

- 8.43 Precinct 2 delineates areas within Manningham that are a focus for higher density developments, where a substantial level of change is anticipated. Moreover, the applicable objectives of the DDO8 aim to support 'apartment style' typologies within the Main Road sub-precinct. The application of ResCode Standards in relation to heights is not applied in the usual manner, as the DDO8 implies variations to these requirements to facilitate a "preferred" character.
- 8.44 In light of an applicable preferred neighbourhood character, the lack of reflection of the existing neighbourhood character with relation to scale and height is both inevitable and necessary to achieve the intended urban consolidation. Whilst submission suggest a preference for two storey townhouses, such development is earmarked for the residential streets to the east of the site, within Sub-Precincts A and B of the DDO8. The apartment form and overall scale proposed is consistent with the intended built form outcomes for the subject land, given its substantial site area and main roads Sub-Precinct location, as outlined in the above assessment section of this report.
- 8.45 Views from the adjoining properties will enviably change as a result of the development, however, the degree of change is considered acceptable, and consistent with the preferred built form outcomes. The building provides for visible reductions in the upper level footprints, and maintains lowered building heights toward the residential properties to the rear. The generous rear setback of the upper level components, together with landscape softening, will reasonably reduce the extent of visible built form and visual bulk impacts upon adjoining properties.

Policy and ResCode Non-Compliances

- 8.46 As detailed within the above assessment, the proposal consistent with both State and Local objectives that 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
- 8.47 As demonstrated in the table above, the proposal achieves a high level of compliance with the relevant objectives and standards of ResCode. Where a lack of compliance has been identified, conditional requirements have been recommended to address such shortcomings.

Amenity Impacts

- 8.48 The conditional requirements outlined within the ResCode assessment will clarify any ambiguity or non-compliances with respect to overlooking. The increase in balcony planter heights will also be required to further restrict downward views beyond the 9 metre viewing arc prescribed by Standard B22 of ResCode.
- 8.49 Given overlooking will be appropriately mitigated, the request for higher fencing along the rear boundary is unlikely to be of benefit, as raising the fence beyond the 2 metres proposed may increase shadowing and reduce the amenity of open space either side. The requirement for advanced species to a height of at least 2 metres at the time of planting and some evergreen species will assist in providing a more immediate landscape screen along this boundary, and will maintain some canopy coverage throughout the course of the year.

- 8.50 With regard to overshadowing, impacts upon No. 3 Adelle Court will occur from after 2pm, with the extent of shadows falling well within the prescribed amount to ensure that sunlight access to the open space area is not unreasonably reduced. The development will not overshadow properties fronting Leonard Court due to the north location to the north/north-east.
- 8.51 Noise associated with the development is beyond the scope of the planning controls, as a permit is not required for the use of a dwelling. Nonetheless, noise from the development is not expected to be beyond levels generally expected in any residential setting.
- 8.52 Any existing drainage issues will be mitigated by the requirement for an on-site detention system (to capture storm water runoff) and the creation of outfall drainage, including the upgrading of existing pipes within adjoining properties to the east.

Traffic and car parking

- 8.53 Both VicRoads and Council's Engineering & Technical Services Unit have assessed the application and raised no concerns regarding the impact of the proposal on the surrounding traffic network and performance of Williamsons Road. The increased traffic movement associated with the development may result in see some potential wait times to access the primary road network, however the 'keep clear' access will facilitate movements to and from the service road. It is acknowledged that the service road is regularly used at school peak hours, however these are likely to fall outside of the peak vehicular movements associated with the development. The proposed widening and upgrade of the service road will also improve the overall functioning of the service road.
- 8.54 The development achieves a car parking rate which is well in excess of the statutory rates of Clause 52.06 (Car parking) of the Manningham Planning Scheme. In addition to the excess resident car parking, 17 visitor car spaces are provided on site, despite there being no statutory requirement to provide any. It is therefore expected that parking demands generated by the proposal will be adequately serviced on-site.
- 8.55 In response to concerns with the lack of public transport within the area (due to the absence of rail) State Government has identified the site and Williamsons Road as being within a Principal Public Transport Network Area. The site has access to numerous bus services, including smart buses, directly accessible from both Williamsons Road and the bus interchange at Westfield. It is therefore considered that the site is extremely well serviced by public transport, and that buses provide for a service comparative to rail.

Plan anomalies

- 8.56 Submission from No. 98 Williamsons Road suggest that there are anomalies with regard the description of windows, open space and trees on this property. It is unclear if this refers to the plans, or accompanying written submission. The information has been derived from a Licensed Surveyor and appears generally consistent with site conditions. Albeit, the plans will ensure compliance is achieved with respect to overlooking toward this property, and sufficient boundary setbacks are maintained from the common boundary. Due to its location to the north of the site, there are no overshadowing or northern daylight impacts created by the proposal.

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.















3.01

DEVELOPMENT SCHEDULE

92-96 Williamsons Road, Doncaster
DEVELOPMENT SCHEDULE

Job Number
 File
 Date

12208
 K:\12200\12208\Administration\12 Schedules\12.6.01 Development Density
 29/05/2018



	RESIDENTIAL					TOTAL	SERVICES/CIRC	CARPARK		BALCONIES	AREA PER LEVEL		FLOOR EFFICIENCY (EX CARS & BALCONIES) %		
	Area	MIX						APTS/FLOOR	Area		NO	Area		(EXCLUDING BALCONIES)	
		45-60sqm 1 Bed	60-68sqm 2 Bed 1B	68-74sqm 2 Bed 2B	90-110sqm 3 Bed									sellable sqm	GFA
Basement 02						0	52	62	2222		0	2274	0.00%		
Lower Ground	429	1	5			6	294	44	1913	118	429	2636	59.34%		
Ground Floor	1461	3	4	14		21	382		414	320	1461	2257	79.27%		
Level 01	1584	4	7	13		24	223			298	1584	1807	87.66%		
Level 02	1451	6	4	12		22	212			206	1451	1663	87.25%		
Level 03	615			1	5	6	80			118	615	695	88.49%		
Totals	5540	13	16	45	5		1243	106	4549	1060	5540	11332			
TOTAL APARTMENTS = 79							sqm/car = 42.9								
		16%	20%	57%	6%										

NOTE:
 SITE AREA : 3763m²
 SITE COVERAGE : 60% (2280m²)
 SITE PERMEABILITY : 25% (932m²)
 LEVEL 03 PERCENTAGE OF GROUND : 33%
 LEVEL 02 PERCENTAGE OF GROUND : 75%

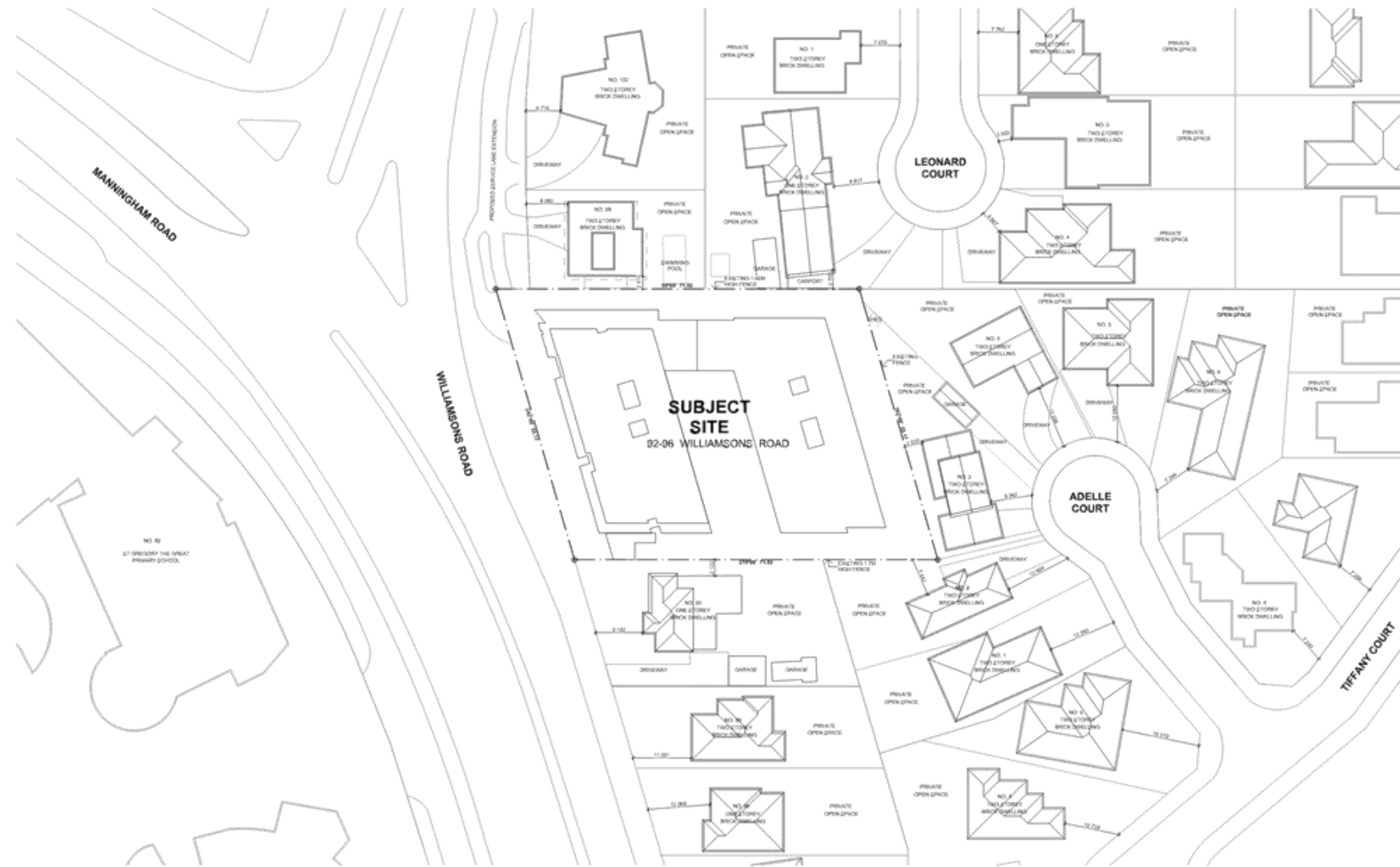


3.02

APARTMENT SCHEDULE

Apt No	Bedrooms	Bathrooms	Area (m ²)	SPOS (m ²)	Storage	Car Park
L001	2	2	73	17	1	1
L002	2	2	65	20	1	1
L003	2	2	74	20	1	1
L004	2	2	73	20	1	1
L005	2	2	73	20	1	1
L006	2	1	69	20	1	1
G01	2	2	65	28	1	1
G02	2	2	77	24	1	1
G03	2	2	75	10	1	1
G04	2	1	68	19	1	1
G05	2	2	70	15	1	1
G06	2	2	70	18	1	1
G07	1	1	66	13	1	1
G08	2	2	70	21	1	1
G09	2	2	69	21	1	1
G10	2	1	66	9	1	1
G11	2	2	77	11	1	1
G12	2	2	66	9	1	1
G13	1	1	45	12	1	1
G14	2	2	72	9	1	1
G15	2	2	71	9	1	1
G16	2	2	71	9	1	1
G17	2	1	66	8	1	1
G18	2	1	65	14	1	1
G19	2	2	79	20	1	1
G20	2	2	79	18	1	1
G21	1	1	69	13	1	1
G22	deleted					
G23	deleted					
101	2	1	62	5	1	1
102	2	1	62	5	1	1
103	1	1	63	5	1	1
104	1	1	61	5	1	1
105	2	2	62	12	1	1
106	2	2	74	8	1	1
107	2	2	77	9	1	1
108	2	2	76	12	1	1
109	2	2	76	5	1	1
110	2	1	61	5	1	1
111	2	2	70	10	1	1
112	2	2	70	10	1	1
113	2	1	61	25	1	1
114	2	2	72	23	1	1
115	1	1	47	5	1	1

Apt No	Bedrooms	Bathrooms	Area (m ²)	SPOS (m ²)	Storage	Car Park
116	2	1	65	8	1	1
117	2	2	67	10	1	1
118	2	2	69	10	1	1
119	2	2	69	10	1	1
120	2	1	60	8	1	1
121	1	1	66	24	1	1
122	2	2	76	27	1	1
123	2	2	70	25	1	1
124	2	1	61	26	1	1
201	2	1	60	8	1	1
202	2	1	62	6	1	1
203	1	1	63	8	1	1
204	1	1	60	7	1	1
205	2	2	63	11	1	1
206	2	2	73	8	1	1
207	2	2	77	9	1	1
208	2	2	77	12	1	1
209	2	2	76	8	1	1
210	2	1	61	8	1	1
211	2	2	70	10	1	1
212	2	2	70	10	1	1
213	2	2	77	13	1	1
214	2	2	77	10	1	1
215	2	2	49	10	1	1
216	2	1	65	8	1	1
217	2	2	67	10	1	1
218	2	2	69	10	1	1
219	1	1	49	11	1	1
220	1	1	62	9	1	1
221	1	1	63	8	1	1
222	2	2	60	12	1	1
223	deleted					
301	3	2	102	12	1	2
302	3	2	98	25	1	2
303	2	2	94	20	1	1
304	3	2	121	28	1	2
305	3	2	106	18	1	2
306	3	2	104	14	1	2
307	deleted					
308	deleted					
309	deleted					



NOTE:
 ALL SETBACKS NOT DENOTED ON FEATURE AND LEVELS SURVEY PROVIDED BY HELLIER MCFARLAND DATED 9.07.2016 ARE TAKEN FROM AERIAL PHOTOGRAPHY WHICH CANNOT BE VERIFIED FOR ACCURACY.

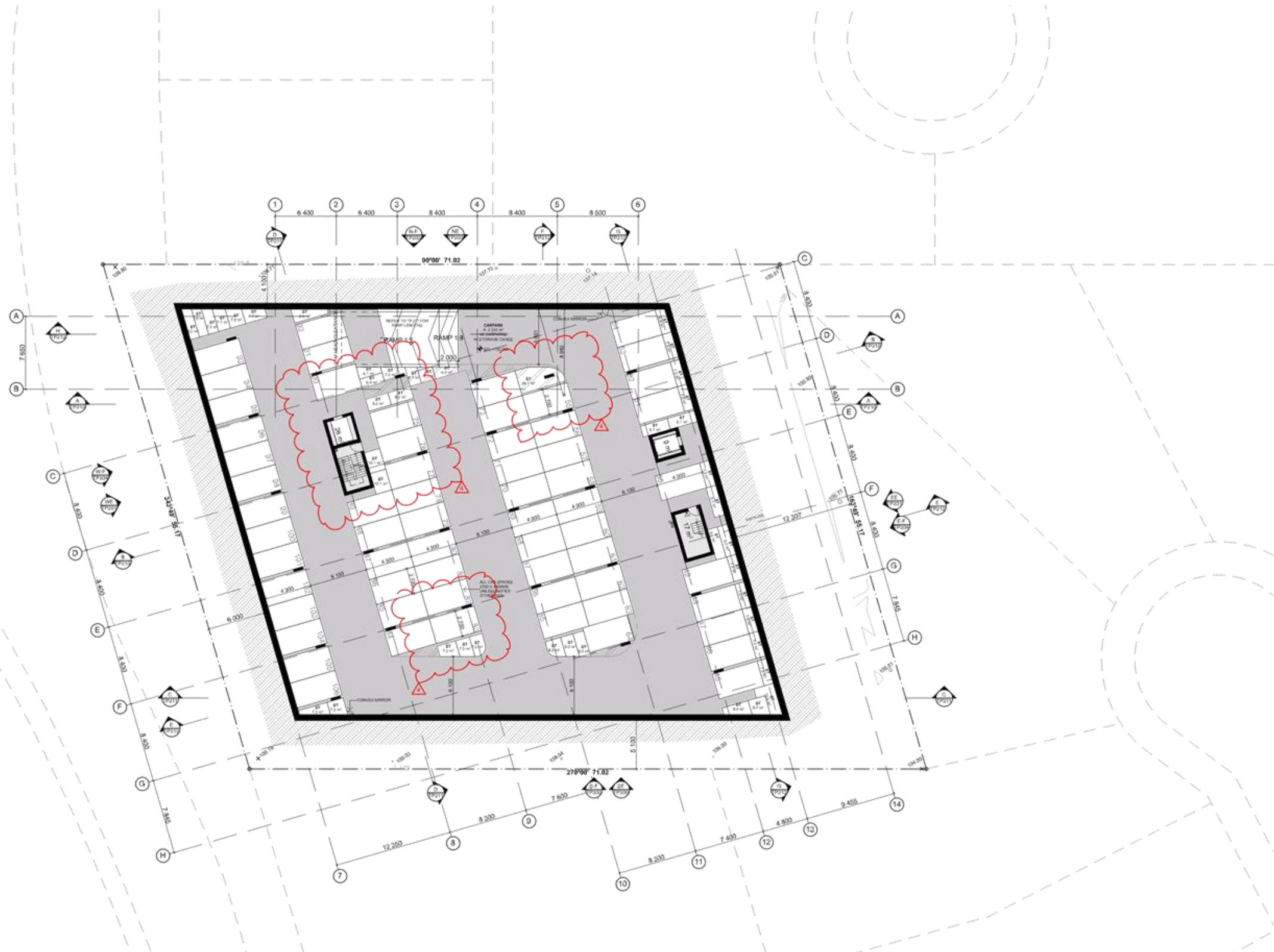
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13.09.2016	TOWN PLANNING RFI ISSUE	JD	ON	2
19.02.2017	TOWN PLANNING RFI ISSUE (2)	MC	JA	3
27.11.2017	TOWN PLANNING RFI ISSUE (3)	AMR	JL	4
17.07.2018	TOWN PLANNING RFI ISSUE (4)	AB	BD	5

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	CONTACT	PHONE
STRUCTURE	MEMBER DESIGN PTY LTD	T 62 9614 1762
SERVICES & ESD	CUNDALL	T 62 9623 0796
BUILDING SURVEYOR	BY CHATEAU CHUN	T 62 961 1688
TRAFFIC	BAIRD	T 62 968 2111
PAVING	LEIGH DESIGN PTY LTD	T 62 924 6266



TOWN PLANNING RFI ISSUE			
PROJECT 92 - 96 WILLIAMSONS NEIGHBOURHOOD AND ROAD, DONCASTER	DRAWING TITLE NEIGHBOURHOOD AND SITE DESCRIPTION PLAN	SCALE 1:500 (A1)	
DATE 8/9/2016	DATE 17/8/2018	DATE 8/9/2016	
DRAWN AB	CHECKED BD	JOB NO. 12208	DRAWING NO. TP001
REVISION 4			



DATE	REVISION	BY	CHK	NO.
14.07.2016	TOWN PLANNING ISSUE	JD	MA	-
13.09.2016	TOWN PLANNING RFI ISSUE	JD	ON	1
19.02.2017	TOWN PLANNING RFI ISSUE (2)	MC	JA	2
27.11.2017	TOWN PLANNING RFI ISSUE (3)	AMR	JA	3
17.07.2018	TOWN PLANNING RFI ISSUE (4)	AB	BD	4

DATE	REVISION	BY	CHK	NO.

CONSULTANTS			
STRUCTURE	<input type="checkbox"/> MEMBER DESIGN PTY LTD		T 63 9614 1700
SERVICES & ESD	<input type="checkbox"/> CUNDALL		T 63 9633 0796
BUILDING SURVEYOR	<input type="checkbox"/> SV CHATEAU CHUK		T 63 9681 1688
TRAFFIC	<input type="checkbox"/> RAND		T 63 9689 2111
PAVING	<input type="checkbox"/> LEIGH DESIGN PTY LTD		T 63 9674 6000



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TOWN PLANNING RFI ISSUE		
PROJECT 92 - 96 WILLIAMSONS ROAD, DONCASTER	DRAWING TITLE BASEMENT PLAN	SCALE 1:200 (A1)
DATE 8/9/2018	PLANT DATE 17/07/2018	DRAWN AB
CHECKED BD	JOB NO. 12208	DRAWING NO. TP098
REVISION 4		



DATE	REVISION	BY	CHK	NO.
14.07.2016	TOWN PLANNING ISSUE	JD	MA	-
13.09.2016	TOWN PLANNING RFI ISSUE	JD	ON	1
19.02.2017	TOWN PLANNING RFI ISSUE 02	MC	JA	2
27.11.2017	TOWN PLANNING RFI ISSUE 03	AMR	JA	3
17.07.2018	TOWN PLANNING RFI ISSUE 04	AB	BD	4

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	CONTACT	PHONE
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SERVICES & ESD	CUNDALL	1 83 9633 0796
BUILDING SURVEYOR	BY CHATEAU CHAM	1 83 961 1688
TRADING	BAIRD	1 83 968 2111
RAISE	LEIGH DESIGN PTY LTD	1 83 874 6566



TOWN PLANNING RFI ISSUE

PROJECT 92 - 96 WILLIAMSONS ROAD, DONCASTER	DRAWING TITLE LOWER GROUND	SCALE 1:200 (A1)	DATE 8/9/2016	PLANT DATE 17/07/2018
DRAWN AB	CHECKED BD	JOB NO. 12208	DRAWING NO. TP099	REVISION 4



NOTE:
 SITE AREA : 3763m²
 SITE COVERAGE : 60% (2290m²)
 SITE PERMEABILITY : 25% (949m²)

DATE	REVISION	BY	CHK	NO.
14.07.2016	TOWN PLANNING ISSUE	JD	MA	-
13.09.2016	TOWN PLANNING RFI ISSUE	JD	ON	1
19.02.2017	TOWN PLANNING RFI ISSUE 02	MC	JA	2
27.11.2017	TOWN PLANNING RFI ISSUE 03	AMR	JA	3
17.07.2018	TOWN PLANNING RFI ISSUE 04	AB	BD	4

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	CONTACT	PHONE
STRUCTURE	MEMBER DESIGN PTY LTD	1 83 9814 1700
SERVICES & ESD	CUNDALL	1 83 9623 0796
BUILDING SURVEYOR	SV CHATEAU CHAM	1 83 981 1688
TRAINING	BAIRD	1 83 969 2111
RASTE	LEIGH DESIGN PTY LTD	1 83 8214 0088



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 Web: www.winex.com.au

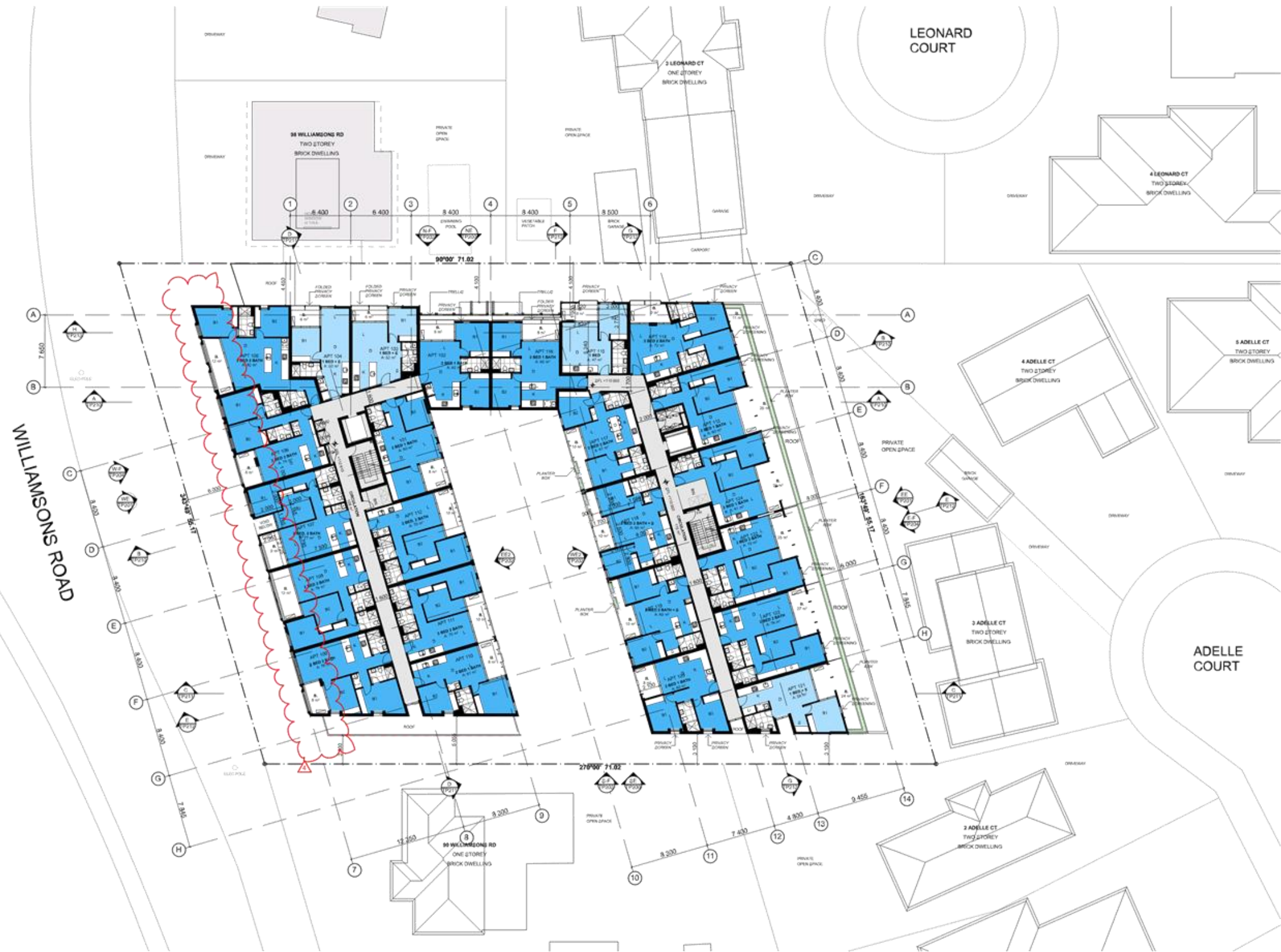


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TOWN PLANNING RFI ISSUE

PROJECT	DRAWING TITLE	SCALE	DATE	PLANT DATE
92 - 96 WILLIAMSONS ROAD, DONCASTER	GROUND FLOOR PLAN	1:200 (A1)	8/9/2016	17/8/2018
			DRAWN BY	CHECKED BY
			AB	BD
			JOB NO.	DRAWING NO.
			12208	TP100
			REVISION	
			4	



DATE	REVISION	BY	CHK	NO.
14.07.2016	TOWN PLANNING ISSUE	JD	MA	-
13.09.2016	TOWN PLANNING RFI ISSUE	JD	ON	1
19.02.2017	TOWN PLANNING RFI ISSUE (2)	MC	JA	2
27.11.2017	TOWN PLANNING RFI ISSUE (3)	AMR	JA	2
17.07.2018	TOWN PLANNING RFI ISSUE (4)	AB	BD	4

DATE	REVISION	BY	CHK	NO.

CONSULTANTS			
STRUCTURE	<input type="checkbox"/> MEMBER DESIGN PTY LTD	T 63 9614 7500	
SERVICES & EDP	<input type="checkbox"/> CUNDALL	T 63 9633 0790	
BUILDING SURVEYOR	<input type="checkbox"/> SV CHATEAU CHAM	T 63 961 1668	
TRADING	<input type="checkbox"/> BARD	T 63 968 2111	
RAISE	<input type="checkbox"/> LEIGH DESIGN PTY LTD	T 63 974 6568	



TOWN PLANNING RFI ISSUE

PROJECT 92 - 96 WILLIAMSONS ROAD, DONCASTER	DRAWING TITLE LEVEL 01 PLAN	SCALE 1:200 (A1)	DATE 8/9/2016	PLANT DATE 17/07/2018
			DRAWN BY AB	CHECKED BY BD
			JOB NO. 12208	DRAWING NO. TP101
				REVISION 4



DATE	REVISION	BY	CHK	NO.
14.07.2016	TOWN PLANNING ISSUE	JD	MA	1
13.09.2016	TOWN PLANNING RFI ISSUE	JD	ON	1
19.02.2017	TOWN PLANNING RFI ISSUE 02	MC	JA	2
27.11.2017	TOWN PLANNING RFI ISSUE 03	AMR	JA	2
17.07.2018	TOWN PLANNING RFI ISSUE 04	AB	BD	4

DATE	REVISION	BY	CHK	NO.

CONSULTANTS			
STRUCTURE	<input type="checkbox"/> MEMBER DESIGN PTY LTD		T 63 9614 7500
SERVICES & ESD	<input type="checkbox"/> CUNDALL		T 63 9633 0796
BUILDING SURVEYOR	<input type="checkbox"/> SV CHATEAU CHUN		T 63 9681 1688
TRADING	<input type="checkbox"/> BARD		T 63 9689 2111
RAISE	<input type="checkbox"/> LEIGH DESIGN PTY LTD		T 63 9674 6568



TOWN PLANNING RFI ISSUE

PROJECT: 92 - 96 WILLIAMSONS ROAD, DONCASTER

DRAWING TITLE: LEVEL 02 PLAN

SCALE: 1:200 (A1)

DATE: 09/09/2016

PLANT DATE: 17/07/2018

DRAWN BY: AB

CHECKED BY: BD

JOB NO: 12208

DRAWING NO: TP102

REVISION: 4

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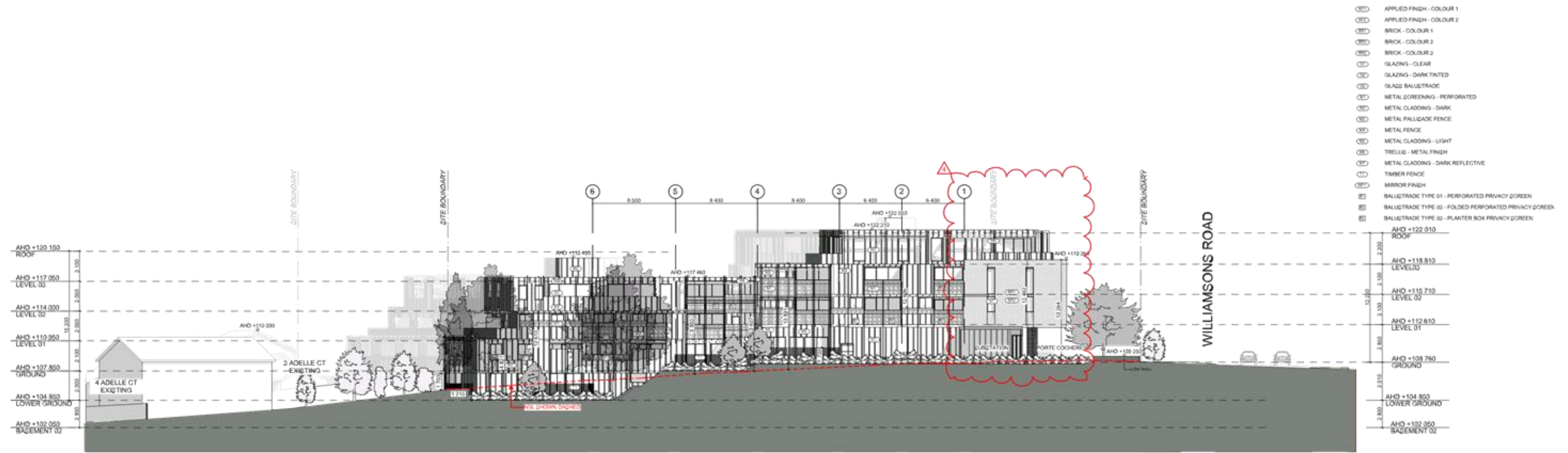
DATE	REVISION	BY	CHK	NO.
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13.09.2016	TOWN PLANNING RFI ISSUE	JD	CN	1
16.02.2017	TOWN PLANNING RFI ISSUE [2]	MC	JA	2
27.11.2017	TOWN PLANNING RFI ISSUE [3]	AMR	JA	2
17.07.2018	TOWN PLANNING RFI ISSUE [4]	AB	BD	4

DATE	REVISION	BY	CHK	NO.

CONSULTANTS			
STRUCTURE	<input type="checkbox"/> WEBBER DESIGN PTY LTD	T 03 9614 7100	
SERVICES & ESD	<input type="checkbox"/> CUNDALL	T 03 9623 4796	
BUILDING SURVEYOR	<input type="checkbox"/> SV CHATEAU DRUM	T 03 9881 1888	
DRAFTING	<input type="checkbox"/> BARD	T 03 9609 2111	
RAISE	<input type="checkbox"/> LEIGH DESIGN PTY LTD	T 03 8214 5268	



TOWN PLANNING RFI ISSUE			
PROJECT 92 - 96 WILLIAMSONS ROAD, DONCASTER	DRAWING TITLE ROOF PLAN	SCALE 1:200 (A1)	
DATE 09/09/2016	PLOT DATE 17/07/2018	DRAWN BY AB	
CHECKED BY BD	JOB NO. 12208	DRAWING NO. TP104	REVISION 4



NE NORTH ELEVATION
TP100 SCALE: 1:200 @ A1



SE SOUTH ELEVATION
TP100 SCALE: 1:200 @ A1

- APPLIED FINISH - COLOUR 1
- APPLIED FINISH - COLOUR 2
- BRICK - COLOUR 1
- BRICK - COLOUR 2
- BRICK - COLOUR 3
- GLAZING - CLEAR
- GLAZING - DARK TINTED
- GLASS BALUSTRADE
- METAL SCREENING - PERFORATED
- METAL GLAZING - DARK
- METAL PALLSADE FENCE
- METAL FENCE
- METAL GLAZING - LIGHT
- TRELLIS - METAL FINISH
- METAL GLAZING - DARK REFLECTIVE
- TIMBER FENCE
- MIRROR FINISH
- BALUSTRADE TYPE 01 - PERFORATED PRIVACY SCREEN
- BALUSTRADE TYPE 02 - FOLDED PERFORATED PRIVACY SCREEN
- BALUSTRADE TYPE 03 - PLANTER BOX PRIVACY SCREEN

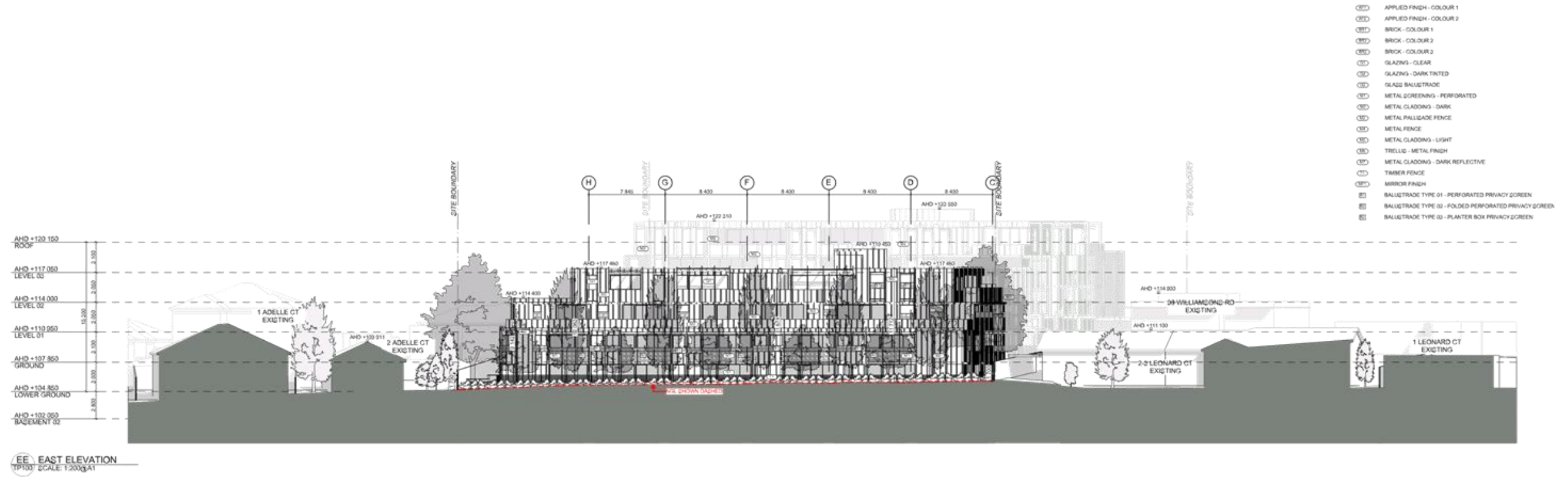
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13.09.2016	TOWN PLANNING RFI ISSUE	JD	CN	2
19.02.2017	TOWN PLANNING RFI ISSUE 02	MC	JA	3
27.11.2017	TOWN PLANNING RFI ISSUE 03	AMR	JA	4
17.07.2018	TOWN PLANNING RFI ISSUE 04	AB	BD	5

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	CONTACT	PHONE
STRUCTURE	MEMBER DESIGN PTY LTD	T 03 9614 1765
SERVICES & EDP	CUNDALL	T 03 9623 0796
BUILDING SURVEYOR	BY CHATEAU DRUM	T 03 9661 1688
TRAFFIC	BAIRD	T 03 9609 2111
PAVING	LEIGH DESIGN PTY LTD	T 03 9514 6566



TOWN PLANNING RFI ISSUE			
PROJECT 92 - 96 WILLIAMSONS ROAD, DONCASTER	DRAWING TITLE ELEVATION - NORTH + SOUTH	SCALE 1:200 @ A1	
DATE 23/09/2018	PLANT DATE 17/07/2018	DATE 23/09/2018	
DRAWN AB	CHECKED BD	JOB NO. 12208	DRAWING NO. TP200
REVISION 4			



- APPLIED FINISH - COLOUR 1
- APPLIED FINISH - COLOUR 2
- BRICK - COLOUR 1
- BRICK - COLOUR 2
- BRICK - COLOUR 3
- GLAZING - CLEAR
- GLAZING - DARK TINTED
- GLASS BALUSTRADE
- METAL SCREENING - PERFORATED
- METAL GLAZING - DARK
- METAL PALLEADE FENCE
- METAL FENCE
- METAL GLAZING - LIGHT
- TRELLIS - METAL FINISH
- METAL GLAZING - DARK REFLECTIVE
- TIMBER FENCE
- MIRROR FINISH
- BALUSTRADE TYPE 01 - PERFORATED PRIVACY SCREEN
- BALUSTRADE TYPE 02 - FOLDED PERFORATED PRIVACY SCREEN
- BALUSTRADE TYPE 03 - PLANTER BOX PRIVACY SCREEN

EE EAST ELEVATION
TP100 SCALE 1:200 @ A1



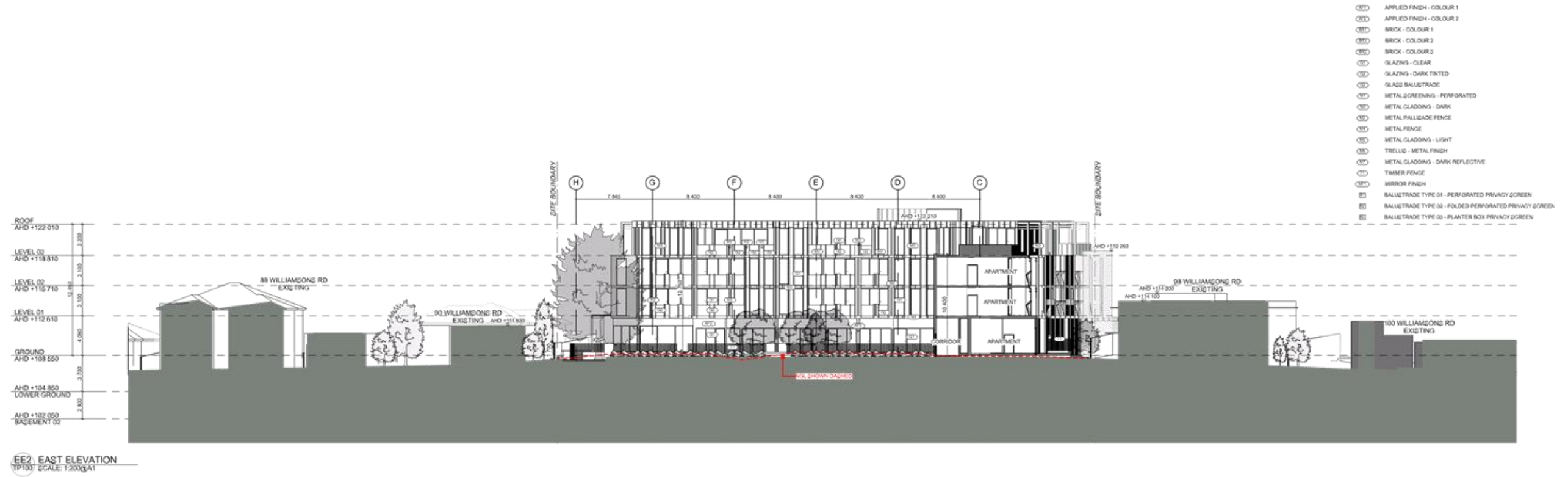
WE WEST ELEVATION
TP100 SCALE 1:200 @ A1

DATE	REVISION	BY	CHK	NO.	DATE	REVISION	BY	CHK	NO.
14.07.2016	TOWN PLANNING RFI ISSUE	JD	MA	1					
13.09.2016	TOWN PLANNING RFI ISSUE	JD	ON	2					
19.02.2017	TOWN PLANNING RFI ISSUE 02	MC	JA	3					
27.11.2017	TOWN PLANNING RFI ISSUE 03	AMR	JA	4					
17.07.2018	TOWN PLANNING RFI ISSUE 04	AB	BD	5					

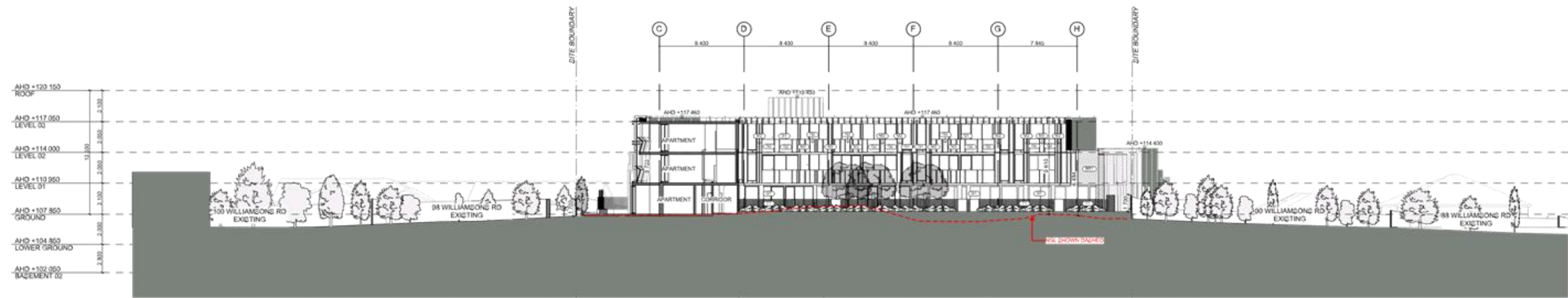
CONSULTANTS	CONTACT	PHONE
STRUCTURE	MEMBER DESIGN PTY LTD	1 83 9614 1768
SERVICES & EDP	CUNDALL	1 83 9623 0796
BUILDING SURVEYOR	SV CHATEAU DRUM	1 83 9611 1688
TRAFFIC	BAIRD	1 83 968 2111
PAVING	LEIGH DESIGN PTY LTD	1 83 8714 0068



TOWN PLANNING RFI ISSUE			
PROJECT 92 - 96 WILLIAMSONS ROAD, DONCASTER	DRAWING TITLE ELEVATION - EAST + WEST	SCALE 1:200 @ A1	
DATE 23/09/2018	PLANT DATE 17/07/2018	DATE 23/09/2018	
DRAWN AB	CHECKED BD	JOB NO. 12208	DRAWING NO. TP201
REVISION 4			



EE2 EAST ELEVATION
TP1001 SCALE: 1:200 @ A1



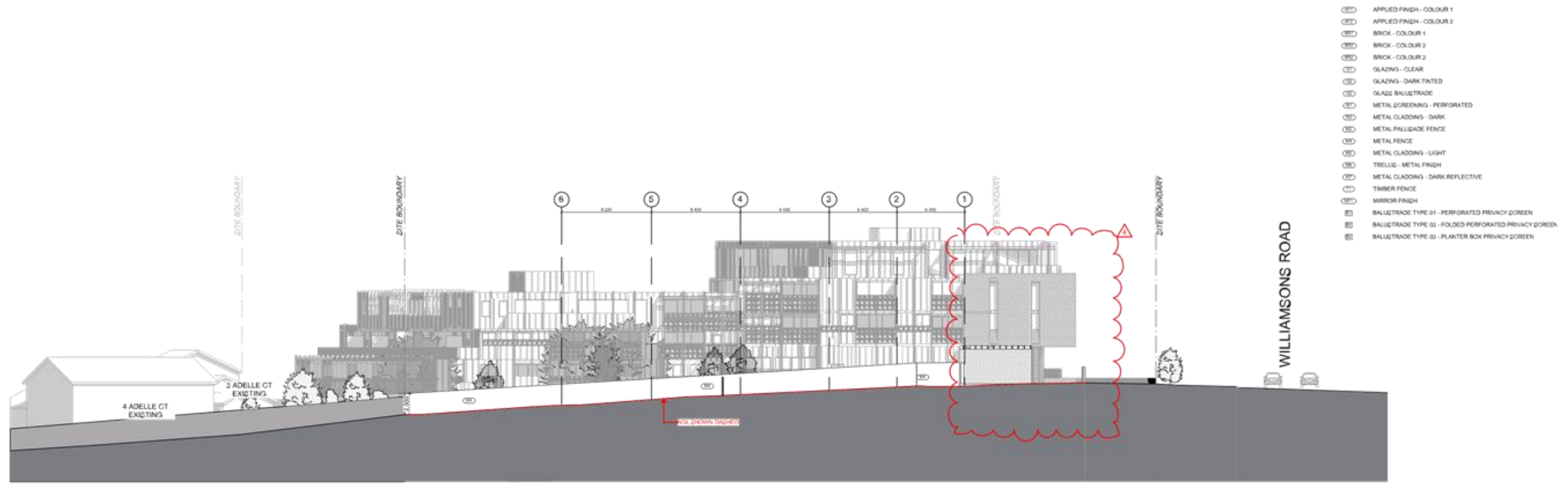
WE2 WEST ELEVATION
TP1001 SCALE: 1:200 @ A1

DATE	REVISION	BY	CHK	NO.	DATE	REVISION	BY	CHK	NO.
14.07.2016	TOWN PLANNING ISSUE	JD	MA	1					
13.09.2016	TOWN PLANNING RFI ISSUE	JD	CN	2					
19.02.2017	TOWN PLANNING RFI ISSUE 02	MC	JA	3					
27.11.2017	TOWN PLANNING RFI ISSUE 03	AMR	JA	4					
17.07.2018	TOWN PLANNING RFI ISSUE 04	AB	BD	5					

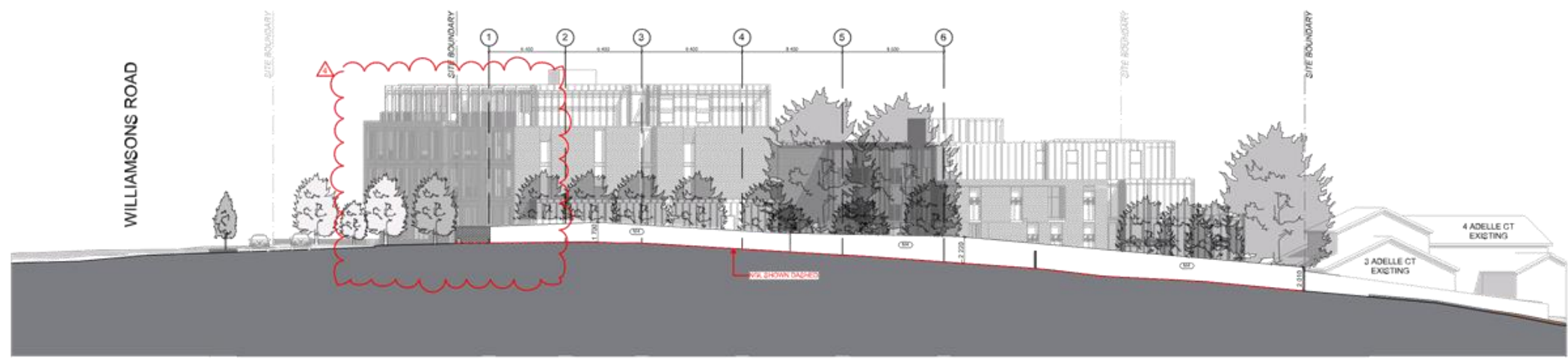
CONSULTANTS	STRUCTURE	DESIGNER	CONTACT	PHONE
MEMBER DESIGN PTY LTD	<input type="checkbox"/>	MEMBER DESIGN PTY LTD		1 83 9614 1765
CONCRETE & EBF	<input type="checkbox"/>	CUNDALL		1 83 9623 0796
BUILDING SURVEYOR	<input type="checkbox"/>	BY CHATEAU DRUM		1 83 961 1688
TRADING	<input type="checkbox"/>	BAIRD		1 83 968 2111
RAILS	<input type="checkbox"/>	LEIGH DESIGN PTY LTD		1 83 874 6566



TOWN PLANNING RFI ISSUE			
PROJECT 92 - 96 WILLIAMSONS ROAD, DONCASTER	DRAWING TITLE COURTYARD ELEVATION - EAST + WEST	SCALE 1:200 @ A1	
DATE 23/09/2018	PLOT DATE 17/07/2018	DRAWN AB	
JOB NO. 12208	DRAWING NO. TP202	REVISION 4	



N-F NORTH ELEVATION FENCE
TP1001 SCALE: 1:200 @ A1



S-F SOUTH ELEVATION FENCE
TP1001 SCALE: 1:200 @ A1

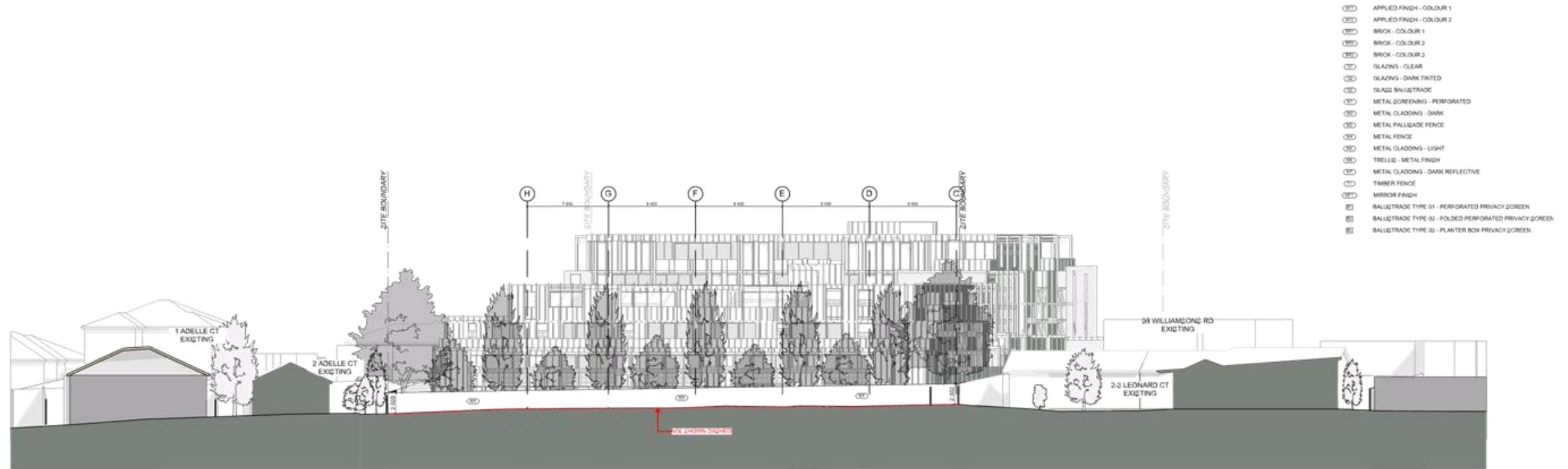
DATE	REVISION	BY	CHK	NO.
14.07.2016	TOWN PLANNING ISSUE	JD	MA	-
13.09.2016	TOWN PLANNING RFI ISSUE	JD	CN	1
19.02.2017	TOWN PLANNING RFI ISSUE (2)	MC	JA	2
27.11.2017	TOWN PLANNING RFI ISSUE (3)	AMR	JA	3
17.07.2018	TOWN PLANNING RFI ISSUE (4)	AB	BD	4

DATE	REVISION	BY	CHK	NO.

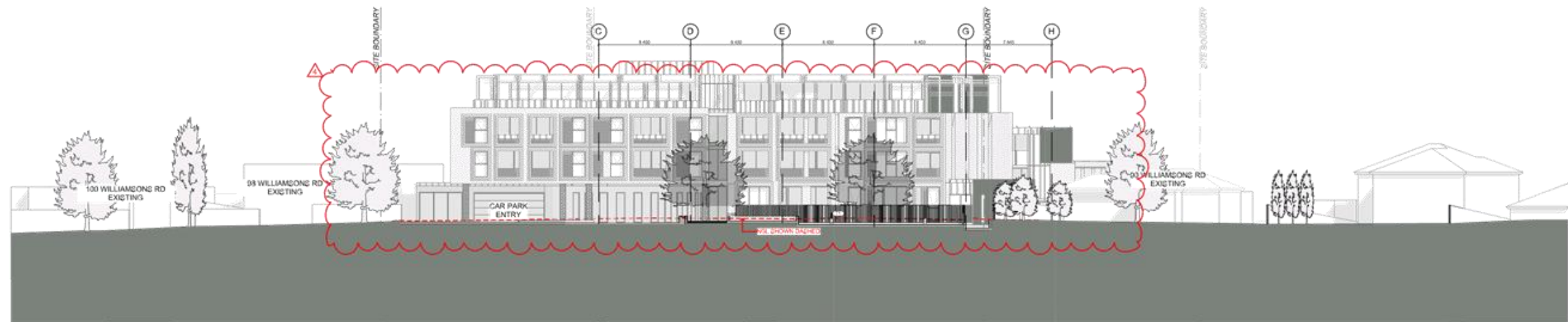
CONSULTANTS	CONTACT	PHONE
STRUCTURE	MEMBER DESIGN PTY LTD	1 83 9014 1700
SERVICES & ESD	CUNDALL	1 83 9623 0790
BUILDING SURVEYOR	BY CHATEAU CHAM	1 83 981 1688
TRADING	BAIRD	1 83 969 2111
RAILS	LEIGH DESIGN PTY LTD	1 83 874 6000



TOWN PLANNING RFI ISSUE			
PROJECT 92 - 96 WILLIAMSONS ROAD, DONCASTER	DRAWING TITLE FENCE ELEVATION - NORTH + SOUTH	SCALE 1:200 @ A1	
DATE 23/09/2018	DATE 17/07/2018	DATE 17/07/2018	
DRAWN AB	CHECKED BD	JOB NO. 12208	DRAWING NO. TP203
REVISION 4			



E-F EAST ELEVATION
TP1001 SCALE: 1:200 @ A1



W-F WEST ELEVATION
TP1001 SCALE: 1:200 @ A1

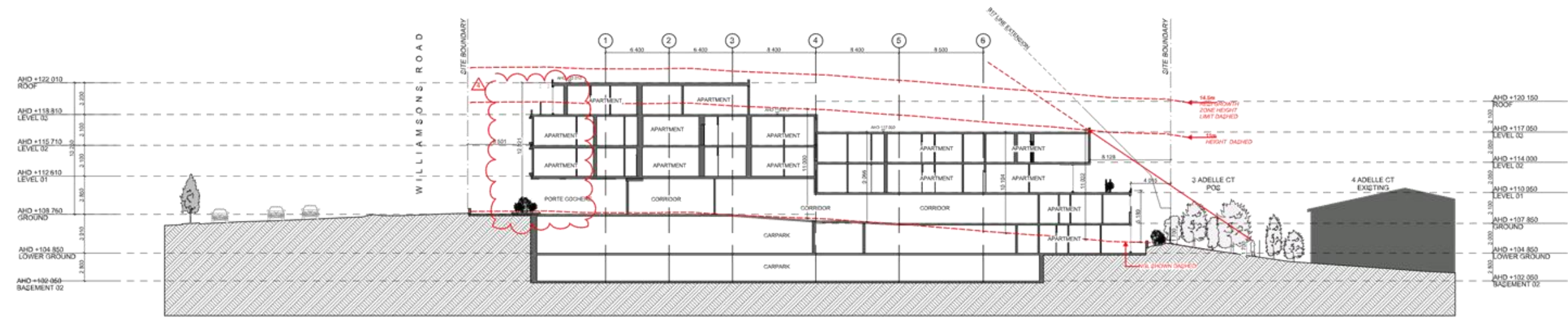
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13.09.2016	TOWN PLANNING RFI ISSUE	JD	ON	1
19.02.2017	TOWN PLANNING RFI ISSUE (2)	MC	JA	2
27.11.2017	TOWN PLANNING RFI ISSUE (3)	AMR	JA	2
17.07.2018	TOWN PLANNING RFI ISSUE (4)	AJB	BD	4

DATE	REVISION	BY	CHK	NO.

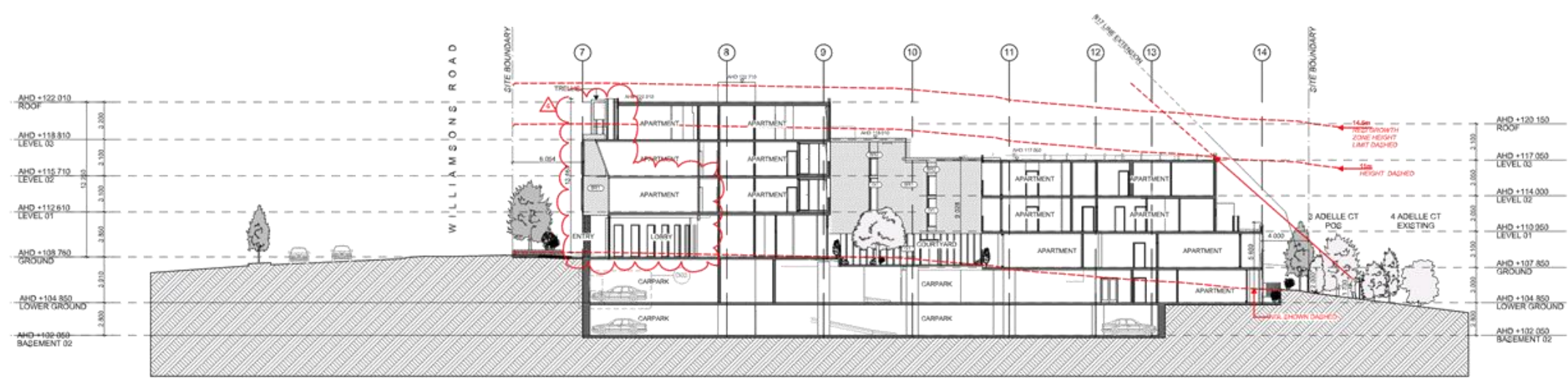
CONSULTANTS	CONTACT	PHONE
STRUCTURE	<input type="checkbox"/> WEBBER DESIGN PTY LTD	T 03 9614 1760
SERVICES & ESD	<input type="checkbox"/> CUNDALL	T 03 9623 0790
BUILDING SURVEYOR	<input type="checkbox"/> BV CHATEAU DRUM	T 03 9661 1688
TRADING	<input type="checkbox"/> BARD	T 03 9689 2111
RAISE	<input type="checkbox"/> LEIGH DESIGN PTY LTD	T 03 9214 6000



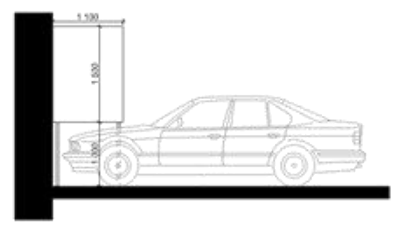
TOWN PLANNING RFI ISSUE			
PROJECT 92 - 96 WILLIAMSONS ROAD, DONCASTER	DRAWING TITLE FENCE ELEVATION - EAST + WEST	SCALE 1:200 @ A1	
DATE 23/09/2018	DATE 17/07/2018	DATE 17/07/2018	
DRAWN AB	CHECKED BD	JOB NO. 12208	DRAWING NO. TP204
REVISION 4			



A SECTION AA
TP1007 SCALE: 1:200 @ A1



B SECTION BB
TP1007 SCALE: 1:200 @ A1



D03 OVER BONNET STORAGE CLEARANCE DETAIL
TP210 SCALE: 1:50 @ A1

DATE	REVISION	BY	CHK	NO.	DATE	REVISION	BY	CHK	NO.
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13.09.2016	TOWN PLANNING RFI ISSUE	JD	CN	1					
19.02.2017	TOWN PLANNING RFI ISSUE (2)	MC	JA	2					
27.11.2017	TOWN PLANNING RFI ISSUE (3)	AMR	JA	3					
17.07.2018	TOWN PLANNING RFI ISSUE (4)	AB	BD	4					

CONSULTANTS	CONTACT	PHONE
STRUCTURE	MEMBER DESIGN PTY LTD	1 83 9614 1700
SERVICES & ESD	CUNDALL	1 83 9621 0796
BUILDING SURVEYOR	BY CHATEAU DRUM	1 83 9611 1688
TRAFFIC	BAIRD	1 83 968 2111
PAVING	LEIGH DESIGN PTY LTD	1 83 874 6588

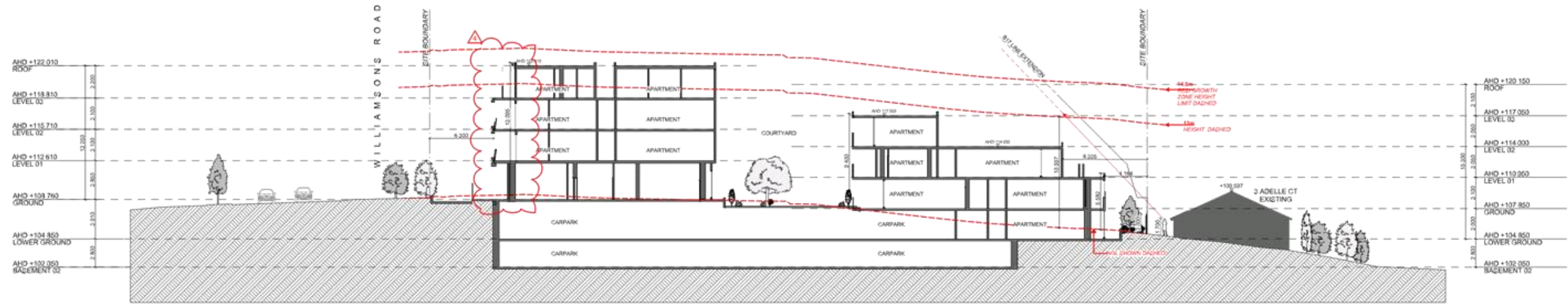
WinEx Property

plus
architecture

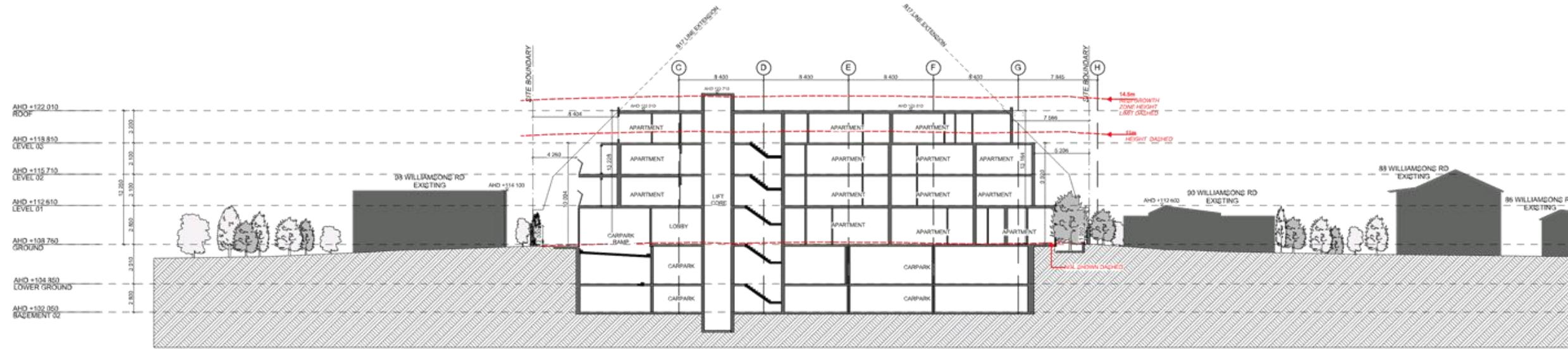
Melbourne
Sydney
New Zealand

Level 2, 445 St Kilda Road
Melbourne VIC 3006 Australia
Phone: 03 9594 2000
Fax: 03 9594 2001
www.plusarchitecture.com.au

TOWN PLANNING RFI ISSUE			
PROJECT 92 - 96 WILLIAMSONS ROAD, DONCASTER	DRAWING TITLE SECTION - A + B	SCALE 1:200, 1:50 @ A1	
DATE 23/09/2018	PLANT DATE 17/07/2018	DRAWN AB	
JOB NO. 12208	DRAWING NO. TP210	REVISION 4	



C SECTION CC
TP100 SCALE 1:200(A1)



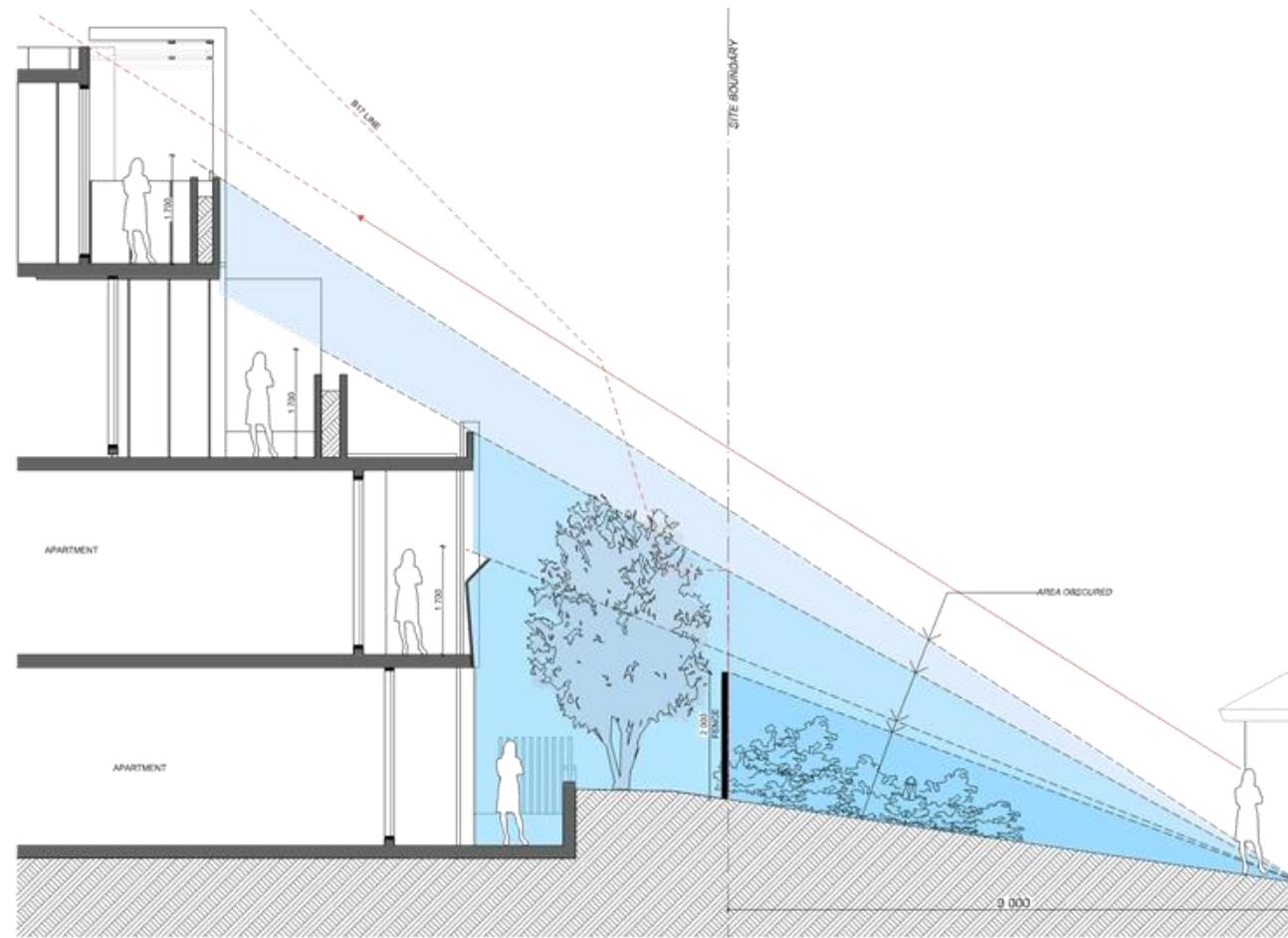
D SECTION DD
TP100 SCALE 1:200(A1)

DATE	REVISION	BY	CHK	NO.	DATE	REVISION	BY	CHK	NO.
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13.09.2016	TOWN PLANNING RFI ISSUE	JD	CV	1					
19.02.2017	TOWN PLANNING RFI ISSUE (2)	MC	JA	2					
27.11.2017	TOWN PLANNING RFI ISSUE (3)	AMR	JL	3					
17.07.2018	TOWN PLANNING RFI ISSUE (4)	AB	BD	4					

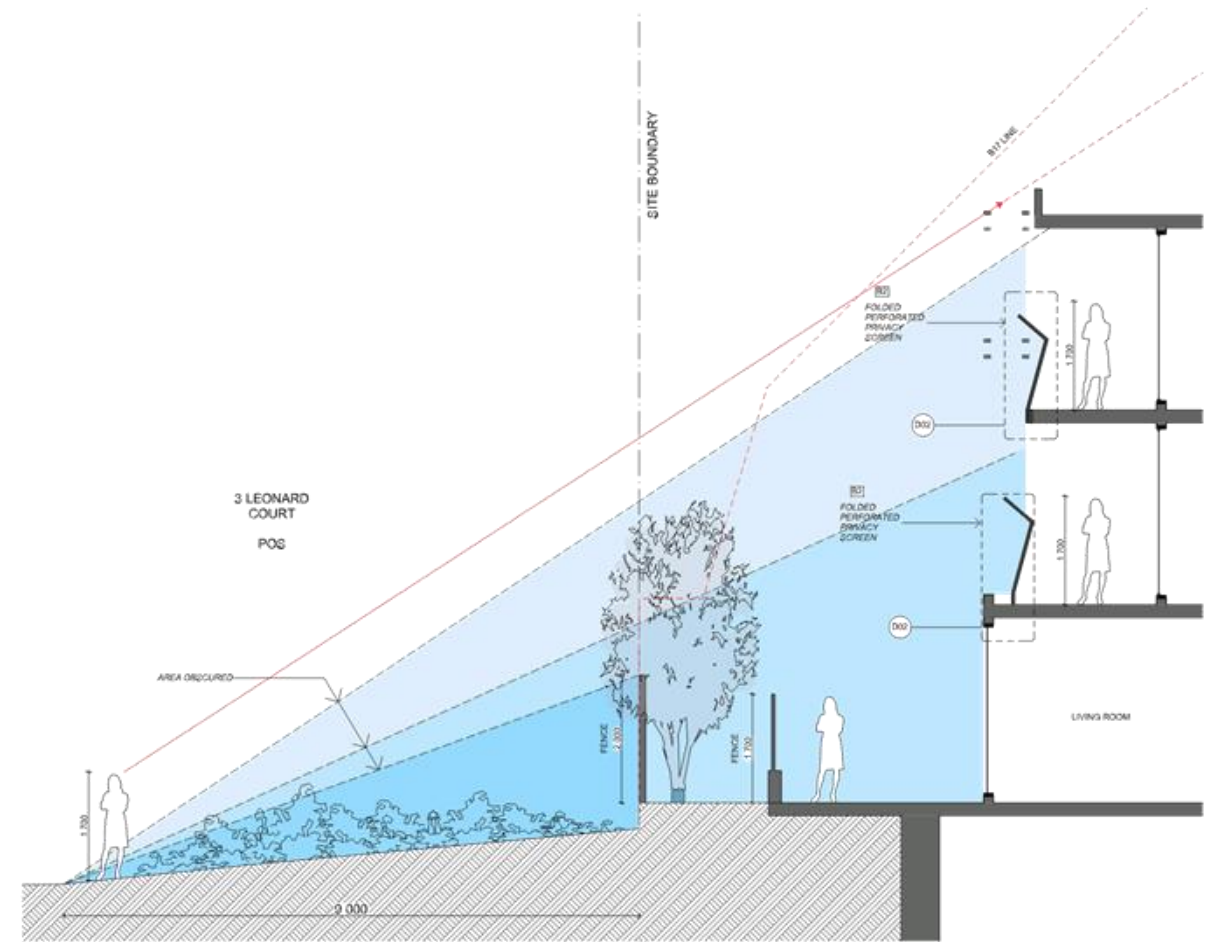
CONSULTANTS	CONTACT	PHONE
STRUCTURE	WISBER DESIGN PTY LTD	1 83 9614 1765
SERVICES & ESD	CUNDALL	7 63 9633 0796
BUILDING SURVEYOR	BN CHATEAU CHAN	7 63 961 1688
TRADING	BAIRD	1 83 968 2111
RAISE	LEIGH DESIGN PTY LTD	1 83 874 6566



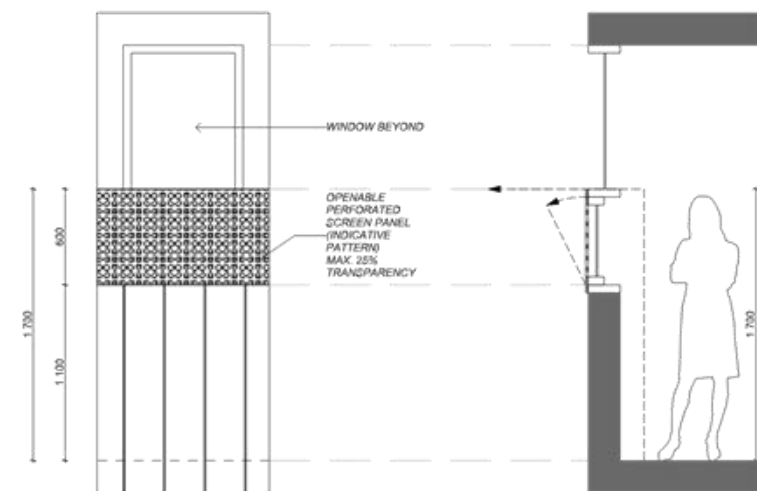
TOWN PLANNING RFI ISSUE			
PROJECT 92 - 96 WILLIAMSONS ROAD, DONCASTER	DRAWING TITLE SECTION - C + D	SCALE 1:200 (A1)	
DATE 23/09/2018	PLANT DATE 17/07/2018	DRAWN AB	
JOB NO. 12208	DRAWING NO. TP211	REVISION 4	



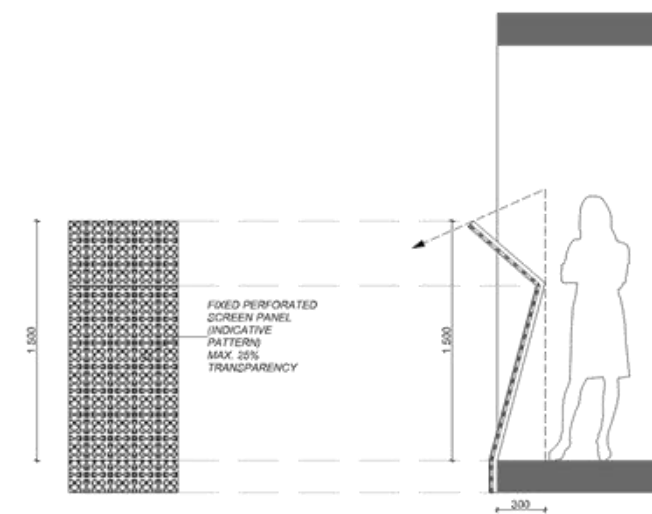
E SECTION EE
TP1007 SCALE 1:200@A1



F SECTION FF
TP1007 SCALE 1:200@A1



D01 PERFORATED PRIVACY SCREEN - ELEVATION & DETAIL
TP1017 SCALE 1:200@A1



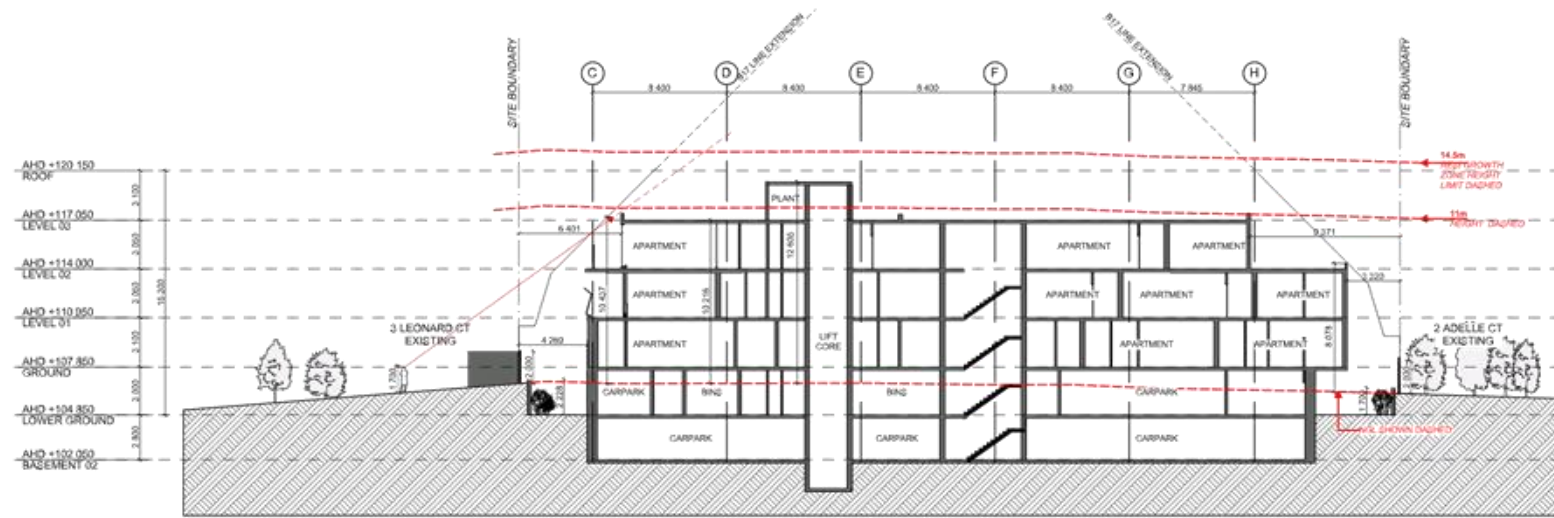
D02 FOLDED PERFORATED PRIVACY SCREEN - ELEVATION & DETAIL
TP1212 SCALE 1:200@A1

DATE	REVISION	BY	CHK	NO.	DATE	REVISION	BY	CHK	NO.
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12.09.2016	TOWN PLANNING RFI ISSUE	JD	CN	1					

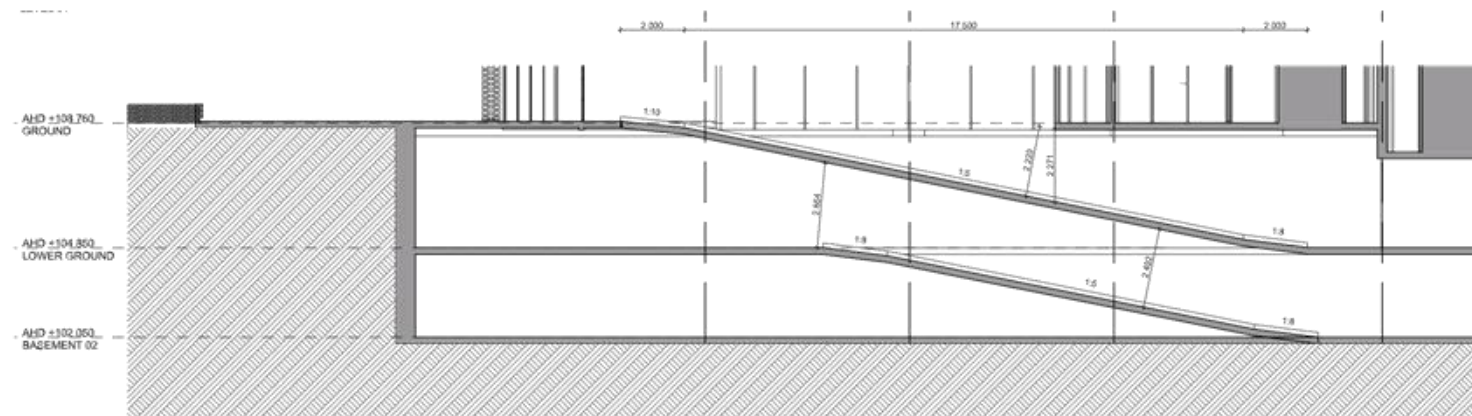
CONSULTANTS	NO.	CONTACT	PHONE
STRUCTURE	<input type="checkbox"/>	MEMBER DESIGN PTY LTD	1 83 9614 1765
SERVICES & EDP	<input type="checkbox"/>	CUNDALL	1 83 9631 0796
BUILDING SURVEYOR	<input type="checkbox"/>	BY CHATEAU DRUM	1 83 961 1688
TRAFFIC	<input type="checkbox"/>	BAIRD	1 83 969 2111
PAVING	<input type="checkbox"/>	LEIGH DESIGN PTY LTD	1 83 874 6566



TOWN PLANNING RFI ISSUE			
PROJECT 92 - 96 WILLIAMSONS ROAD, DONCASTER	DRAWING TITLE SECTION - E + F	SCALE 1:50, 1:20 @A1	
DATE 23/09/2016	PLOT DATE 17/01/2016	DRAWN BY AB	
CHECKED BY BD	JOB NO. 12208	DRAWING NO. TP212	REVISION 1



G SECTION GG
SCALE: 1:200 @A1



H SECTION RAMP
SCALE: 1:100 @A1

DATE	REVISION	BY	CHK	NO.
14.07.2016	TOWN PLANNING ISSUE	JD	MA	1
13.09.2016	TOWN PLANNING RFI ISSUE	JD	CN	2
19.02.2017	TOWN PLANNING RFI ISSUE 02	MC	JA	3
27.11.2017	TOWN PLANNING RFI ISSUE 03	AMR	JA	4
17.07.2018	TOWN PLANNING RFI ISSUE 04	AB	BD	5

DATE	REVISION	BY	CHK	NO.

CONSULTANTS	CONTACT	PHONE
STRUCTURE	<input type="checkbox"/> WEBBER DESIGN PTY LTD	1 83 9014 1700
SERVICES & ESD	<input type="checkbox"/> CUNDALL	1 83 9623 0796
BUILDING SURVEYOR	<input type="checkbox"/> SV CHATEAU CHAN	1 83 981 1688
TRAFFIC	<input type="checkbox"/> BARD	1 83 968 2111
PAVING	<input type="checkbox"/> LEIGH DESIGN PTY LTD	1 83 874 6566



TOWN PLANNING RFI ISSUE			
PROJECT 92 - 96 WILLIAMSONS ROAD, DONCASTER	DRAWING TITLE SECTION - G + H	SCALE 1:200, 1:100 @A1	
DATE 23/09/2018	PLOT DATE 17/07/2018	DATE 23/09/2018	
DRAWN AB	CHECKED BD	JOB NO. 12208	DRAWING NO. TP213
REVISION 4			

6.01

SHADOW ANALYSIS - 9AM PROPOSED



22nd SEPTEMBER - 9AM PROPOSED

PROPOSED ADDITIONAL SHADOWS

92-96 WILLIAMSONS ROAD, DONCASTER VIC 3108

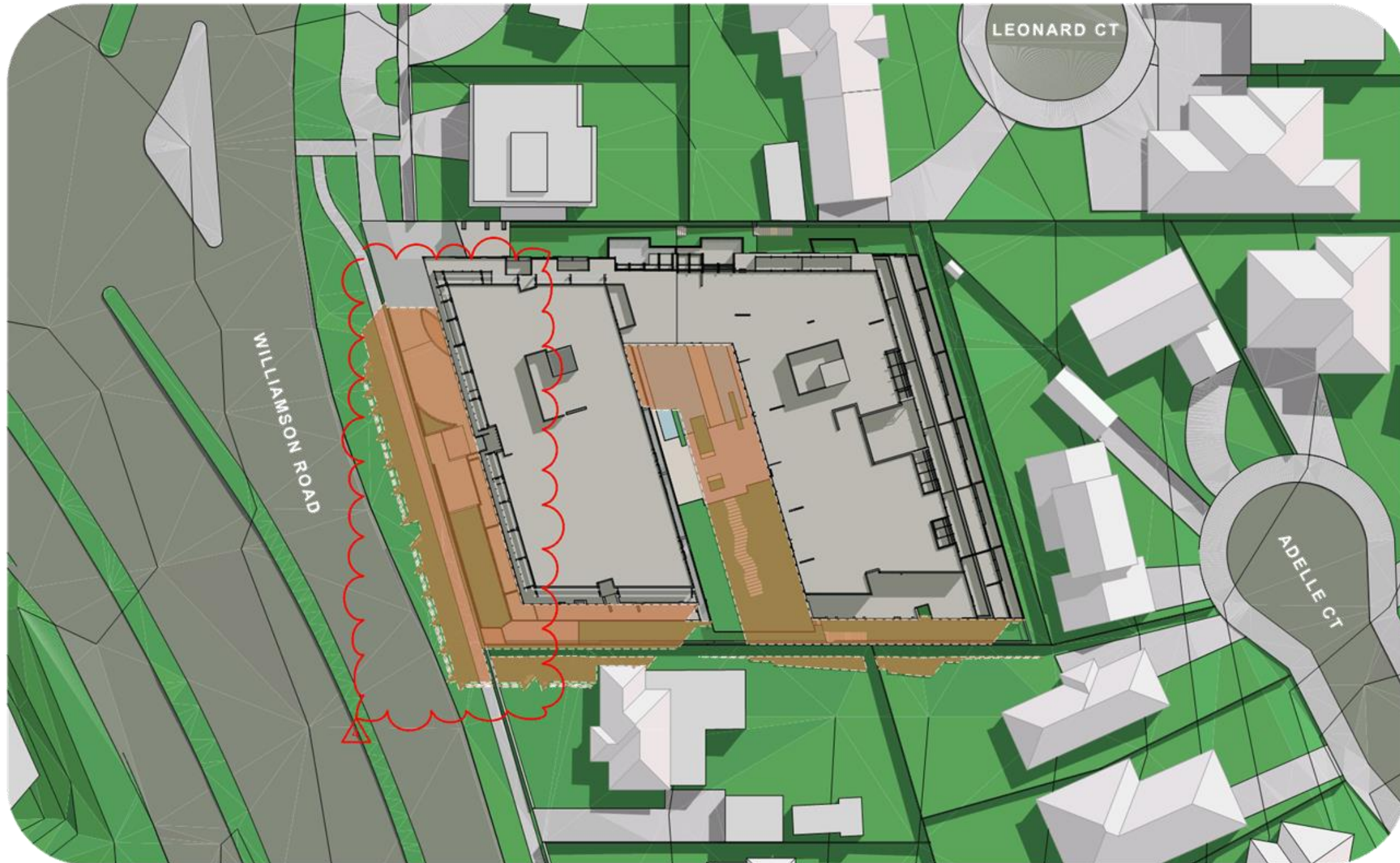
NO:12208 DATE: 17/07/2018 REVISION: 4

SCALE 1:500 @ A3



6.02

SHADOW ANALYSIS - 10AM PROPOSED



22nd SEPTEMBER - 10AM PROPOSED

PROPOSED ADDITIONAL SHADOWS

92-96 WILLIAMSONS ROAD, DONCASTER VIC 3108

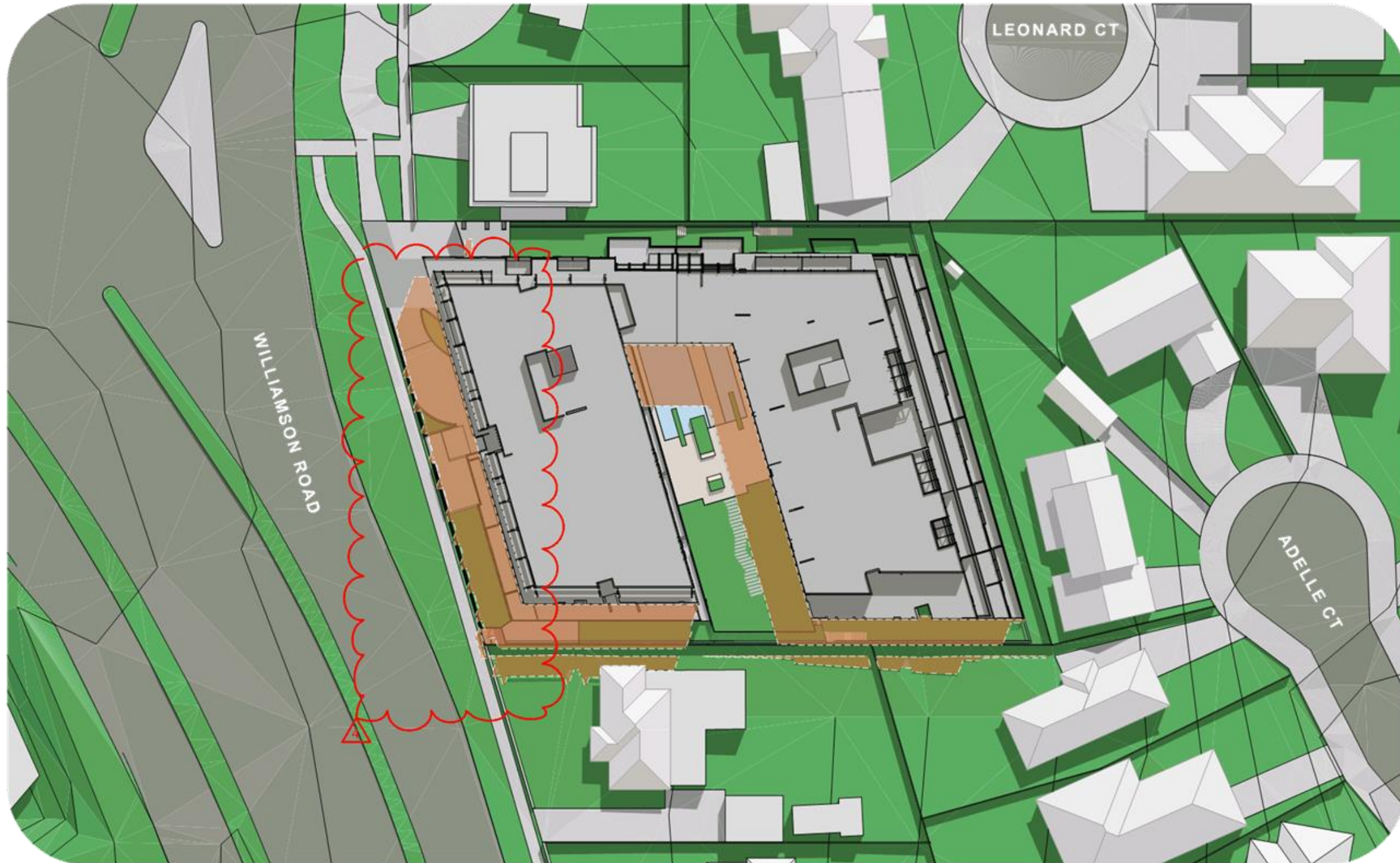
NO:12208 DATE: 17/07/2018 REVISION: 4

SCALE 1:500 @ A3



6.03

SHADOW ANALYSIS - 11AM PROPOSED



22nd SEPTEMBER - 11AM PROPOSED

PROPOSED ADDITIONAL SHADOWS

92-96 WILLIAMSONS ROAD, DONCASTER VIC 3108

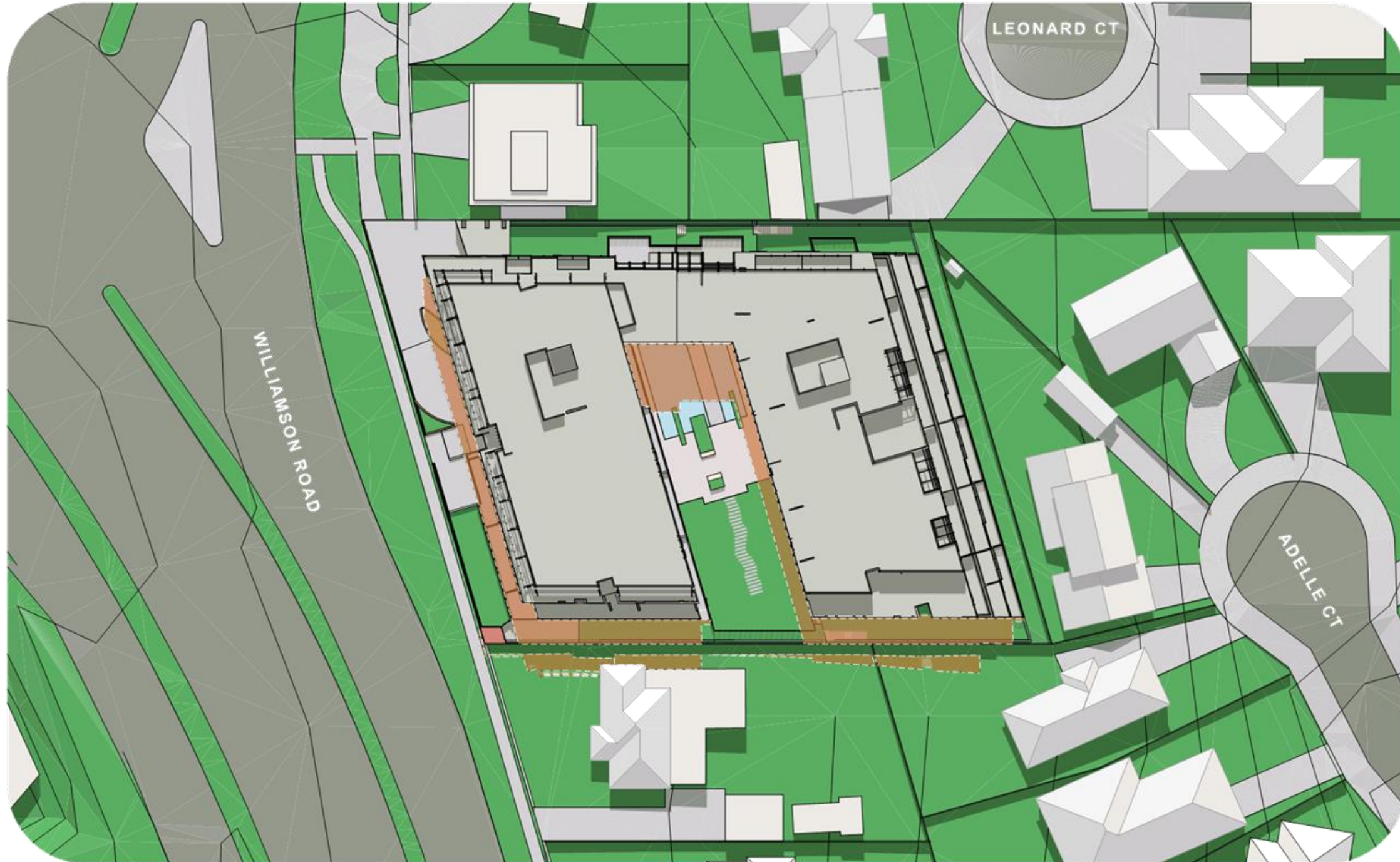
NO:12208 DATE: 17/07/2018 REVISION: 4

SCALE 1:500 @ A3



6.04

SHADOW ANALYSIS - 12PM PROPOSED



22nd SEPTEMBER - 12PM PROPOSED

PROPOSED ADDITIONAL SHADOWS

92-96 WILLIAMSONS ROAD, DONCASTER VIC 3108

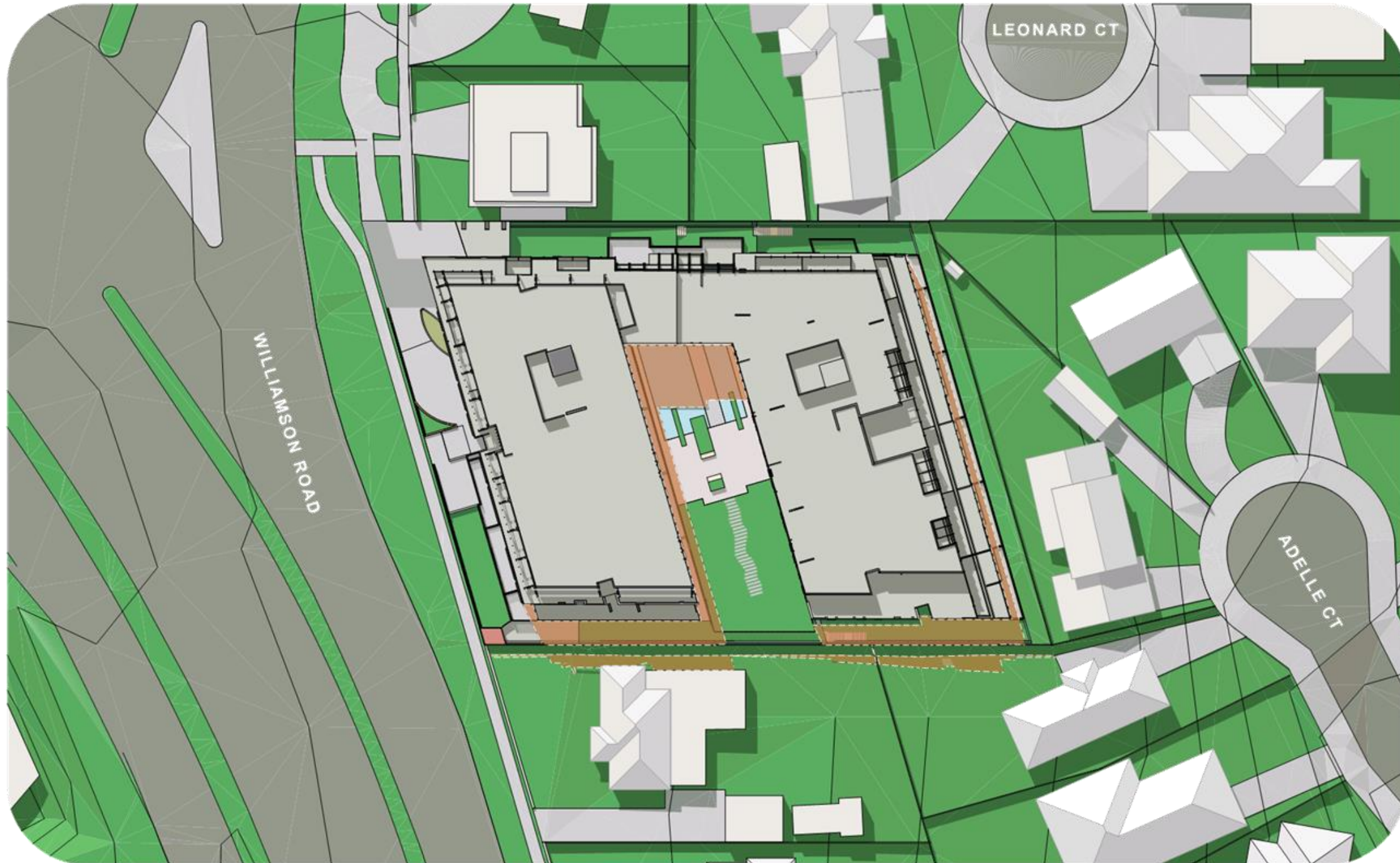
NO:12208 DATE: 17/07/2018 REVISION: 4

SCALE 1:500 @ A3



6.05

SHADOW ANALYSIS - 1PM PROPOSED



22nd SEPTEMBER - 1PM PROPOSED

PROPOSED ADDITIONAL SHADOWS

92-96 WILLIAMSONS ROAD, DONCASTER VIC 3108

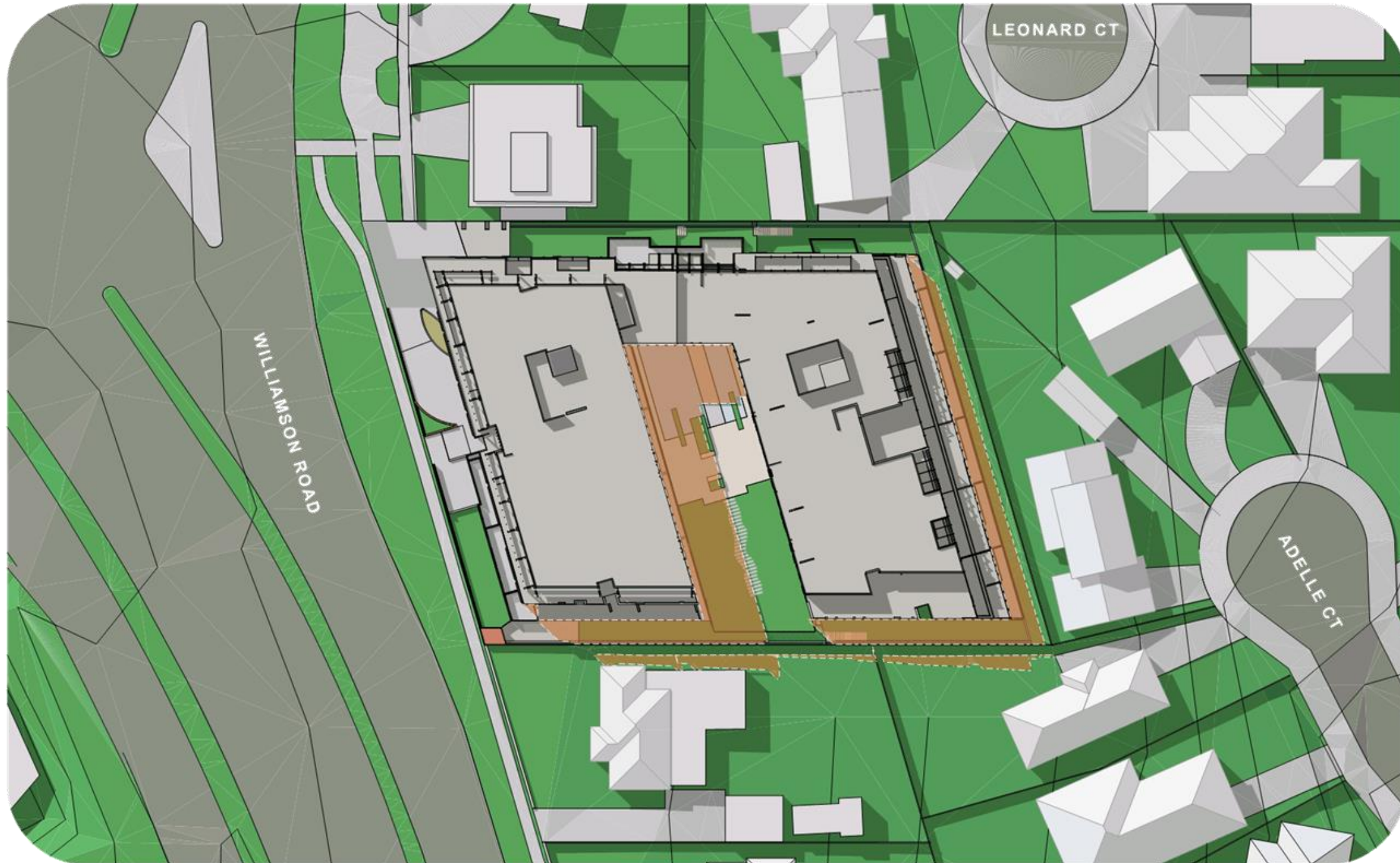
NO:12208 DATE: 17/07/2018 REVISION: 4

SCALE 1:500 @ A3



6.06

SHADOW ANALYSIS - 2PM PROPOSED



22nd SEPTEMBER - 2PM PROPOSED

PROPOSED ADDITIONAL SHADOWS

92-96 WILLIAMSONS ROAD, DONCASTER VIC 3108

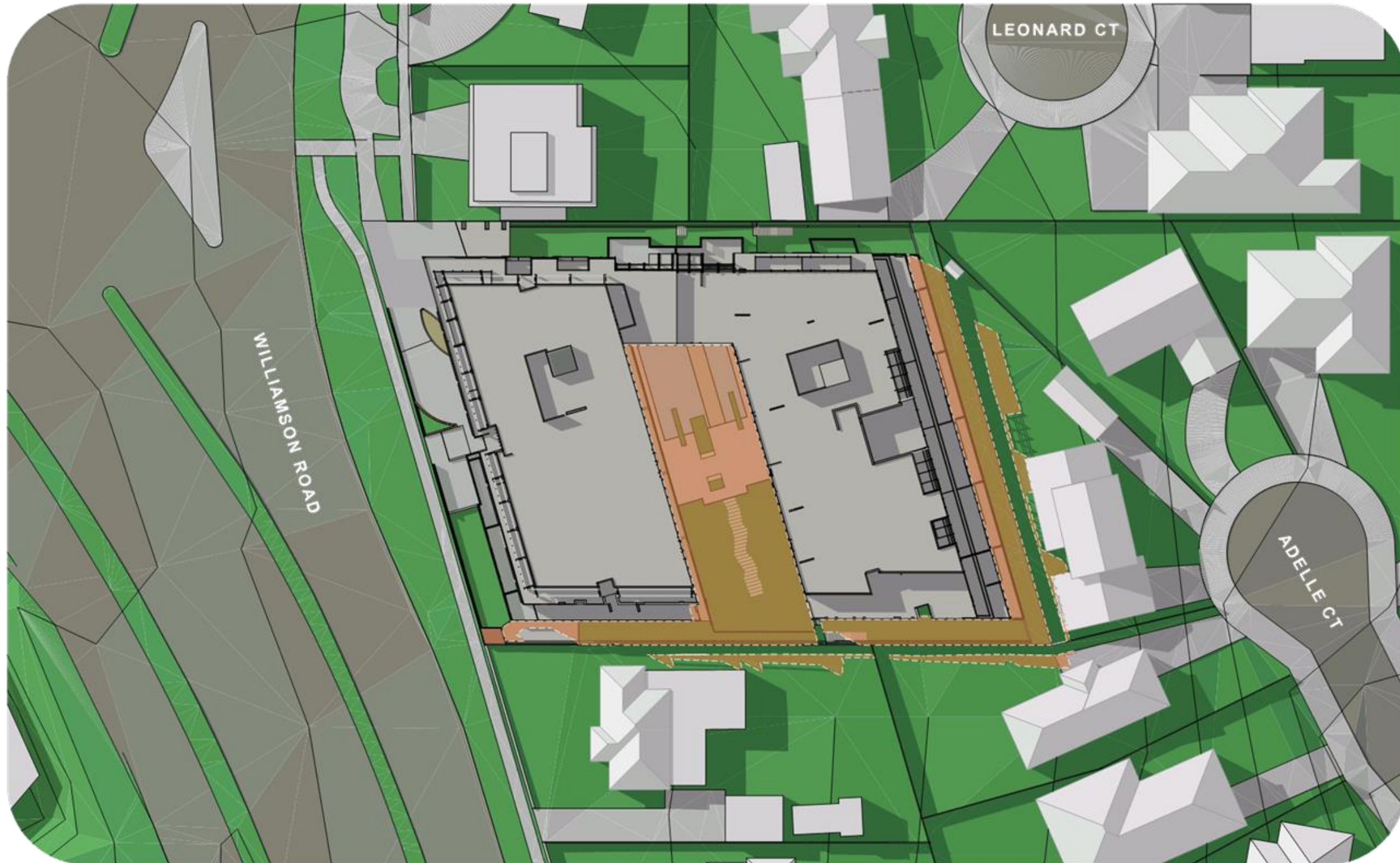
NO:12208 DATE: 17/07/2018 REVISION: 4

SCALE 1:500 @ A3



6.07

SHADOW ANALYSIS - 3PM PROPOSED



22nd SEPTEMBER - 3PM PROPOSED

PROPOSED ADDITIONAL SHADOWS

92-96 WILLIAMSONS ROAD, DONCASTER VIC 3108

NO:12208 DATE: 17/07/2018 REVISION: 4

SCALE 1:500 @ A3




7.01


MATERIAL SCHEDULE









- AF1 APPLIED FINISH - COLOUR 1
- AF2 APPLIED FINISH - COLOUR 2
- BR1 BRICK - COLOUR 1
- BR2 BRICK - COLOUR 2
- BR3 BRICK - COLOUR 3
- G1 GLAZING - CLEAR
- G2 GLAZING - DARK TINTED
- G3 GLASS BALUSTRADE
- M1 METAL SCREENING - PERFORATED
- M2 METAL CLADDING - DARK
- M3 METAL PALLISADE FENCE
- M4 METAL FENCE
- M5 METAL CLADDING - LIGHT
- M6 TRELLIS - METAL FINISH
- T1 TIMBER FENCE

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
- Clause 43.02 Design and Development Overlay, Schedule 8
- Clause 52.06 Car Parking
- Clause 52.34 Bicycle Facilities
- 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 32.08 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 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.

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 *Main Roads*.

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 1

Sub-Precinct	Maximum Building Height	Condition regarding minimum land size	Street setback
DDO8-1 (Main Road) Sub-precinct	11 metres provided the condition regarding minimum land size is met. If the condition is not met, the maximum height is 9 metres, unless the slope of the natural ground level at any cross section wider than eight metres of the site of the building is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.	1,800 square metres must be all in the same sub-precinct. Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage	For one dwelling on a lot: <ul style="list-style-type: none"> • Minimum front street setback is the distance specified in Clause 54.03-1 or 6 metres, whichever is the lesser • Minimum side street setback is the distance specified in Clause 54.03-1 For two or more dwellings on a lot or a residential building: <ul style="list-style-type: none"> • Minimum front street setback is the distance

	<p>specified in Clause 55.03-1 or 6 metres, whichever is the lesser</p> <ul style="list-style-type: none"> • Minimum side street setback is the distance specified in Clause 55.03-1
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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.

Responsible Authorities are also required to have regard to the State's *Design Guidelines for Higher Density Housing*, which is referenced at Clause 15.01 of the Scheme.

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

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 16.01-1 Residential development: Integrated housing

The policy objective is:

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

The clause has the following strategies:

- *Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.*
- *Ensure that the planning system supports the appropriate quantity, quality and type of housing, including the provision of aged care facilities.*
- *Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.*
- *Encourage housing that is both water efficient and energy efficient.*

Clause 16.01-2 Residential development: Location of residential development

The policy objective is:

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

The clause includes several strategies to achieve this objective, they include:

- *Increase the proportion of housing in Metropolitan Melbourne to be developed within the established urban area, particularly at activity centres, employment corridors and at other strategic sites, and reduce the share of new dwellings in greenfield and dispersed development areas.*

- *Encourage higher density housing development on sites that are well located in relation to activity centres, employment corridors and public transport.*
- *Ensure an adequate supply of redevelopment opportunities within the established urban area to reduce the pressure for fringe development.*
- *Facilitate residential development that is cost-effective in infrastructure provision and use, energy efficient, incorporates water efficient design principles and encourages public transport use.*
- *Identify opportunities for increased residential densities to help consolidate urban areas.*

Clause 16.01-3 Strategic redevelopment sites

The policy objective is:

- *To identify strategic redevelopment sites for large residential development in Metropolitan Melbourne.*

Specific reference is made at clause 16.01-3 to “strategic redevelopment sites” which are described as:

- *in and around Central Activity Centres;*
- *in or within easy walking distance of Principal or Major Activity Centres;*
- *in or beside Neighbourhood Activity Centres that are well served by public transport;*
- *on or abutting tram, train, light rail and bus routes that are part of the Principal Public Transport Network and close to employment corridors, Central Activities Districts, Principal or Major Activity Centres;*
- *in or near major modal public transport interchanges that are not in Principal or Major Activity Centres;*
- *able to provide ten or more dwellings, close to activity centres and well served by public transport.*

Clause 16.01-4 Housing diversity

The policy objective is:

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

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.*

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 1,800m². 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 1,800m² 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 1800m². Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage. The area of 1800m² must all be in the same sub-precinct. In this sub-precinct, if a lot has an area less than 1800m², a townhouse style development proposal

only will be considered, but development should be a maximum of two storeys. All development in Sub-precinct A should have a maximum site coverage of 60 percent. Higher developments on the perimeter of sub-precinct A should be designed so that the height and form are sufficiently stepped down, so that the scale and form complement the interface of sub-precinct B, or other adjoining zone.

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. If any part of the land is identified as being within the Principal Public Transport Network Area as shown on the Principal Public Transport Network Area Maps (State Government of Victoria, August 2018), then Column B applies and no visitor parking is required to be provided. **Column B** applies to the site.

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

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 52.34 Bicycle Facilities

Pursuant to Clause 52.34-3, the following number of bicycle spaces are required in development of four or more storeys:

- *1 space for every 5 dwellings for residents.*
- *1 space for every 10 dwellings for visitors.*

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 within the body of the 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 PL17/027403 and VCAT proceeding P816/0118 at Stockland The Pines - 181 Reynolds Road, Doncaster East for the use and development of a retirement village with associated resident and retail car parking and altered access to a Road Zone, Category 1

File Number:	IN18/454
Responsible Director:	Director City Planning and Community
Applicant:	Stockland The Pines Retirement Village Pty. Ltd.
Planning Controls:	Commercial 1 Zone (C1Z)
Ward:	Mullum Mullum
Attachments:	<ol style="list-style-type: none">1 Without Prejudice Plans Revision 6 ↓ 2 Proposal Description and Decision Plans Revision 3 ↓ 3 Legislative Requirements ↓ 4 Map of objector properties to Advertised Revision 3 Plans ↓ 

EXECUTIVE SUMMARY

1. This report provides Council with an assessment of the “without prejudice” amended plans (revision 6) submitted through VCAT proceeding P186/2018, for land at 181 Reynolds Road, Doncaster East (Stockland, The Pines Shopping Centre). The application is currently before the Tribunal subsequent to Council’s refusal of the application at its meeting in April 2018.
2. This report recommends that Council indicate its support in respect the amended proposal for the reasons outlined within the report, and subject to some modifications to be addressed by way of permit conditions.
3. The application was originally reported to Council given that it is a Major Application (with a development cost of more than \$5 million). This second report to Council is to outline details of the amended plans/proposal and explain that as a result of the significant design improvement in response to officer discussions and the Compulsory Conferences held at VCAT, it is reasonable and appropriate from an orderly planning perspective to now indicate Council support for the proposal.

Proposal

4. The proposal is for the use development of the existing open air car park to the south and west of the shopping centre building, for the purpose of a retirement village. The overall layout continues to provide retirement living apartments and communal facilities within four building modules, above three levels of partial basement and at-grade car parking for shared use by centre patrons and residents. The car parking levels also levels incorporate communal facilities for residents and commercial tenancies.
5. The aspects which have amended from the original proposal generally include a reduction in dwelling yield from 283 to 280 apartments, significantly re-imagined architectural presentation, modified building setbacks and heights and an altered car parking/access arrangement. The overall car parking supply has increased from 835 spaces to 914 spaces, with the majority of the additional spaces allocated to retail parking. New aspects which have been introduced include the provision of a pedestrian connection between Reynolds Road and the plaza/bus

interchange, an increased level of street activation, and a commitment to allocating 5% of the total apartments to Affordable Housing.

6. This socially responsive inclusion has however, been incorporated on the basis that a percentage of the total dwellings be for residents not of retirement age. The creation of a new deceleration lane and point of ingress along Reynolds Road is maintained, however with the overhanging building elements (to which VicRoads objected) now removed.
7. The four building modules vary in height, with those facing Blackburn Road reduced, and those facing Reynolds Road increased through a “shifting” of one to two storeys of the upper level components.

Advertising and objections

8. Notice of the original planning application was given over a three week period which concluded on 19 February 2018. Objections were received from 32 properties, in addition to 1 letter of support. Concerns primary related to overdevelopment and height, inadequate car parking and traffic impacts, overshadowing and overlooking, and impacts with respect to bus operations and construction.
9. Through the appeal process, two statements of grounds were lodged by objectors, however both without intent to participate in the Tribunal hearings. Consequently, no objectors appeared at the compulsory conferences undertaken to date.
10. Notice of any amended application formally substituted must be given by the permit applicant by no later than 24 October 2018, in in accordance with the Tribunal’s direction (clause 12 of PNPE9).

Key issues in considering the amended proposal

11. The key issues for Council in considering the proposal relate to whether it now adequately addresses or provides “counter balance” to the grounds of refusal and the following:
 - Planning Policy Framework;
 - Design and built form;
 - Car parking, access and circulation; and
 - Amenity.

Assessment

12. The proposal is now more consistent with the objectives of relevant policy and the overall vision as identified in The Pines Activity Centre Structure Plan. An increase in uses with street activation is achieved, pedestrian permeability is improved, and the architectural design and expression provides a signature presentation to the intersection, and adequately highlights the site’s commercial purpose.
13. Whilst building height remains well above the recommended height guidelines of the Structure Plan, there is now a level of architectural excellence and net community benefit to justify such departure. The inclusion of Affordable Housing is particularly commended, increasing housing diversity and providing a much needed form of housing for the benefit of the greater community.

Conclusion

14. The report concludes that the proposal, as shown in Revision 6 of the modified plans, now achieves overarching vision and key actions of the Structure Plan and the supporting policy. It is therefore recommend that Council alter its refusal position to now support the application, subject to the outlined conditional changes and the submission of various plans for Council approval.

COUNCIL RESOLUTION

MOVED: CR PAUL MCLEISH
SECONDED: CR SOPHY GALBALLY

That Council:

- A. **Having considered the proposed amendments, advise the Tribunal that it no longer wishes to pursue its grounds of refusal in relation to Application for Review No. P816/2018 (Planning Application PL17/027403) at Stockland The Pines - 181 Reynolds Road, Doncaster East for the use and development of the land for a retirement village and dwellings (for a frontage exceeding 2 metres at ground level) within a multi-storey building also containing car parking, communal facilities and retail and office tenancies, and the creation and alteration of access to a road in a Road Zone, Category 1, and is now supportive of the amended proposal (currently described as Revision 6), subject to the following planning permit conditions –**

Amended Plans

1. **Before the development commences, amended plans drawn to scale and dimensioned, must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the plans submitted (drawn by Plus Architecture - Revision 6 and dated 3 October 2018) but modified to show:**

Information

- 1.1. **Fully detailed architectural plans including full floor plan layouts and a comprehensive development schedule;**
- 1.2. **An assessment of the development against Clause 58 of the Manningham Planning Scheme, with plans amended as necessary to demonstrate reasonable compliance with the Clause 58.04-3 Noise, Clause 58.05-1 Accessibility, Clause 58.05-4 Storage, Clause 58.05-3 Private open space, Clause 58.07-1 Functional layout and in addition for dwellings not provided for retirement living use, Clause 58.07-2 Room depth, to the satisfaction of the Responsible Authority;**

- 1.3. The staging plan as required by Condition 8;

Design and Layout

- 1.4. The allocation of dwellings not provided for retirement village use, with such provision to be not more than 40% of the total accommodation (units/dwellings) and must be located within Buildings C2 and D as first precedence;
- 1.5. Appropriate residential entry arrangement with accessible frontage to Blackburn Road for dwellings not provided for retirement living use, in Buildings C2 and D;
- 1.6. Appropriate residential entry arrangement and use separation for the balance of dwellings not provided for the retirement village use, to the satisfaction of the responsible Authority;
- 1.7. Design detailing of the pedestrian stairwell to the Reynolds Road frontage, demonstrating suitable visibility and safety;
- 1.8. Design detailing of the feature treatment upon the western wall of the internal public pedestrian walkway (incorporating opaque backlit wall with fins, or similar);
- 1.9. Any design changes or plan notations as required by the plans as approved under Conditions 3, 5, 9 and 10 of this Permit, and as relevant to the requirements of VicRoads and Transport for Victoria;
- 1.10. A review of the finished floor levels and/or layout of the community use tenancies to explore the potential for an internal connection, if compatible uses are identified and leases agreed prior to the submission of drawings for endorsement.

Use

- 1.11. The allocation of not less than 5% of the total accommodation (units/dwellings) to Affordable Housing, in accordance with Condition 16.2 of this Permit;

Car parking and access

- 1.12. The car parking layout fully dimensioned and designed in accordance with the requirements of Clause 52.06 of the Manningham Planning Scheme, and to the satisfaction of the Responsible Authority, with changes to include, but not limited to:
- 1.12.1. A review of the ramp locations and any car spaces directly adjoining;
- 1.12.2. Review and relocation of trolley bays as necessary to ensure there is no conflict with adjacent car spaces and vehicle movements;
- 1.12.3. Removal of zebra crossing from southern aisle of the ground level car park, or other suitable alternative;
- 1.12.4. Lift lobby 3 to be recessed to accommodate a pedestrian pathway width of at least 1.5 metres directly adjacent, and

additional clearance between the pedestrian crossing and the internal road (to improve general safety levels for all users);

Materials

- 1.13. Weather protection to the commercial facades facing Blackburn Road;
- 1.14. A full materials schedule including samples of main façade treatments, to be suitably approved by the Responsible Authority, and demonstrating:
 - 1.14.1. Details of all commercial glazing which maximises visibility from the road frontage;
 - 1.14.2. Suitable transparency within the gold glazing “GL4” upon the public walkway curtain wall;
 - 1.14.3. Feature backlighting associated with the translucent cladding “C1”;
 - 1.14.4. Façade treatments of the residential buildings to be generally low maintenance and durable materials;
 - 1.14.5. Greater design detailing regarding balcony screens;

Site Services

- 1.15. The location of the plant equipment on the roof to be away from the sides of the building and where necessary, be screened to minimise any visual and amenity impacts on the street and adjoining properties, to the satisfaction of the Responsible Authority; and
- 1.16. Details of how site service will be screened/finished, so as to reasonably integrate into the overall development, including the design of cabinets where necessary.

Endorsed Plans

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

Sustainability Management Plan

- 3. Prior to 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. Upon approval the SMP for that stage it will be endorsed as part of the planning permit and the relevant stage of the development must incorporate the sustainable design initiatives outlined in the endorsed SMP to the satisfaction of the Responsible Authority.

Construction Management Plan

- 4. Not less than two months prior to each stage of the development commencing, 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, and detail each stage of the

development. The CMP must address, but is not be limited to the following:

- 4.1. Element A1: Public Safety, Amenity and Site Security;
- 4.2. Element A2: Operating Hours, Noise and Vibration Controls;
- 4.3. Element A3: Air Quality and Dust Management;
- 4.4. Element A4: Stormwater and Sediment Control and Tree Protection (also as per the specific requirements of this permit);
- 4.5. Element A5: Waste Minimisation and Litter Prevention; and
- 4.6. Element A6: Traffic and Parking Management.

The CMP must detail the location of vehicle parking of construction workers. Alternative parking arrangements for construction workers must be established to minimise impact on public parking associated with the shopping centre.

Council's Works Code of Practice (June 2016) and Construction Management Plan Guideline (June 2016) are available on Council's website. Construction Management Plan approved must be implemented and complied with at all times to the satisfaction of the Responsible Authority.

Waste Management Plan

5. Prior to the endorsement of Condition 1 plans, an amended Waste Management Plan (WMP) 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 detail how best practice standards are achieved based on the Manningham City Council – Waste Collection for Residential Developments in Manningham – Guidelines for Developers, and detail:
 - 5.1. Specific waste management practices pertaining to the relevant collection areas in the entire development, in addition to each stage of the development;
 - 5.2. Chutes, carousels, drop-off areas and compaction facilities, including those servicing Buildings A to C;
 - 5.3. Access to bin rooms, chutes and drop-off areas for all proposed components within the development;
 - 5.4. Hard waste collection;
 - 5.5. Collection locations and routines including times and frequency (to be generally outside of shopping centre trading hours);
 - 5.6. The methods used to educate residents of waste collection system including the recycling component and hard waste;
 - 5.7. The location in which collection vehicles will prop to undertake collection; and
 - 5.8. Swept path diagrams (relevant to each stage of the development) illustrating the collection vehicles to be used as well as height clearance requirements submitted for approval by the Responsible Authority.

When approved, the plan will form part of the permit. Private waste collection

must occur on site and no private waste contractor bins can be left outside the development boundary at any time on any street

Disability Management Plan

6. Before the commencement of the development (excluding demolition, bulk excavation, site preparation, soil removal, site remediation, retention works, piling, footings, ground beams and ground slab), 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 plans must include but is not limited to:
 - 6.1. Vehicular and pedestrian access into the building;
 - 6.2. Access to the lifts;
 - 6.3. The provision of tactile indicators;
 - 6.4. The provision of Braille indicators for the lifts;
 - 6.5. The use of contrasting paving materials to assist the vision impaired;
 - 6.6. Emergency exits, particularly above the ground floor; and
 - 6.7. Car parking.

Management Plans

7. The Management Plans approved under Conditions 3, 4, 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.

Staging Plan

8. Before the commencement of the development, a Staging 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 detail the following, but is not limited to:
 - 8.1. The likely timing for the commencement and completion of each stage of the development,
 - 8.2. Measures to be implemented to minimise disruption to the operations of the shopping centre for both patrons and bus services;
 - 8.3. An itemised list of the works to be completed within each stage, with reference to the development plans and requirements of the conditions of this permit;
 - 8.4. Demonstration the at completion of Stage 1, suitable car parking provision are made available for both the commercial and residential components, with appropriate circulation and access; and
 - 8.5. The completion of the urban plaza and bus interchange upgrades, to the satisfaction of the Responsible Authority.

Urban Plaza and Landscape Plan

9. Prior to the endorsement of Condition 1 plans, a landscaping plan must be prepared by a suitably qualified landscape architect showing species, locations, approximate height and spread of proposed planting, and must be submitted to the Responsible Authority for approval. The plan for each stage must be generally in accordance with the concept landscape plan prepared by Group GSA and dated July 2018, but modified to show:
 - 9.1. Any details as relevant or directed by any other condition of this Permit;
 - 9.2. A detailed planting schedule of the species, numbers of plants, approximate height, spread of proposed planting and planting/pot size for all trees, shrubs and all other plants;
 - 9.3. Planting to be generally in accordance with preferred landscape theme defined in The Pines Structure Plan;
 - 9.4. Planting within the plaza area to account for required bus clearances;
 - 9.5. Details of the maintenance and upkeep of all planting and any "green-walls; and
 - 9.6. Species to be of semi-mature or mature growth to provide a well-established landscape theme at the time of planting.

10. Prior to the endorsement of Condition 1 plans, a plan (generally in accordance with drawing TP 147) detailing the urban design treatment of the plaza area must be submitted to and approved by the Responsible Authority. When approved, the plan will form part of the permit. The plan must be developed in consultation with and to the satisfaction of the Responsible Authority, and show:
 - 10.1. The provision of seating in the vicinity of each bus stop, whilst providing for sufficient footpath space for pedestrian movement. This must have regard adjacent retail shopfronts and entry points, and any bus overhang;
 - 10.2. Details of all proposed hard surface materials/paving for footpaths, to be of a feature design;
 - 10.3. Full design details and specifications of feature wall/artwork within the walls space adjacent to Retail G2;
 - 10.4. Lighting and design treatment of the walkway connection between the plaza and lift, including any safety features;
 - 10.5. Public lighting to the bus interchange and pedestrian footpaths;
 - 10.6. The inclusion of water sensitive urban design features;
 - 10.7. Street furniture, including public signage, bins, seats, fencing and the like;
 - 10.8. Material and design of all canopies/shelters above pedestrian areas;
 - 10.9. The general planting as approved on the landscape plan required under Condition 9;

10.10. Disabled access features; and

10.11. Finished surface levels and treatment of any level differences.

- 11. Before the release of the approved plans for each stage of the development, a \$20,000 cash bond or bank guarantee must be lodged with the Responsible Authority to ensure the completion and maintenance of landscaped areas for that stage and such bond or bank guarantee will only be refunded or discharged after a period of 13 weeks from the completion of all landscaping works, provided the landscaped areas for that stage are being maintained to the satisfaction of the Responsible Authority.**
- 12. Before the occupation of any building, or as nominated in the approved staging plan, landscaping and urban design works must be completed to the satisfaction of the Responsible, and then maintained to the satisfaction of the Responsible Authority.**
- 13. Before the commencement of the development, a Traffic and Parking Plan must be submitted via email and approved to the satisfaction of the Responsible Authority. When approved, the plan will form part of the permit. The plan must include and detail –**
 - 13.1. Internal road finishes and details of the pavement area and zebra crossing, (designed to highlight its pedestrian function), including kerb heights;**
 - 13.2. The inclusion of flashing lights to the main pedestrian zebra crossing between the car park and centre entry;**
 - 13.3. Pedestrian crossing details at each of the car park access points;**
 - 13.4. Details of vehicle priority movements within the development area;**
 - 13.5. Proposed restrictive traffic barriers and the method of operation;**
 - 13.6. Signage and line-marking to direct traffic into the car park from the internal road;**
 - 13.7. Details of access and security into resident/visitor parking; and**
 - 13.8. Method in which visitors will be encouraged to park in nominated car spaces.**

All works shown on the approved plan must be constructed, implemented and complied with at all times to the satisfaction of the Responsible Authority.

Roadworks

- 14. Prior to the completion of Stage 1 of the development, the developer must carry out and pay all costs associated with the following roadworks:**
 - 14.1. The left turn “slip-lane” from Blackburn Road formalised to better accord with Australian Standards, generally involving appropriate line marking and signage.**

Such roadworks must be detailed in a Functional Layout Plan and engineering construction plans (civil plans) which must be submitted to and approved by the Responsible Authority, prior to the commencement of the roadworks.

15. Before any the commencement of roadworks associated with Condition 14, the Responsible Authority must be paid a supervision fee equal to 2.5% of the estimated cost of the works (estimate to be submitted to the Responsible Authority prior to the commencement of works), a plan checking fee equal to 0.75% of the cost of construction of the works and a maintenance deposit equal to 5% of the cost of construction of the works.

Use

16. Before the development starts, the owner of the land must enter into and execute an agreement with the Responsible Authority, pursuant to Section 173 of the Planning and Environment Act 1987. The agreement must provide that:
 - 16.1. Aside from the approved number of dwellings which may, at the election of the owner be used by persons of any age, persons residing in the development are retired persons as defined by the Residential Villages Act 1986. The Section 173 Agreement must be registered on title. It is further required that this agreement must be registered at the Office of Titles pursuant to Section 181 of the Planning and Environment Act 1987;
 - 16.2. Not less than 5% of the total accommodation will be Affordable Housing, as defined within the *Planning and Environment Act 1987*. The Agreement must detail how the Affordable Housing component will be provided and managed, to the satisfaction of the Responsible Authority. Under this Agreement, the owner will determine ownership and tenure of this housing, provided such housing will remain Affordable Housing in perpetuity;
 - 16.3. The Owner must offer Tenancy [northern tenancy fronting Blackburn Road with a minimum area of 118sqm] for lease to the Responsible Authority –
 - 16.3.1. for nominal rent, which must not exceed \$100 per annum;
 - 16.3.2. for a total lease term of up to 20 years, with a review of lease after 10 years whereas by the Responsibly Authority may elect to continue the remaining term of the lease for the nominal rent not exceeding \$100 per annum, unless otherwise negotiated;
 - 16.3.3. for commencement of lease upon at the time of the issuing of a certificate of occupancy for the residential component of the development;
 - 16.3.4. providing that the Responsible Authority is responsible for all fit out costs and outgoings, with exception of all essential service connections which must be installed by the Owner and completed prior to the commencement of lease;
 - 16.3.5. with provision made for defining and controlling the use of the land, which must be for community purposes which are reasonably compatible with surrounding uses so as not to cause detriment to those surrounding uses;

16.3.6. with provision made for surrender of the lease by the Responsible Authority without cause and termination of the lease by the Owner if the Responsible Authority does not use the land continuously for community purposes in accordance with condition 13.6.5, except for any vacancy periods associated with fit out works or a change of tenant or user;

16.4. The Owner must offer and maintain Tenancy [southern tenancy fronting Blackburn Road with a minimum area of 129sqm] for lease, on the open market –

16.4.1. for a community use, or other suitable use, as determined in consultation with and to the satisfaction of the Responsible Authority;

16.4.2. for 80% of market value rent as determined by a certified practising valuer or, if an alternative valuation method is proposed by the Owner which is to the satisfaction of the responsible authority, such alternative valuation method;

16.4.3. otherwise on ordinary commercial terms, to the satisfaction of the Responsible Authority, which must include that the lessee is responsible for all fit out costs and outgoings;

16.4.4. for a minimum term of 10 years, unless with agreement of Responsible Authority.

The agreement must be prepared and executed at the owner's expense.

Drainage

17. The development must be drained to the satisfaction of the Responsible Authority with the objective of maintaining pre-development flows and controlling litter infiltration.

18. Before the development of each stage starts, a construction plan for such drainage system required by Condition No. 17 of this permit must be submitted to and approved by the Responsible Authority.

19. 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.

Car Parking

20. Before the occupation of the buildings in each stage, all basement parking spaces must be properly formed, line-marked, numbered (for resident car spaces only) and signposted to provide allocation to the commercial uses and/or each dwelling and visitors to the satisfaction of the Responsible Authority.

21. Car spaces, access lanes and driveways shown on the endorsed plans

must not be used for any other purpose and the nominated residential car spaces may only be used by occupants of or visitors to the buildings to the satisfaction of the Responsible Authority.

Completion

22. Prior to the occupation of any stage of the building approved under this permit, a report from the author of the relevant stage SMP report, approved pursuant to this permit, or similarly qualified person or company, must be submitted to the satisfaction of the Responsible Authority. The report must confirm that all measures specified in the relevant stage of the SMP have been implemented in accordance with the approved Plan.
23. All privacy screens and obscure glazing as shown in accordance with the approved plans must be installed prior to occupation of each stage of the development to the satisfaction of the Responsible Authority and maintained thereafter to the satisfaction of the Responsible Authority.
24. All plant and equipment that is not installed within the building must otherwise be installed in the area of plant and equipment on the roof of the building, unless otherwise agreed in writing with the Responsible Authority.
25. No air-conditioning units are to be installed on any balcony or façade so that they are visible from outside the site.
26. Any under-balcony drainage is to be concealed so as not to be visible to the public realm, to the satisfaction of the Responsible Authority.
27. Any clothes-drying rack or line system located on a balcony must be lower than the balustrade of the balcony and must not be visible from off the site to the satisfaction of the Responsible Authority.
28. An intercom and an automatic basement door opening system must be installed, so as to facilitate convenient 24 hour access to the basement car park by visitors, to the satisfaction of the Responsible Authority.
29. A centralised TV antenna system must be installed and connections made to the dwellings of each building module to the satisfaction of the Responsible Authority. No individual dish antennas may be installed on balconies, terraces or walls to the satisfaction of the Responsible Authority.
30. All services, including water, electricity, gas, sewerage and telephone, must be installed underground and located to the satisfaction of the Responsible Authority.
31. Buildings, paved areas, drainage, plaza area and landscaping must be maintained to the satisfaction of the Responsible Authority.
32. The shop front and glass facades of the retail tenancies facing the internal road are not to be covered by posters, film or signage that reduces the transparency of the interface to the satisfaction of the responsible authority, unless otherwise agreed.

Loading and Unloading Operations

- 33. All commercial deliveries to the proposed development may only be carried out between the hours of 7:00am to 9:00pm and by using heavy ridged vehicles (maximum size) to the satisfaction of the Responsible Authority. This excludes any existing any delivery arrangements permitted through any prior approvals relating to the operations of the existing shopping centre.**
- 34. All unloading or loading activities (including by retail customers) must be carried out wholly within the land to the satisfaction of the Responsible Authority. Loading associated with the clubhouse must be carried out within the nominated loading bay within the car park, and not from the internal road.**

Amenity of Area

- 35. The use and development be managed so that the amenity of the area is not detrimentally affected, to the satisfaction of the Responsible Authority, through the:
 - 35.1. Transport of materials, goods or commodities to or from the land;**
 - 35.2. Storage of goods and wastes;**
 - 35.3. Appearance of any building, works or materials;**
 - 35.4. Emission of noise, light, vibration, odour & dust.****
- 36. No external sound amplification equipment or loudspeakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose to the satisfaction of the Responsible Authority.**
- 37. All noise emanating from any mechanical plant (air conditioners, refrigeration plant, etc.) must comply with the State Environment Protection Policy N-1 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.**
- 38. External lighting must be designed so to limit loss of amenity to residents of adjoining properties to the satisfaction of the Responsible Authority. Any 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.**
- 39. All security alarms or similar devices installed on the land must be of a silent type and be connected to a registered security service.**

VicRoads Conditions

- 40. Prior to the commencement of the permitted development, a Functional Layout Plan informed by a functional stage Road Safety Audit must be submitted to and approved by the Roads Corporation (VicRoads). When**

approved by VicRoads, the FLP may be endorsed by the Responsible Authority and will then form part of the permit.

The Functional Layout Plan must be drawn to scale with all relevant measurements and annotations and must be generally in accordance with Plus Architecture plan TP098 (Revision 5) dated 27 August 2018, including:

- 40.1. Left turn deceleration lane,
 - 40.2. left turn egress lane,
 - 40.3. Splitter island,
 - 40.4. Pedestrian footpath and crossing, naturestrip, kerb and channel,
 - 40.5. Any existing, required or relocated services/road furniture etc., and
 - 40.6. Land required for the above public works vested to VicRoads.
41. Subsequent to the approval of the Functional Layout Plan and prior to the commencement of any roadworks within the arterial road reserve the applicant must submit detailed engineering design plans to VicRoads for review and approval. The detailed design plans must be prepared generally in accordance with the approved Functional Layout Plan.
42. Prior to the commencement of the use or occupation of the development hereby approved under Stage 2, all works within the arterial road reserve must be completed in accordance with the approved detailed engineering design plans and Functional Layout Plan, to the satisfaction of VicRoads and the Responsible Authority and at no cost to VicRoads or the Responsible Authority.
43. Where the proposed road works on Reynolds Road, including footpath and nature strip, lie within the subject land, a widening of the road reserve will be required. At no cost to VicRoads, the developer must engage a licensed surveyor to prepare a Plan of Subdivision showing any affected land labelled "ROAD", which is to be vested to the Roads Corporation upon certification of the Plan of Subdivision, without any encumbrances. Subsequent to the registration of the plan, the subdivider must ensure that the original Certificates of Title that issues in the name of the Roads Corporation are posted to: VicRoads - Property Services Department, 60 Denmark Street KEW, 3101.
44. Prior to statement of compliance of Stage 2, where the proposed road works on Reynolds Road, including footpath and nature strip, lie within the subject land the permit holder must enter into an agreement with the Responsible Authority and VicRoads under section 173 of the Planning and Environment Act 1987 to provide for the permit holder to reimburse all costs incurred by VicRoads and the Responsible Authority associated with the declaration of the land as arterial road pursuant to the provisions of the Road Management Act 2004 and the rezoning of the land to RDZ1 pursuant to the provisions of the Planning and Environment Act 1987.

Transport for Victoria Conditions

45. Before the development starts, or other time agreed in writing with the Head, Transport for Victoria, amended plans to the satisfaction of the Head, Transport for Victoria must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be generally in

accordance with the plans prepared by GTA Consultants Plan Reference V107310-SK01-10 Issue P3 dated 15th August 2018 but modified to show:

- 45.1. Staging plan / details of the bus interchange works
- 45.2. Any further detail design modifications required to best fit the 10 bus bays within the existing interchange space including kerb alignment
- 45.3. Relocation of the pedestrian crossing from the centre of the interchange to the northern end of the interchange
- 45.4. Provision of bus driver amenities (toilet) available during bus operating hours
- 45.5. Details of the height clearance for buses through the interchange and bus capable pedestrian crossings
- 45.6. Details of all bus shelters / the new canopy / walkways including seating, compliant with the Disability Discrimination Act – Disability Standards for Accessible Public Transport 2002
- 45.7. Details of pedestrian links (compliant with the Disability Discrimination Act – Disability Standards for Accessible Public Transport 2002) from the bus interchange to the shopping centre entrance
- 45.8. All landscaping details
- 45.9. barriers proposed to direct pedestrian movements
- 45.10. Lighting plan for the bus interchange and access walkways, including signage directing pedestrians to the bus interchange
- 45.11. Details of electrical conduits for future proofing bus operations requirements.

all to the satisfaction of the Head, Transport for Victoria.

46. Unless otherwise agreed in writing before the development starts, detailed construction / engineering plans and computations must be submitted to and approved by Public Transport Victoria (PTV) for the bus interchange and all associated infrastructure, including landscaping and must be compliant with the Disability Discrimination Act – Disability Standards for Accessible Public Transport 2002. The plans must be generally in accordance with the endorsed plans under this permit.
47. A minimum of six (6) months' notice must be given to PTV by the permit holder of the likely commencement of works on the bus interchange and a staging works plan submitted for approval to the satisfaction of PTV.
48. Prior to the commencement of the works, a Traffic Management Plan must be submitted to PTV for endorsement, which outlines how traffic will be managed throughout the construction of the development and mitigate impacts to public transport to the satisfaction of Public Transport Victoria. All traffic management and mitigation costs must be at the full cost of the permit holder and in accordance with the approved Traffic Management Plan to the satisfaction of PTV. The Plan may interface with any plan requested by the Responsible Authority. The permit holder must take all reasonable steps to ensure that disruption to bus operations is kept to a minimum during construction.
49. During the construction period and prior to the completion of the works associated with the bus interchange, the permit holder must ensure that

an operational “bus trial” is conducted for the bus interchange and any alterations needed are completed to the satisfaction of PTV.

50. Prior to the occupation of the development all works outlined on the endorsed plans for the bus interchange must be completed to the satisfaction of Public Transport Victoria at the full cost of the permit holder.

Expiry

51. This permit will expire if any one of the following circumstances apply:

- 51.1. The development is not started within four (4) years of the date of the issue of this permit;
- 51.2. The development is not completed within eight (8) years of the date of this permit;
- 51.3. The use is not commenced within eight (8) years of the date of this permit;

The Responsible Authority may extend these times if a request is made in writing before the permit expires or within three months afterwards.

CARRIED

2. BACKGROUND

Application background

- 2.1 Application was made on 8 June 2017 for the development of the external car parking areas to the south and west of the shopping centre building, for the use of a retirement village comprising 283 dwellings and communal facilities. This included:
- The retirement village dwellings within four, five-storey building modules above three levels of partial basement and at-grade car parking for shared use by centre patrons and residents. In addition to car parking, these levels incorporated communal facilities for the residents, a medical centre suite, and a number of small retail spaces facing the main internal road;
 - Modifications to the internal road connection and pedestrian treatments, in addition to the creation of a new access/deceleration lane to Reynolds Road for use by the retirement living component;
 - A total of 835 car spaces, comprising 370 resident and visitor spaces and 465 car spaces allocated to the retail component was provided. A reduction in the statutory parking requirements for the retirement living visitor parking was sought, proposing 28 spaces in lieu of the required 56, with the number of existing retail car spaces available in the open air car park being reduced from 515 to 465;
 - Varied heights across the four buildings, with the maximum reaching 25.3 metres, or approximately 35 metres above the street level.
- 2.2 Initial officer advice provided (during the pre-application stage and following preliminary assessment) indicated a number of important issues, generally relating to fundamental inconsistencies with the local policy and Structure Plan applicable to The Pines Activity Centre, and the vision to create an ‘outward’ focus which activates and engages the street edge, providing a high quality

urban plaza and pedestrian linkages, enhancing the Centre's viability and Activity Centre function, and achieving an appropriate built form.

- 2.3 The application was advertised on 23 January 2018 over a course of three weeks, in addition to a notice being placed in the local Leader newspaper, with a total of thirty-three (32) objections received. VicRoads (a determining authority), objected to the application due to the building overhang proposed over the deceleration lane (to be vested as a "road"), however their formal response was received outside of the Statutory timeframe.
- 2.4 The officer recommendation to refuse the application was upheld by Council, at its meeting on 24 April 2018. The grounds of refusal are :

- *1) The development is inconsistent with the vision and key actions identified in the pines activity centre structure plan (September 2011), failing to appropriately promote and increase the core commercial function and preferred built form outcomes, or provide for a net community benefit with improved transport and pedestrian connectivity, and is therefore contrary to the overarching state of local policy objectives of the Manningham planning scheme.*
- *2) The use and development fails to protect and enhance the site's vibrancy with an appropriate mix of uses and active street frontages, and is of an intensity which is at odds the role and scale of the shopping centre, therefore not meeting the purpose of the commercial 1 zone*
- *3) The design response does not appropriately respond to the key intersection or site interfaces with regard to the intensity of built form, building heights, lack of setback and landscape treatment*
- *4) The proposal is contrary to the purpose and requirements of clause 52.06 of the Manningham planning scheme as it fails to provide adequate on-site car parking for the retirement village use or anticipated demand generated by the combined activities on the land, and does not provide for safe or efficient access and circulation arrangements*
- *5) The siting and design of built form provides for a compromised level of residential amenity, as it has insufficient regard to the impacts associated with the commercial operation of the site and associated activities, poor levels of internal and external connectivity, and deficiencies with regard to access, room depths and ventilation.*

Appeal background

- 2.5 On 9 May 2018, the applicant lodged an Application for Review with the Victorian Civil and Administrative Tribunal against Council's Notice of Refusal to Grant a Permit.
- 2.6 Subsequently, the applicant engaged in a meeting with Council officers to present and discuss some alternative concepts, and confirming their intention to put forward a revised concept seeking to address the grounds upon which the application was refused.
- 2.7 A more complete set of amended plans (Revision 4) was submitted on a "without prejudice" basis on 26 July 2018, to inform discussions at the compulsory conference held on 9 August 2018.

- 2.8 For the purpose of the VCAT proceedings and in preparation for the abovementioned conference, Council engaged the following experts:
- Kate Morris (Special Counsel) of Harwood Andrews to represent Council for the purpose of all VCAT matters;
 - Craig Czarny (Urban Designer) of Hansen Partnership to provide urban design advice regarding the amended plans, and to appear as an expert witness in the event of a full appeal hearing;
 - Julian Szafraniec (Urban Economist) of SBS Economics and Planning to provide preliminary economic advice with regard to the use and development as shown on the amended plans.
- 2.9 At the compulsory conference held on 9 August 2018, the applicant's representatives and Council (as represented by Kate Morris and Council Officers) discussed the amended plans (version 4), and more specifically the outstanding concerns, as informed by officers' review and from advice provided from the above-listed experts. Through these negotiations, there were some "in-principal" agreements reached.
- 2.10 Revised plans (Revision 5) were subsequently lodged on 28 August 2018 on a "without prejudice" basis. A further compulsory conference was held on 13 September 2018, whereby draft conditions prepared by Council Officers (as required by VCAT process) were discussed and some further changes were negotiated. Such changes related to the inclusion of Affordable Housing within the development and greater street activation/façade improvements along the Blackburn Road elevation. Revision 6 (considered herewith) of the "without prejudice" plans has been submitted to generally reflect these further negotiated outcomes.
- 2.11 The VCAT process required that Council officer's advise of their position and this was indicated as being supportive of the amended proposal. Council is however, required to provide its formal position, which will be derived through the consideration of this report. Advice of this position must then be provided to VCAT.
- 2.12 In anticipation that the permit applicant will make application to substitute amended plans for the appeal proceedings, they are required to give notice of any amended application by no later than 24 October 2018, in accordance with the Tribunal's direction (clause 12 of PNPE9) and subsequent order. The outcome of Council's recommendation will heavily influence the applicant's decision.
- 2.13 The closing date by which a statement of grounds must be lodged with the Tribunal is 14 November 2018.
- 2.14 A further compulsory conference is scheduled for 20 November 2018 to facilitate the further mediation of any matters, if needed, including those that may be raised by any objectors should they lodge a statement of grounds in respect of the amended proposal.
- 2.15 Should Council resolve to maintain its initial determination to refuse the application, the matter will proceed to a full hearing over a three day period in December 2018. Whilst it is anticipated that the applicant would formally

substitute amended plans being considered herewith, this is ultimately at the discretion of the applicant.

3. THE SITE AND SURROUNDS

The Site

- 3.1 The overall site is known as Stockland The Pines, which is a free-standing shopping centre on the north-eastern corner of Blackburn Road and Reynolds Road, Doncaster East. It is commercially zoned, and identified as a Major Activity Centre as described in Clause 21.09 *Activity Centres and Commercial Areas* of the Manningham Planning Scheme. The overall site area is approximately 77,633 square metres, and has a street frontage to Reynolds Road of 196 metres, and to Blackburn Road of 165 metres.
- 3.2 The shopping centre is centrally located and largely “internalised” in a traditional mall arrangement. The centre comprises over 100 retail stores, a library, medical centre and community centre (operated by Council). The centre underwent a major extension in 2004, with the additional floor area extending to the north of the original building. Overall, it generally comprises:
- Shops 15,086m²
 - Supermarkets 8401m²
 - Food Premises 870m²
 - Fitness Centre 355m²
- 3.3 There is a total of 1,316 car spaces on-site, many of which are provided to the south and west of the original centre building, and at the northern end of the site. Supplementary under-building and roof-deck car parking is also available.
- 3.4 There are two, well-spaced, points of vehicular access from Blackburn Road and a single point of access from Reynolds Road. A two-way “internal road” adjacent to the building provides connection between the southern entry/exit to Blackburn Road and the entry/exit to Reynolds Road. This route also provides access to the external parking areas and car spaces located under the building. It additionally serves as a bus interchange, incorporating ten, parallel bus bays generally confined to the southern section in front of the main centre entry.
- 3.5 The internal road provides a linking accessway to the northern section of car parking, which also connects with a 141 space car park associated with The Pines Living and Learning Centre (Council owned facility) located immediately to the north. There are reciprocal parking rights over the Council owned land and the shopping centre land which were established through a Section 173 Agreement.
- 3.6 The “development site” which is subject to this application is the open air car park to the south and west of the centre, comprising a total of 515 car spaces. This area is at a relative level to the centre entry, and raised substantially above the key intersection to the south-west, as defined by the partially exposed “crib-wall”.
- 3.7 Stockland The Pines is the only Major Activity Centre located within the municipality. Under Council’s Municipal Strategic Statement (MSS), the centre is defined as a Sub-Regional Retail Centre.

The Surrounds

- 3.8 The site has various abuttals, however those relevant to the “development site” are described as follows:

Direction	Address	Description
East	183-185 Reynolds Road	<p>This lot is directly to the east of the accessway from Reynolds Road and is developed with a petrol station/convenience shop, a car wash and a small food and drink premises. The property is on higher ground and has no physical relationship with the shopping centre.</p> <p>It is noted that land further east at 187-191 Reynolds Road has been development with an apartment building over five levels and with a landscaped setback to the frontage.</p>
South	180-200 Reynolds Road 484 Reynolds Road	<p>This land on the southern side of Reynolds Road is directly opposite both the site and the adjoining petrol station. A planning permit has been granted for a multi-storey development across four buildings, and construction has commenced. As part of the development, VicRoads has approved a fourth leg (south approach) to the existing signalised intersection of the Reynolds Road centre entry, in addition to other mitigation works. It is understood that construction is soon to commence.</p> <p>This land is located opposite the western section of the site frontage, and is developed with a petrol station which addresses the main intersection.</p>
West	Vivaldi Court	<p>These properties share their rear interface with Blackburn Road to address their Vivaldi Court street frontages. Views to the dwellings are generally well screened by high fencing and road reserve planting.</p>

- 3.9 The site and land in its vicinity form part of “The Pines Activity Centre”, which was identified as a Major Activity Centre in *Melbourne 2030*. The Activity Centre area includes the land along Reynolds Road to the east of the site, extending just beyond and inclusive of parts of Andersons Creek Road. There are a number of significant construction projects underway or recently completed, including the apartment building at corner of the Andersons Creek Road and Reynolds Road

intersection (7 Red Hill Terrace). As such, the character of the Activity Centre is undergoing a substantial level of change.

- 3.10 The land on the western side of Blackburn Road falls outside of the Activity Centre area, and is developed in a typical residential manner. These properties (opposite to the west and south-west of the site) generally share their rear interface with Blackburn Road and address their respective local street frontages.
- 3.11 Blackburn Road is a major arterial road, and Reynolds Road is classified as a Primary State Arterial Road, both of which are under the jurisdiction of VicRoads.

4. THE PROPOSAL

- 4.1 A copy of the original decision plans and accompanying proposal description is provided in Attachment 2 to this report. The full report can also be viewed in the Council Minutes of its meeting on April 2018 at: (<https://www.manningham.vic.gov.au/council-meeting-24-april-2018>).
- 4.2 These following “before and after” perspectives provide some description of the external changes in built form.



- 4.3 The following provides a general summary of the broader changes included in Revision 6 plans, with the tables to follow giving a more tangible comparison of the numerical changes:

- 4.3.1 A significantly re-imagined architectural expression, introducing a “signature” curved feature podium to the primary corner (Reynolds Road and Blackburn Road), a more consistent/cohesive architectural theme in respect of the residential towers;
 - 4.3.2 The car parking podiums with increased articulation, glazing and activation to better respond to residential character opposite, and a change in materials including contrast brickwork, feature translucent cladding and some gold-toned glazing,
 - 4.3.3 Inclusions of four “outward facing” tenancies at-grade with the footpath levels in the vicinity of the main intersection. Fronting Reynolds Road are two medical centre facilities, and fronting Blackburn Road are two community use tenancies;
 - 4.3.4 Creation of a pedestrian connection between Reynolds Road and the plaza/bus interchange, via a public walkway and lift lobby/staircase with glazed curtain wall;
 - 4.3.5 Revised building heights (Buildings A, B and C1 increased by one to two storeys and Buildings C2 and D decreased by between one and three storeys);
 - 4.3.6 Modification to some podium setbacks, with more substantial increases in the tower setbacks (Buildings A and D towers setback at least 5 metres from podium, and Building C1 setback 3 metres from podium);
 - 4.3.7 Altered retail space layouts, including a larger café “wrapping” into the new public pathway connection;
 - 4.3.8 Consolidation of and reduction in the number of retail tenancies fronting the internal plaza from 7 to 3, with an larger “indented” section to accommodate additional pedestrian seating and increase thoroughfare width;
 - 4.3.9 A reduction of dwellings from 283 to 280, comprising 17x 1 bedroom, 210 x 2 bedroom and 53 x 3 bedroom;
 - 4.3.10 General changes to the car parking layout and access functions, which largely separate the residential and retail car parking; and
 - 4.3.11 An increase in the overall parking supply from 835 to 914 car spaces, with 87 additional spaces allocated to retail parking,
- 4.4 A comparison of the main development features is provided with the following tables:

		<i>Decision Plans:</i>	<i>Revision 6 Plans:</i>
<i>Total Dwellings:</i>		283	280
	1 bed	20	17
	2 Bed	205	168
	3 Bed	58	51

Total car spaces		835	914
	Resident	342	336
	Visitor	28	26
	Retail	465	552

Building	Tower Levels (above car park podium)	Overall height	Setbacks
A (eastern tower)	Advertised: 5 Current: 6	Advertised: 21.7m Current: 24.3m	Tower setback from Reynolds Road: Advertised: 3.1m Current: 6.9m (with 5m setback from podium) Level 6: 14.3m
A (western tower)	Advertised: 5 Current: 7	Advertised: 22.09m Current: 28.5m	Tower setback from Reynolds Road: Advertised: 3.8m Current: 9.1m (with 5m setback from podium) Level 6-7: 16.5m
B	Advertised: 5 Current: 7	Advertised: 23.6m Current: 29.6m	Tower setback from Reynolds Road: Advertised: 1.0m (previously curved tower) Current: 6.8m (with 2m setback from podium) Level 6-7: 17.0m
C1	Advertised: 5 Current: 6	Advertised: 27.0m Current: 28.8m	Tower setback from Reynolds Road: Advertised: 3-6m; Current: 6.2m (with m setback from podium) Level 5-6: 15.0m
C2	Advertised 5 Current: 2-3	Advertised: 25.3m Current: 17.6 - 19.4m	Tower setback from Blackburn Road: Advertised: 4.5m; Current: 6.9m (with 3m setback from podium)
D	Advertised 5 Current: 4	Advertised: 25.3m Current: 21.6 m	Tower setback from Blackburn Road: Advertised: 9.4m Current: 10.4m (with 5m setback from podium) Tower setback from northern boundary (Blackburn Road entry): increased from 6.4m to a minimum 9.2m; Separation from Building C1: Increased from 9m to 10m;

			Central building indent: increased from 2m to 6m wide and from 4m to 5m deep to provide for a more legible "break".
Corner podium	Advertised: 6 Current: 4	Advertised: 25m Current: 17m	The area above the corner podium is now free of built form and used for the purpose of an outdoor courtyard associated with the retirement living clubhouse

4.5 The more detailed aspects of the proposal are discussed within the assessment section, as relevant.

5. LEGISLATIVE REQUIREMENTS

- 5.1 Refer to Attachment 3.
- 5.2 A permit is required under the following clauses of the Manningham Planning Scheme:
 - Clause 34.01 (**Commercial 1 Zone**), to construct a building or construct or carry out works, and for the use of the land for “accommodation”.
 - Clause 52.29 (**Land Adjacent to a Road Zone Category 1 or a Public Acquisition Overlay for a Category 1 Road**), to create or alter access to a road in a Road Zone, Category 1.

6. REFERRALS

External

- 6.1 Given the proposal involves the alteration and creation of access to Reynolds Road, including creation of a deceleration lane, VicRoads is a determining referral authority.
- 6.2 VicRoads was party to the compulsory conferences during the Tribunal proceedings. No objection has been raised to the Revision 5 plans, subject to without prejudice conditions.
- 6.3 As the proposal involves a retirement village comprising 60 or more dwellings, proposes more than 1,000sqm of retail floor area, and the alteration of public transport stops, the Head of Transport Victoria is a determining referral authority.
- 6.4 PTV and Transport for Victoria were party to the compulsory conferences during the Tribunal proceedings, and have maintained no objection to the proposal subject to a number of conditional requirements.

Internal

- 6.5 The Revision 6 plans were referred to some service units within Council, as was determined necessary. No objections were raised, subject to requirements for the submission of further plans and detailing, as included within the recommended conditions.

7. CONSULTATION / NOTIFICATION

- 7.1 Notice of the permit application (for the decision plans) was given over a three-week period and in accordance with the Act, attracting 32 objections and one letter of support. A map indicating the location of the objector properties is provided within Attachment 4.
- 7.2 Following lodgement of the VCAT appeal by the permit applicant, two statement of grounds were submitted for the Tribunal to consider, however, both without intention to participate in the hearing.
- 7.3 The permit applicant has indicated the intent to make application to substitute amended plans for the appeal proceedings. It is anticipated that these Revision 6 plans will be the plans that are substituted. The permit applicant is required to give notice of the amended application by no later than 24 October 2018, in accordance with the Tribunal’s direction (clause 12 of PNPE9) and subsequent order.

- 7.4 Should any person notified wish to become party to the appeal proceedings, the closing date by which a statement of grounds must be lodged with the Tribunal is 14 November 2018. Such persons will have the right to attend the compulsory conference on 20 November 2018, and if no agreement or consent is reached, the application will proceed to full hearing where full submissions can be made.

8. ASSESSMENT

- 8.1 The Revision 6 plans have evolved to their current form through lengthy discussions which have occurred within the Compulsory Conference forums and “in house” with Stocklands representatives. The process has been challenging, with various design/layout complexities and economic considerations coming into play.
- 8.2 Despite a fairly “blinkered” attitude to design change at the start of the application process, Stocklands have been prepared to adopt a far more responsive approach to the architectural design of their proposal and many positive gains have occurred as a result of the progressive discussion process. Many officer suggestions have now been adopted into the design. Other suggestions have not been adopted for a variety of reasons, but in some instances, alternative responses have been incorporated successfully.
- 8.3 An assessment of the Revision 6 plans has been undertaken in context of each relevant ground of refusal.

Planning Policy Framework

Refusal Ground 1: The development is inconsistent with the vision and key actions identified in The Pines Activity Centre Structure Plan (September 2011), failing to appropriately promote and increase the core commercial function and preferred built form outcomes, or provide for a net community benefit with improved transport and pedestrian connectivity, and is therefore contrary to the overarching State and Local Policy objectives of the Manningham Planning Scheme.

- 8.4 The subject site is the core of what is known as The Pines Activity Centre, which was identified as a Major Activity Centre in *Melbourne 2030*. Under the provisions of the adopted “The Pines Activity Centre Structure Plan” (September 2011), there are a series of identified opportunities, objectives and actions which are applied to the various precincts of the Activity Centre catchment to direct a cohesive outcome that achieves the overarching vision of Clause 21.09 *Activity Centres and commercial areas*.
- 8.5 The common theme of all policy relevant to the Activity Centre area is the intent to provide mixed use development, higher density housing, and a wider range of arts, community, cultural and entertainment facilities.
- 8.6 The shopping centre is contained in “Precinct 1 - Retail and Commercial Core” of the Structure Plan. The associated Framework Plan shows the southern car park as a preferred location for multi-level commercial development (office and retail), with a preferred maximum building height of 14.0m. The outcomes envisaged for this precinct are for enhanced connectivity between the centre and surrounding areas, a greater outward focus, bus interchange upgrades, feature presentation to the intersection and creation of a high quality urban plaza.

- 8.7 The amended plans make some substantial improvements in alignment with the preferred outcomes, namely in regard to pedestrian permeability, greater retail presence, and address to the intersection. The direct pedestrian connection between Reynolds Road and the plaza makes the bus interchange more conveniently accessible to commuters and to general patrons to the centre within the walking community. Its “pedestrian only” function provides a higher quality alternative to the narrower pathways at the existing vehicular entry points. The walkway is highlighted to the street through an attractive gold glazed curtain wall, and provides permeability directly into the retail carpark and is activated through the “wrapping” of a new café premises.
- 8.8 Architecturally, the re-imagined design expression introduces a “signature” curved podium to the corner. Flanking commercial uses and obvious glazing adjacent to Reynolds Road now provides a commercial “feel” to announce the mixed use nature of the site, and assists in effectively concealing the presence of the raised car park podiums.
- 8.9 Along Reynolds Road, more than half of the frontage at the pedestrian level is characterised by activating uses associated with both the commercial and residential functions. This is the primary entry point to the retirement village component, which is suitably announced with a large entry lobby and adjacent communally facilities (pool and gym), all of which activate the street edge with their outward facing placement and glazed walls.
- 8.10 To Blackburn Road, a marked improvement is achieved through the inclusion of two new commercial tenancies beneath the footprint of Building C2. These are located adjacent to the corner medical centre and provide two independent floor areas with frontage and access via the footpath. Whilst they have no direct connection to the car parking levels, the proposed pedestrian path and lift/stair connection will provide reasonable access.
- 8.11 These tenancies are earmarked for “community use” which a positive addition to the overall commercial offering. Another new element has come with the agreement of the applicant to incorporate Affordable Housing. This is discussed in further detail below, however, this inclusion is specifically consistent with Council’s *Affordable Housing Policy and Action Plan 2010-2020* and the *Residential Strategy 2012*, and offers a substantial “net community benefit” the Municipality and its residents.
- 8.12 The plaza itself sees some improvements in the expansion of the overall area, and increased opportunity for public seating in association with bus commuters, both via the tiered landscape wall and indented area between the two tenancies. The better placement and sizing of the flanking retail spaces increases their usability and likely success, with the intended use for premises LG1 for a café a positive addition for bus commuters, particularly given the lack of activation currently offered by the existing shopping centre building. The general footpath space available for pedestrians is comparably wider than the existing conditions, and will provide for a much improved public experience overall. To provide some added visual interest, a proposed condition requires that the wall within the indented section between the two tenancies incorporate feature artwork or treatments.
- 8.13 Slight changes in the configuration of the bus bays is required to satisfy the conditional requirements of PTV. The removal of a dangerously placed pedestrian crossing (between the bus bays) will assist in funnelling centre patrons through to the primary crossing point.

This is likely to improve pedestrian safety and reduce bus waiting times. The Pines Activity Centre Structure Plan encourages the expansion of the bus interchange, however, through detailed discussions, PTV officers have indicated that they are satisfied with the number of bus bays overall and the manner in which they function.

- 8.14 With the improvements above-mentioned, the proposal is considered to meet the overall intentions for the site, as defined by overarching Policy and the Structure Plan. Namely, the proposal enhances pedestrian permeability and the overall experience at street level, provides a pleasant public plaza space which is sufficient in its overall area and functioning, improves to the internal road and bus interchange with sheltered walkways and waiting areas for commuters, and provides beneficial additions to the overall retail contribution.
- 8.15 Externally, there is a greater commercial presence with an outward focus, and suitably announces a commercial presence and commencement of the Activity Centre precinct.

Use

Refusal ground 2: The use and development fails to protect and enhance the site's vibrancy with an appropriate mix of uses and active street frontages, and is of an intensity which is at odds the role and scale of the shopping centre, therefore not meeting the purpose of the Commercial 1 Zone

- 8.16 As highlighted above, the proposal introduces new aspects with respect to the overall use.
- 8.17 In terms of the site's commercial function, the proposal offers over 1,000 square metres of new commercial floor area. Whilst there remains an obvious residential presence, it is now suitably balanced with a commercial edge that is directly visible to the main intersection. The feature material treatment/design of the corner podium similarly provides for a more commercial "feel", with the same material carried through to the ends of the buildings, again to announce the two centre entries and distinguish them from the residential components.
- 8.18 This design response is consistent with the vision of the Commercial 1 Zone, which seeks to create vibrant and active spaces and street qualities. This also appropriately reflects the site's mixed use nature to the prominent intersection. The previous decision plans would have arguably announced the site as a residential use alone.
- 8.19 The elevations provide an indicative location for possible future signage. Whilst not being considered as part of this application, it demonstrates that there is considerable scope to suitably advertise and further highlight the commercial function of the shopping centre, without compromising the overall architectural integrity.
- 8.20 Subsequent to an initial review of the superseded plans by an expert Economist, the advice generally suggested that the relative isolation of the shopping centre in a suburban context limits its attractiveness for office uses (as envisaged by the Pines Activity Centre Structure Plan).

- 8.21 It was noted that the substantial size of the total site area retained sufficient land area available to attract and accommodate such commercial and office expansions if so desired. It also assessed that the increased residential density would increase the viability of the centre, although the attractiveness of the centre for commercial tenancies could be impacted if a commercial presence was not more pronounced.
- 8.22 It is considered that the pronouncement of the commercial presence has now been achieved. This includes two “community use” tenancies near the main intersection. The applicant has committed to providing the northern tenancy (117sqm) to Council in a “peppercorn” lease arrangement. A condition will specify the terms of the lease through a Section 173 Agreement. The southern tenancy will remain in ownership of Stockland, however with similar conditional requirements to ensure it too is used by the community, as determined in consultation with the Responsible Authority.
- 8.23 These spaces could offer a potential use as business hubs (co-working office spaces) and associated meeting rooms. Such facilities would provide for the office/commercial floor area increases intended under the Structure Plan and Zone, and a net community benefit in providing an affordable and accessible resource to smaller, or home-based businesses. This has been successfully implemented at Eastland Shopping Centre, and is similarly serviced and complimented by its transport and retail core.
- 8.24 In addition to these facilities and the further medical tenancies proposed, a greater “mix” of uses is also intended for the residential component. A total of 5% of the dwelling yield has been offered up as Affordable Housing. The allocation of such housing has not yet been established, though is envisaged to be scattered throughout the building towers, which will require detailing through a condition. It is anticipated that these units will largely incorporate one to two bedrooms (given 76% of the total yield are 2 bedrooms apartments).
- 8.25 As a balance to the economic implications of providing the Affordable Housing, the applicant is seeking flexibility to use not more than 40% of the total yield for the purpose of dwellings, not for retirement village use, at their discretion. In other words, apartments which would be independent of the retirement housing component. This general concept does not raise particular planning issue, as it remains consistent with the purpose of the Zone.
- 8.26 This concept is seen as generally beneficial, as it offers a greater variety and mix of dwelling types and achieves opportunity to better integrate the Affordable Housing types within the development (noting that the applicant has indicated an intention to provide Affordable Housing to a variety of eligible persons, including, but not limited to retired aged persons).
- 8.27 A series of conditions is required to define these aspects of the proposal. Such requirements will include that the non-retirement village dwellings be limited to not more than 40% of the total dwelling yield, and confined to Buildings C2 and D as first precedence, where they can be independently serviced (as these are less integrally linked to the retirement village lobby, clubhouse and communal facilities). Should there be need to accommodate dwellings in any other building, details of the residential entry arrangements and use separation will be required, noting that it is intended to retain the incorporated community facilities for exclusive use of the retirement village residents.

- 8.28 With respect to the Affordable Housing, the applicant wishes to retain management of the dwellings, rather than transfer their ownership to a certified housing organisation in the usual manner. There is no objection to this arrangement, provided the Section 173 Agreement implies they remain used for this purpose in perpetuity (whether on-sold or leased).
- 8.29 It is noted that the permit preamble would require the inclusion of “dwellings” as a permitted use for the land (as relevant to the non-retirement living dwellings and Affordable Housing).

Built form and Layout

Refusal Ground 3: The design response does not appropriately respond to the key intersection or site interfaces with regard to the intensity of built form, building heights, lack of setback and landscape treatment.

- 8.30 The decision plans responded very poorly to the Blackburn Road/Reynolds Road intersection due to a lack of responsiveness to the curvilinear corner, and failure to achieve a “signature” presentation or suitable identification of the Shopping Centre. Building heights overall and the lack of building setbacks were considered a significant departure from The Pines Activity Centre Structure Plan (recommending 14 metres above the existing car park surface level), and unjustified in the absence of any net community benefit or superior architectural response.
- 8.31 In terms of height, there has been variation to building modules and their levels. Essentially, the building heights as presented to Blackburn Road have been reduced, and those to Reynolds Road increased, though with some more substantial setbacks from the tile boundary.
- 8.32 To Blackburn Road, building heights are lowered by approximately 4 to 7.5 metres, in response to the more sensitive residential interface of the opposite properties to the west. Setbacks of the car park podium are slightly increased to approximately 4 metres from the title boundary, however with the addition of curved indents over 9 metres deep, which offer a more modulated elevation and an improved space for canopy tree planting. The tower of Building C2 is substantially lowered by two to three storeys, essentially “stepping down” to the corner. It is also setback further to provide a 3 metre inset from the podium. The tower of Building D is further setback a minimum of 5 metres behind the podium, and provided with an increased central indent (6x5m) to appear as a “break” within the building.
- 8.33 The podium brickwork upon this elevation is an appropriate design response to the residential character opposite and incorporates a series of vertical openings and changes in colour tones, so as to provide a reasonable amount of visual interest and articulation. In this manner, these bulky walls now present as a cohesive and complementary design element.
- 8.34 Whilst the car parking levels essentially form the podium across this elevation, this characteristic has been accepted as a fixed constraint of the design. Allowing for the fact that concerted efforts have been made to conceal this through material interest, provision for landscape screening, and the sleeving of the community use tenancies toward the intersection, the overall result is now acceptable.

- 8.35 Proportionally, the overall form and height is significantly improved, with the overall design offering a far more cohesive and functional presentation. The height reduction and breaks between and within the tower elements suitably reduce the extent of vertical and horizontal massing across Blackburn Road.
- 8.36 At the main corner, the previous plans presented two rectangular forms butting up against each other, which were the equivalent to 6 storeys high and approximately 25 metres above street level at the intersection.
- 8.37 The proposal now has an elegant curvilinear podium treatment, following the alignment of the intersection and incorporating a feature translucent fin cladding (which can be backlit) above the glazing associated with the medical centre at street level. The corner podium is now capped at four storeys and to a maximum height of 17.2 metres above street level at the intersection. The area above is kept free of any buildings and used for the purpose of an outdoor courtyard associated with the retirement living clubhouse within Building C1.
- 8.38 To Reynolds Road, the podium treatment has changed substantially in the increased activation and glazing (as discussed above). A more hard-edged approach is an appropriate response where activation is proposed, although some increased setbacks are also provided to delineate the medical centre entry, pedestrian stairs and resident entry lobby, which provides for some built form relief at the pedestrian level.
- 8.39 The tower heights along this elevation are all increased by one or two storeys. The greatest height (increasing by approximately 6 metres) is upon Building B and the western arm to Building A, being the two which sit more centrally across this elevation. Overall, however, the towers are all setback further from the frontage, with those of Building A more substantially setback to be 5 metres behind the podium, and Building B now a recessive element (in place of the preceding tower element overhanging the proposed slip lane). Any additional level proposed (at levels 6 and 7) are also significantly setback in the order of 15 or more metres.
- 8.40 In review of the shadow diagrams (submitted for revision 4), the extent of shadowing remains largely unchanged, or reduced in instances, and continues to not affect the southern side of Reynolds Road during the “control period”.
- 8.41 Architecturally, it is considered that the overall scheme has improved dramatically and provides a greater sense of cohesion and interest. The tower elements incorporate curvature at each edge, vertical fins, and a more consistent presentation. The additional levels proposed at levels 6 and 7 (and also level 5 on Building C1) are distinctly finished in subdued, darker facade treatment to achieve a signature “capping” affect.
- 8.42 Whilst the development still seeks to notably exceed the recommended structure plan heights, these heights are now considered justified for a number of reasons. The first and main reason is the overall “net community benefit” now offered by the proposal. The commitment to providing 5% Affordable Housing achieves Council’s policy target, and is a highly commendable addition which is very appropriate in context of the site’s Major Activity Centre status and extent of services directly available. This would also provide for a “greater diversity of dwelling types” as sought within Clause 21.09 Activity Centre and Commercial Areas. In addition to this, the proposal offers other community benefits in the overall improvements above-mentioned.

- 8.43 The overall built form presentation is now considered to be of a superior quality which will add to positively to the urban fabric. A series of **conditions** will require more specific detailing of the full design and material palettes both internal to the site and externally.
- 8.44 The overall building heights to Reynolds Road will not appear too dissimilar to the “ridgeline” of the apartment building further to the east (upon the crest), and will sit reasonably comfortably in context of the general heights of the apartment buildings within the Structure Plan area. It is also noted that the Commercial 1 Zoning has no height restrictions, as it is generally implied that such sites have the capacity to absorb more substantial buildings and robust forms.
- 8.45 The proposed building heights are therefore considered acceptable in this instance, and justified by the overall positive built form, site context and net community benefit offered to the immediate area and Municipality.

Car parking and traffic

Ground of refusal 4: The proposal is contrary to the purpose and requirements of Clause 52.06 of the Manningham Planning Scheme as it fails to provide adequate on-site car parking for the retirement village use or anticipated demand generated by the combined activities on the land, and does not provide for safe or efficient access and circulation arrangements

- 8.46 Concerns with the decision plans largely related to the reduced parking associated with the visitor and retail components, and compromised circulation through the internal road and for residents exiting the site.
- 8.47 The first notable change is to the overall car parking supply which has increased from 835 to 914 car spaces. Whilst it was submitted in the advertised application that the shopping centre element overall was in surplus of the statutory parking rates, the previous reduction to the current supply of spaces available in the existing open air car park was considered a poor outcome. The proposed 552 retail car spaces now exceeds the existing 515 car space in the open air car park. The increased provision will also absorb any additional parking associated with the proposed commercial floor space.
- 8.48 The car parking allocated to the residents also exceeds the statutory rate of 330 spaces, now offering 344 spaces. Since the introduction of Amendment VC148 in July 2018, the application has become exempt from providing any visitor car parking (for either retirement village or dwelling uses) due the location of the land within the Principal Public Transport Network Area as shown on the *Principal Public Transport Network Area Maps* (State Government of Victoria, August 2018). The retention of 26 visitor car spaces on site, in addition to the overall increased supply of car parking is a positive response, and should adequately cater for the parking demands associated with the use and existing shopping centre.
- 8.49 A clearer division between resident and shopper car parking is now provided, offering a more secure and convenient method of egress for residents. Whilst residents retain the need to use the northern access point onto Blackburn Road (in a shared manner with the retail vehicles), they are no longer required to traverse through a whole length of retail car parking to reach the exit point onto the internal road.

- 8.50 The division of the retail and residents car parking areas at the ground level (being physically divided by the new public laneway) will encourage more retail vehicles at this level to exit via Reynolds Road. This will reduce pressure upon the northern access point, and arguably reduce the extent of traffic and queuing in this location. Ramp locations and general aisle/car space orientations have improved and appear generally functional. A general requirement to demonstrate compliance with the design standards of Clause 52.06 of the Scheme will be included, along with appropriate detailing regarding the design and functioning of the car park and associated pedestrian activity.
- 8.51 Ample bicycle parking is provided in secure location within the ground level car park and within the basement level car park, with these locations appropriate to both the resident visitor and retail visitor spaces required.

Amenity

Refusal ground 5: The siting and design of built form provides for a compromised level of residential amenity, as it has insufficient regard to the impacts associated with the commercial operation of the site and associated activities, poor levels of internal and external connectivity, and deficiencies with regard to access, room depths and ventilation.

- 8.52 The primary concern with the decision plans was the residential amenity impacts associated with the proximity of dwellings to the bus interchange and general traffic, and the lack of compliance with some elements of the residential apartment guidelines.
- 8.53 The Revision 6 plans propose an increase in the setback between the northern edge of the towers from the bus interchange, and from the main street interfaces
- 8.54 This will go some way in providing a “buffer” to reduce the extent of direct noise and light pollution affecting the dwellings toward these interfaces. The location of the bus interchange to the north of the building makes it difficult to completely block out this interface with non-residential amenities or the like, as it would come at the expense of receiving valuable northern sunlight. The balconies of the dwellings are now more inset and protected by the podium level to some degree.
- 8.55 It is difficult to make firm observation with respect to compliance against the apartment guidelines in the absence of a full assessment or room layout detailing. Whilst it would appear that general compliance could be achieved, a **condition** will require that the more relevant clauses relating to Amenity Impacts, On-site Amenity and Facilities, and Internal Amenity demonstrate reasonable compliance. Whilst the applicant has suggested that the BADS standards are not applicable to the retirement village apartments (separately defined to a dwelling), Council considers the apartments are still “dwellings”, and nonetheless should achieve these minimum standards to afford all residents an acceptable amenity.
- 8.56 Where concession will be given is to the “Room Depths” of the retirement living dwellings, as this would require notable changes to floor plates, and the depths provided are generally acceptable in context of the overall layouts and daylight aspects.
- 8.57 In the event that development incorporates dwellings that are not for retirement living use, a **condition** will require Buildings C2 and D incorporate an appropriate residential entry/foyer arrangement with accessible frontage to Blackburn Road.

This can be readily achieved without significant alterations to the overall layout, and will provide for an independent sense of address to a street frontage.

Objector issues / concerns

- 8.58 The assessment above provides response to many of the issues raised in objections to the decision plans.
- 8.59 The proposed amendments will not address all concerns, particularly with regard to the overall concept of multi-level apartments, however, the proposal is not considered to adversely impact upon the direct amenity of any objector. Views from the properties to the west will be altered, however the lowered building heights of Buildings C2 and D will reduce the perceived visual bulk, and any views from balconies would be distant aspects which do not justify screening. It is also noted the properties to the west present their rear boundaries to Blackburn Road, and have a notable amount of screening vegetation with the adjacent road reserve.
- 8.60 Car parking supplies to the retail component have been increased to exceed what presently exists within the open-air car park, and the access arrangements have been substantially improved.
- 8.61 With respect to disruption during construction, this is somewhat inevitable, however will be managed through the staging of development into two phases. This ensures that half of the car spaces within the development area are made available upon commencement of the first stage. The completed basement car park within Stage 1 will then be made available upon commencement of Stage 2. Greater detailing of the construction process will be controlled through a series of management plans and conditions imposed by both Council and Transport for Victoria, to ensure bus operations are not interrupted.
- 8.62 Notice of any plans that are formally substituted will be given by 24 October 2018, providing previous objectors and nearby residents the opportunity to become party to the VCAT proceeding should they still object to the amendments.
- 8.63 VCAT will be responsible for the consideration of any further objections or submissions.

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.

181 REYNOLDS RD DONCASTER EAST 3109

WITHOUT PREJUDICE

NO.12026

DATE: 3/10/2018

REVISION: 6



plus
architecture

WITHOUT PREJUDICE

2.16
PERSPECTIVE RENDER



THE PINES

181 REYNOLDS RD DONCASTER EAST 3109

NO:12026 DATE:3/10/2018

REVISION: 6



WITHOUT PREJUDICE

2.22

PERSPECTIVE RENDER



THE PINES

181 REYNOLDS RD DONCASTER EAST 3109

NO:12026 DATE:3/10/2018

REVISION: 6





WITHOUT PREJUDICE

3.01 DEVELOPMENT SCHEDULE

DEVELOPMENT SCHEDULE

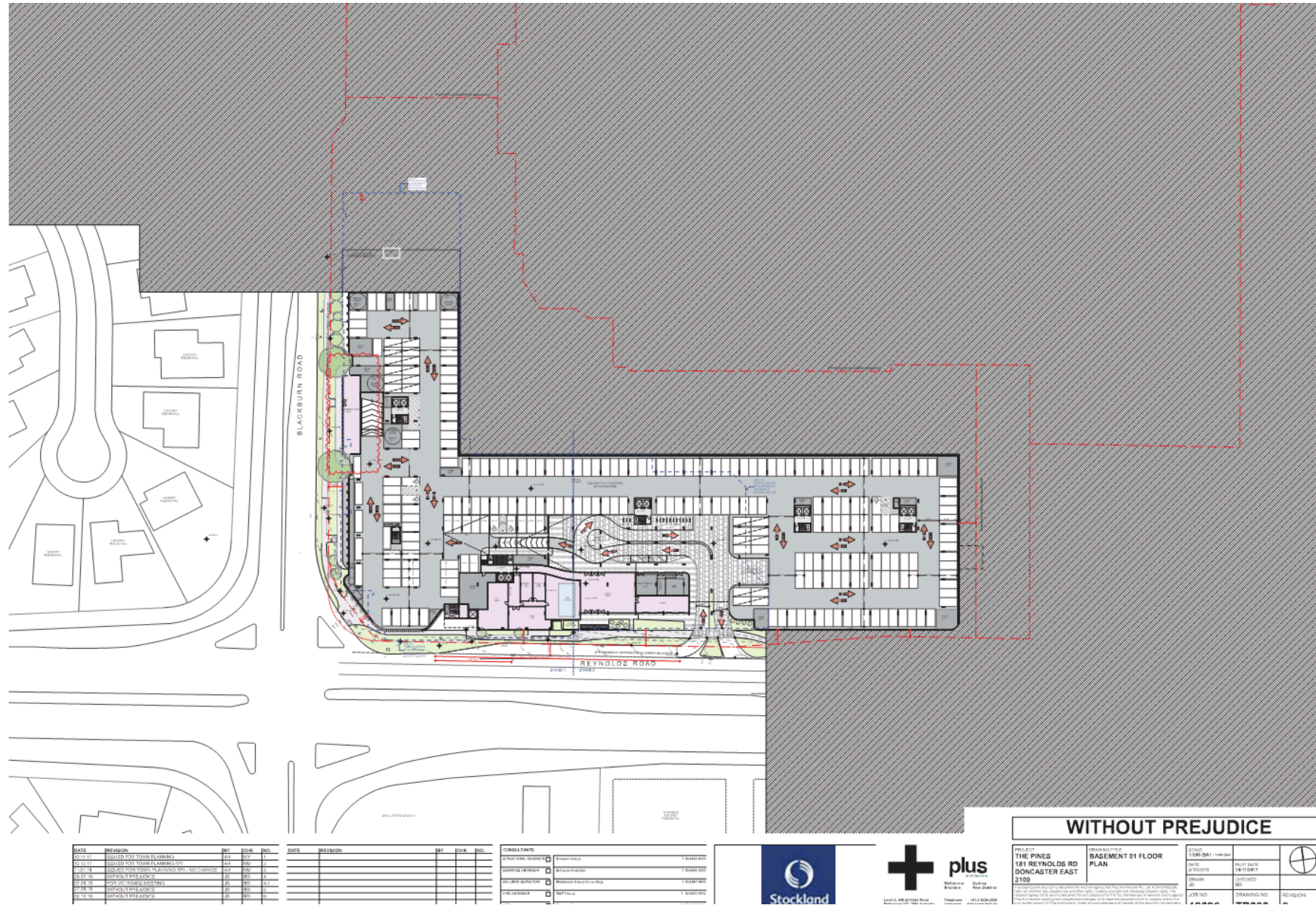
Job Number
File
Date

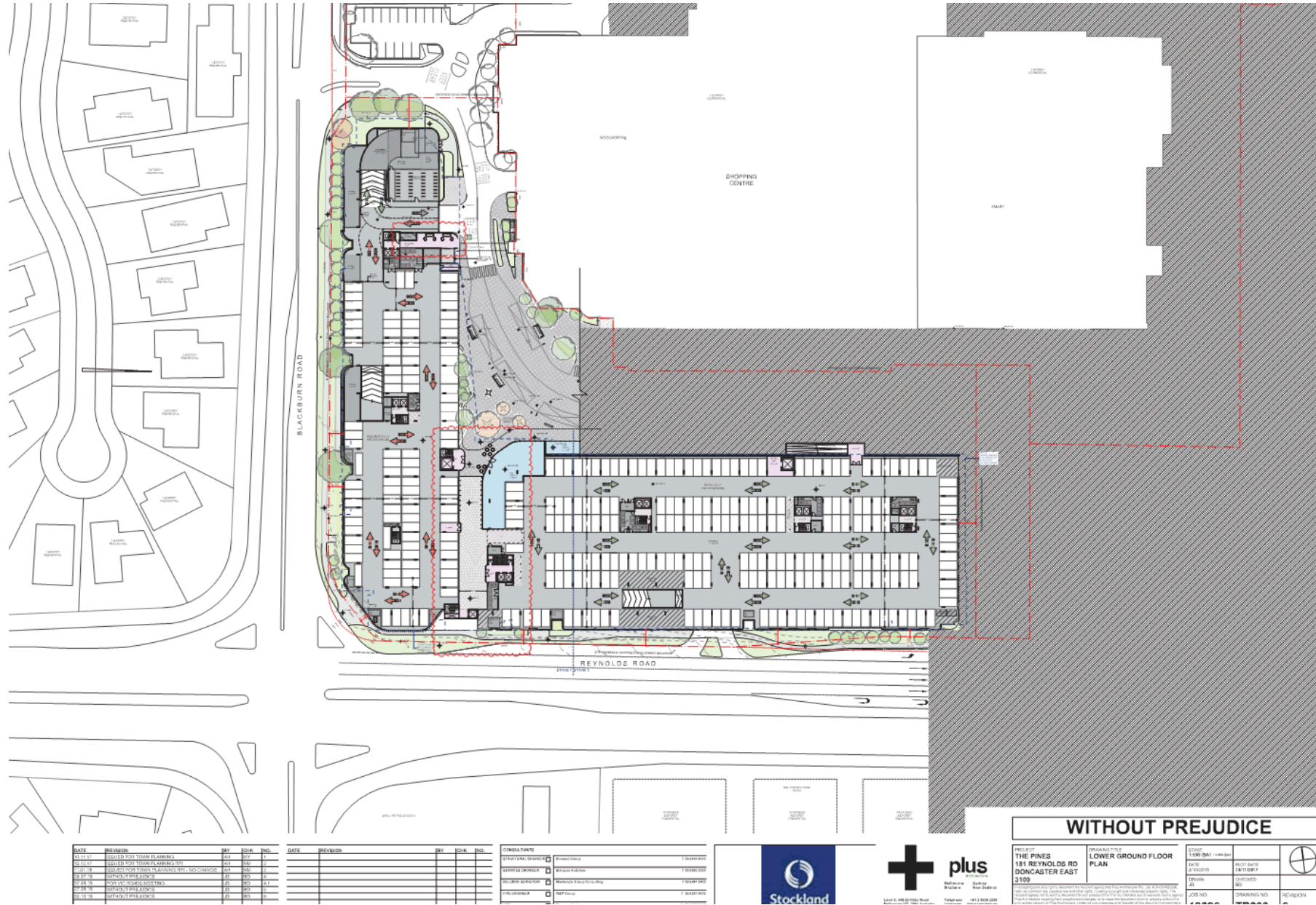
12026
K:\12000\12026\Administration\12 Schedules\12.6.01 Development Density
03.10.2018



Area	RESIDENTIAL						TOTAL APTS/FLOOR	SERVICES/CLUB & COMMUNE Area	RETAIL Area (GFA)	MEDICAL Area (GFA)	CARPARK		BALCONIES Area	AREA PER LEVEL (EXCLUDING BALCONIES)		FLOOR EFFICIENCY (EX CLBS & BALCONIES) %
	MIX										NO	Area		sellable sqm	GFA	
	Ave 64mz 1 Bed	Ave 72mz 1 Bed + S	Ave 84mz 2 Bed + 1 Ba	Ave 92mz 2 Bed + 2 Ba	Ave 95mz 2B + 2Ba + S	Ave 117mz 3 Bed										
Basement 02							0	182		677				677	859	78.81%
Basement 01 (Residential)							0	1 916			267	9 290		0	9 260	0.00%
Lower Ground Floor (Residential & Retail)							0	1 625	330		324	10 886		330	12 841	16.88%
Ground Floor (Retail)							0	502	85		333	12 216		85	12 803	14.48%
Level 01	5 107	2	7	6	21	9	10	64	1 411				818	6 107	6 518	78.36%
Level 02	5 678	2	3	5	26	9	9	60	806				782	5 678	6 484	87.57%
Level 03	4 985	2	5	9	24	9	8	52	766				625	4 985	5 751	85.68%
Level 04	4 282	1	9	22	8	5		45	653				546	4 282	4 935	85.77%
Level 05	3 181			9	12	6	6	33	510				436	3 181	3 691	86.18%
Level 06	2 400			2	7	6	9	24	418				435	2 400	2 818	85.17%
Level 07	1 147			1	6	1	4	12	207				134	1 147	1 354	84.71%
Totals	26 760	4	13	44	120	48	51		8 996	415	677	914	32 352	3 773	27 872	67 304
					TOTAL APARTMENT S = 280							sqm/car =	35.4			
		1%	5%	16%	43%	17%	18%									







DATE	REVISION	BY	CHK	IND.
03/11/17	ISSUED FOR TOWN PLANNING	AM	BY	1
03/10/17	ISSUED FOR TOWN PLANNING	AM	BY	1
10/11/16	ISSUED FOR TOWN PLANNING	AM	BY	1
03/08/16	ISSUED FOR TOWN PLANNING	AM	BY	1
07/08/16	ISSUED FOR TOWN PLANNING	AM	BY	1
03/03/16	ISSUED FOR TOWN PLANNING	AM	BY	1
07/08/16	WITHOUT PREJUDICE	AM	BY	1
03/03/16	WITHOUT PREJUDICE	AM	BY	1

DATE	REVISION	BY	CHK	IND.

COMPANY	CONTACT	PHONE
STOCKLAND	BRUNNEN GROUP	T 03443 4111
STOCKLAND	BRUNNEN GROUP	T 03443 4111
STOCKLAND	BRUNNEN GROUP	T 03443 4111
STOCKLAND	BRUNNEN GROUP	T 03443 4111
STOCKLAND	BRUNNEN GROUP	T 03443 4111



WITHOUT PREJUDICE

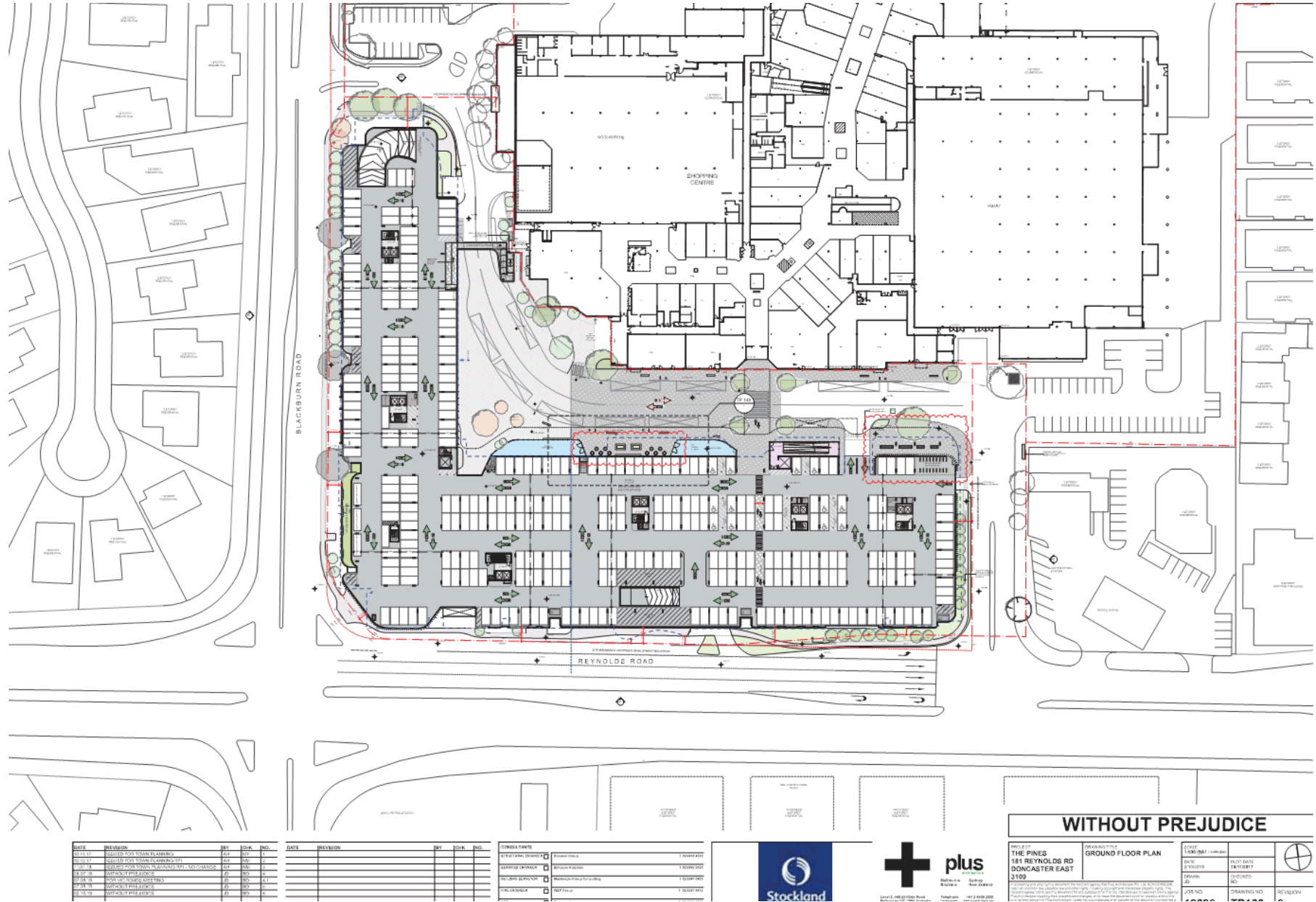
PROJECT: THE PINES
181 REYNOLDS RD
DONCASTER EAST
3109

DRAWING TITLE: LOWER GROUND FLOOR PLAN

DATE: 18/11/2017
DRAWN: JH
JOB NO: 18000
DRAWING NO: 18000

SCALE: 1:500
DATE: 18/11/2017

PROJECT NO: 18000
DRAWING NO: 18000



DATE	REVISION	BY	CHK.	IND.
03/11/17	ISSUED FOR TOWN PLANNING	AM	BY	1
03/10/17	ISSUED FOR TOWN PLANNING	AM	BY	1
10/11/16	ISSUED FOR TOWN PLANNING	AM	BY	1
03/07/16	ISSUED FOR TOWN PLANNING	AM	BY	1
07/05/16	ISSUED FOR TOWN PLANNING	AM	BY	1
07/05/16	WITHOUT PREJUDICE	AM	BY	1
03/11/15	WITHOUT PREJUDICE	AM	BY	1

DATE	REVISION	BY	CHK.	IND.

COMPANY	CONTACT	PHONE
STOCKLAND	BRUNNEN GROUP	1 800 400 400
EMERALD DEVELOPER	BRUNNEN GROUP	1 800 400 400
DEVELOPER	BRUNNEN GROUP	1 800 400 400
ARCHITECT	PLUS	1 800 400 400



WITHOUT PREJUDICE

PROJECT: THE PINES
151 REYNOLDS RD
DONCASTER EAST
3109

DRAWING TITLE: GROUND FLOOR PLAN

DATE: 18/11/2017
DRAWN: JLB
JOB NO: 15109

SCALE: 1:500

PROJECT NO: 15109
DRAWING NO: 15109-01
REVISION: 1



DATE	REVISION	BY	CHK.	IND.
03.11.17	ISSUED FOR TOWN PLANNING	CAJ	BYT	1
03.12.17	ISSUED FOR TOWN PLANNING	CAJ	BYT	2
11.01.18	ISSUED FOR TOWN PLANNING (MPL, NO CHANGE)	CAJ	BYT	3
02.02.18	WITHOUT PREJUDICE	CAJ	BYT	4
07.05.18	WITHOUT PREJUDICE	CAJ	BYT	5
02.10.18	WITHOUT PREJUDICE	CAJ	BYT	6

DATE	REVISION	BY	CHK.	IND.

COMPANY	CONTACT	PHONE
BRUNNEN GROUP	BRUNNEN GROUP	T 03449 4101
ESPLANADE CONSULTING	BRUNNEN GROUP	T 03449 4101
DEVELOPER	MANULIFE GROUP	T 03194 1001
CONSULTANT	NET GROUP	T 03437 4001



WITHOUT PREJUDICE

PROJECT: THE PINES 151 REYNOLDS RD DONCASTER EAST 3109	DRAWING TITLE: LEVEL 01 FLOOR PLAN	CLIENT: Brunnen Group	DATE: 18/11/2017
PROJECT NO: 151000	DRAWING NO: 151000-01	SCALE: 1:500	SHEET NO: 10



DATE	REVISION	BY	CHK.	IND.
03/11/17	ISSUED FOR TOWN PLANNING	AM	BT	1
03/10/17	ISSUED FOR TOWN PLANNING (V1)	AM	BT	1
11/01/18	ISSUED FOR TOWN PLANNING (V1) - NO CHANGES	AM	BT	2
03/09/18	WITH/OUT PREJUDICE	AM	BT	3
03/09/18	WITH/OUT PREJUDICE	AM	BT	4
03/09/18	WITH/OUT PREJUDICE	AM	BT	5

DATE	REVISION	BY	CHK.	IND.

COMPANY	CONTACT	PHONE
BRUNNEN GROUP	BRUNNEN GROUP	T 01443 4411
ESKAYLA CONSULT	BRUNNEN GROUP	T 01443 4411
DELOITTE BUILDING	DELOITTE BUILDING	T 01204 9101
STALDER & SUTER	STALDER & SUTER	T 01443 4411



WITHOUT PREJUDICE

PROJECT: THE PINES
151 REYNOLDS RD
DONCASTER EAST
3109

DRAWING TITLE: LEVEL 02 FLOOR PLAN

DATE: 18/11/2017
DRAWN: JLB
JOB NO: 151000

SCALE: 1:500 (A1) 1:1000 (A2)

PROJECT NO: 151000
DRAWING NO: 151000-02



DATE	REVISION	BY	CHK.	IND.
03.11.17	ISSUED FOR TOWN PLANNING	GAJ	BYT	1
03.12.17	ISSUED FOR TOWN PLANNING (V1)	GAJ	BYT	2
11.01.18	ISSUED FOR TOWN PLANNING (V1 - NO CHANGES)	GAJ	BYT	3
02.02.18	WITHDRAWN FOR PRELIMINARY	GAJ	BYT	4
07.05.18	WITHDRAWN FOR PRELIMINARY	GAJ	BYT	5
02.10.18	WITHOUT PREJUDICE	GAJ	BYT	6

DATE	REVISION	BY	CHK.	IND.

COMPANY	CONTACT	PHONE
BRUNNEN GROUP	BRUNNEN GROUP	T 01433 4011
ESPLANADE CONSULTING	BRUNNEN GROUP	T 01433 4011
DEVLIN BURTON	DEVLIN BURTON	T 01294 3001
PLAN CONSULTING	PLAN CONSULTING	T 01433 4011



WITHOUT PREJUDICE

PROJECT: THE PINES 151 REYNOLDS RD DONCASTER EAST 3109	DRAWING TITLE: LEVEL 03 FLOOR PLAN	DATE: 18/11/2017	
DRAWN BY: GAJ	CHECKED BY: BYT	SCALE: 1:500	JOB NO: 151000



DATE	REVISION	BY	CHK.	IND.
03/11/17	ISSUED FOR TOWN PLANNING	AM	BT	1
03/10/17	ISSUED FOR TOWN PLANNING (V1)	AM	BT	1
11/11/16	ISSUED FOR TOWN PLANNING (V1) - NO CHANGES	AM	BT	1
02/02/16	WITH/OUT PREJUDICE	AM	BT	1
07/05/16	WITH/OUT PREJUDICE	AM	BT	1
02/12/16	WITH/OUT PREJUDICE	AM	BT	1

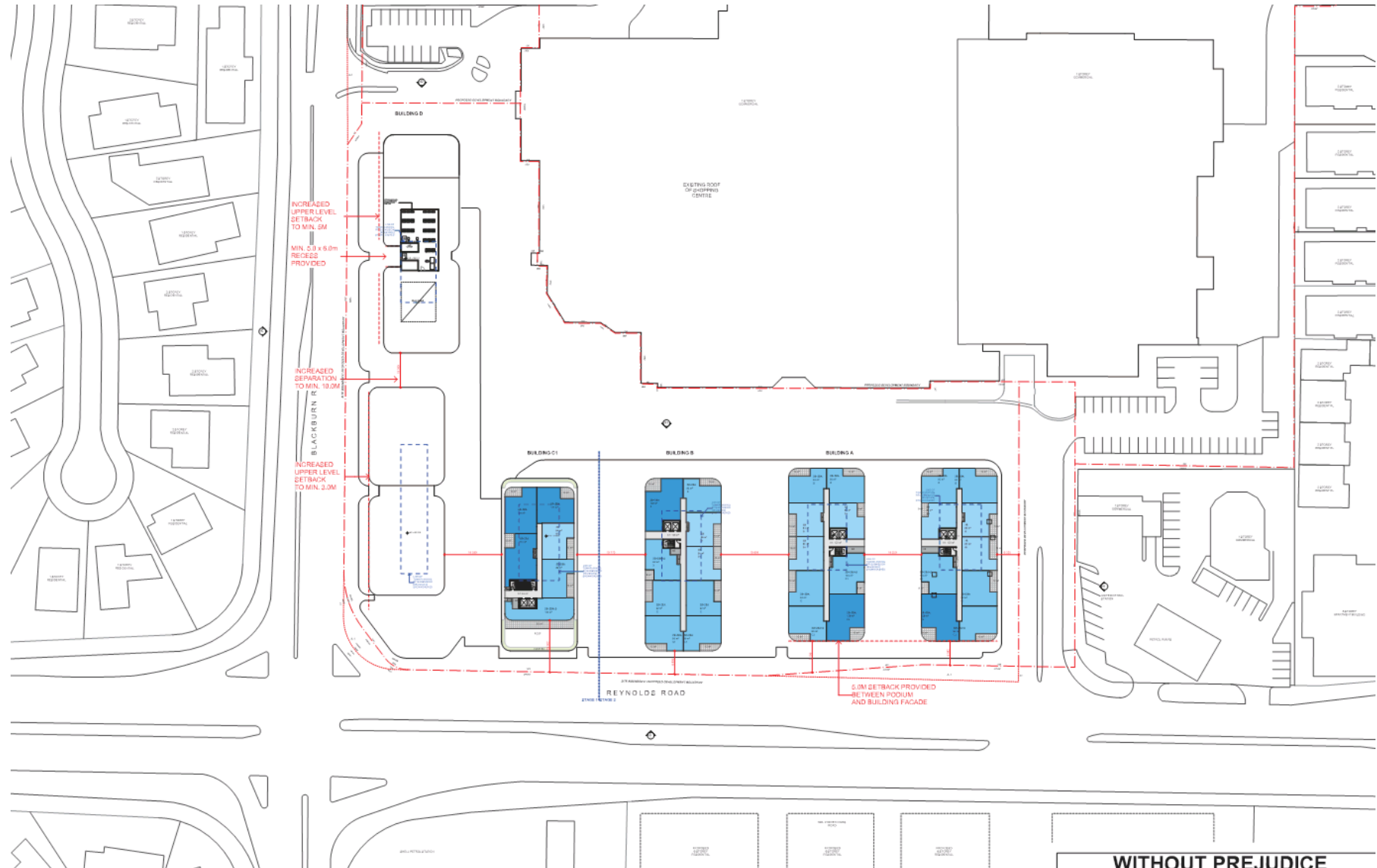
DATE	REVISION	BY	CHK.	IND.

COMPANY	CONTACT	PHONE
BRUNNEN GROUP	BRUNNEN GROUP	T 02443 4111
EMERALD CONCRETE	EMERALD CONCRETE	T 02942 2222
DELLER BUILDERS	DELLER BUILDERS	T 02942 2222
STALLENBACH	STALLENBACH	T 02422 4422



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PROJECT: THE PINES 151 REYNOLDS RD DONCASTER EAST 3109	DRAWING TITLE: LEVEL 04 FLOOR PLAN	SCALE: 1:500 (A1)	DATE: 18/11/2017
DRAWN BY: AM	CHECKED BY: BT	JOB NO: 151000	DRAWING NO.: 04



DATE	REVISION	BY	CHK.	IND.
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03/12/17	ISSUED FOR TOWN PLANNING (V2)	AM	BT	2
11/01/18	ISSUED FOR TOWN PLANNING (V3) - NO CHANGES	AM	BT	3
02/02/18	WITH/OUT PREJUDICE	AM	BT	4
02/05/18	WITH/OUT PREJUDICE	AM	BT	5
02/13/18	WITH/OUT PREJUDICE	AM	BT	6

DATE	REVISION	BY	CHK.	IND.

COMPANY	CONTACT	PHONE
STOCKLAND	BRUNNEN GROUP	T 05443 4111
ESKAYLA CONSULTANTS	BRUNNEN GROUP	T 05443 4111
DELOITTE BUILDING	BRUNNEN GROUP	T 05443 4111
PROLIX CONSULTANTS	BRUNNEN GROUP	T 05443 4111



WITHOUT PREJUDICE

PROJECT: THE PINES 151 REYNOLDS RD DONCASTER EAST 3109	DRAWING TITLE: LEVEL 05 FLOOR PLAN	SCALE: 1:500 (A1)	DATE: 18/11/2017
DRAWN BY: JLB	CHECKED BY: BT	PROJECT NO: 151000	DRAWING NO: 0500



DATE	REVISION	BY	CHK.	IND.
18-07-18	WITHOUT PREJUDICE	SD	SD	A
18-08-18	WITHOUT PREJUDICE	SD	SD	B
18-10-18	WITHOUT PREJUDICE	SD	SD	C

DATE	REVISION	BY	CHK.	IND.

COMPONENT	DESCRIPTION	DATE
CONTRACTOR	Contract Group	1/10/2018
DESIGNER	Architect/Engineer	1/10/2018
CLIENT	Stockland Group Pty Ltd	1/10/2018
PLANNING	City of Doncaster	1/10/2018



WITHOUT PREJUDICE

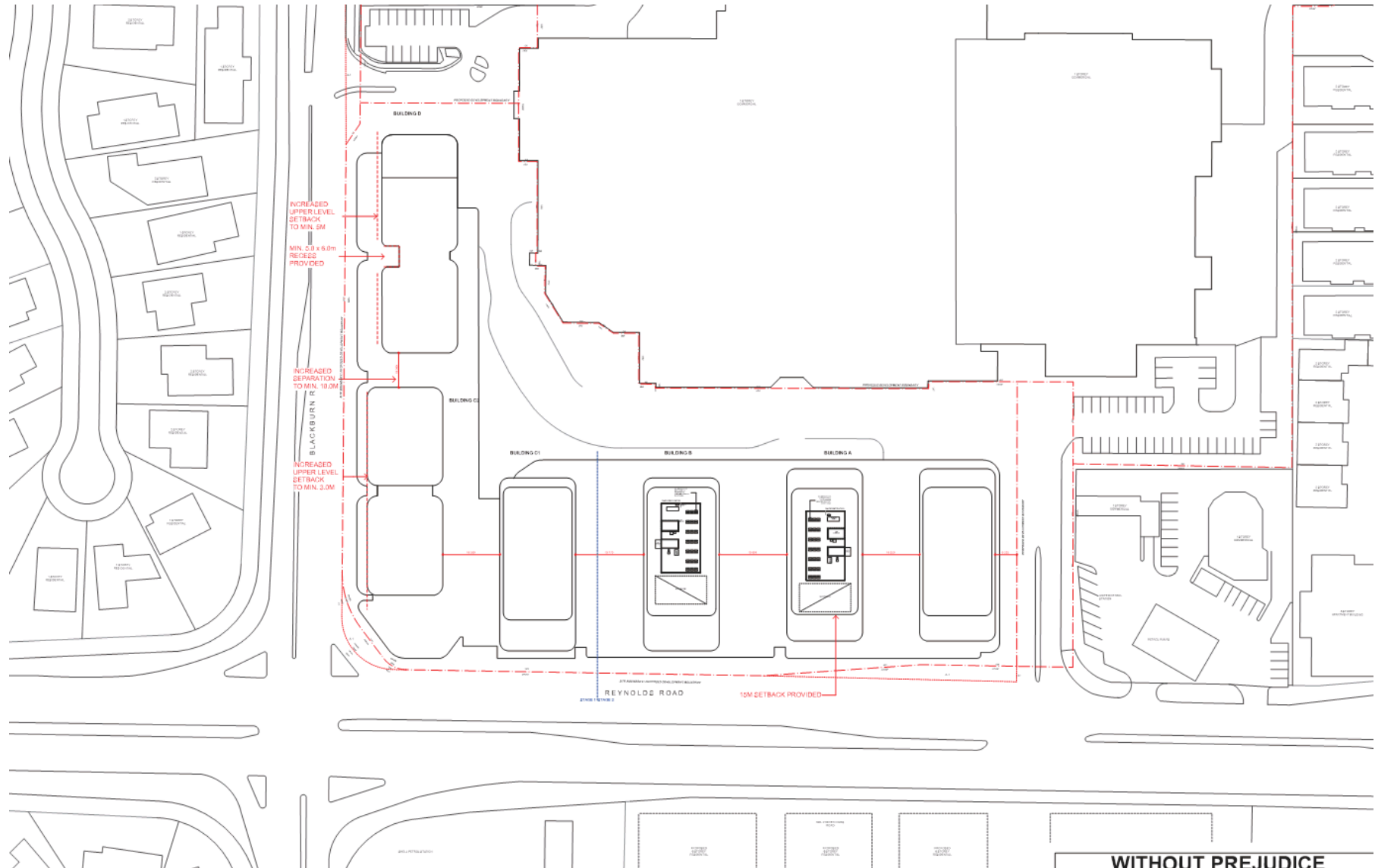
PROJECT: THE PINES
151 REYNOLDS RD
DONCASTER EAST
3109

DRAWING TITLE: LEVEL 06 PLAN

DATE: 18/10/18
DRAWN: SD
JOB NO: 151000

SCALE: 1:500
DATE: 18/10/18

PROJECT NO: 151000
DRAWING NO: 151000-06



DATE	REVISION	BY	CHK.	IND.
18-07-18	WITHOUT PREJUDICE	BD	BD	A
18-08-18	WITHOUT PREJUDICE	BD	BD	B
18-10-18	WITHOUT PREJUDICE	BD	BD	C

DATE	REVISION	BY	CHK.	IND.

COMPANY	CONTACT	PHONE
STOCKLAND	Simon Gray	1 800 400 400
ESKAYLA CONSULTANTS	William Kilduff	1 800 400 400
DELLERUS ARCHITECTS	Matthew Kelly	1 800 400 400
PLAN CONSULTANTS	Neil Paine	1 800 400 400



WITHOUT PREJUDICE

PROJECT: THE PINES
151 REYNOLDS RD
DONCASTER EAST
3109

DRAWING TITLE: LEVEL 07 PLAN

SCALE: 1:500 (A1) 1:1000 (A2)

DATE: 18/10/18

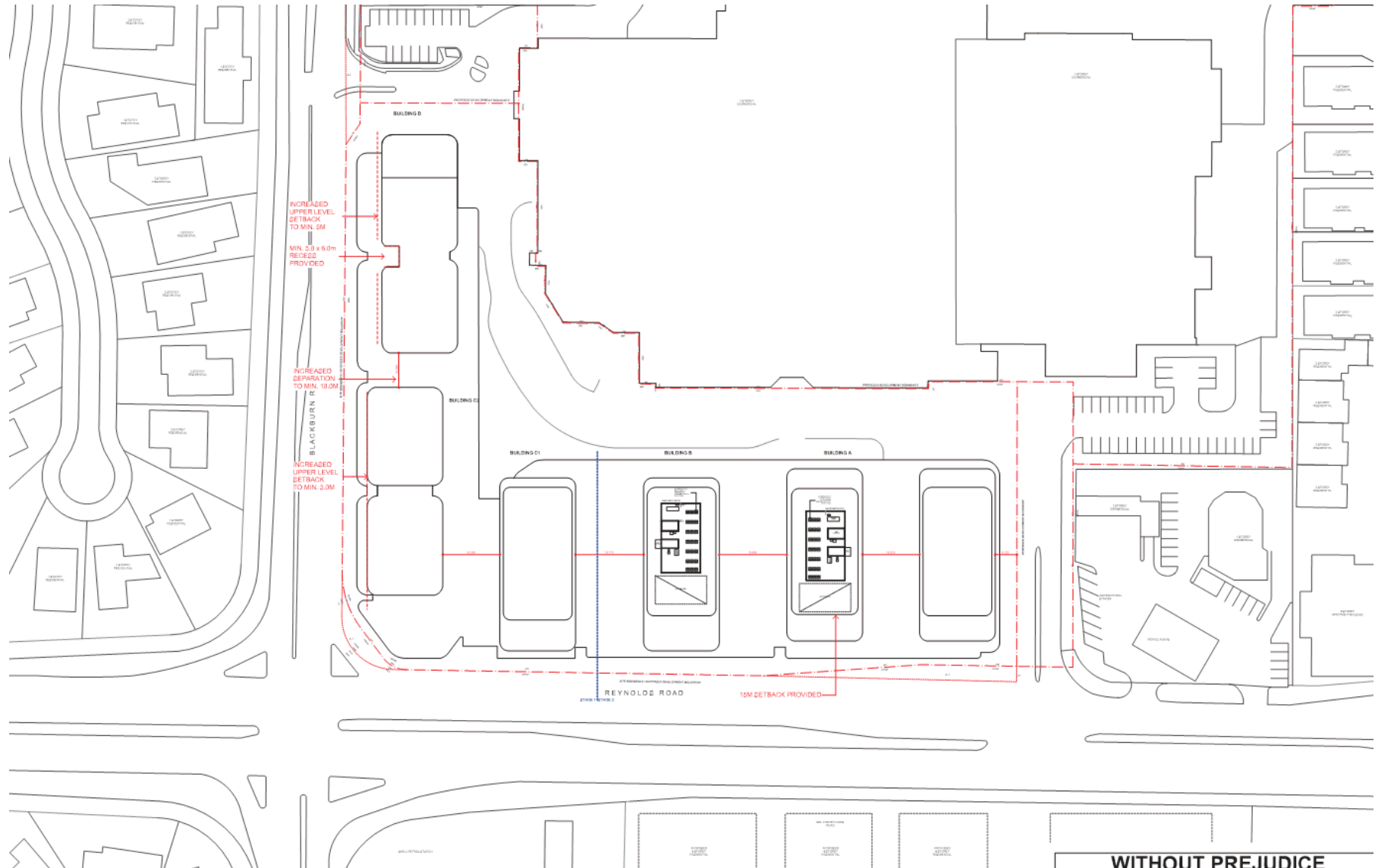
DRAWN: JLB

CHECKED: JLB

JOB NO: 151000

DRAWING NO: 07000

REVISION:



DATE	REVISION	BY	CHK.	IND.
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03/10/17	ISSUED FOR TOWN PLANNING	AM	BT	1
10/11/16	ISSUED FOR TOWN PLANNING	AM	BT	1
02/02/16	WITH/OUT PREJUDICE	AM	BT	1
07/05/16	WITH/OUT PREJUDICE	AM	BT	1
02/12/16	WITH/OUT PREJUDICE	AM	BT	1

DATE	REVISION	BY	CHK.	IND.

COMPANY	CONTACT	PHONE
BRUNNEN GROUP	BRUNNEN GROUP	1 800 400 400
EMERALD CONSULTING	EMERALD CONSULTING	1 800 400 400
DELLERUS ARCHITECTS	DELLERUS ARCHITECTS	1 800 400 400
PAULSON & CO	PAULSON & CO	1 800 400 400



WITHOUT PREJUDICE

PROJECT: THE PINES
151 REYNOLDS RD
DONCASTER EAST
3109

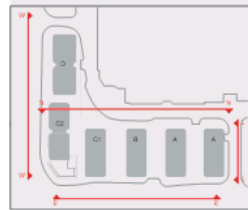
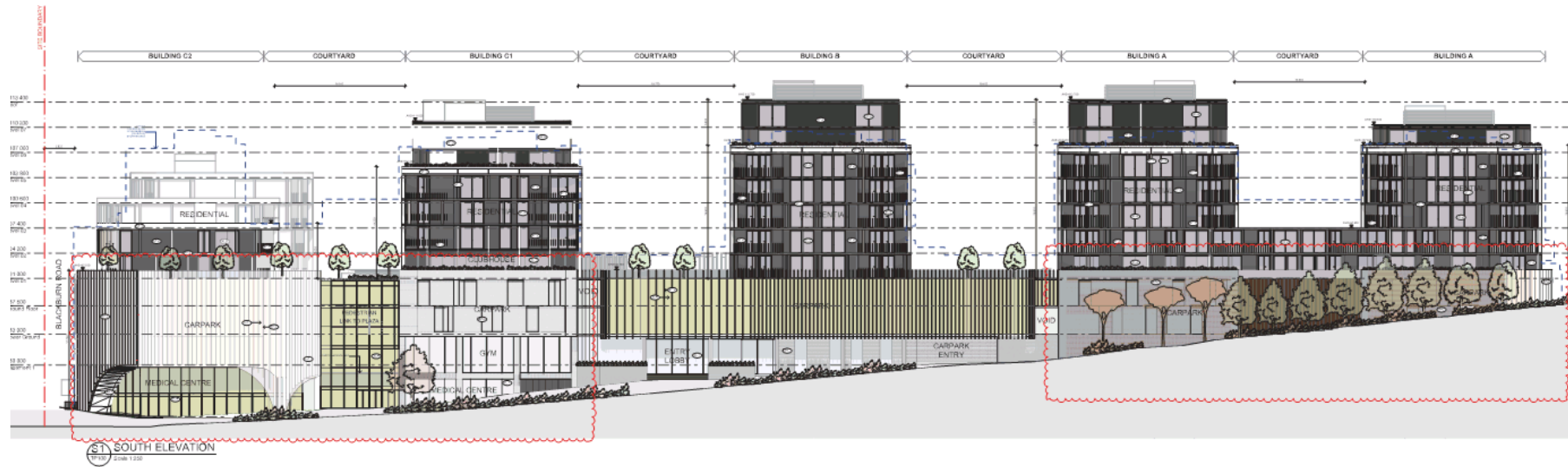
DRAWING TITLE: ROOF PLAN

DATE: 18/11/2017

JOB NO: 15109

DRAWING NO: 15109-01

REVISION: 1



W1 WEST ELEVATION
1:200

- MATERIAL LEGEND: REFER 7.01 MATERIAL SCHEDULE
- (M1) APPLIED FINISH LIGHT
 - (M2) APPLIED FINISH DARK
 - (M3) APPLIED FINISH BRONZE
 - (M4) APPLIED FINISH BRONZE
 - (M5) MASONRY LIGHT
 - (M6) MASONRY DARK GREY FINISH
 - (M7) MASONRY BROWN
 - (M8) MASONRY TID
 - (M9) GLAZING CLEAR GLASS (HORIZONTAL)
 - (M10) GLAZING CLEAR
 - (M11) GLAZING DARK GREY
 - (M12) GLAZING TRANSLUCENT
 - (M13) METAL FINISH DARK GREY
 - (M14) METAL FINISH LIGHT
 - (M15) METAL FINISH TRANSLUCENT

DATE	REVISION	BY	CHK.	IND.
03/11/17	ISSUED FOR TOWN PLANNING	AM	BY	1
03/12/17	ISSUED FOR TOWN PLANNING (V2)	AM	BY	2
11/01/18	ISSUED FOR TOWN PLANNING (V3) - NO CHANGES	AM	BY	3
07/02/18	ISSUED FOR TOWN PLANNING (V4)	AM	BY	4
07/05/18	WITHOUT PREJUDICE	AM	BY	5
02/03/18	WITHOUT PREJUDICE	AM	BY	6

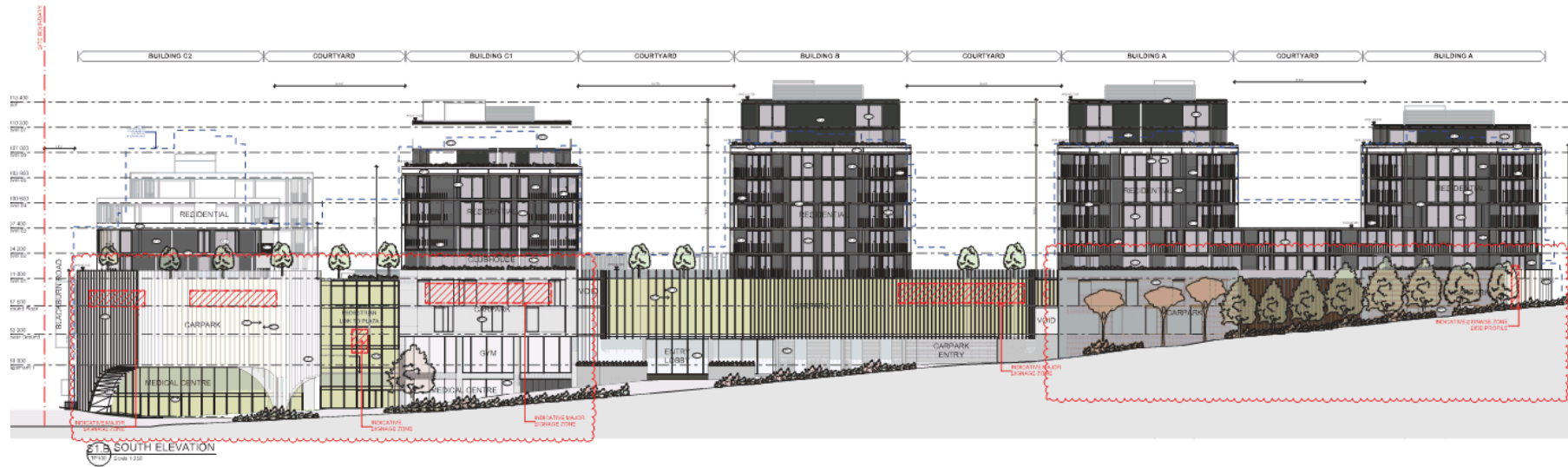
DATE	REVISION	BY	CHK.	IND.

CONTRACTOR	CONTACT	PHONE
STRUTHERS CONTRACTORS	Andrew Struthers	1 800 400 400
ESPLANADE CONTRACTORS	William Esplanade	1 800 400 400
DEVLIN CONTRACTORS	Matthew Devlins	1 800 400 400
PAULSON CONTRACTORS	Neil Paulson	1 800 400 400



WITHOUT PREJUDICE

PROJECT: THE PINES 181 REYNOLDS RD DONCASTER EAST 3109	DRAWING TITLE: WEST & SOUTH ELEVATION	DATE: 11/01/2018	SCALE: AS SHOWN
DESIGNED BY: AM	CHECKED BY: AM	DATE: 18/11/2017	SCALE: AS SHOWN
DRAWN BY: AM	DATE: 18/11/2017	JOB NO.:	DRAWING NO.:



- MATERIAL LEGEND: REFER 7.01 MATERIAL SCHEDULE
- (Symbol) APPLIED FINISH LIGHT
 - (Symbol) APPLIED FINISH DARK
 - (Symbol) APPLIED FINISH BRONZE
 - (Symbol) APPLIED FINISH MIRROR
 - (Symbol) MASONRY BROWN
 - (Symbol) MASONRY LIGHT
 - (Symbol) MASONRY TID
 - (Symbol) MASONRY DARK GREY FINISH
 - (Symbol) GLAZING CLEAR GLASS (HORIZONTAL)
 - (Symbol) GLAZING CLEAR
 - (Symbol) GLAZING DARK GLASS
 - (Symbol) GLAZING TRANSLUCENT
 - (Symbol) MASONRY BROWN
 - (Symbol) MASONRY LIGHT
 - (Symbol) MASONRY TID
 - (Symbol) MASONRY DARK GREY FINISH
 - (Symbol) GLAZING CLEAR GLASS (HORIZONTAL)
 - (Symbol) GLAZING CLEAR
 - (Symbol) GLAZING DARK GLASS
 - (Symbol) GLAZING TRANSLUCENT

DATE	REVISION	BY	CHK.	IND.
03/11/17	ISSUED FOR TENDER PLANNING	ASJ	BYJ	J
03/12/17	ISSUED FOR TENDER PLANNING (V2)	ASJ	BYJ	J
11/01/18	ISSUED FOR TENDER PLANNING (V3) - NO CHANGES	ASJ	BYJ	J
07/05/18	WITHDRAWN FOR PRELIMINARY	ASJ	BYJ	J
07/05/18	WITHDRAWN FOR PRELIMINARY	ASJ	BYJ	J
02/10/18	WITHOUT PREJUDICE	ASJ	BYJ	J

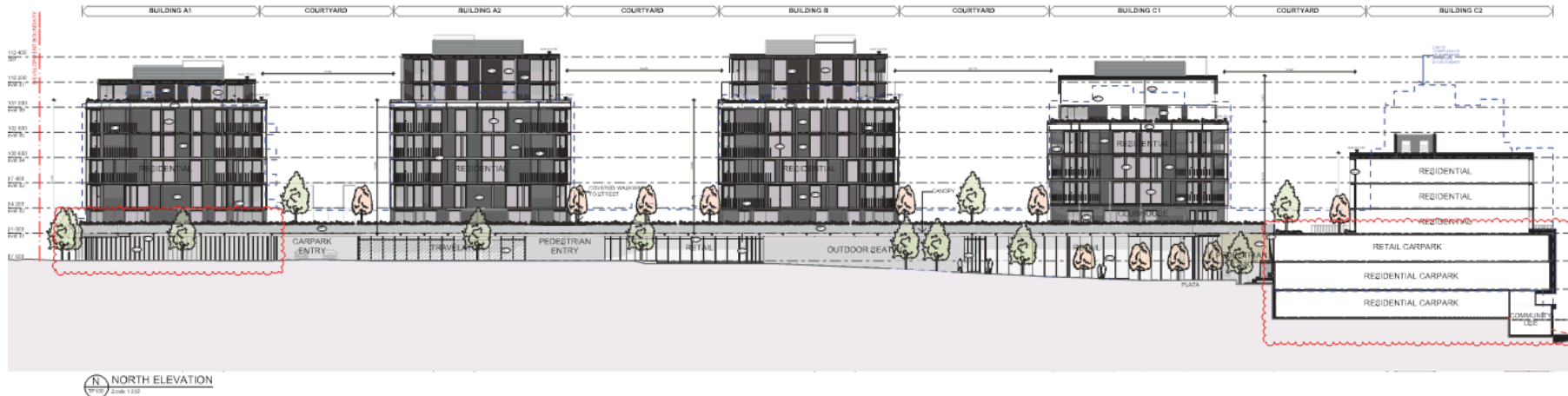
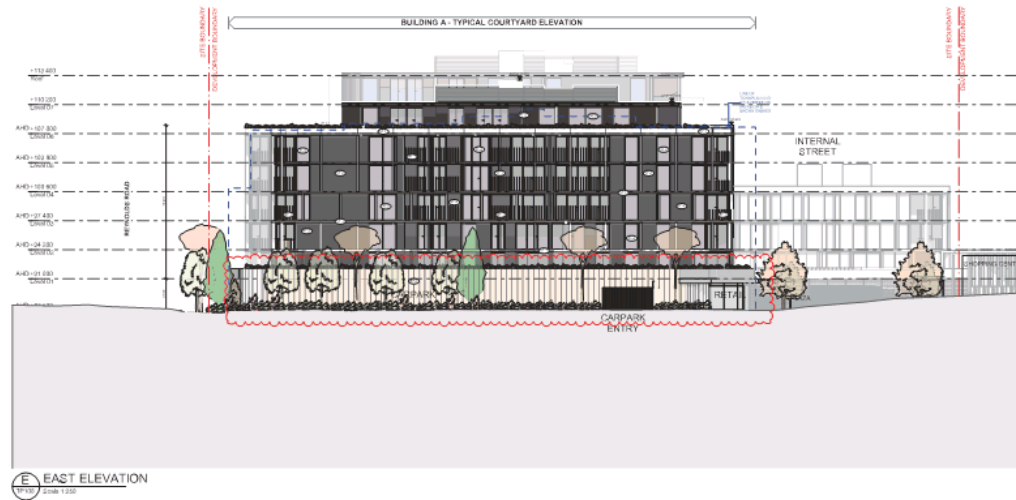
DATE	REVISION	BY	CHK.	IND.

CONTRACT PARTS	ISSUED BY	DATE
CONTRACT PARTS	Stockland Group	1/03/2018
CONTRACT PARTS	Stockland Group	1/03/2018
CONTRACT PARTS	Stockland Group	1/03/2018
CONTRACT PARTS	Stockland Group	1/03/2018



WITHOUT PREJUDICE

PROJECT: THE PINES 181 REYNOLDS RD DONCASTER EAST 3109	DRAWING TITLE: WEST & SOUTH ELEVATION	DATE: 1/03/2018	SCALE: AS SHOWN
PROJECT NO: 18100000000000000000	DRAWING NO: 18100000000000000000	DATE: 18/11/2017	SCALE: AS SHOWN
PROJECT NO: 18100000000000000000	DRAWING NO: 18100000000000000000	DATE: 18/11/2017	SCALE: AS SHOWN



MATERIAL LEGEND: REFER 7.01 MATERIAL SCHEDULE

- (Symbol) APPLIED FINISH LIGHT
- (Symbol) APPLIED FINISH DARK
- (Symbol) APPLIED FINISH BRONZE
- (Symbol) APPLIED FINISH MIRROR
- (Symbol) APPLIED FINISH DARK
- (Symbol) APPLIED METAL FINISH BRONZE
- (Symbol) MASONRY LIGHT
- (Symbol) MASONRY DARK
- (Symbol) MASONRY TIDY
- (Symbol) MASONRY BROWN
- (Symbol) MASONRY DARK GREY FINISH
- (Symbol) GLASSING CLEAR (GLAZING/CONT)
- (Symbol) GLASSING CLEAR (GLASS/FRAME)
- (Symbol) GLASSING DARK
- (Symbol) GLASSING GOLD
- (Symbol) METAL FINISH DARK (MET)
- (Symbol) METAL FINISH LIGHT
- (Symbol) METAL FINISH TRANSLUCENT
- (Symbol) METAL FINISH GREY
- (Symbol) GLASSING TRANSLUCENT

DATE	REVISION	BY	CHK.	IND.
03/11/17	SEALED FOR TOWN PLANNERS	AM	MT	1
03/11/17	SEALED FOR TOWN PLANNERS (1)	AM	MT	2
11/01/18	SEALED FOR TOWN PLANNERS (1) - NO CHANGES	AM	MT	3
03/01/18	WITH/OUT PREJUDICE	AM	MT	4
03/03/18	WITH/OUT PREJUDICE	AM	MT	5
03/03/18	WITH/OUT PREJUDICE	AM	MT	6

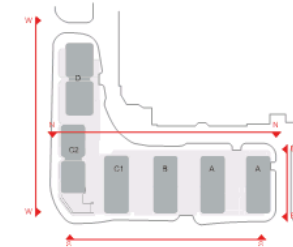
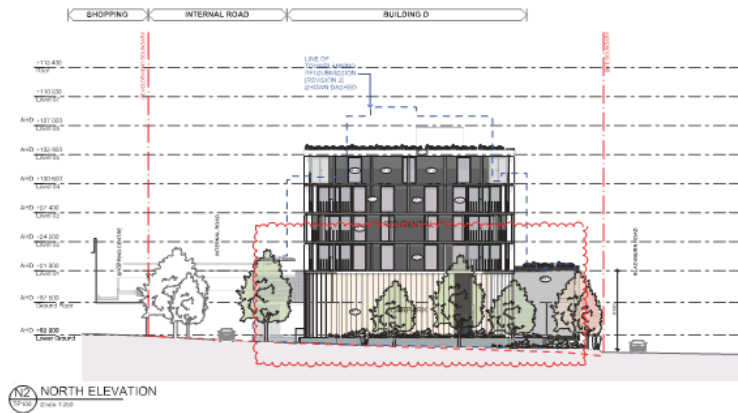
DATE	REVISION	BY	CHK.	IND.

CONTRACTOR	CONTACT	PHONE
STRUTHER & SHAW	Struther Group	T 02943 4000
EMERALD CONCRETE	Emerald Concrete	T 02943 3000
DELTA CONCRETE	Delta Concrete	T 02943 3000
PAULSON & CO	Paulson & Co	T 02943 4000



WITHOUT PREJUDICE

PROJECT: THE PINES 181 REYNOLDS RD DONCASTER EAST 3109	DRAWING TITLE: NORTH & EAST ELEVATION	DATE: 1/20/18	SCALE: AS SHOWN
PROJECT NO: 181000000	DRAWING NO: 181100000	DATE: 18/11/2017	SCALE: AS SHOWN
PROJECT NO: 181000000	DRAWING NO: 181100000	DATE: 18/11/2017	SCALE: AS SHOWN



E2 EAST ELEVATION
Scale 1:500

MATERIAL LEGEND: REFER 7.01 MATERIAL SCHEDULE

- (A) APPLIED FINISH LIGHT
- (B) APPLIED FINISH DARK
- (C) APPLIED FINISH BRONZE
- (D) APPLIED FINISH BRONZE
- (E) MASONRY LIGHT
- (F) MASONRY DARK GREY FINISH
- (G) MASONRY BROWN
- (H) MASONRY BROWN
- (I) GLAZING (CLEAR GLAZING/FRONT)
- (J) GLAZING (CLEAR GLAZING/FRONT)
- (K) GLAZING (DARK)
- (L) GLAZING (DARK)
- (M) METAL FINISH DARK GREY
- (N) METAL FINISH LIGHT
- (O) METAL FINISH GREY
- (P) GLASSING TRANSLUCENT

DATE	REVISION	BY	CHK.	IND.	DATE	REVISION	BY	CHK.	IND.
03/11/17	SEALED FOR TOWN PLANNERS	AM	BT	1					
03/10/17	SEALED FOR TOWN PLANNERS (1)	AM	BT	1					
11/01/18	SEALED FOR TOWN PLANNERS (2) - NO CHANGES	AM	BT	1					
07/07/18	REVISED FOR FINISH	AM	BT	1					
07/08/18	WITHOUT PREJUDICE	AM	BT	1					
02/10/18	WITHOUT PREJUDICE	AM	BT	1					

CONTRACT PARTS	ISSUED BY	DATE
FOUNDATION CONTRACT	Contract Group	1/04/2018
STRUCTURE CONTRACT	Contract Group	1/04/2018
MECHANICAL CONTRACT	Contract Group	1/04/2018
ELECTRICAL CONTRACT	Contract Group	1/04/2018
PLUMBING CONTRACT	Contract Group	1/04/2018

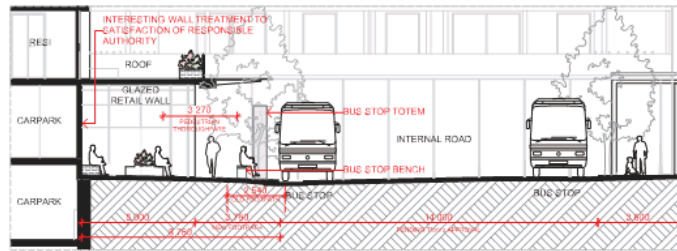


WITHOUT PREJUDICE

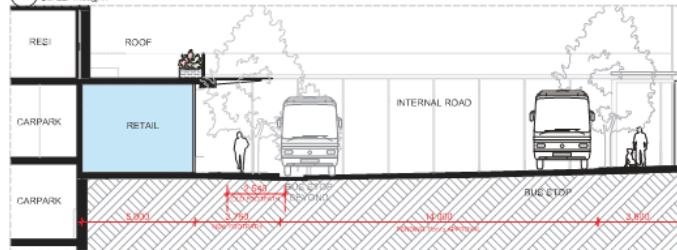
PROJECT: THE PINES
181 REYNOLDS RD
DONCASTER EAST
3109

DRAWING TITLE: NORTH, EAST & WEST ELEVATION

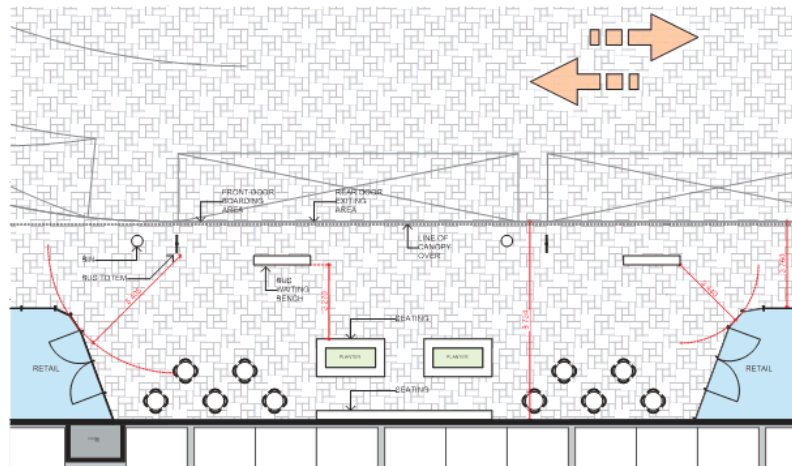
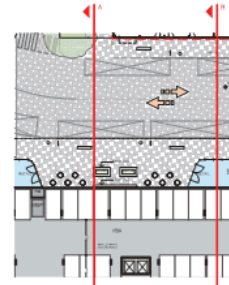
DATE: 15/07/2018
DRAWN BY: BT
CHECKED BY: AM
JOB NO: 181808
DRAWING NO: 181808-01



A LANDSCAPE SECTION SCALE: 1:100x@1



B LANDSCAPE SECTION SCALE: 1:100x@1



TYPICAL BUS STOP SCALE: 1:100x@1

DATE	REVISION	BY	CHK	IND.	DATE	REVISION	BY	CHK	IND.
03/10/18	WITHOUT PREJUDICE	AB	BO	01					

DATE	REVISION	BY	CHK	IND.

CONTRACTOR	CONTACT	PHONE
STOCKLAND	BRUNNEN GROUP	1 800 400 400
DESIGNER	BRUNNEN GROUP	1 800 400 400
ENGINEER	BRUNNEN GROUP	1 800 400 400
PLANNING	BRUNNEN GROUP	1 800 400 400



NOTE:
ALL BUS STOPS DESIGNED GENERALLY IN ACCORDANCE WITH VIC ROADS BUS STOP GUIDELINES 2006.

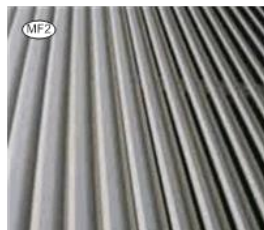
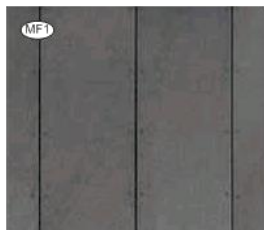
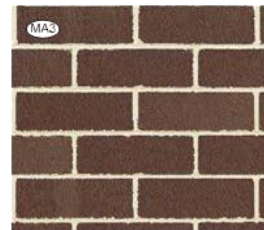
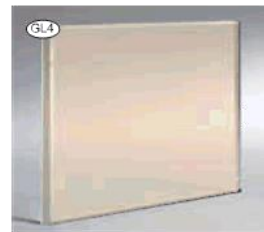
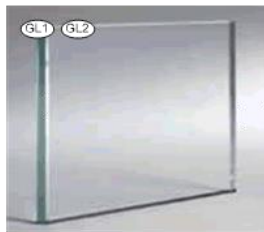
WITHOUT PREJUDICE

PROJECT	DRAWING TITLE	DATE	SCALE
THE PINES 151 REYNOLDS RD DONCASTER EAST 3109	PLAZA DETAILS	18/10/18	1:100

WITHOUT PREJUDICE

7.01

MATERIAL SCHEDULE



- (AF1) APPLIED FINISH:
LIGHT
- (AF2) APPLIED FINISH:
MEDIUM
- (AF3) APPLIED FINISH:
DARK

- (GL1) GLAZING:
CLEAR (SHOPFRONT)
- (GL2) GLASS BALUSTRADE:
CLEAR
- (GL3) GLAZING:
DARK
- (GL4) GLAZING:
GOLD

- (MA1) MASONRY:
LIGHT
- (MA2) MASONRY:
RED
- (MA3) MASONRY:
BROWN

- (C1) CLADDING:
TRANSLUCENT
- (MF1) METAL FINISH:
DARK GREY
- (MF2) METAL FINISH:
LIGHT
- (MF3) METAL FINISH:
GREY
- (PS1) PRIVACY SCREENING:
DARK GREY FINISH

THE PINES

181 REYNOLDS RD DONCASTER EAST 3109

NO:12026 DATE:3/10/2018

REVISION: 6



ATTACHMENT 2: Previous proposal description and Decision Plans (Revision 3)

3. THE PROPOSAL

3.1 A summary of the key development aspects include:

Development site area:		21,478sqm	
Site coverage of development area:		66%	
Permeability of development area:		9%	
Total Dwellings:		283	
	1 bedroom	2 bedroom	3 bedroom
	20	205	58
Total car spaces :		835	
	Resident	Visitor	Retail
Basement:	120	14	-

COUNCIL MEETING

24 APRIL 2018

Lower ground:	222	14	95
Ground Level:	-	-	370
Total	342	28	465
Proposed commercial areas:		Two medical suites	
Retail:	7 premises	Total Floor Space	1,003sqm
Medical centre:	10 practitioners	Total Floor Space	500sqm
Building height:		28.8 metres	
Avg. minimum setback to Reynolds Road:	0-3metres	Avg. minimum setbacks to Blackburn Road:	3.3 metres

Design Layout

- 3.2 The retirement village apartments are proposed within Levels 1 to 5 of the building, above a podium of three car parking levels. The apartments are spread across four main building modules (identified as Buildings A through to D) which are spaced to follow the alignment of L-shaped development area. Building C is situated in the south-west corner of the site, adjacent to the key intersection of Reynolds and Blackburn Road. Buildings A and B are located to the east (fronting Reynolds Road) and Building D to its north (facing Blackburn Road).
- 3.3 The podium treatment of the main site frontages is generally characterised by building heights of up to 25 metres, with average setbacks of 3.5 metres. Some elements are located hard up to the Title boundaries. The tower elements of Buildings C and D reach building heights (excluding roof services) of over 28 metres, and are setback a minimum of 9 metres from Blackburn Road. The overall tower heights of Buildings A and B range between 20 to 25 metres, and are setback an average of 5 metres from Reynolds Road. An exception to this is Building B (the focal architectural feature) which has balcony projections setback 1 metre from Reynolds Road, for a height of up to 27 metres.
- 3.4 Level 1 incorporates four shared courtyards, in addition to a communal "clubhouse" which is inclusive of a games area, café/restaurant, lounge/bar and outdoor seating. Further clubhouse facilities (pool and gym) are located within the basement footprint.
- 3.5 Interconnectivity between the clubhouse and each building module is provided in the form of a covered walkway which is accessible at Level 1, with multiple lift cores providing access between apartments and the residential car parking at the lower ground and basement levels. It is assumed that visitors would access the apartments in this same manner, or alternatively via the main entrance lobby which is accessed from Blackburn Road, adjacent to the basement level car park.
- 3.6 New office and retail floor space is incorporated into the lower three levels of the building. This includes a medical centre for ten practitioners in the south-west corner of the basement level, and a series of small retail spaces (seven shops between 90sqm and 211sqm) adjacent to the ground and lower level car park, and facing onto the main internal road.

COUNCIL MEETING

24 APRIL 2018

- 3.7 Upgrades to the internal road include shelter additions over the main pedestrian crossing and bus waiting bays, and inclusion of a "plaza" area in this vicinity. A new overhead pedestrian bridge is proposed to provide connectivity between Building D and the centre.

Car parking and access arrangements

- 3.8 The three car parking levels (ground level, lower ground level and basement) provide for a total of 835 car spaces for both the residential and retail components.
- 3.9 A reduced number of visitor car spaces is proposed, with only 28 spaces provided on-site in place of the 56 spaces required by the Scheme. The 465 retail spaces will result in a physical loss of 50 car space from 515 spaces currently provided by development site area (without consideration of demand generated by the new retail floor areas).
- 3.10 The lower ground level car park is divided in a secured manner to accommodate both residential and retail car parking, whilst the ground and basement level are dedicated solely to retail and resident car parking respectively.
- 3.11 The creation of a new accessway to the site from Reynolds Road is proposed, approximately 60 metres west of the existing signalised entrance. This access is defined by a porte cochere area that incorporates a drop-off zone adjacent to the residential lobby, and a turnaround facility to enable the short-stay vehicles and the four visitor spaces located on the return aisle, to exit the site onto Reynolds Road. For the residents and majority of visitors, a one way linkage into the secured car parking area restricts the use of this access for "entry only".
- 3.12 Vehicular circulation will otherwise operate in a very similar manner to present, providing access points to and from the internal road at north-eastern and northern-most ends of the ground and lower car parking levels respectively. In light of the above restriction with residential egress, both residents and visitors will need to navigate through retail car parking to exit the site via the internal road.

Design Detail

- 3.13 The building is contemporary in its architectural design, and with a colour palette based on whites and blacks, along with glazing and other finer grain detailing. Like the development layout, the architecture is quite "modular" in appearance. The design is partly reliant on vertical planting in the treatment of the exposed walls beneath the car parking levels. The internal-facing built form expression is differently treated to the external, providing more substantial glazing at the pedestrian level. Building B incorporates a curved balcony tower as the "signature" feature to Reynolds Road.

Staging

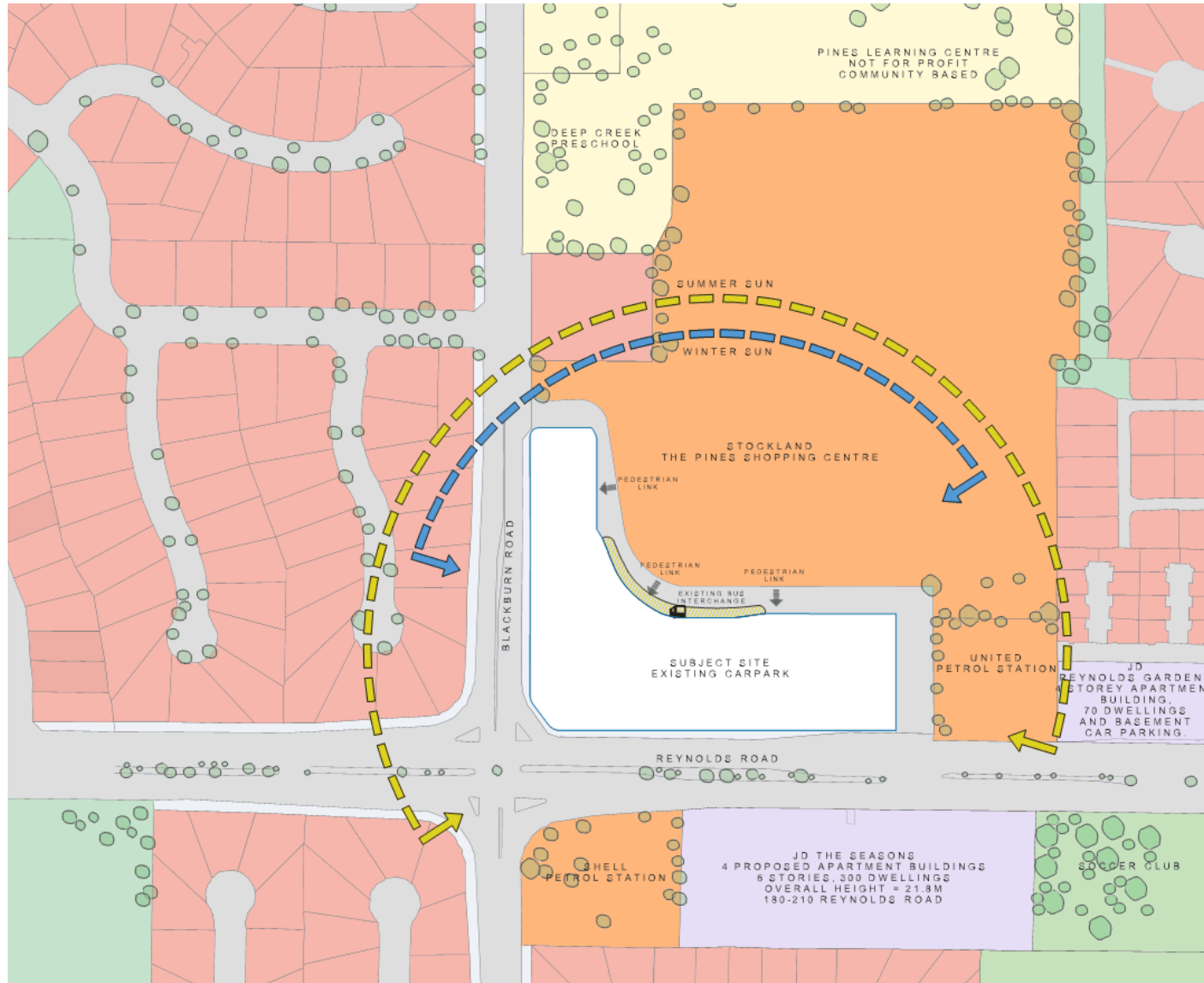
- 3.14 The development is proposed in two stages. Stage 1 seeks to construct Buildings C and D, with the construction of Buildings A and B to follow in Stage 2. The construction of the car parking levels directly below the buildings in each respective stage would be included. The area of the existing car park which is designed on plan as "stage 2" would remain open for use during the construction

COUNCIL MEETING

24 APRIL 2018

of stage 1. Similarly, the area of constructed car parking beneath Buildings C and D would be made available for retail use during the construction of Stage 2.

1.04
SITE ANALYSIS



- SUBJECT SITE
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- PUBLIC RECREATION
- PARKLAND / PUBLIC OPEN SPACE
- MIXED USE BUILDING
- INSTITUTIONAL
- EXISTING BUS INTERCHANGE

THE PINES

181 REYNOLDS RD DONCASTER EAST 3109

NO:12026 DATE: 11/01/2018 REVISION: 3









2.09

PERSPECTIVE RENDER



INTERNAL VIEW - LOOKING SOUTH





3.01
DEVELOPMENT SCHEDULE

Site Area 21438 m²
Site Coverage (Building footprint only) 66.0%
Permeability 9.0%

Area	RESIDENTIAL MIX						TOTAL APTS/FLOOR	SERVICES/COMM & Commercial	RETAIL	MEDICAL	CARPARK		BALCONIES	
	Ave 64m2	Ave 76m2	Ave 79m2	Ave 92 m2	Ave 102m2	Ave 121 m2		Area	Area (GFA)	Area (GFA)	NO	Area	Area	
	1 Bed	1 Bed + S	2 Bed + 1 Ba	2 Bed + 2 Ba	2B + 2Ba + S	3 Bed								
Basement 01 (Residential)							0	2 403	0	500	134	6 413		
Lower Ground Floor (Residential & Retail)							0	849	544		331	11 841		
Ground Floor (Retail)							0	702	459		370	12 512		
Level 01	5 902	1	5	11	28	7	12	62	1 837				2 555	
Level 02	6 514	1	3	9	35	7	13	68	935				1 385	
Level 03	6 053	1	3	8	32	6	13	63	908				1 257	
Level 04	4 455	1	2	5	25	3	10	46	816				1 031	
Level 05	4 272	1	2	5	23	3	10	44	797				643	
Totals	27 196	5	15	38	141	26	58		9 246	1 003	500	835	30 766	6 871
TOTAL APARTMENTS = 283											sqm/car = 36.8			
		2%	5%	13%	50%	9%	20%							

CAR PARK ANALYSIS													
RATE		1,000	1,000	1,000	1,000	1,000	2,000			0.040	10 suites	0.200	VISITORS
REQUIRED CARS		5	10	38	141	26	116			40	32		56.0

TOTAL STATUTORY REQUIREMENT FOR DEVELOPMENT	459
---	-----

PROPOSED TOTAL PROVISION FOR DEVELOPMENT	442
PROPOSED PROVISION FOR EXISTING RETAIL (WITHIN SUBJECT SITE)	393

PROPOSED TOTAL CAR PARKING PROVISION	835	Refer to Transport Impact Assessment Report
--------------------------------------	-----	---

Accessible Bays (included in above totals)	Public	Residential	Total
Basement		4	4
Lower Ground	4	4	8
Ground Floor	8		8
Total	12	8	20

Residential Visitor Parking (included in above totals)	
Basement	16
Lower Ground	12
Total	28

Bicycle Parking	Public	Residential	Total
Basement	8		8
Lower Ground	8	30	38
Ground Floor	12		12
Total	28	30	58

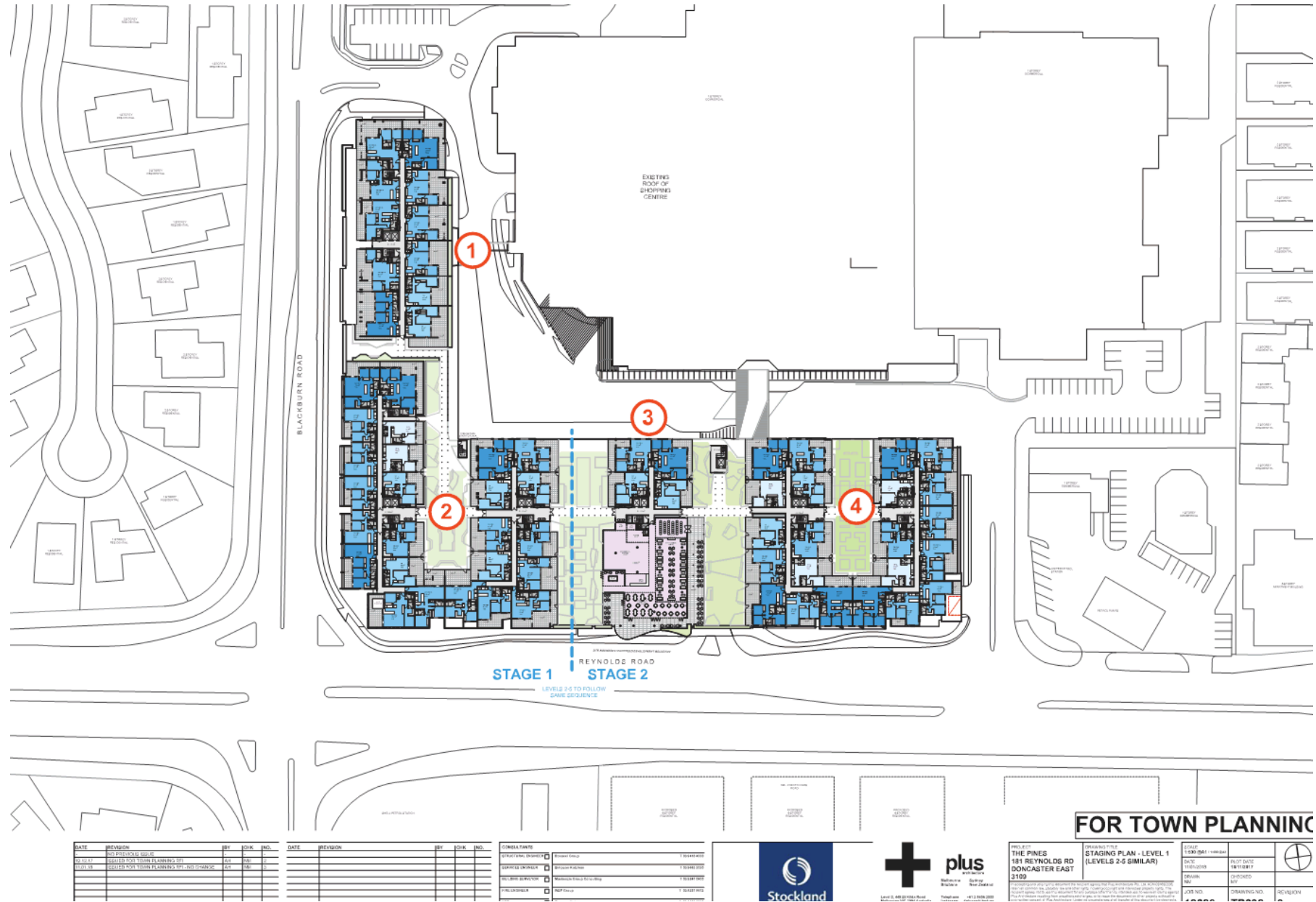
Storage Cages	
Basement	234
Lower Ground	41
Level 04	4
Level 05	4
Total	283

THE PINES

181 REYNOLDS RD DONCASTER EAST 3109

NO:12026 DATE: 11/01/2018 REVISION: 3





DATE	REVISION	BY	CHK	IND.
05/10/17	REV PROPOSED LEGAL
05/10/17	REVISED FOR TOWN PLANNING SET
05/10/18	REVISED FOR TOWN PLANNING SET - ROAD CHANGE

DATE	REVISION	BY	CHK	IND.

CONTRACTOR	CONTACT	PHONE
CONTRACTOR	CONTACT	PHONE
CONTRACTOR	CONTACT	PHONE
CONTRACTOR	CONTACT	PHONE



FOR TOWN PLANNING

PROJECT: THE PINES
181 REYNOLDS RD
DONCASTER EAST
3109

DRAWING TITLE: STAGING PLAN - LEVEL 1
(LEVELS 2-5 SIMILAR)

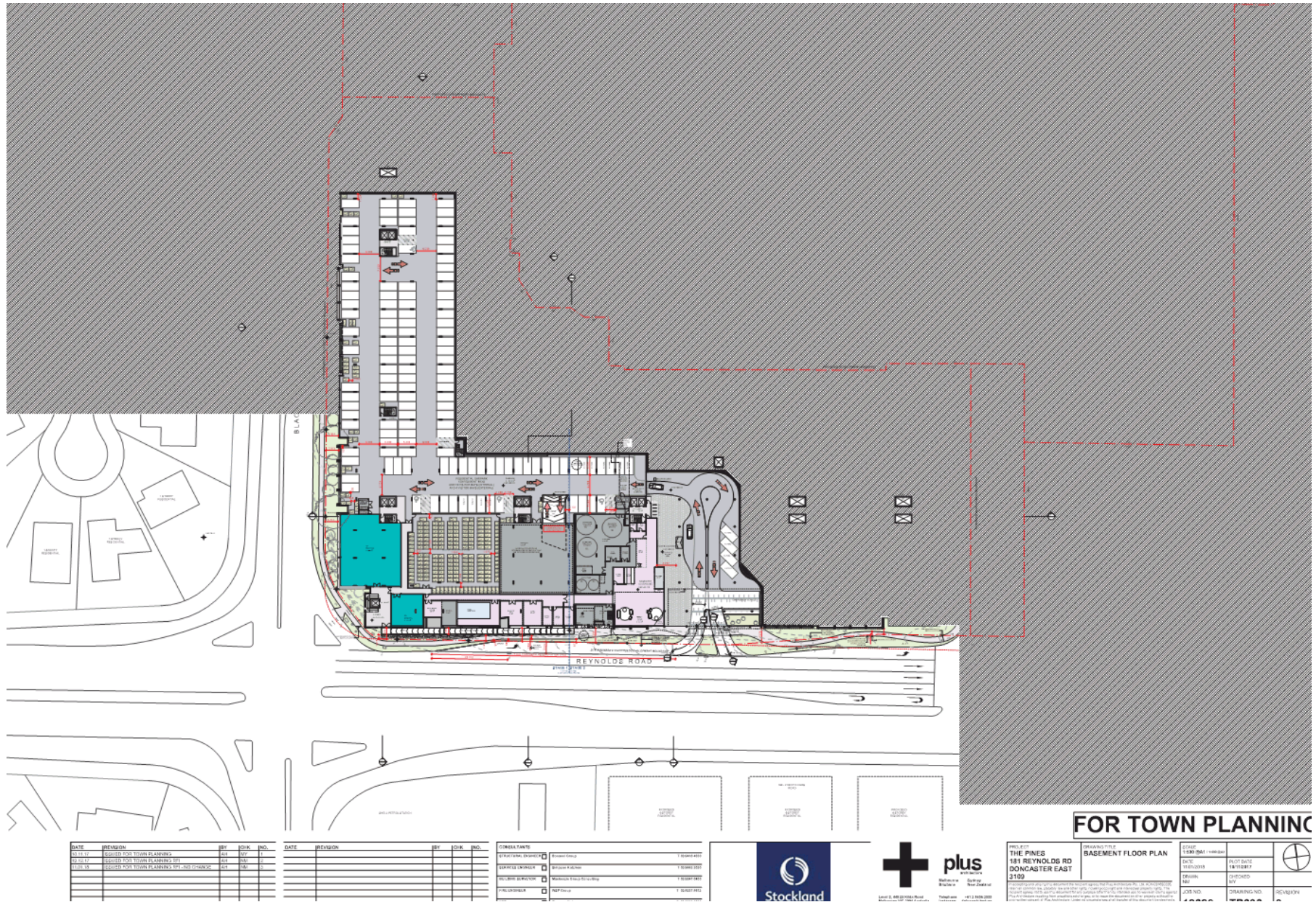
DATE: 18/10/2018

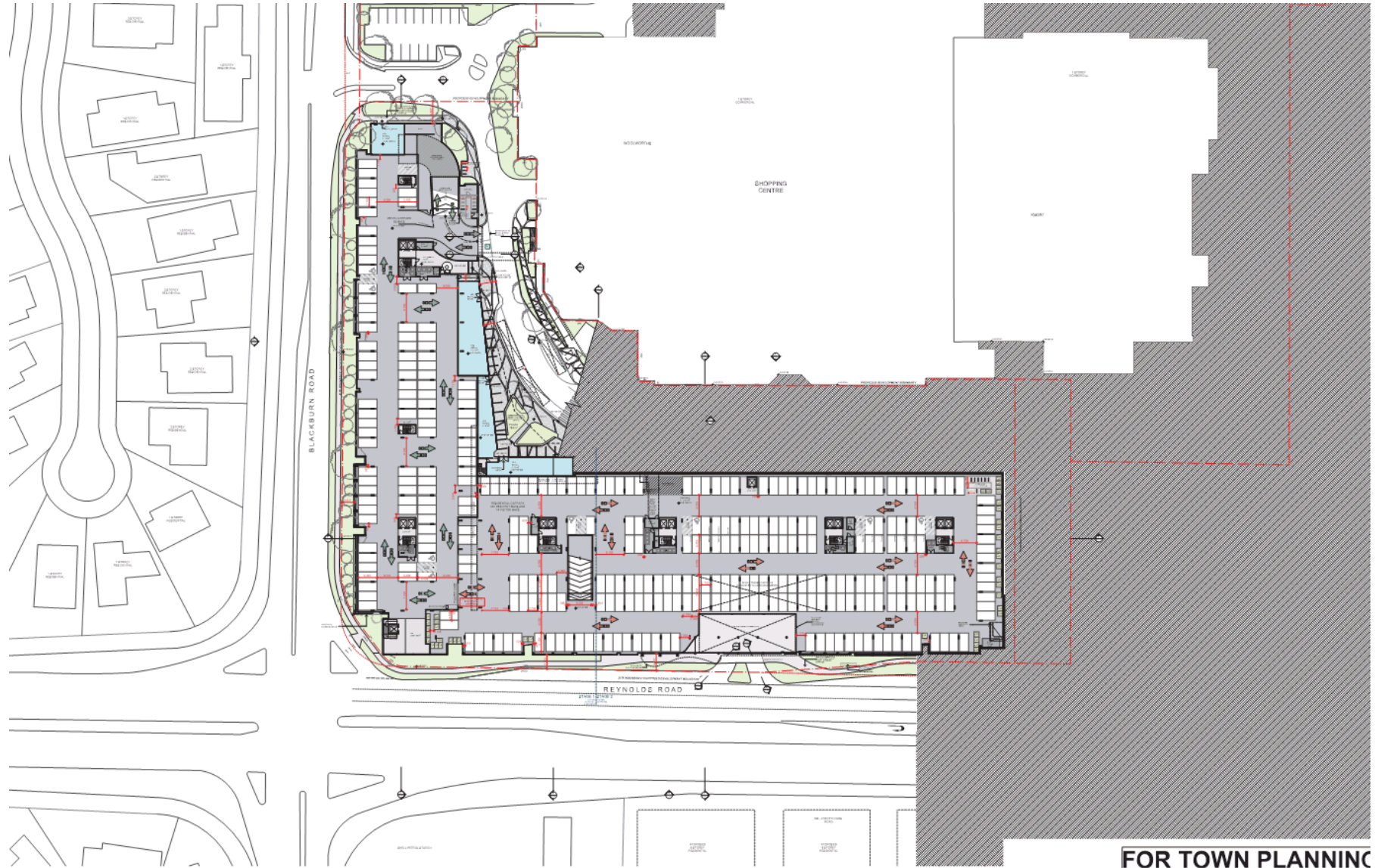
SCALE: AS SHOWN

PROJECT NO: 18110018

DRAWING NO: 18110018-01

REVISION: 1





DATE	REVISION	BY	CHK	IND.
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05/10/18	ISSUED FOR TOWN PLANNING	AM	MT	2
05/11/18	ISSUED FOR TOWN PLANNING - FOR CHANGE	AM	MT	3

DATE	REVISION	BY	CHK	IND.

CONTRACTOR	CONTACT	PHONE
STOCKLAND	BRUNNEN KILBOM	1 800 400 400

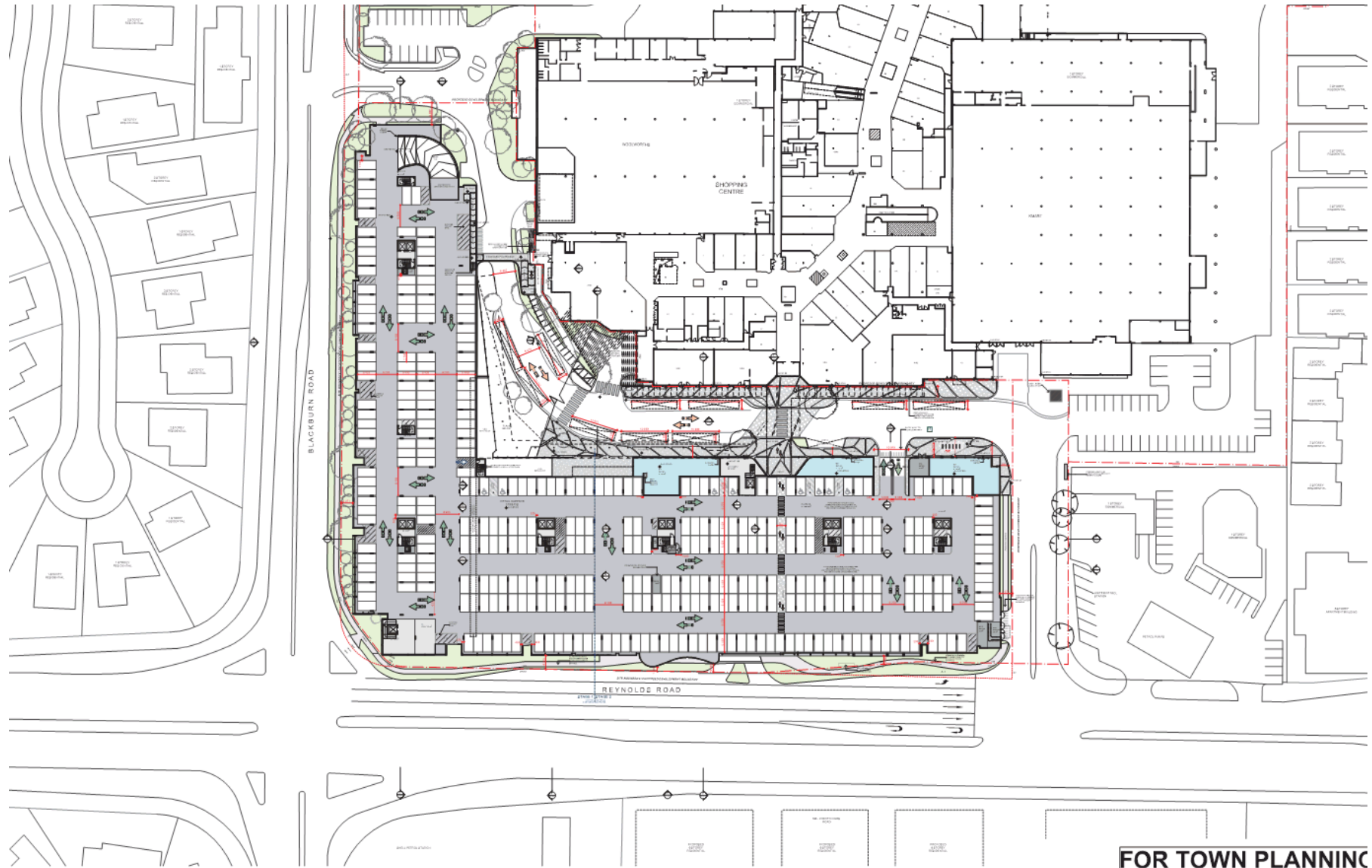


PROJ. #21
THE PINES
181 REYNOLDS RD
DONCASTER EAST
3109

FOR TOWN PLANNING

DRAWING TITLE
LOWER GROUND FLOOR
PLAN

DATE	BY	CHK	IND.
18/11/2018	MT	MT	1
18/11/2018	MT	MT	2
18/11/2018	MT	MT	3
18/11/2018	MT	MT	4



DATE	REVISION	BY	CHK	IND.
03/11/17	ISSUED FOR TOWN PLANNING	AM	MT	1
03/11/17	ISSUED FOR TOWN PLANNING (V1)	AM	MT	2
03/11/18	ISSUED FOR TOWN PLANNING (V1) - ADD CHANGE	AM	MT	3

DATE	REVISION	BY	CHK	IND.

COMPANY	CONTACT	PHONE
STOCKLAND GROUP	Michael Kelly	1 800 400 400
STOCKLAND GROUP	Michael Kelly	1 800 400 400
STOCKLAND GROUP	Michael Kelly	1 800 400 400
STOCKLAND GROUP	Michael Kelly	1 800 400 400



FOR TOWN PLANNING

PROJ. #77 THE PINES 151 REYNOLDS RD DONCASTER EAST 3109	DRAWING TITLE GROUND FLOOR PLAN	DATE 15/10/2018	DRAWN MT	CHECKED AM	PROJECT NO. 151018	DRAWING NO. 01	REVISION 1
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DATE	REVISION	BY	CHK	IND.
03/11/17	ISSUED FOR TOWN PLANNING	AM	AM	1
03/11/17	ISSUED FOR TOWN PLANNING (V1)	AM	AM	2
03/11/18	ISSUED FOR TOWN PLANNING (V1) - FOR CHANGE	AM	AM	3

DATE	REVISION	BY	CHK	IND.

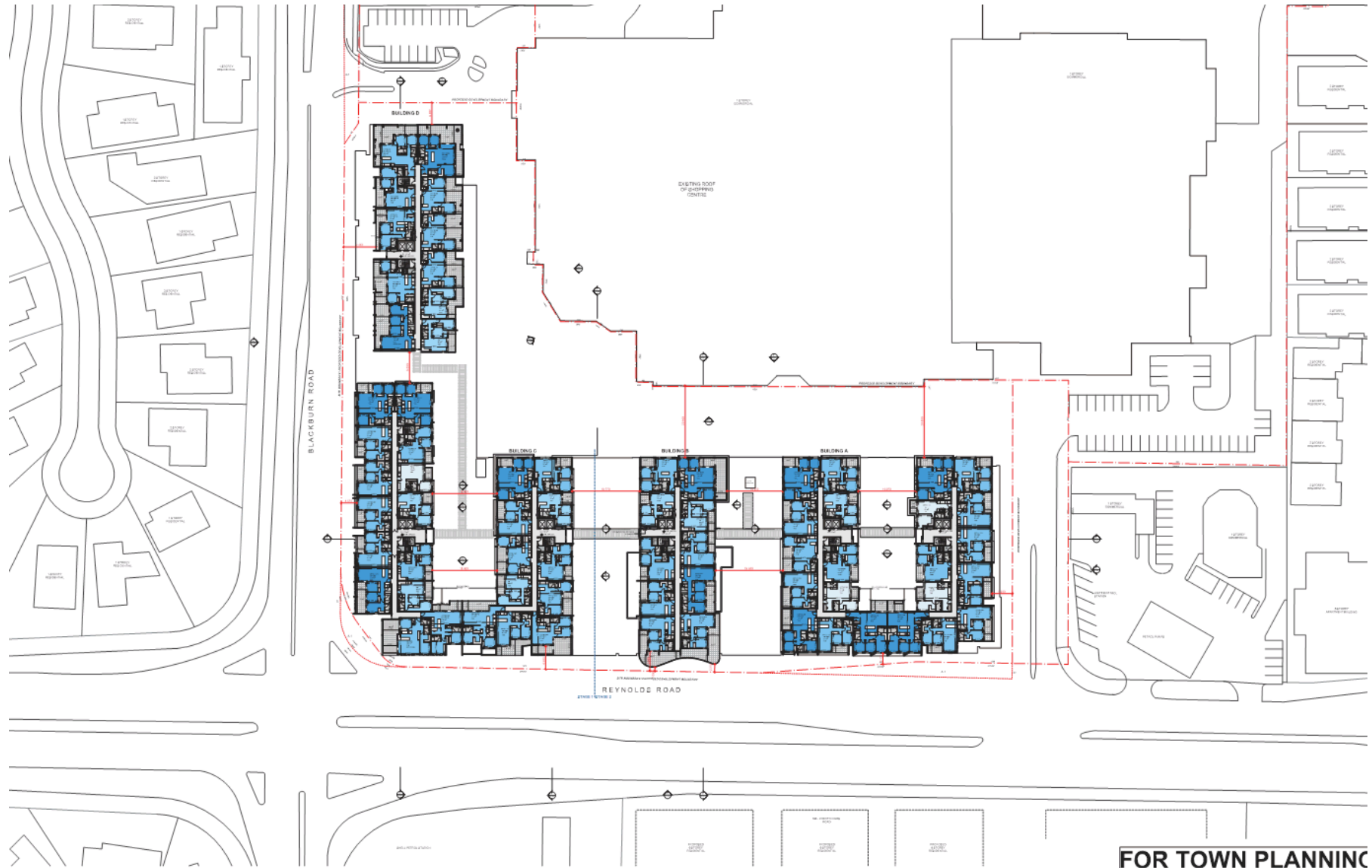
COMPANY	CONTACT	PHONE
STOCKLAND	BRUNNEN GROUP	1 800 400 400
EMERALD DEVELOPER	BRUNNEN GROUP	1 800 400 400
EMERALD DEVELOPER	BRUNNEN GROUP	1 800 400 400
EMERALD DEVELOPER	BRUNNEN GROUP	1 800 400 400



PROJ. #77
THE PINES
 181 REYNOLDS RD
 DONCASTER EAST
 3109

FOR TOWN PLANNING

DATE	BY	CHK	IND.
18/11/2018	AM	AM	1
18/11/2018	AM	AM	2
18/11/2018	AM	AM	3



DATE	REVISION	BY	CHK	IND.
03/11/17	EGATED FOR TOWN PLANNING	AM	AM	1
03/10/18	EGATED FOR TOWN PLANNING (V2)	AM	AM	2
03/11/18	EGATED FOR TOWN PLANNING (V3) - ESD CHANGE	AM	AM	3

DATE	REVISION	BY	CHK	IND.

COMPANY	CONTACT	PHONE
STOCKLAND	BRUCE GIBSON	0800 000 000



FOR TOWN PLANNING

PROJ. NO. THE PINES 181 REYNOLDS RD DONCASTER EAST 3109	DRAWING TITLE LEVEL 02 FLOOR PLAN	DATE 18/10/2018	DATE OF DATE 18/10/2017
DRAWN BY AM	CHECKED BY AM	JOB NO. 18000	DRAWING NO. 02



DATE	REVISION	BY	CHK	IND.
03/11/17	EGATED FOR TOWN PLANNING	AM	MT	1
03/10/18	EGATED FOR TOWN PLANNING (V2)	AM	MT	2
03/11/18	EGATED FOR TOWN PLANNING (V3) - ESD CHANGE	AM	MT	3

DATE	REVISION	BY	CHK	IND.

COMPANY	CONTACT	PHONE
STOCKLAND	BRUCE GIBSON	1 800 400 400
DESIGNER	BRUCE GIBSON	1 800 400 400
ENGINEER	MARKUS HUBER	1 800 400 400
ARCHITECT	MARKUS HUBER	1 800 400 400



FOR TOWN PLANNING

PROJECT: THE PINES
181 REYNOLDS RD
DONCASTER EAST
3109

DRAWING TITLE: LEVEL 03 FLOOR PLAN

DATE: 18/11/2018
DRAWN BY: J. WOODS
JOB NO: 18000

SCALE: 1:500

DATE OF ISSUE: 18/11/2017

PROJECT NO: 18000

DRAWING NO: 18000

REVISION: 1



DATE	REVISION	BY	CHK	IND.
03/11/17	EGATED FOR TOWN PLANNING	AM	AM	1
03/11/17	EGATED FOR TOWN PLANNING	AM	AM	2
03/11/18	EGATED FOR TOWN PLANNING - FOR CHANGE	AM	AM	3

DATE	REVISION	BY	CHK	IND.

COMPANY	CONTACT	PHONE
STOCKLAND	Robert Gray	T 03449 4101
EMERALD DEVELOPER	William Kilduff	T 03449 3333
DELTA DEVELOPER	Matthew Gray	T 03449 3333
PAULSONS	Neil Paine	T 03449 3333



PROJECT:
THE PINES
181 REYNOLDS RD
DONCASTER EAST
3109

FOR TOWN PLANNING

DRAWING TITLE	DATE	REV	DATE
LEVEL 04 FLOOR PLAN	18/10/2018	01	18/10/2018



DATE	REVISION	BY	CHK	IND.
03/11/17	ISSUED FOR TOWN PLANNING	AM	MT	1
03/10/18	ISSUED FOR TOWN PLANNING (V1)	AM	MT	2
03/11/18	ISSUED FOR TOWN PLANNING (V1 - FOR CHANGE)	AM	MT	3

DATE	REVISION	BY	CHK	IND.

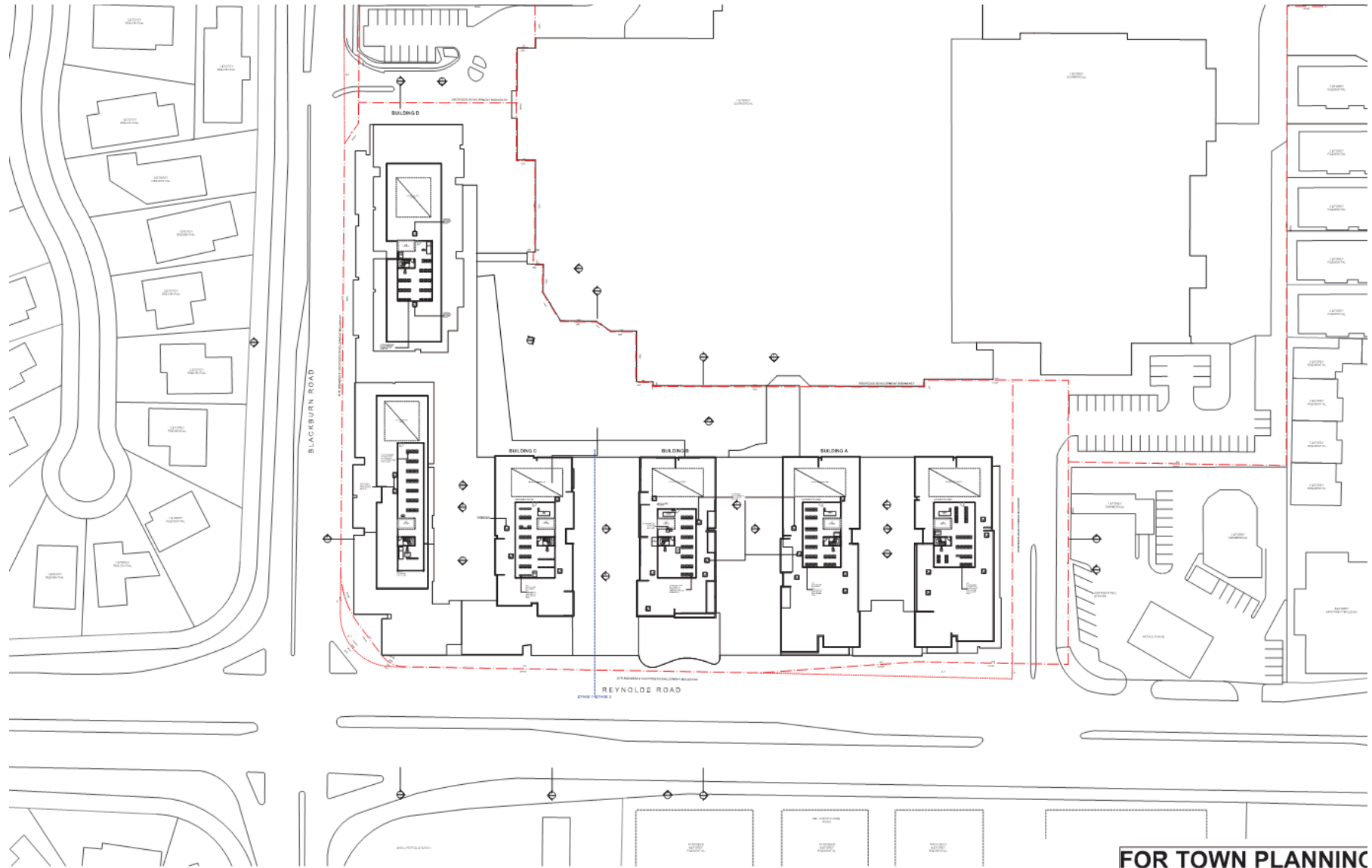
COMPANY	CONTACT	PHONE
STOCKLAND	BRUNNEN GROUP	1 800 443 443
EMERALD DEVELOPER	BRUNNEN GROUP	1 800 443 443
DELTA DEVELOPER	BRUNNEN GROUP	1 800 443 443
PAULSONS	PAULSONS	1 800 443 443



PROJECT: THE PINES
151 REYNOLDS RD
DONCASTER EAST
3109

FOR TOWN PLANNING

DATE	BY	CHK	IND.
18/11/2018	AM	MT	1
18/11/2017	AM	MT	2



DATE	REVISION	BY	CHK	IND.
03/11/17	ISSUED FOR TOWN PLANNING	AM	AM	1
03/11/17	ISSUED FOR TOWN PLANNING (V1)	AM	AM	2
03/11/18	ISSUED FOR TOWN PLANNING (V1) - FOR CHANGE	AM	AM	3

DATE	REVISION	BY	CHK	IND.

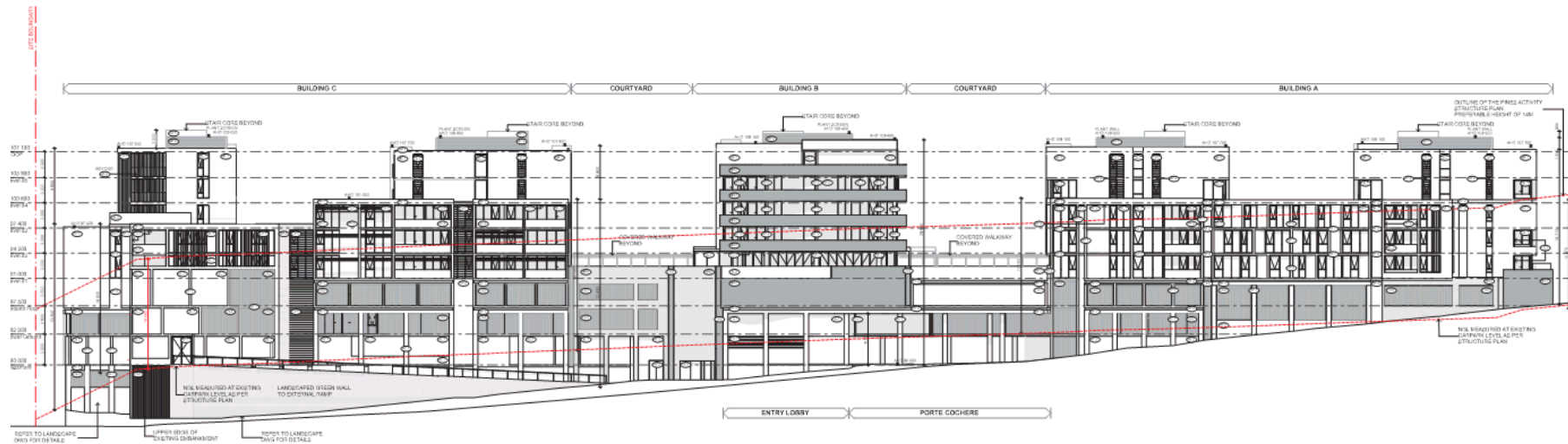
COMPANY	CONTACT	PHONE
STOCKLAND GROUP	Simon Gray	T 03443 4111
EMERALD DEVELOP	William Kilduff	T 03443 3333
DELTA DEVELOP	Matthew Gray Develop	T 03443 3333
PAULSONS	Paul Paulson	T 03443 3333



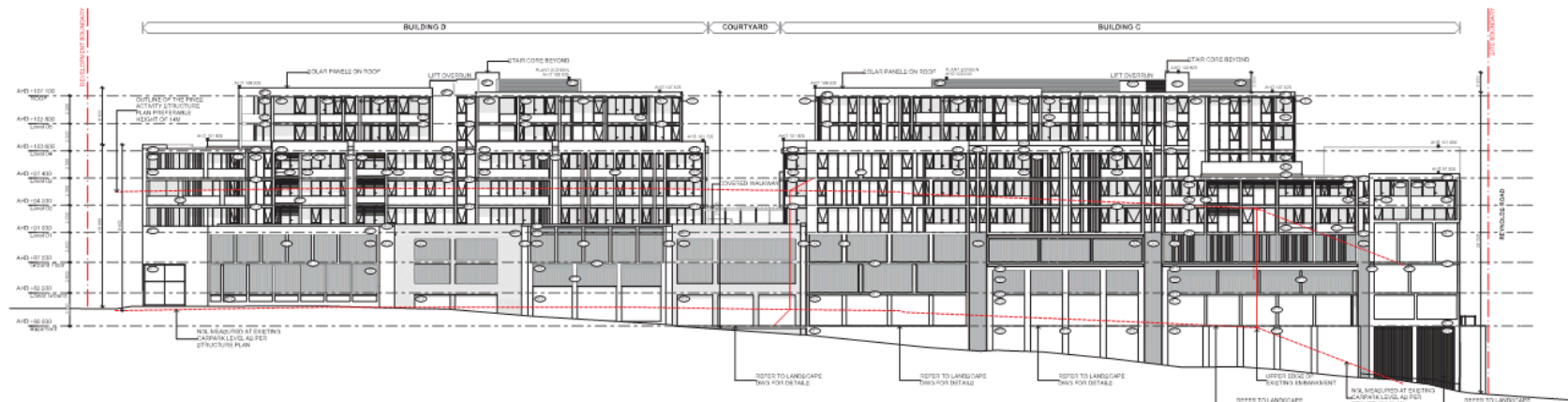
PROJECT:
THE PINES
181 REYNOLDS RD
DONCASTER EAST
3109

FOR TOWN PLANNING

DRAWING TITLE	DATE	SCALE	PROJECT NO.	DRAWING NO.	REVISION
ROOF PLAN	18/11/2018	1:1000	18110018	18110017	1



S SOUTH ELEVATION
2018.11.02



W WEST ELEVATION
2018.11.02

MATERIAL LEGEND: REFER 7.01 MATERIAL SCHEDULE

- [Symbol] APPLIED FINISH LIGHT
- [Symbol] APPLIED FINISH DARK
- [Symbol] METAL FINISH DARK
- [Symbol] METAL FINISH LIGHT
- [Symbol] MASONRY LIGHT
- [Symbol] MASONRY DARK
- [Symbol] GLAZING CLEAR
- [Symbol] GLAZING BALUSTRADE CLEAR
- [Symbol] SCREENING LOW/RISE DATA
- [Symbol] SCREENING LOW/RISE DARK (ASBARK)
- [Symbol] GORTO & WALL FABRIC LOOK
- [Symbol] GORTO & WALL DARK FRESH
- [Symbol] PLANTER BOX DARK FRESH
- [Symbol] PLANTER BOX DARK FRESH
- [Symbol] METAL POST DARK FRESH
- [Symbol] IRONCAST DARK FRESH

FOR TOWN PLANNING

DATE	REVISION	BY	CHK	IND.	DATE	REVISION	BY	CHK	IND.
03.11.17	ISSUED FOR TOWN PLANNING	AS	AV	1					
05.10.17	ISSUED FOR TOWN PLANNING (V1)	AS	AV	2					

DATE	REVISION	BY	CHK	IND.

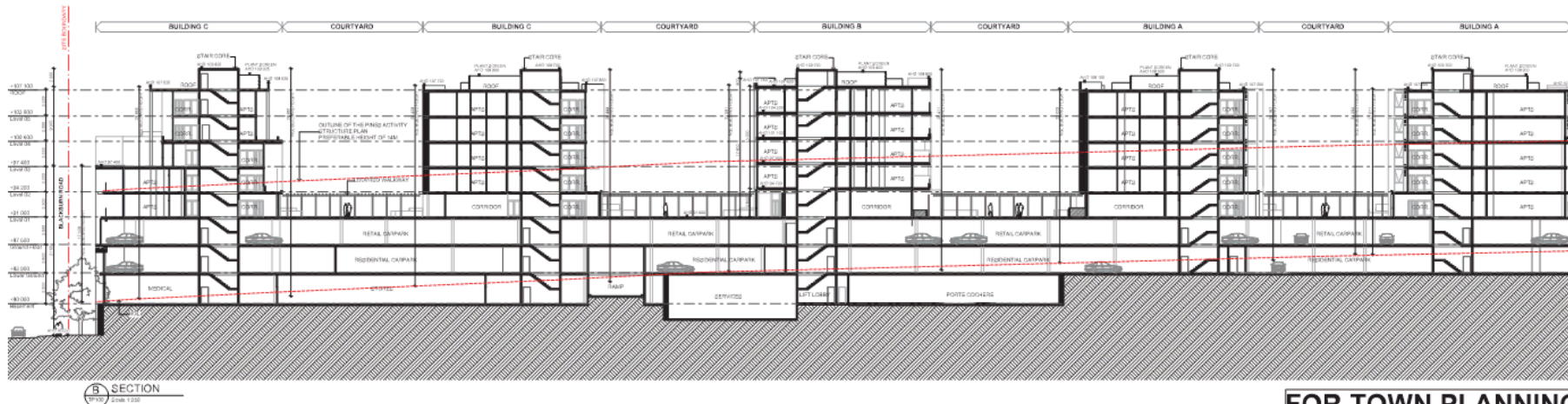
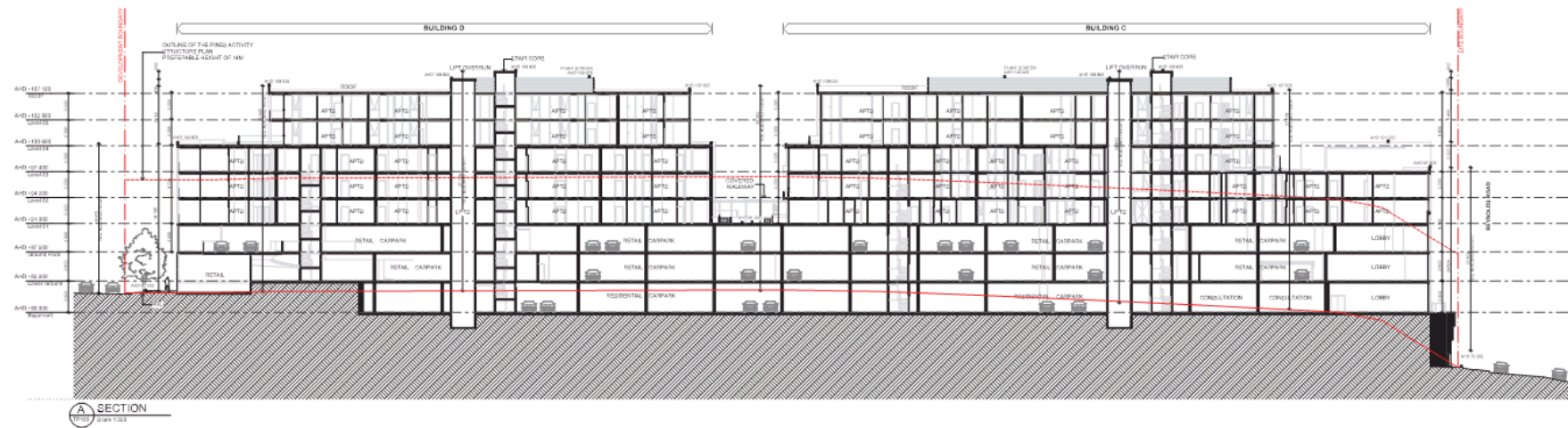
CONTRACT PARTS	DATE	BY	CHK	IND.
STRATEGY DEVELOPMENT	1.10.14	AS	AV	1
EMPOWER DEVELOPER	1.10.14	AS	AV	2
DEVELOPER WORKSHOP	1.10.14	AS	AV	3
FINAL DESIGN	1.10.14	AS	AV	4



PROJ. #71
THE PINES
181 REYNOLDS RD
DONCASTER EAST
3109

DRAWING TITLE
WEST & SOUTH ELEVATION

DATE	BY	CHK	IND.
03.11.17	AS	AV	1
05.10.17	AS	AV	2



DATE	REVISION	BY	CHK	IND.
03/11/17	ISSUED FOR TOWN PLANNING	AM	MT	J
05/10/17	ISSUED FOR TOWN PLANNING (1)	AM	MT	J

DATE	REVISION	BY	CHK	IND.

COMPANIES	ROLE	CONTACT	PHONE
STOCKLAND	CLIENT		

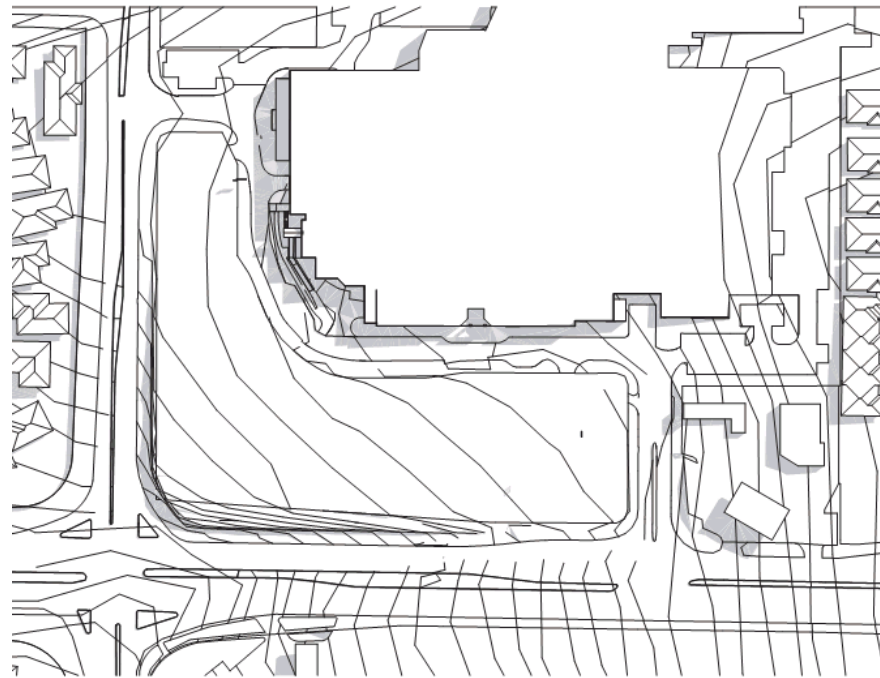


PROJECT:
THE PINES
181 REYNOLDS RD
DONCASTER EAST
3109

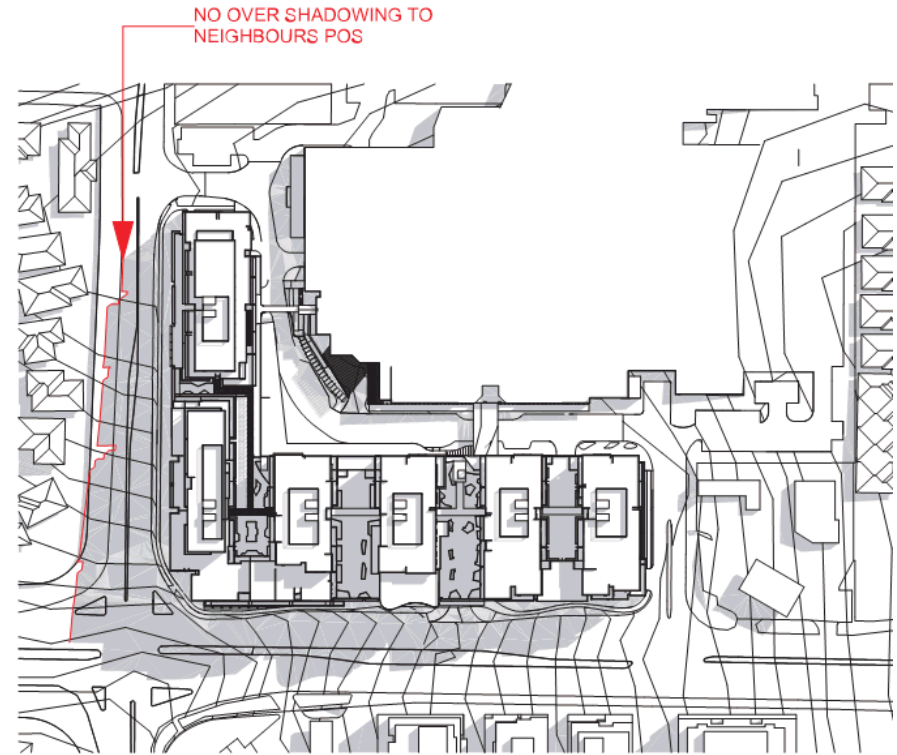
FOR TOWN PLANNING

DATE	BY	CHK	IND.
03/11/17	AM	MT	J
05/10/17	AM	MT	J

6.01
SHADOW ANALYSIS

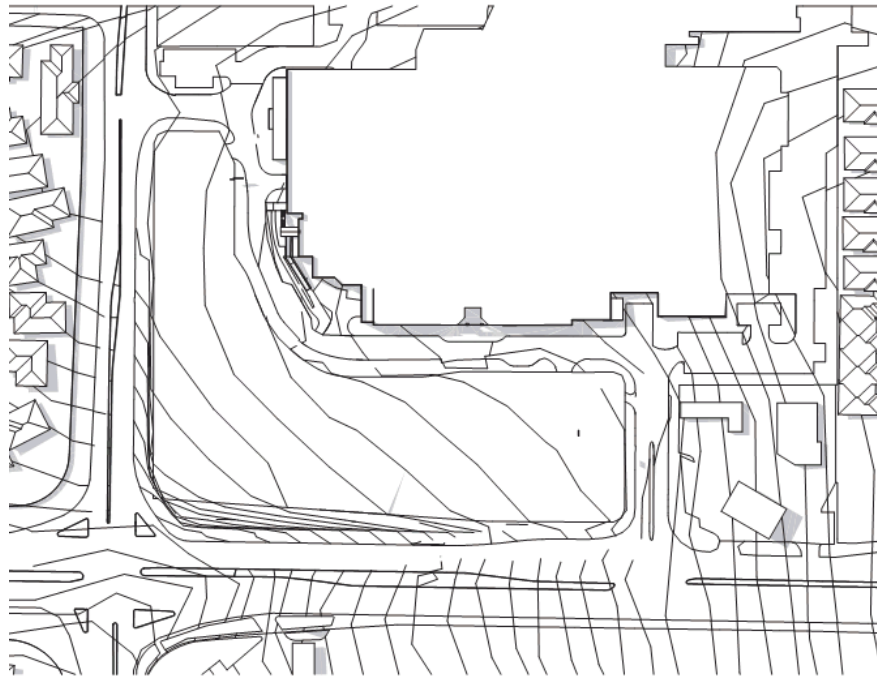


EXISTING SEPTEMBER 22 - 9AM

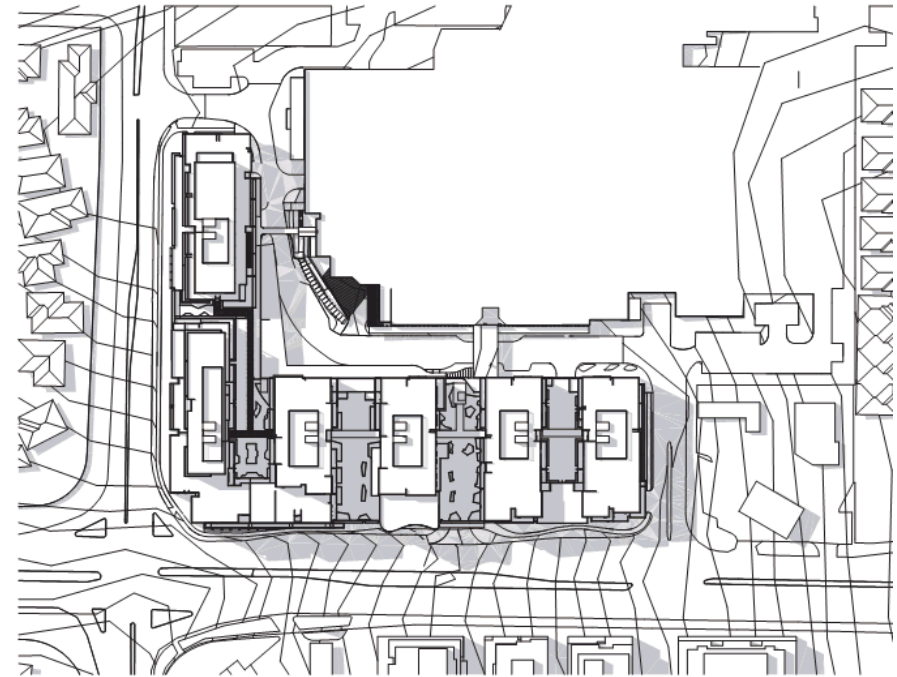


PROPOSED SEPTEMBER 22 - 9AM

6.07
SHADOW ANALYSIS



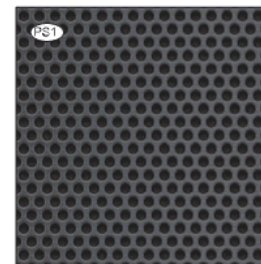
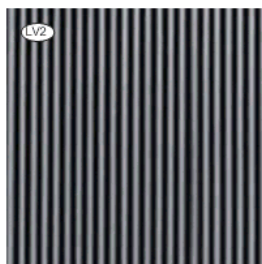
EXISTING SEPTEMBER 22 - 3PM



PROPOSED SEPTEMBER 22 - 3PM

7.01

MATERIAL SCHEDULE



- (AF1) APPLIED FINISH: LIGHT GREY
- (AF2) APPLIED FINISH: DARK GREY
- (MF1) METAL FINISH: DARK GREY
- (MF2) METAL FINISH: LIGHT
- (MA1) MASONRY: LIGHT CREAM COLOUR
- (MA2) MASONRY: DARK GREY COLOUR
- (GL1) GLAZING: CLEAR
- (GL2) GLASS BALUSTRADE: CLEAR
- (LV1) SCREENING: VERTICAL/HORIZONTAL ALUMINIUM LOUVRE POWDERCOATED DARK GREY COLOUR
- (LV2) SCREENING: VERTICAL ALUMINIUM LOUVRE POWDERCOATED DARK GREY COLOUR (GARAGE)
- (TC1) SOFFITS & WALL: TIMBER LOOK
- (MP1) METAL POST: DARK GREY FINISH
- (PS1) PRIVACY SCREENING: DARK GREY FINISH
- (PB1) PLANTERBOX: DARK GREY FINISH

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:

- Planning Policy Framework
- Local Planning Policy Framework
- Clause 34.01 Commercial 1 Zone
- Clause 52.06 Car Parking
- Clause 52.34 Bicycle Facilities
- Clause 58 Apartment Developments
- Clause 65 Decision Guidelines

Zone

Clause 34.01 Commercial 1 Zone

The purpose of the 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 create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.*
- *To provide for residential uses at densities complementary to the role and scale of the commercial centre.*

A Planning Permit is required to construct a building or construct or carry out works, and for the use of the land for "accommodation".

Planning Policy Framework

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

Clause 11.01-1 (Activity Centres) includes the objective to build up activity centres as a focus for high-quality development, activity and living for the whole community by developing a network of activity centres.

Clause 11.01-2 (Activity Centre Planning) includes the objective to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres which provide a variety of land uses and are highly accessible to the community.

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.

Responsible Authorities are also required to have regard to the State's *Design Guidelines for Higher Density Housing*, which is referenced at Clause 15.01 of the Scheme.

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

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 16.01-1 Residential development: Integrated housing

The policy objective is:

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

The clause has the following strategies:

- *Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.*
- *Ensure that the planning system supports the appropriate quantity, quality and type of housing, including the provision of aged care facilities.*
- *Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.*
- *Encourage housing that is both water efficient and energy efficient.*

Clause 16.01-2 Residential development: Location of residential development

The policy objective is:

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

The clause includes several strategies to achieve this objective, they include:

- *Increase the proportion of housing in Metropolitan Melbourne to be developed within the established urban area, particularly at activity centres, employment corridors and at other strategic sites, and reduce the share of new dwellings in greenfield and dispersed development areas.*
- *Encourage higher density housing development on sites that are well located in relation to activity centres, employment corridors and public transport.*
- *Ensure an adequate supply of redevelopment opportunities within the established urban area to reduce the pressure for fringe development.*
- *Facilitate residential development that is cost-effective in infrastructure provision and use, energy efficient, incorporates water efficient design principles and encourages public transport use.*
- *Identify opportunities for increased residential densities to help consolidate urban areas.*

Clause 16.01-3 Strategic redevelopment sites

The policy objective is:

- *To identify strategic redevelopment sites for large residential development in Metropolitan Melbourne.*

Specific reference is made at clause 16.01-3 to “strategic redevelopment sites” which are described as:

- *in and around Central Activity Centres;*
- *in or within easy walking distance of Principal or Major Activity Centres;*
- *in or beside Neighbourhood Activity Centres that are well served by public transport;*
- *on or abutting tram, train, light rail and bus routes that are part of the Principal Public Transport Network and close to employment corridors, Central Activities Districts, Principal or Major Activity Centres;*
- *in or near major modal public transport interchanges that are not in Principal or Major Activity Centres;*
- *able to provide ten or more dwellings, close to activity centres and well served by public transport.*

Clause 16.01-4 Housing diversity

The policy objective is:

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

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.*

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.

A substantial level of change is anticipated in *Precinct 2- Residential Areas Surrounding Activity Centres and Along Main Roads* 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 which provides a range of retail, commercial, community facilities and residential development opportunities. Whilst not specifically relevant to the site, the residential 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 identifies the relevant objectives, which includes:

- *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 21.09 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.

Reference is made to The **Pines Activity Centre Structure Plan (2011)**, which is attached and summarised at the end of this attachment.

Clause 21.10 Environmentally Sustainable Development

This Policy 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.

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

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 five or more dwellings, or 0 spaces if the land is identified within the Principal Public Transport Network Area as shown on the Principal Public Transport Network Area Maps (State Government of Victoria, August 2018).
- 3 spaces to each 100sqm of net floor area of office;
- 3 spaces of the first person providing health services plus 3 spaces to every other person providing health services within a medical centre; and
- 3.5 spaces to each 100sqm of leasable floor area of a shop.

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 in development of four or more storeys:

- 1 space for every 5 dwellings for residents.
- 1 space for every 10 dwellings for visitors.
- 1 to each 8 practitioners for medical centre employees
- 1 to each 4 practitioners for visitors
- 1 to each 300sqm of retail floor area for employees
- 1 to each 500sqm of retail floor area for visitors

General ProvisionsClause 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.*

The Pines Activity Centre Structure Plan (2011) Summary

1.1. The Pines Structure Plan

The Pines Structure Plan 2011 provides a framework to guide future development and land use over a 20 year period for the area identified as The Pines Activity Centre. The 2011 Structure Plan provides the vision and objectives for The Pines Activity Centre and establishes strategic directions for the precincts within.

The Structure Plan has been prepared from a review of the 1992 Pines Activity Centre Structure Plan and an assessment of current issues and projected needs for the future including feedback from residents and major stakeholders. The State Government, through their strategy, *Melbourne 2030*, has classified The Pines Activity Centre as a Major Activity Centre. Councils are required to prepare and keep up to date structure plans for Major Activity Centres. Major Activity Centres are required to provide for a range of commercial and community services and facilities that are grouped in one area and are easily accessible. *Melbourne 2030* encourages more efficient use of residential land by supporting higher density development, such as apartments and town houses to be provided within Major Activity Centres.

The Pines Activity Centre Structure Plan is supported by the former Structure Plan, *The Pines Activity Centre Structure Plan 1992*; the *Retail and Commercial Assessment of the Pines Major Activity Centre*, Tim Nott, December 2008; and *The Pines Structure Plan, Issues Paper*, September 2009.

The draft *Pines Activity Centre Structure Plan* was adopted by Council on 27 April 2010 for public exhibition and consultation. The draft *Pines Activity Centre Structure Plan, May 2010* was made available for public comment for six weeks. At the 31 August 2010 Meeting, Council considered the draft Structure Plan and the 30 submissions received in response. At the meeting, Council approved the draft Structure Plan, with changes, to form the basis for the future planning of the Pines Activity Centre.

1.2. The Purpose of The Pines Structure Plan

The purpose of The Pines Structure Plan is:

- To provide certainty to the local community and investors about the future form and use of the Pines Activity Centre;
- To manage change to ensure that The Pines Activity Centre remains vibrant and an attractive place to visit and or live;
- To guide decision-makers and other relevant key stakeholders at State and local level regarding works and initiatives;
- To guide future use and development in a manner that is consistent with state and local planning policy;
- To direct Council resources to best serve the regional and local community.

2. Vision and Objectives

2.1. Vision for The Pines Activity Centre

The Pines Activity Centre Structure Plan 1992 provided the following vision *"the opportunity exists to create a major community focus at The Pines Activity Centre. The Activity Centre will provide for retail, community, recreational, entertainment and residential land uses clustered and integrated to serve the needs of residents in the surrounding area."*

Building upon the former statement, the following vision for The Pines Activity Centre Structure Plan is:

"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".

2.2. General Strategic Objectives

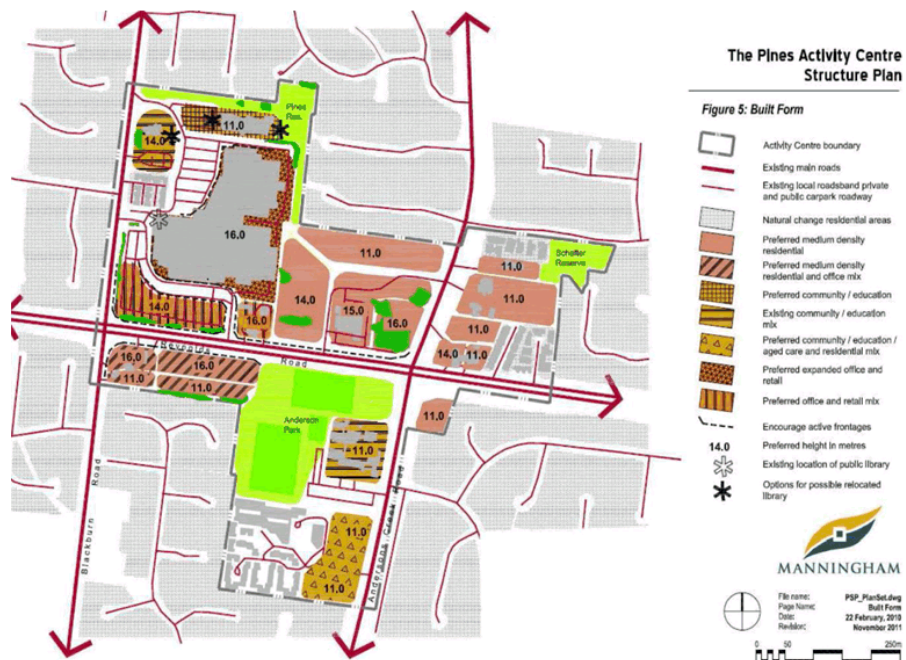
The strategic objectives for The Pines Structure Plan have been developed from a review of the goals and strategies of the previous Structure Plan and from an assessment of current issues and broad aims for land use and development in the future. The broad strategic objectives for the overall Activity Centre follow:

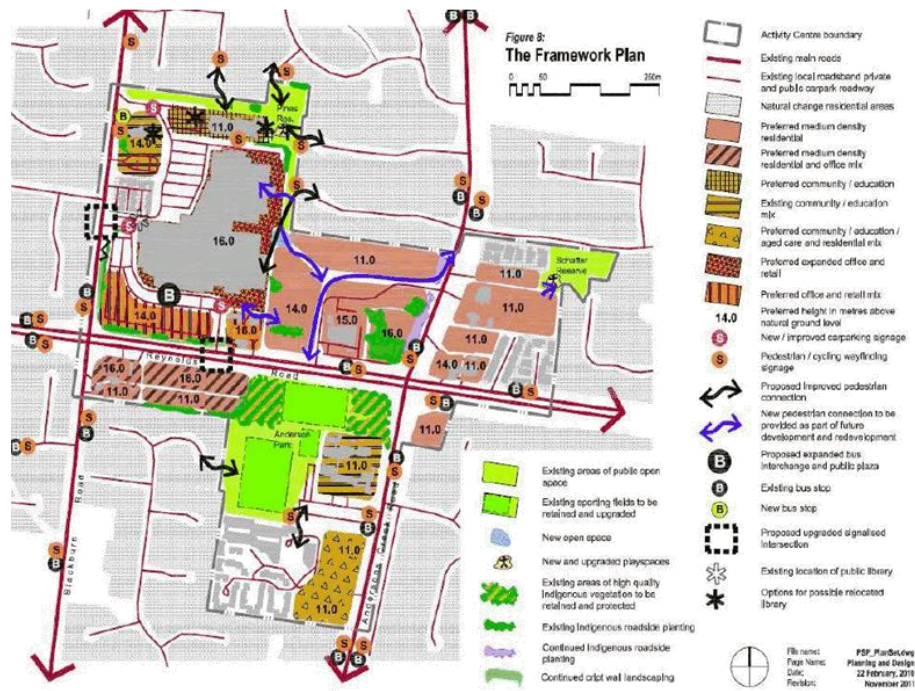
- 2.2.1. Support the development of the Pines Activity Centre which meets the social, recreational and retail needs of the population at the sub-regional level.
- 2.2.2. Ensure that any future development in The Pines Activity Centre is in keeping with its location on the fringe of the urban area and its proximity to the green wedge.
- 2.2.3. 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.
- 2.2.4. 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.
- 2.2.5. 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 safe and are visually pleasing.
- 2.2.6. Maximise use of the area's natural strengths such as views to surrounding rural and bushland areas in keeping with the community interest.
- 2.2.7. Support housing choices to meet changing demographic trends, especially an ageing population.
- 2.2.8. Support a range of health, family and professional services relevant to the role of The Pines Activity Centre.
- 2.2.9. Support a range of education and learning activities to meet the needs and aspirations of the local community.
- 2.2.10. Create a consistent landscaped theme, sense of place and branding that easily distinguishes The Pines Activity Centre from other centres.
- 2.2.11. Provide for well defined vehicular, bicycle and pedestrian access both within and external to all precincts, with strong pedestrian crossing points to be established on main roads.

2.3. Commercial Development Strategic Objectives

Providing for an expansion in commercial uses and development to meet increased local needs, such as additional retail, office and entertainment activities and supporting local employment.

- 2.3.1. Provide for an increase in retail and office floor space to meet the future needs of the sub regional population.
- 2.3.2. Ensure that any new development gives highest priority to pedestrian circulation.
- 2.3.3. Encourage outwardly focussed retail facilities with provisions for goods display areas which address streetscape and which are visible from the building's exterior. Encourage the building façade at street level to be inviting and interesting to pedestrians.
- 2.3.4. Ensure that any new commercial development is integrated with the existing shopping centre and that such development retains a family friendly and local community environment.
- 2.3.5. Ensure that any new commercial development does not detract from the viability and vitality of surrounding neighbourhood centres.
- 2.3.6. Support the establishment of land uses which have minimal impacts on residential amenity.
- 2.3.7. Encourage the development of restaurants or public spaces on the top level of the shopping centre to allow the community to enjoy the surrounding views of the Kinglake mountains and Dandenong Ranges.





5. Precinct Actions

The Pines Activity Centre contains six precincts as shown in the following Development Framework Plan. The following section provides specific objectives and actions relating to each precinct. It should be noted that in terms of timing, Short term (S) is within the first 5 years, Medium term (M) within 5 – 10 years and Long term (L) within 10 to 20 years.

Precinct 1 – Retail and Commercial Core

The retail core currently comprises The Pines Shopping Centre and surrounding carpark. The centre has been expanded and refurbished in 2005 and now contains 19,120 sq m of retail floor space and 1,880 sq m of other commercial space. Precinct 1 also includes the petrol filling service station and a block of apartments.



Key	Action	Stakeholders	Timing
1.1	Promote retail and commercial development within the existing surface carpark to give a visual presence to Reynolds Road. Provide for an additional expansion of between 4,000 and 10,000 sq. m of retail and 2,000 sq m of office floorspace on the existing site and sufficient car spaces to meet these needs.	Stocklands/MCC	L
1.2	Advocate for an appropriate design and expansion of the bus interchange to provide for additional bus services by doubling the bus spaces. Improve pedestrian and cycle access and amenities (e.g. provide for all weather protection, bike storage).	DOT/Stocklands/MCC	S
1.3	Encourage the creation of high quality urban plazas.	Stocklands/MCC	L
1.4	Investigate opportunities to improve pedestrian amenity with introduction of yellow orbital bus service	DOT/Stocklands/MCC	L
1.5	Review the disability access to The Pines	Stocklands	S
1.6	To undertake a detailed feasibility study including potential funding sources and advocacy for the relocation of The Pines	Stocklands/users of the library	S

	Library and the future of the Warrandyte Library.		
1.7	Review access points into the shopping centre, in particular, review the pedestrian and vehicular entry from Blackburn Road.	DOT/Stocklands/MCC	S
Key	Action	Stakeholders	Timing
1.8	Depending on the out come of the study under Action 1.6 and the investigations to be carried out in Precinct 2, investigate opportunities for provision/retention of community facilities within the commercial core as part of any expansion of the shopping centre.	Stocklands/MCC	L

Precinct 1 – Retail and Commercial Core

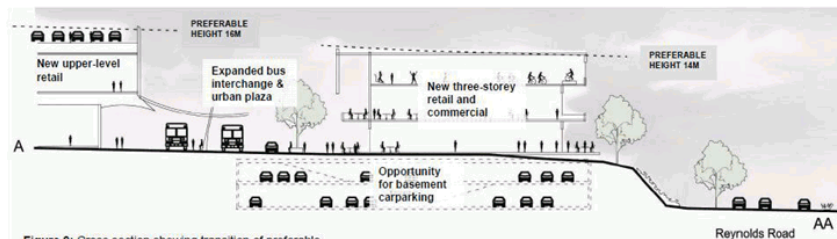


Figure 9: Cross section showing transition of preferable heights, the opportunity for the expansion of the existing bus interchange, the creation of an urban plaza, and new basement and rooftop parking. .

Height

The cross section above provides an indication of the scale of the preferable development in Precinct 1. The cross section shows a second level of retail and a possible upper-level parking deck within the existing Pines Shopping Centre footprint and a new three storey retail and commercial building in place of what is now a surface carpark to the south.

Landscape character

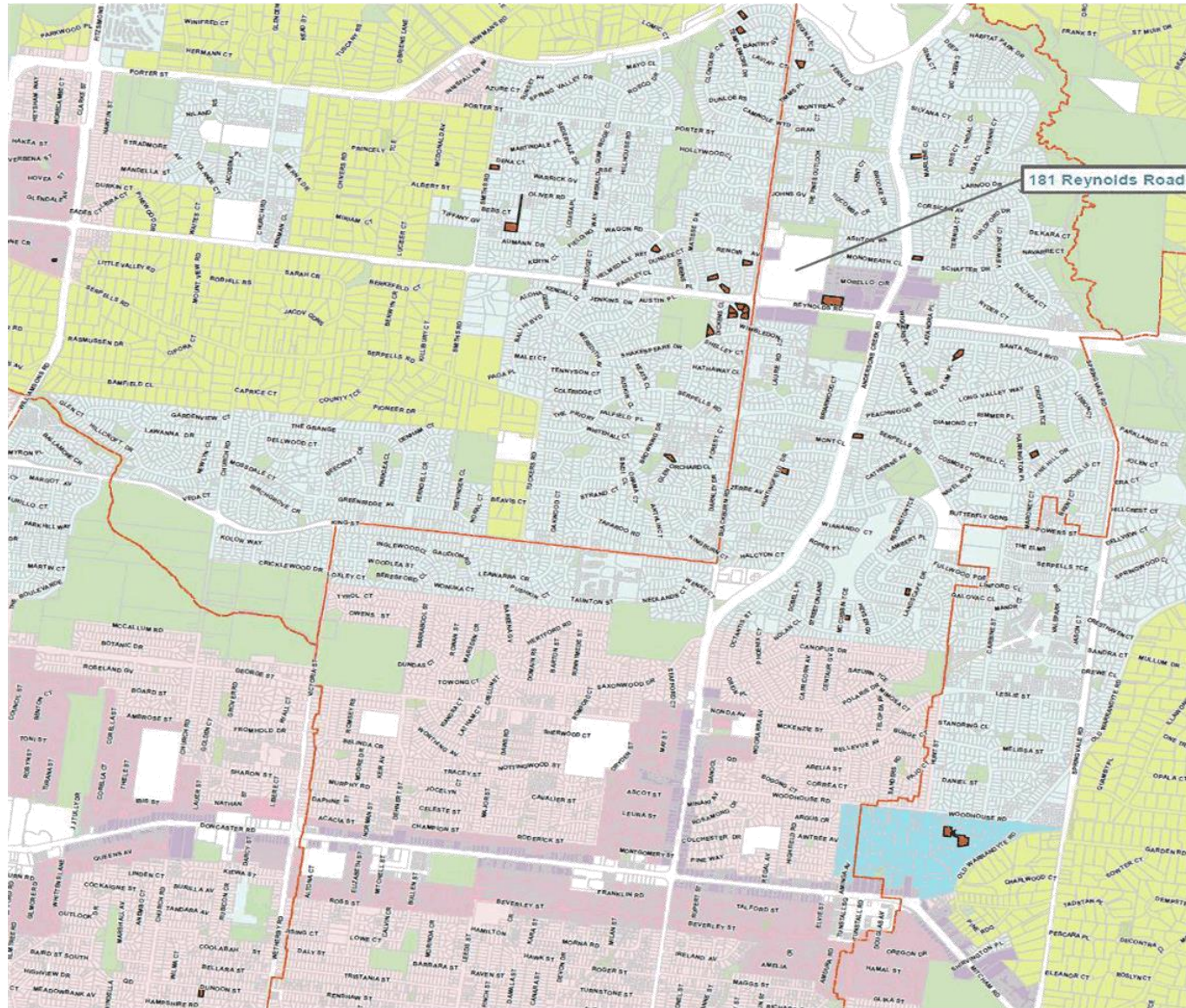
The landscape vision for the precinct is for an improved presentation to Blackburn and Reynolds Roads, with feature weeping planting / other obscuring the existing crypt wall and ornamental shade trees within newly created urban spaces.

Built form

The vision for this precinct is for continued high-quality retail and commercial development that has an address to Reynolds and Blackburn Roads. Provision of replacement underground and additional rooftop carparking will provide opportunity for the expansion of the existing bus interchange and the creation of an urban plaza. Ground-level retail space surrounding the newly expanded plaza and bus interchange should incorporate uses that will assist in activating this space. Upper-level retail and commercial spaces should maximise access to panoramic views.



ATTACHMENT 3: Map of objector properties



10 CITY PLANNING & COMMUNITY

10.1 Warrandyte RSL request for Community Grant

File Number: IN18/456
Responsible Director: Director City Planning and Community
Attachments: Nil

EXECUTIVE SUMMARY

An application has been received from the Warrandyte RSL for \$25,000 for emergency repairs to the balcony of the RSL building which has been deemed unsafe by Council's Building Surveyor. The recent balcony collapse at a private home in Donvale which resulted in fatalities has further prompted vigilance around such issues for public safety.

Warrandyte RSL is a small, community-based RSL club without extensive revenue-raising potential. The club does not have sufficient funds to complete the works which are valued at \$37,619. The RSL has secured \$12,500 from Bendigo Bank as a matched grant and is seeking other financial contributions to ensure the safety of RSL members and the public on the balcony of the building.

The RSL wishes to commemorate the 100th anniversary of Armistice Day on 11 November this year and is therefore seeking Council financial support which would enable the balcony repairs to be completed in time for that milestone.

This briefing recommends that \$25,000 is awarded to the Warrandyte RSL for these emergency works to allow the balcony to be repaired by 11 November Day 2018. The funds are to be drawn from Council's Community Grants program.

COUNCIL RESOLUTION

MOVED: CR SOPHY GALBALLY
SECONDED: CR PAUL MCLEISH

That Council supports a community grant of \$25,000 to be provided to the Warrandyte RSL for urgent safety repairs to the balcony of the RSL building.

CARRIED

2. BACKGROUND

- 2.1 Council's Building Surveyor has issued a building order advising the Warrandyte RSL that the balcony at their clubrooms at 113 Brackenbury Street, Warrandyte is in need of urgent structural repairs. The balcony has been closed off for access.
- 2.2 A Structural Engineering report has been prepared and three quotes for repairs received. The lowest quote for works is \$37,619.

- 2.3 The Warrandyte RSL has received a grant from the Bendigo Bank for \$12,500, conditional on other funding being obtained.
- 2.4 This year marks the 100 year anniversary of Armistice Day. This is a significant event for the RSL. The Warrandyte RSL wishes to mark the occasion with a ceremony including viewing from the balcony.
- 2.5 The RSL has asked Council for \$25,000 to assist with costs for the repairs.

3. DISCUSSION / ISSUE

- 3.1 Council's Community Grant program receives applications each year for funding to support community groups enhance social connections and wellbeing in Manningham.
- 3.2 The application from the Warrandyte RSL for repairs falls outside of the regular Grant Program's timeframes. There are however sufficient remaining funds within the current year's grant funding to accommodate the request.
- 3.3 It is noted that the RSL building is not a Council facility nor is it on Council land. It is also noted that grants for capital projects falls outside of the current scope of our Grants program and the upper limit of grants funding is \$20,000.
- 3.4 The RSL building is a community venue, able to be used by others for meetings and gatherings.
- 3.5 Given the urgent nature of the repairs and the risk associated with an unsafe balcony in a publically accessible building, it is recommended that Council use funds from the 2018 grant program to provide \$25,000 to the Warrandyte RSL.

4. COUNCIL PLAN / STRATEGY

- 4.1 Council is committed to a healthy, safe and resilient community.

5. IMPACTS AND IMPLICATIONS

- 5.1 The allocation of funding is on a one-off basis that should not be considered as setting a precedent for other requests that do not strictly meet the guidelines for community grants.

6. IMPLEMENTATION

- 6.1 Finance / Resource Implications
 - 6.1.1 \$25,000 of unallocated funds from the grant program is available in the current financial year to support this project.
 - 6.1.2 The grant will be acquitted in accordance with the Community Grant Guidelines.

6.2 Communication and Engagement


6.2.1 Council's Building Surveyor has advised the RSL about expectations and quality of work, and will provide a final sign-off once completed. It has been made clear that the balcony cannot be used until the urgent repairs are complete.

6.2.2 Council will not be project managing or directly supervising the works.

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.

10.2 Reinspection fees for registered food businesses

File Number: IN18/464
Responsible Director: Director City Planning and Community
Attachments: 1 Food Act Re-inspection Fees (fact sheet) [↓](#) 

EXECUTIVE SUMMARY

The Victorian Food Act 1984 allows Councils to charge non-complaint food businesses the costs incurred to achieve compliance through repeat inspections. This report discusses current inspection numbers and the reasonable costs that could be charged for continuing non-compliance.

COUNCIL RESOLUTION

MOVED: CR ANNA CHEN
SECONDED: CR PAULA PICCININI

That Council approve the introduction of a re-inspection fee of \$114.43 for non-compliant food businesses.

CARRIED

2. BACKGROUND

- 2.1 The Victorian Food Act 1984 (the Act) requires food businesses to register with the municipal council in which they are located. The Act allows Councils to set fees for registration which may vary according to the size and nature of the food premises and; the class of food premises.
- 2.2 The registration fees may also incorporate the costs associated with the assessment and inspection of the premises.
- 2.3 Manningham's registration fees include the cost associated with the assessment and inspection of each food premises.
- 2.4 Section 19UA of the Act also gives Council the authority to charge a fee for conducting food safety assessments and inspections in addition to those that form part of the registration fee.
- 2.5 In deciding whether to charge the fee, Council must take into consideration the history of compliance by the proprietor in relation to the food premises.
- 2.6 This effectively allows Council to charge a re-inspection fee when Environmental Health Officers (EHOs) have to re-visit non-compliant food businesses.

3. DISCUSSION

- 3.1 The initial assessment on class 1 & 2 food businesses (e.g. child care centres, cafes & restaurants) and mandatory inspections on class 3 food businesses (e.g. convenience stores) are included in annual registration fees.
- 3.2 As there is a legal obligation on a proprietor to ensure the food business complies with Food Act requirements and food safety standards, costs to perform additional inspections for a continuing non-compliance should be recovered from the business to offset costs incurred by Council for repeat inspections.
- 3.3 Based on 2017 inspection data, EHOs performed a total of 1,582 inspections which can be broken down into inspection type:
- 565 assessments (class 1 & 2 premises);
 - 241 mandatory inspections (new / transfer / class 3 inspections);
 - 36 food premises related complaints;
 - 715 follow up / non-compliant inspections; and
 - 25 additional inspections (ongoing monitoring/EHO discretion).
- 3.4 Last year, 171 follow up inspections undertaken by EHOs were found still non-compliant with Food Act requirements.
- 3.5 The average time and expense required to perform a follow up inspection on a non-complaint food business can be broken down into the following components:
- 3.5.1 Generating an Inspection Report or Food Act Order requiring things to be done (average of 15 items however some premises have had 60 items raised):
- average 30 minutes
- 3.5.2 Planning a follow up / non-compliance inspection / reviewing history
- 10 minutes
- 3.5.3 Travel time average 12 minutes each way (Warrandyte is approximately 20 mins each way).
- 25 minutes
- 3.5.4 Performing follow up inspection (could be 45-60 mins for critical non-compliance)
- 30 minutes
- 3.5.5 Updating database with inspection outcomes:
- 15 minutes
- 3.6 Average time of 110 minutes at EHO rate \$46.24 per hour (Band 6C)
- \$84.77
(plus 15% on-costs and 20% Overheads)
 - **Reinspection Fee: \$114.43**

- 3.7 Applying this fee to the estimated 171 reinspections in 2017 would recover approximately \$19,568 which would assist to offset Council's costs.

4. COUNCIL PLAN

- 4.1 Introducing reinspection fees supports Council Plan item 5.1 '*A financially sustainable Council that manages resources effectively and efficiently*'.

5. IMPACTS AND IMPLICATIONS

- 5.1 EHOs will apply the relevant re-inspection fee as per the guidelines accompanying this report (Appendix 1).
- 5.2 It is anticipated that the introduction of re-inspection fees may result in a reduction in the number of follow up inspections required to be performed and an improvement in food safety practices.
- 5.3 Raising of re-inspection fees does not affect the EHO's ability to issue a penalty infringement or prosecution for a serious food safety breach.
- 5.4 Pursuant to the Act, the proprietor must ensure any reinspection fees due are paid in order to renew registration.

6. IMPLEMENTATION

- 6.1 If supported, a communication plan will be developed to inform food businesses of the re-inspection fee.
- 6.2 Reinspection fees can then be introduced from 1 January 2019 as part of the new registration period.

7. CONSULTATION

- 7.1 Other metro Councils charge re-inspection fees. A summary of how this fee is applied is summarised below:
- 7.1.1 Maroondah Council has a discretionary fee (\$170) that may be applied where there is repeated non-compliance.
- 7.1.2 Monash Council is currently considering introducing a re-inspection fee (\$135) for repeated non-compliance. This discretionary fee would apply for 2nd follow up inspections.
- 7.1.3 Knox Council has the ability to apply a reinspection fee where a 2nd follow up inspection is required. Fees range from \$116 to \$260.
- 7.1.4 Whitehorse Council vary registration fees based on performance. 5 star premises receive a 10% decrease in registration fees whilst 1 & 2 star premises incur a 50% & 30% increase respectively. Additional inspections are required for 1 & 2 star premises.
- 7.2 The proposed re-inspection fee for repeated non-compliance has been considered by Corporate Counsel, who has advised that the re-inspection fee can lawfully be charged for any additional inspection under section 19UA of the *Food Act 1984*.

7.2.1 Section 19UA(5) of the Act requires Council to ensure that the method for determining the fee, and those matters related to the history of compliance by the proprietor in relation to the premises that the Council will consider in deciding when to charge the fee are available for inspection by the public.

7.3 The finance department have been consulted in relation to the costs incurred by Council to perform re-inspections. On-costs and Overheads have been included in the proposed charge.

7.4 EHOs have assisted in the development of the attached guideline to ensure a consistent application of re-inspection fees.

8. APPEALS

8.1 Council may consider withdrawing a re-inspection fee depending upon verifiable and independent supporting documentation that shows something unexpected has occurred that resulted in the continuing non-compliance.

9. DECLARATIONS 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.

Food Act 1984

Re-inspection Fees

Introduction

- The Victorian Food Act 1984 allows Councils to charge non-compliant food businesses the costs incurred to achieve compliance through repeat inspections. This policy sets out the fees payable for repeat inspections and provides Environmental Health Officers (EHO's) guidance on when to apply a fee.
- Re-inspection fees will come into effect on 1 January 2019 and will be reviewed annually.

Application

- Section 19UA of the Victorian Food Act 1984 gives Council the power to charge a fee for conducting food safety assessments and inspections in addition to those that form part of the registration fee.
- The initial assessment on class 1 & 2 food businesses and mandatory inspection on class 3 food businesses are included in annual registration fees.
- There is a legal obligation on a proprietor to ensure the food business complies with Food Act requirements and food safety standards.
- The re-inspection fee referred to in this policy should be raised against any class 1, 2 or 3 food business where a follow up inspection identifies a continuing non-compliance.
- Where a food business has a number of items requiring compliance over different timeframes (e.g. 7, 14 and 28 days) the EHO may apply a re-inspection fee for items not complied with during any subsequent follow up inspections:
 - For example, a proprietor is given 7 days to repair a defective hand wash basin and 28 days to carry out repairs to a ceiling. A follow up inspection 7 days later identifies the hand wash basin remains defective.
 - As Council has incurred a cost to perform this follow up inspection and there is a continuing non-compliance, a re-inspection fee may be charged against this business.
 - A further follow up inspection 28 days later identifies both the hand wash basin and ceiling have been suitably repaired. No further re-inspection fees are raised.



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Food Act 1984 RE-INSPECTION FEES

- In the event that a Penalty Infringement is issued for a serious or ongoing breach under the Food Act, re-inspection fees will still apply.
 - For example, if the hand wash basin is still defective 28 days later, a 2nd re-inspection fee can be raised in addition to a Food Act Infringement for the serious food safety breach.
- Pursuant to the Act, the proprietor must ensure any reinspection fees due are paid in order to renew registration. A proprietor that fails to renew registration may be issued a penalty infringement or be prosecuted for operating without Food Act registration.

Fees

- The average time and cost to perform a follow up inspection on a non-compliant food business can be broken down into the following components:

CLASS 1, 2 & 3 FOOD BUSINESSES	
Generating an Inspection Report or Food Act Order requiring things to be done (average of 15 items however some premises have had 60 items raised):	30 minutes (average)
Planning a follow up / non-compliance inspection / reviewing history	10 minutes
Travel time average 12.5 minutes each way (Warrandyte is approximately 20-25 minutes each way).	25 minutes
Performing follow up inspection (could be 45-60 mins for critical non-compliance)	30 minutes (average)
Updating database with inspection outcomes:	15 minutes
Total time:	110 Minutes
TOTAL COSTS	
Average time of 110 minutes at EHO rate \$46.24 per hour (Band 6C)	\$84.77
15% on-costs	\$12.71
20% overheads	\$16.95
Total Cost	\$114.43

Appeals

- Council may consider withdrawing a re-inspection fee depending upon verifiable and independent supporting documentation that shows something unexpected has occurred that resulted in the continuing non-compliance. Appeals can be submitted via the following methods:

Email: manningham@manningham.vic.gov.au

By post: PO Box 1, Doncaster Victoria 3108



Trim Ref: D18/171258

August 2018



11 CITY SERVICES

11.1 Draft Manningham Parking Management Policy 2018

File Number: IN18/465
Responsible Director: Director City Services
Attachments: 1 List of Issues and Proposed Changes [↓](#) 
2 Draft Parking Management Policy [↓](#) 

EXECUTIVE SUMMARY

This report considers the community feedback received in response to the public exhibition of Council's draft Parking Management Policy.

The draft Parking Management Policy was developed following a review of Council's Parking Management Policy 2014 and community consultation in May this year. The draft policy was placed on public exhibition and community feedback was invited via the Your Say Manningham website. The public exhibition period commenced on 7 August and closed on 18 September 2018.

A listing of key issues arising from the feedback received from the community during the public exhibition period, together with officer comments is presented as Attachment 1. The Draft Manningham Parking Management Policy 2018 (the Policy), responding to these issues, is appended as Attachment 2.

This report recommends Council's adoption of the draft Policy and that upon adoption, the community be advised.

COUNCIL RESOLUTION

MOVED: CR ANNA CHEN
SECONDED: CR MICHELLE KLEINERT

That Council:

- A. receives and notes the community feedback through the public exhibition period, officer comments and recommended changes, in respect of the draft Parking Management Policy;**
- B. authorises officers to investigate the site specific issues raised through the public exhibition period, investigate the adequacy of DDA parking facilities at key locations and investigate opportunities to utilise reserve carparks for commuter parking; and**
- C. adopts the revised Parking Management Policy 2018, incorporating minor changes and advice be provided to the community upon adoption of the Policy.**

CARRIED

2. BACKGROUND

- 2.1 A phased engagement and communications approach to the review of the Parking Management Policy was adopted, comprising of the following phases:
 - 2.1.1 Community engagement planning and preparation;
 - 2.1.2 Broad community consultation on the underpinning principles of the policy, consultation approach, guides for typical restrictions in key areas and other matters;
 - 2.1.3 Drafting of the Policy, taking into account the feedback received;
 - 2.1.4 Public exhibition of the draft Policy; and
 - 2.1.5 Council consideration of the draft Policy for adoption in October 2018.
- 2.2 At the Council meeting of 24 July 2018, Council considered the draft Policy and feedback received in response to the initial broad consultation and resolved in part to endorse the public exhibition of the Draft Parking Management Policy 2018.
- 2.3 Council further resolved to receive a further report at the ordinary Council meeting in October 2018 seeking the adoption of the revised Parking Management Policy, following public exhibition of the Policy and assessment of further community feedback.
- 2.4 The public exhibition process is now complete and this report seeks endorsement and formal adoption of the Policy from Council.
- 2.5 The four week public exhibition period seeking community feedback on the draft policy commenced on 7 August and closed on 18 September 2018. The public exhibition period communications included:
 - 2.5.1 A 'Your Say Manningham' website page, featuring links to the results of the previous public consultation period as well as supporting information and Frequently Asked Questions (FAQs).
 - 2.5.2 Flyers distributed to key locations around Manningham.
 - 2.5.3 Article in Manningham Matters Issue 13 August 2018.
 - 2.5.4 Advertising in the *Manningham Leader* on 30 July 2018.

3. DISCUSSION / ISSUE

- 3.1 In total, Council received 140 visits to the 'Your Say Manningham' website page, and 43 responses to the draft policy during the public exhibition period.
- 3.2 Broadly, the community feedback through the public exhibition period revealed that:
 - 3.2.1 The community generally supported the draft Parking Management Policy with most feedback received relating to site specific issues, as well as enforcement and planning issues.

3.2.2 Notable results from the analysis of feedback included the following points.

- i. Several submissions were received addressing the adequacy of parking facilities complying with Disability Discrimination Act (DDA) requirements and concerns that people in wheelchairs are frequently unable to access these bays in activity centres. The draft Policy addresses DDA parking facilities and states that consideration will be given to the provision of additional bays where the surveyed occupancy rate exceeds 80%, subject to several factors including consultation with affected stakeholders. In addition, the Policy also recognises the opportunity to apply time restrictions to DDA parking bays. While changes to the Policy regarding DDA parking bays are not proposed, it is recommended that the parking areas referenced in the submissions be assessed to determine if further action is warranted to improve access to DDA parking facilities at these locations.
- ii. Changes to the Policy on the basis of the submission relating to the MFB Planning Guidelines for Emergency Vehicle Access and Minimum Water Supplies Within the Metropolitan Fire District were not supported at this time, given the current stage of development within the Municipality, current levels of on street parking and the Policy aims which seek to maintain safe two-way traffic flows through the timely application of parking restrictions. These Guidelines are further considered under item 13 in Attachment 1 to this report. Given that waste trucks can freely access roads within the Municipality, amendment of the Parking Management Policy to address the MFB guide requirements is not considered to be necessary. Any requests regarding improvements to facilitate emergency access will be addressed on a case by case basis. Nothing in the draft Policy prevents action being taken to improve emergency access.
- iii. 80% of respondents to the original survey also supported the use of reserves in carparks for the purposes of commuter parking. Further investigation of opportunities for the use of reserve carparks for commuter parking is required, including the identification of suitable reserves in close proximity to major public transport routes, the removal of impediments (if any) to commuter parking in reserve car parks, parking surveys and consultation with reserve user groups. The Policy states that priority is to be given to the needs of reserve user groups, but, where feasible, opportunities for other parking purposes, including commuter parking, are to be considered to facilitate access to public transport. Once suitable reserves have been identified, changes to existing restrictions may be necessary. It is considered appropriate that this opportunity be further investigated in 2018/2019.
- iv. Following feedback received during this process, further changes to the draft Policy are proposed to clarify consultation requirements and the treatment of parking restrictions on narrow roads and in court bowls. Further information can be found in relation to these changes in Attachment 1 to this report under items 15, 16 and 17 and in Attachment 2.

- 3.3 Feedback received during the public exhibition period has been compiled and, where relevant for consideration as part of the Policy review, summarised in Attachment 1. Officer responses in relation to key parking management issues and proposed changes to the Policy have been recommended and presented in Attachment 1.
- 3.4 Community feedback has also included comments which were beyond the scope of the Policy review. These comments have been generally grouped into planning, enforcement and site specific issues and the proposed process for managing this feedback and officer comments are outlined in Attachment 1.
- 3.5 The Draft Parking Management Policy has been updated with changes as outlined in Attachment 1 and the updated draft Policy is appended to this report as Attachment 2. One recommended change is to extend the policy review period from 3 to 4 years, to align with the Council election cycle.

Traffic Monitoring Around Schools

- 3.6 Officers traditionally have taken a more reactive role in the monitoring of traffic around the municipality's primary and secondary schools. In the past, known schools with heavier traffic flows have been monitored more regularly for compliance with the Road Rules. When monitoring traffic during school pickup/drop off times, officers take a firm approach to enforcing the Road Rules, due to the high risk resulting in noncompliance.
- 3.7 Opportunities exist for a more proactive monitoring and education regime, involving the engagement of our schools and other stakeholders. Additionally, further work between Council's City Compliance and Engineering teams is being undertaken to identify areas of particular concern, and to review and enhance existing traffic measures around our schools.

4. COUNCIL PLAN / STRATEGY

- 4.1 The Draft Parking Management Policy is aligned and consistent with the following Council documents:
 - 4.1.1 Council Plan 2017-2021: Action 2.3 – Well connected, safe and accessible travel;
 - 4.1.2 Manningham Parking Permit Policy 2017;
 - 4.1.3 Manningham Integrated Transport Strategy 2009 – to be reviewed 2018/19;
 - 4.1.4 Manningham Healthy City Plan 2013-2017;
 - 4.1.5 Inclusive Manningham Strategy 2018-2021 (to replace the Disability Access and Inclusion Plan 2013-2017).
- 4.2 The draft Policy is also supportive of Council's strategic objectives for integrated land use, transport planning, amenity, social inclusion and economic prosperity.

5. IMPACTS AND IMPLICATIONS

- 5.1 The draft policy seeks to achieve a balanced outcome, in order to meet the needs of all road users in a fair, equitable and sustainable manner, which may result, in some cases, of other non-resident road users parking in residential streets and displacement of parking demand.
- 5.2 Where non-resident on-street parking occurs or changes in parking conditions arise, particularly in residential areas, affected residents may not be fully supportive of the proposal.
- 5.3 Conversely, failure to provide parking opportunities for commuters, traders, customers, community facility users and other users can similarly contribute to community discontent, reduced uptake of public transport, adverse economic impacts for local businesses, social isolation and adverse health and wellbeing outcomes.
- 5.4 The benefits of well managed on-street parking include reduced vehicle speeds, improved safety for road users, including cyclists, and more appropriate use of available parking facilities to the benefit of the broader community.
- 5.5 The Policy provides guidance for decision making for parking management within Manningham as conditions change within the city.

6. IMPLEMENTATION

6.1 Finance / Resource Implications

The minor expenses associated with translation of publicity material and advertising associated with the adoption of the Policy have been met from existing budgets.

Existing operational budgets can accommodate the costs associated with the implementation of new restrictions.

6.2 Communication and Engagement

As part of the public exhibition of the Draft Parking Management Policy, officers engaged with the community using a variety of channels, including online consultation, social media, advertising in the Manningham Leader and Manningham Matters and the distribution of flyers. CALD materials were also developed.

Those respondents to the original survey who indicated that they wish to be kept informed of further developments in the policy review were also advised of the exhibition of the draft policy.

Council's adoption of our Parking Management Policy October 2018 will be communicated through Manningham Matters, and the Policy will be uploaded to the Council website.

6.3 Timelines

The updated Draft Parking Management Policy, which takes into consideration the community feedback received during the public exhibition period, is now presented to Council for consideration as scheduled.

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 1

PARKING MANAGEMENT POLICY - REVIEW OF PUBLIC EXHIBITION FEEDBACK

The table below provides a summary of key points raised through the public exhibition period and where appropriate, proposed changes that are included in the draft policy.

Submitter feedback / requests received	Officer comments and proposed changes, where applicable
1. Suggested review date is too short	Next Review Date amended from October 2021 to October 2022, to align with the Council election cycle.
2. Parking restrictions should also apply on weekends and out of hours around specific schools and some community facilities.	Amendment of draft Policy recommended. The Policy provides a guide for the introduction of parking restrictions. Requests relating to individual sites will be addressed through site-specific assessment by Council's Traffic Engineers and consultation will be undertaken prior to installing restrictions. The Policy adequately addresses this issue.
3. Additional parking facilities requested around transport hubs and schools. Requests for the construction of multilevel car parking facilities.	The construction of new parking facilities is beyond the scope of the Policy review. The responsibility for consideration of the expansion of the Park and Ride abutting the Eastern Freeway rests with the State Government. On-street parking facilities are a limited resource which require management. Council works with schools on active travel programs to encourage greater uptake of sustainable transport options to minimise parking demand closer to schools and to achieve other benefits. One action identified through the policy review has been to investigate changes of restrictions in reserve carparks to facilitate commuter parking, in cases where there is available capacity without significant impacts on reserve usage. The draft Policy also seeks to better facilitate commuter parking closer to bus routes where there is demand.
4. Parking restrictions directly abutting shops are too restrictive – e.g. Donburn Shops has some bays with 30 minute restrictions.	The draft Policy does not specifically refer to specific restriction periods. The Policy provides a guide for restrictions. Consultation is undertaken with traders prior to installing restrictions and consideration is also given to the mix of businesses at each centre. Shorter term restrictions facilitate access to high turnover businesses such as takeaway outlets. Longer term parking suits multi transaction customer visits and access to services requiring a longer period of time. Consultation required under the draft Policy ensures that the needs of all businesses and customers are considered prior to installing restrictions.
5. The submitter does not recommend the implementation of time limited parking restrictions as they can result in traffic congestion and increase the numbers of trips due to vehicles being displaced when the time limits are too short, resulting in the need to find an	The Policy focus is not just on economic growth but includes safety, facilitating the use of limited parking facilities by competing user groups, etc. The Policy does not require the implementation of parking restrictions at all locations but guides the implementation of restrictions where warranted. Higher parking turnover areas are generally associated with activity centres. In many cases, off road parking areas service activity centres. These carparks are subject to

D18/359895

Attachment 1

<p>alternative parking space. Accessing parking facilities also poses a safety risk with potential conflict between passing traffic and cars accessing parking spaces.</p>	<p>low speed environments and the associated safety risk is considered to be negligible. Time limited restrictions are considered necessary to best manage available on street parking resources and demand, achieving an equitable outcome for stakeholders and ensuring access.</p>
<p>6. Two requests for specific wheelchair parking spaces to be provided in addition to disabled parking spaces. Also, requests received for the provision of additional disabled parking bays at specific locations.</p>	<p>Disabled parking bay requirements are legislated under the Disability Discrimination Act 1992 (DDA). There is no legal basis for wheelchair only parking spaces as requested. If Council were to install signage, it would not be enforceable.</p> <p>A survey was undertaken several years ago to assess the provision of disabled parking bays at activity centres within Council controlled car parking areas against the recommended provisions under the Australian Standards. Several new disabled parking bays were constructed through Council's capital works program to improve the availability of DDA complaint parking bays.</p> <p>The draft Policy provides for consideration of the installation of new disabled bays in cases where the occupancy of disabled bays at a given site exceeds 80%, subject to a range of considerations. The draft Policy further considers the option of applying appropriate time restrictions to disabled parking bays. While changes to the Policy are not supported, it is recommended that other actions including the potential installation of parking time limits be considered to improve access to DDA compliant parking bays.</p>
<p>7. Review the parking restrictions in residential streets where apartments and multi-unit sites are prevalent, particularly where the roads are narrow.</p>	<p>The draft Policy recommends introducing '2P Resident Permit Area' restrictions on one side and '2P' on the other side of the street, if the road is a minimum of 6.8 metres wide. On narrow roads less than 6.8 metres wide, '2P Resident Permit Area' restrictions are proposed on one side with 'No Stopping' restrictions to be applied to the other side of the street. These provisions should facilitate safe two-way traffic flows. It is considered that the draft Policy adequately addresses the issues raised.</p>
<p>8. Rubbish collection difficulties relating to the numbers of vehicles parked on streets in higher density areas.</p>	<p>Developers are required to demonstrate to Council how waste will be collected from any proposed development. A Waste Management Plan is required to be submitted with Planning Permit applications for larger developments and in general, in cases where 8 or more dwellings are proposed, the developer will be required to make provision for private waste collection from within the site. Developers of smaller sites are required to demonstrate acceptable kerbside collection provisions.</p>

D18/359895

Attachment 1

	<p>Difficulties with waste collection in high density development areas are generally addressed as follows: 1 Stickers are placed on the bins, requesting that the owner place the bins for collection at an alternative location; 2 Waste collection is scheduled to be undertaken in higher density areas at the start of the collection run, around 6:00am, when there is less on-street parking.</p> <p>The draft Policy recognises waste collection as a factor when setting parking restrictions for streets within General Residential Zone – Schedule 2 - Design and Development Overlay areas, requiring consideration of parking restriction time limits.</p>
<p>9. Parking restrictions arising from line marking under the provisions of the Victorian Road Safety Road Rules 2017 to be signposted in all cases. Second submitter requests that Trader Parking areas be line marked in a different colour to delineate them from bays available for general customer parking.</p>	<p>Parking restrictions arising from line marking are defined under the Victorian Road Safety Road Rules 2017. It is a requirement that all holders of a Victorian Drivers Licence be familiar with these rules. Under law, there is no requirement to install signage to reinforce restrictions which apply to line marking under the Road Rules. Council practice is to install signage to reinforce line marking, only in cases where there is a demonstrated, significant, ongoing localised problem. This approach minimises the proliferation of signage, maintains the aesthetics of the streetscape and minimises signage installation and maintenance costs.</p> <p>Regarding the suggestion to install orange line marking to highlight trader parking areas, trader parking areas may revert to general community use out of trading hours and as such, orange line marking for trader parking bays could not be applied consistently to all trader parking areas. White line marking for parking bays is the recognised standard in Victoria. A change to orange line marking is unlikely to be effective unless it was broadly applied across the State. Such a change is beyond the scope of the Policy review.</p>
<p>10. Request for the construction of additional large (multi-level) car parks, with particular reference to improving access to public transport.</p>	<p>Capital investment in new parking facilities is beyond the scope of the Policy review. Any expansion of the Doncaster Park and Ride would be at the discretion of the State Government. The draft Policy however does provide for review of the existing parking restrictions in streets surrounding the Park and Ride, to better facilitate commuter parking. An opportunity has also been identified to investigate changes of restrictions in relevant reserve carparks to allow commuter parking in cases where there is available capacity, without significant impacts on reserve usage. It is proposed to add the following note to the Policy. ‘Proposed parking restrictions in Council off-street carparking areas are to be determined on a case by case basis. Priority is to be given to the needs of reserve user groups but</p>

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Attachment 1

	<p>where feasible, provide opportunities for other purposes including commuter parking to facilitate access to public transport.</p>
<p>11. Parking spaces in the area are generally too small</p>	<p>Minimum parking space sizes are governed by the Australian Standards relating to on-street and off-street car parking and this matter is beyond the scope of the Policy review.</p>
<p>12. Request to list specific sites within the policy for parking restriction treatment.</p>	<p>The Policy provides a guide for the implementation of restrictions where warranted. Parking demands and conditions change over time and restrictions are best selected and applied when required. Individual sites with localised issues will be addressed individually through site-specific assessment by Council's Traffic Engineers, in consultation with stakeholders, as issues arise.</p>
<p>13. The proposed policy is not compliant with the Planning Guidelines for Emergency Vehicle Access, published by the MFB</p>	<p>The MFB Guidelines referenced in this submission are the Planning Guidelines for Emergency Vehicle Access and Minimum Water Supplies Within the Metropolitan Fire District, last revised in 2014. For Manningham, the Metropolitan Fire District generally applies to the western area of the municipality and a small area of Park Orchards. The guidelines identify the minimum access requirements for emergency vehicles (fire and ambulance) for new road networks, road network upgrades as well as property developments that incorporate streets and common access ways. The guide is targeted at the preparation and evaluation of applications pertaining to the subdivision or development of land within the Metropolitan District. As the majority of streets within the MFB district have already been constructed, its relevance to the review of the Parking Management Policy is questionable.</p> <p>In general, where parking is permitted on both sides of a road, the guide recommends the provision of an 8.1 metre wide road. The vast majority of existing roads within Manningham are 7metres in width. Application of the MFB Guidelines through the Parking Management Policy would result in the application of a minimum of no stopping restrictions to one side of each street in Manningham where restrictions are proposed.</p> <p>The need to amend the Parking Management Policy in consideration of the MFB guidelines is questionable taking into consideration the following points.</p> <ul style="list-style-type: none"> • Waste collection trucks access the vast majority of streets within the City on a weekly basis and Manningham streets are generally readily accessible. Fire fighting trucks are generally of similar dimensions to waste trucks (up to 2.5 metres in width). Officers are not aware of any major issues preventing waste truck access through urban streets.

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	<ul style="list-style-type: none"> The Guideline does not take account of the generally low levels of on-street parking in Manningham streets or the proposed restrictions under the draft Policy. The aim of the draft Policy is to facilitate parking on one side of the street but to limit parking on the other side of the street to create gaps to facilitate two-way traffic flow. <p>Manningham’s Municipal Emergency Management Plan addresses traffic management requirements in the event of an emergency. Victoria Police is responsible for coordinating the development of an Incident Traffic Management Plan in conjunction with the Incident Controller. State adopted Joint Standard Operating Procedures are in place for traffic management.</p> <p>Given that waste trucks can freely access areas of the Municipality, amendment of the Parking Management Policy to address the MFB guide requirements is not considered to be necessary. Any requests regarding improvements to facilitate emergency access will be addressed on a case by case basis. Nothing in the draft Policy prevents action being taken to improve emergency access.</p>
<p>14. The Policy does not address parking on vehicle crossings across footpaths and nature strips.</p>	<p>Rule 198(2) of the Road Safety Road Rules 2017 prohibits motorists from stopping and leaving a vehicle unattended on a vehicle crossing. As the requirement is part of the existing Road Rules, there is no need for the Policy to include this provision.</p>
<p>15. Will the proposed parking restrictions for narrow roads be appropriate in all cases?</p>	<p>The Victorian Road Safety Rules require a 3 metre clear width for through traffic. It is proposed to include the following note in the draft Policy. ‘Streets less than 5 metres in width will be reviewed on a case by case basis to maintain 3 metres clear access width where parking is an issue’.</p>
<p>16. There have previously been issues with traffic congestion in courts, particularly where development is occurring. Consideration should be given to measures to ensure safe traffic circulation.</p>	<p>It is proposed to amend the Policy to include the following note. ‘Where development is proposed in a court, consideration is to be given to the introduction of No Parking restrictions in the court bowl between 7am and 3pm on weekdays, for the period of the development works’.</p>
<p>17. Section K of the Policy should be amended to further clarify circumstances where consultation on changes to parking management arrangements is required.</p>	<p>It is proposed to amend Section ‘K’ of the Policy to clarify that consultation will not be undertaken in cases where:</p> <ul style="list-style-type: none"> changes are required to improve safety, where changes simply reinforce requirements under the Road Rules or where changes do not affect the number of available bays or the hours of parking space availability.

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Attachment 1**COMMUNITY FEEDBACK – RESPONSES TO ISSUES BEYOND SCOPE OF POLICY REVIEW**

Feedback received throughout the consultation process that is not relevant to the Parking Management Policy has been addressed in the following ways:

Planning Issues

On-street parking is a shared community asset for all road users including residents living in single dwellings, apartments and their visitors.

On-site car parking requirements are specified in the Planning Scheme which outlines the number of car parks required for different land uses. For example, every dwelling with three or more bedrooms will require two or more car parking spaces. These car parking rates are consistent across all planning schemes in Victoria.

A developer can make an application to Council to reduce the car parking requirements for a particular site, however would need to present a sound argument for the reduction with supporting documents. When assessing planning permit applications we look at the impact a development could have on the existing road and traffic network.

For roads managed by VicRoads, we will work with VicRoads to assess planning permit applications.

Enforcement

Comments relating to enforcement of parking restrictions or requirements in specific areas have been referred to Council's Local Laws and Compliance unit.

Traffic Monitoring Around Schools

Officers traditionally have taken a more reactive role in the monitoring of traffic around the municipality's primary and secondary schools. In the past, known schools with heavier traffic flows have been monitored more regularly for compliance with the Road Rules. When monitoring traffic during school pickup/drop off times, officers take a firm approach to enforcing the Road Rules due to the high risk associated with noncompliance.

Opportunities exist for a more proactive monitoring and education regime, involving the engagement of our schools and other stakeholders. Additionally, further work between Council's City Compliance and Engineering teams is being undertaken to identify areas of particular concern and to review and enhance existing traffic measures around our schools.

Specific Localised Issues Relating to Traffic Movement and Safety

Traffic and safety issues relating to specific locations have been referred to Council's Traffic Engineers for further investigation.

D18/359895



Draft Parking Management Policy

October 2018



Interpreter service

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PURPOSE

Our Parking Management Policy guides on-street parking and traffic movement around Manningham. It guides the selection of on-street and public parking restrictions and aims to ensure a transparent, consistent, equitable and balanced approach to the management of on-street public parking facilities.

POLICY STATEMENT

Our Parking Management Policy provides a framework to effectively manage kerbside parking in Manningham. This supports our strategic objectives for integrated land use, transport planning, amenity, social inclusion and economic prosperity.

The Policy is intended to guide our assessment and implementation of new parking restrictions. Existing parking restrictions may differ from the restrictions proposed in this policy. We may choose to review the existing restrictions if an issue arises or request for change is made.

Given increasing demand for on-street parking facilities, we aim to ensure safe parking conditions that balance the competing priorities of all road users.

(A) GUIDING PRINCIPLES

The principles underpinning on-street public parking management in priority order are:

1. Promoting a safe, accessible and sustainable road environment for all road users. In general, two way traffic will be facilitated in residential streets but reasonable delays to through traffic movement are acceptable;
2. Maintaining safety along our roads. Where roads are wide enough and two way traffic is safely accommodated, unrestricted parking will be provided. Conversely, parking restrictions may be considered where road geometry and safety considerations support restrictions;
3. Managing parking restrictions to support car parking near public transport;
4. Managing parking so that on-street parking is available within a reasonable distance of one's destination;
5. Implementing parking restrictions only where there is a demonstrated long term need;
6. Minimising parking restrictions, where possible; and
7. Giving due consideration to the needs of all users, including, people with special needs and/or people with a disability, motorcyclists, traders, customers, school communities, residents, commuters and deliveries.

**(B) PARKING RESTRICTION GUIDE**

These parking management principles are applied to the following land use categories:

1. **Schools**
 - a. Preschools
 - b. Primary and Secondary Schools
2. **Activity Centres**
 - a. Major and Neighbourhood
 - b. Local
3. **Council and Community Facilities/Reserves/Sporting Facilities**
 - a. Low Density Residential Zone (LDRZ)
 - b. General Residential Zone – Schedule 1 and Neighbourhood Residential Zone (Residential 1 and 3)
 - c. General Residential Zone – Schedule 2 (Design and Development Overlay 8 (DDO8))
4. **Residential Areas**
5. **Loading Zones**
6. **Work Zones**
7. **Major Public Transport Routes**
8. **Private Parking Agreements**

Our Policy also aims to provide guidance on disabled public parking facilities for on-street and off-street parking situations to meet community needs – refer to Section E, Page 12.

To support and reinforce the established parking priorities which reflect the primary activities in a street, the following parking restrictions can be applied. These restrictions mainly apply to roads within the urban environment.

In determining the appropriateness of implementing parking restrictions, reference to a wide road means a road 6.8 metres wide (invert to invert) or greater and a narrow road (road width is restrictive) refers to a road less than 6.8 metres wide (invert to invert), as diagrammatically shown in Figure 1. Parking restrictions for streets less than 5 metres in width will be reviewed on a case by case basis to ensure 3 metres clear access width where parking is an issue.

Simplifying and standardising parking restrictions improves clarity, consistency, legibility and compliance. Variations in new restrictions within a precinct are to be minimised where feasible.



LOCATION	PROPOSED RESTRICTION	COMMENTS
1. Schools		
Preschool	Parking restrictions are generally not required unless traffic flow is impeded or safety compromised.	'Drop off' times can vary considerably for pre-schools and there is no defined peak parking demand.
Primary and Secondary Schools (Refer Plan 1)	<p>'No Parking, SCHOOL DAYS' Time limits for 'No Parking' to apply for one hour duration in the AM and PM school peak (on school side of road).</p> <p>'No Stopping' restrictions to apply on other side of road with days and hours matching the restrictions on the other side of the road.</p> <p>Prohibit parking in court bowls adjacent to the school in peak school periods, where required. Parking may be considered along the straight section of a court subject to safety and engineering considerations.</p> <p>Streets less than 5 metres in width will be reviewed on a case by case basis to maintain 3 metres clear access width where parking is an issue.</p>	<p>The proposed times may vary to reflect the residential character and school operating hours. The operation times will be set following consultation with the school. Property owners will be advised of the operation times.</p> <p>'No Parking' restriction near gate access points. Parking areas to be provided beyond the 'No Parking' zone(s).</p> <p>Where warranted, install linemarking to achieve adequate clearances around driveways for vehicles to access properties.</p> <p>Council supports the provision of Park and Walk facilities to improve community health and reduce road congestion abutting schools. Where warranted, the installation of parking restrictions will be considered in consultation with relevant stakeholders.</p>
2. Activity Centres		
Principal Activity Centre (Westfield Doncaster) and parts of Doncaster Hill (Refer Plan 2)	Within the centre	<p>Specific hours of operation for parking controls will generally be guided by centre trading hours, subject to consultation with traders.</p> <p>Parking restrictions may vary from site to site, shop trading hours and specific requirements of adjacent business/shops.</p>



LOCATION	PROPOSED RESTRICTION		COMMENTS
	Streets surrounding major activity centre	<p>'2P, 8am-8pm', one side of the road and 'Permit Zone 8am-8pm' on the other side</p> <p>OR</p> <p>'2P, 8am-8pm, Resident Permit Area' on one side of the road and 'No Stopping' on the other side of road if road width is restrictive.</p> <p>Streets less than 5 metres in width will be reviewed on a case by case basis to maintain 3 metres clear access width where parking is an issue.</p>	<p>Generally applicable to residential streets within 100 to 200 metres radius (approx) of the activity centre.</p> <p>Consideration may be given to alternative hours of operation and restriction durations where there is a demonstrated need, the Policy principles can be achieved and community consultation supports the change.</p> <p>On longer street, staggering parking controls will be considered to provide parking opportunities for residents on both sides of the street and reduce traffic speeds. In general, staggering of restrictions will only be considered in streets exceeding 500 metres in length and only if there is majority stakeholder support. At minimum, restrictions will be applied over a length of 250m on a given side of the road – refer Plan 6.</p>
Major, Neighbourhood and Local Activity Centre (Refer Plan 3)	Within the centre	Specific hours of operation for parking controls will generally be guided by the centre trading hours and be subject to consultation with traders and adjacent residents, if applicable.	Parking restrictions may vary from site to site, depending on shop trading hours, the mix of businesses and stakeholder consultation.
	Streets surrounding Major, Neighbourhood and Local Activity	'2P, 8am-8pm' Resident Permit Area (on one side of the	Generally applicable to residential streets within 100 metre radius (approx) of activity



LOCATION	PROPOSED RESTRICTION	COMMENTS
	<p>Centre road).</p> <p>Unrestricted on other side of road, if safe.</p> <p>'No Stopping' on the other side of road, if road width is restrictive.</p> <p>Where development is proposed in a court, consideration is to be given to the introduction of No Parking restrictions in the court bowl between 7am and 3pm on weekdays, for the period of the development works.</p> <p>Streets less than 5 metres in width will be reviewed on a case by case basis to maintain 3 metres clear access width where parking is an issue.</p>	<p>centre.</p> <p>Consideration may be given to alternative hours of operation and restriction durations where there is a demonstrated need, the Policy principles can be achieved and community consultation supports the change.</p> <p>The signs shall stipulate 'Including Public Holidays'.</p> <p>On longer streets, staggering parking controls will be considered to provide parking opportunities for residents on both sides of the street and reduce traffic speeds. In general, staggering of restrictions will only be considered in streets exceeding 500 metres in length and only if there is majority stakeholder support. At minimum, restrictions will be applied over a length of 250m on a given side of the road – refer Plan 6.</p>
<p>3. Local Access Streets Adjoining Major Public Transport Routes</p> <p><i>(Refer to Manningham Planning Scheme for definition of Access Street)</i></p> <p>(Refer Plan 4)</p>	<p>'2P, 8am-8pm Mon-Fri' Resident Permit Area (on one side of the road).</p> <p>Unrestricted on other side of road, if safe.</p> <p>'No Stopping' on the other side of road if road width is restrictive.</p> <p>Streets less than 5 metres in width will be reviewed on a case by case basis to maintain 3 metres clear access width where parking is an issue.</p>	<p>The Resident Permit Parking restriction shall be implemented on the side of the local street that commuters enter from the main road.</p> <p>On longer streets, staggering parking controls will be considered to provide parking opportunities for residents on both sides of the street and reduce</p>



LOCATION	PROPOSED RESTRICTION	COMMENTS
	<p>Where development is proposed in a court, consideration is to be given to the introduction of No Parking restrictions in the court bowl between 7am and 3pm on weekdays, for the period of the development works.</p>	<p>traffic speeds. In general, staggering of restrictions will only be considered in streets exceeding 500 metres in length and only if there is majority stakeholder support. At minimum, restrictions will be applied over a length of 250m on a given side of the road – refer Plan 6.</p>
<p>4. Local Access Streets Adjoining Council and Community Facilities/Reserves/Sporting Facilities</p>	<p>Specific hours of operation for parking controls will be subject to consultation with club representatives and adjacent residents, if applicable.</p> <p>Where development is proposed in a court, consideration is to be given to the introduction of No Parking restrictions in the court bowl between 7am and 3pm on weekdays, for the period of the development works.</p>	<p>Parking restrictions and operating hours may vary from site to site.</p> <p>Where feasible, investigate opportunities to facilitate commuter parking in reserve carparks along major public transport routes.</p> <p>On longer streets, staggering parking controls will be considered to provide parking opportunities for residents on both sides of the street and reduce traffic speeds. In general, staggering of restrictions will only be considered in streets exceeding 500 metres in length and only if there is majority stakeholder support. At minimum, restrictions will be applied over a length of 250m on a given side of the road – refer Plan 6.</p>
<p>5. Loading Zones</p>	<p>Parking restrictions to be applied in consultation with traders.</p>	
<p>6. Residential Areas <i>(Refer to Manningham Planning Scheme for Residential Zones)</i></p>		
<p>Low Density Residential Zone (LDRZ)</p>	<p>Generally, no parking restrictions.</p>	<p>Parking restrictions may be considered if the road geometry, such as road bends or hills, and safety considerations do not permit parking on both</p>



LOCATION	PROPOSED RESTRICTION	COMMENTS
<p>General Residential Zone – Schedule 1 (<i>Res 1 and 3</i>)</p> <p>Neighbourhood Residential Zone</p>	<p>Generally, no parking restrictions.</p>	<p>sides of the road.</p> <p>Parking restrictions may be considered if the road geometry, such as road bends or hills, and safety considerations do not permit parking on both sides of the road.</p>
<p>General Residential Zone – Schedule 2 (<i>Design and Development Overlay 8 (DDO8)</i>)</p> <p>(Refer Plan 5)</p>	<p>‘2P, 8am-8pm,’ Resident Permit Area (on one side of the road).</p> <p>‘2P, 8am-8pm’ on other side of road, if safe.</p> <p>‘No Stopping’ on the other side of road if road width is restrictive, otherwise, leave as unrestricted.</p> <p>Streets less than 5 metres in width will be reviewed on a case by case basis to maintain 3 metres clear access width where parking is an issue.</p> <p>Where development is proposed in a court, consideration is to be given to the introduction of No Parking restrictions in the court bowl between 7am and 3pm on weekdays, for the period of the development works.</p>	<p>Kerbside waste collection service requirements will be considered when setting parking restriction time limits.</p> <p>On longer streets, staggering parking controls will be considered to provide parking opportunities for residents on both sides of the street and reduce traffic speeds. In general, staggering of restrictions will only be considered in streets exceeding 500 metres in length and only if there is majority stakeholder support. At minimum, restrictions will be applied over a length of 250m on a given side of the road.</p>
<p>7. Work Zones</p>	<p>Parking restrictions to be applied in accordance with the approved Construction Management Plans (CMP) for the proposed development or where required.</p> <p>Where development is proposed in a court, consideration is to be given to the introduction of No Parking restrictions in the court bowl between 7am and 3pm on weekdays, for the period of the development works.</p>	<p>Parking restrictions will only apply to the streets abutting the construction/building site to the road reserve and for the duration of the construction only. A fee to create a Work Zone will apply.</p>
<p>8. Private Parking Agreements</p>	<p>Parking restrictions to be applied in accordance with Agreement between the property owner and Council.</p>	<p>Private parking Agreements may be entered into with other parties, but for commercial developments only and</p>



LOCATION	PROPOSED RESTRICTION	COMMENTS
		where it is deemed the community will generally benefit from the arrangement.
9 Reserve Off Street Carparking Areas	Proposed restrictions in Council Reserve off-street car parking areas are to be determined on a case by case basis.	Priority is to be given to the needs of reserve user groups but where feasible, provide opportunities for other purposes including commuter parking to facilitate access to public transport.

Definitions and Applicable Road Safety Road Rules:

The following information is based on the Road Safety Road Rules 2009 and was current at the time of Policy adoption. This information is subject to change.

1. **No Stopping – Road Rule 167**

A driver must not stop on a length of road or in an area to which a no stopping sign applies.

2. **No Parking – Road Rule 168**

- (1) The driver of a vehicle must not stop on a length of road or in an area to which a no parking sign applies, unless the driver
 - (a) is dropping off, picking up, passengers or goods; and
 - (b) does not leave the vehicle **unattended**; and
 - (c) completes the dropping off, pick up, of the passengers or goods, and drives on, as soon as possible and, in any case, within the **required time** after stopping.
- (2) For this rule, a driver leaves a vehicle **unattended** if the driver leaves the vehicle so the driver is over 3 metres from the closest point of the vehicle.
- (3) In this rule, **required time** means
 - (a) If information on or with the sign indicates a time – the indicated time; or
 - (b) If there is no indicated time – 2 minutes; or
 - (c) If there is no indicated time, or the indicated time is less than 5 minutes, and rule 206 applies to the driver – 5 minutes.

3. **Loading Zone – Road Rule 179**

- (1) A driver must not stop in a loading zone unless the driver is driving
 - (a) a bus, or commercial passenger vehicle licensed under the Transport Act 1983 that is dropping off, picking up, passengers; or
 - (b) a truck that is dropping off, or picking up, goods; or
 - (c) a courier vehicle displaying a courier vehicle sign; or
 - (d) a delivery vehicle displaying a delivery vehicle sign; or
 - (e) a vehicle that is dropping off, picking up, goods which
 - (i) is constructed principally for carrying loads, and is not a sedan, station wagon or motor bike; and
 - (ii) has displayed on it a registration label or other identifying label or mark issued or approved by the Corporation indicating that in the opinion of the



- Corporation the vehicle is constructed principally for carrying loads; or*
- (iii) *a taxi that is dropping off or picking up passengers or goods.*
- (2) *A driver who is permitted to stop in a loading zone must not stay continuously in the zone for longer than*
- (a) *30 minutes; or*
- (b) *If information on or with the loading zone sign applying to the loading zone indicates another time – the indicated time.*
- (3) *A Loading Zone is a length of road to which a loading zone sign applies.*
4. **Works Zone – Road Rule 181**
- A driver must not stop in a works zone unless the driver is driving a vehicle that is engaged in construction work in or near the zone. A Works Zone is a length of road to which a works zone sign applies.*
5. **Resident Permit Area – is a parking control that applies to a designated area where a particular group of vehicles (eg. those belonging to local residents) is exempted from time limit restrictions on a parking control panel.**
6. **What is a Vehicle – Road Rule 15**
- (1) *A vehicle is a conveyance that is designed to be propelled or drawn by any means, whether or not capable of being so propelled or drawn, and includes*
- (a) *a motor vehicle, trailer and tram; and*
- (b) *a bicycle; and*
- (c) *an air-cushion vehicle – but does not include a train.*
- (2) *However, a reference in these Rules (except in this Division) to a vehicle*
- (a) *includes a reference to*
- (i) *an animal that is being ridden or is drawing a vehicle; and*
- (ii) *a combination; but*
- (b) *does not include a reference to*
- (i) *a wheelchair other than a motorised wheelchair capable of a speed of 10 kilometres per hour or more; or*
- (ii) *a wheeled recreational device; or*
- (iii) *a wheeled toy.*

(C) VEHICLE PARKING PERMITS IN RESIDENTIAL AREAS

Parking permits are available to residents in some areas of Manningham. Introducing vehicle parking permits will generally only be considered in residential areas with high parking occupancy and competing demands from other road users. Residential vehicle parking permits allow permit holders to park unrestricted in timed parking areas.

Permits allow residents greater opportunity to park near their property. They are not designed to guarantee a parking space directly in front of your property. Visitor parking permits are transferable between vehicles, but are tied to the street the resident lives on and only valid when specified on the signs. Vehicle specific permits may only be used by that vehicle.

For information on the duration of validity, cost and the number of residential parking permits available per property, please refer to Manningham's Parking Permit Policy 2017.



Implementing permit parking in residential areas may be considered when there is greater than 60% parking occupancy on both sides of a length of road for a continuous period exceeding 4 hours or where identified in this Policy. The extent/length of road under consideration for which a parking restriction may be warranted will be assessed by the Traffic Engineer.

(D) VEHICLE PARKING PERMITS FOR TRADERS

Vehicle parking permits for traders are designed to provide parking opportunities for business owners and employees in an activity centre. Vehicle parking permits for traders will be considered in Council controlled off-street car parks if requested by traders. We will assess the area to understand parking needs.

The vehicle parking permit area for traders will be determined in consultation with Council's Business and Events unit, Approvals and Compliance unit and the Traders Association. Vehicle parking permits for traders are transferable between vehicles to allow various staff members to use them – a fee applies. However, Council may in the future move to vehicle specific trader permits.

(E) VEHICLE PARKING BAYS FOR PEOPLE WITH DISABILITIES

We will provide vehicle parking bays for people with disabilities in convenient locations in commercial areas and near community facilities in accordance with the provisions below and taking into account the key objectives of Council's Disability Access and Inclusion Plan 2013-2017 Action Plan. In particular, Council's Objective in Priority Area 2 of the Action Plan is to improve access and inclusion to the built environment, transport, events and services.

All requests will be considered on their individual merits.

On-street and off-street vehicle parking bays for people with disabilities, will be assessed based on:

- the nature of the facilities and the user groups requiring access;
- the requirements of the Australian Standards; and
- occupancy surveys where there is a request for additional bays.

Where the occupancy survey shows that existing vehicle parking bays for people with disabilities are occupied over 80 percent of the time of operation of the facility, the provision of a new parking bay may be considered within the vicinity, subject to space availability, engineering considerations and impacts on overall parking demand and availability. However, should the assessed occupancy rate be lower than 80%, the site will not be eligible for reassessment for a period of 12 months.

Prior to installing a vehicle parking bay for people with a disability, we will consider the availability of safe pedestrian access to the bay(s), impacts on pedestrian facilities, traffic safety, topography and other factors.

Vehicle parking bay geometry, line marking and signage will be constructed in accordance with Disability and Discrimination Act (DDA) guidelines and Australian Standards AS2890 Part 6. Other appropriate infrastructure such as pram ramps will also be installed. The rate of provision of parking bays in commercial areas will generally be in accordance with the provisions of Australian Standards AS2890 Part 6, except in exceptional circumstances.

To access these bays, the relevant disabled parking permit must be displayed at all times.



Vehicle parking bays for people with a disability operate on a first-come first served basis and a permit does not guarantee the availability of a space.

(a) Residential Areas

Generally, provision of new on-street parking bays for people with disabilities in residential areas will not be supported.

(b) Commercial Areas

In commercial areas or near community facilities, off-street parking bays for people with a disability should be conveniently located, within close proximity to the destination or entrance of the facility. Parallel parking bays are not particularly suitable in these areas as they place the driver with a disability in the path of traffic when accessing the vehicle and are to be avoided.

(c) Schools

Disabled parking bays for use by parents should be located within the school premises.

Requests from schools to install parking bays for people with a disability outside the school premises will only be supported, in exceptional circumstances, on a cost shared basis.

(d) Parking Bay Time Restrictions

When assessing whether any time restriction should be placed on a parking bay for people with disabilities, the following factors will be considered:

- purpose of the visit to the facilities to be accessed and parking duration required; and
- level of utilisation, occupancy and turnover at various times throughout the day and week.

(F) LOADING ZONES

Allocation of Loading Zones

A loading zone is a section of on-street or off-street space that can be used for the loading and unloading of goods and materials. Loading zones can be subject to time and day specific restrictions. The location and size of the loading zone will be established in consultation with relevant parties.

Parking in loading zones is permitted only temporarily and while engaged in loading and unloading activity. The loading zone may be used by any business or individual and is to be available to the general public.

A request for a loading zone may be denied due to:

- potential effects on traffic flow;
- non-compliance with VicRoads regulatory guidelines;
- objections raised by affected traders and persons;
- lack of available off-street parking space or lack of availability of rear access to the property; and/or
- competing demands for space.

Any on-street loading zones should be spread out rather than centralised to ensure appropriate



usage and convenience. Locations will take account of the mix of businesses and differing demands.

Subject to the operation of clearways, the loading of goods is encouraged before 9:00am, Mon to Friday. This will reduce the required hours of operation of loading zones, therefore allowing more general parking for customers. Unless specifically required and there is a demonstrated need, loading zones will not operate on weekends.

The number and location of loading zones should be assessed in consultation with relevant officers from Council's Business and Events Unit, Approvals and Compliance unit and local business representatives.

Requests for on-street loading zones will be assessed taking account of available off-street loading opportunities, the ability for these facilities to be shared and competing demands for kerbside space.

Loading Zones will generally be restricted to 30 minutes. In some circumstances, it may be appropriate to vary time controls according to business needs.

No requests for Loading Zones to serve residential properties will be supported.

(G) WORK ZONES

A work zone is a temporary parking zone abutting a building site or development. It is commonly used when building works are occurring in a congested area to provide dedicated space for construction vehicles.

The location and extent of a work zone will be assessed by Council's Traffic Engineers and approval will be subject to assessment of the surrounding road and traffic conditions.

An application to implement a Work Zone will need to be made to Council for approval. Fees will apply in accordance with the permit issued for use of road space abutting the construction/building site, in addition to the cost of administering the process and installing and removing signage.

(H) PARKING SENSORS

In-ground parking sensors – Vehicle Detection Units (VDU)

The introduction of in-ground parking sensors may be considered to encourage timely parking turnover and facilitate improved compliance with restrictions.

(I) PRIVATE PARKING AGREEMENTS

Where there is a benefit to the general community, Manningham Council may enter into Agreements with private property owners for the management and enforcement of parking restrictions for specified commercial parking areas located on private property. Manningham Council will not take over maintenance and management responsibilities of the parking signs within private property until the following steps have been undertaken:

- (a) an Agreement has been executed and entered into between Manningham Council and the private property owner;
- (b) the first round of parking signs within the designated parking area as specified within the Agreement has been installed at the expense of the commercial property land owner.



All existing signs are to be upgraded to current standards prior to Manningham Council taking over maintenance responsibilities at the expense of the land owner.

Depending on the context of the agreement, Manningham Council or the owner will replace as soon as practicable, any damaged, defaced, illegible or missing parking sign at its costs and replace at an appropriate time any parking signs made redundant by any legislative change.

(J) DECISION MAKING FOR PARKING MANAGEMENT CHANGES

When a parking issue is reported or a request for change is made, we will investigate. This may include assessing the location at different times and days of the week to clarify the problem, identify causes and assess potential for changes.

We will consider the following:

- (a) road safety and road geometry;
- (b) sight distance;
- (c) traffic volume;
- (d) level of congestion;
- (e) private property access;
- (f) previous complaints to determine if the issue has been an ongoing problem, been assessed or resolved previously or is in conflict with other requests;
- (g) current restrictions in the immediate vicinity;
- (h) land uses adjacent to and along the street;
- (i) building activity;
- (j) parking enforcement observations and trends in infringement notices in the street;
- (k) specific uses, such as schools, childcare centres, hospitals, aged care centres, cyclists and pedestrians;
- (l) assessment of current use;
- (m) neighbouring car parks, their capacity and use;
- (n) proximity to public transport – bus stops and facilities;
- (o) major parking generators, such as restaurants/sports facilities/reception centres);
- (p) precinct basis or individual street treatment;
- (q) parking sign locations;
- (r) street lighting.

(K) CONSULTATION

In line with our Community Engagement Framework, we consider community consultation and engagement an essential part of good governance and leadership.

We will inform and/or consult with community members and, where appropriate, provide opportunity for community feedback.

Community consultation is not required in cases where the nature / impacts of any proposed parking management actions are limited to the following.

- changes are solely required to improve safety,
- where changes simply reinforce requirements under the Road Rules, or
- where proposed changes do not affect the number of available bays or the hours of parking space availability.

For all other proposed changes to parking restrictions, consultation will be undertaken in line



with our Community Engagement Framework.

Feedback received from any consultation process will help inform our assessment and decision on the proposed changes. This decision would be made under delegation by the relevant Directors of Council.

(L) RETROSPECTIVE CHANGES TO EXISTING PARKING RESTRICTIONS

Review of existing parking restrictions may be supported for the following reasons:

- A changing environment resulting from increased building activity, development or other external imperatives.
- An opportunity to optimise the availability of on-street parking facilities in areas where on-street parking is under utilised.

Proposed changes to existing parking restrictions should be considered in accordance with the principles and parking controls set out within the policy. Stakeholder consultation must be undertaken prior to making changes to existing parking restrictions.

(M) APPEALS

Any person may lodge an appeal against a decision made by an Authorised Officer in writing within 14 days of full notification of the decision being made. Appeals must be forwarded to:

Manager Infrastructure Services
Manningham City Council
P O Box 1
DONCASTER VIC 3108

- When notifying the person(s) of Council's decision, the person(s) must be advised of any right to have the decision internally reviewed.
- The response must outline how the application for review can be made.
- Once the internal review process has been completed, the findings of the review must be communicated to the applicant in writing within 28 days.



SCOPE OF POLICY

Our Policy will guide officers, Council, Manningham businesses and the community.

RESPONSIBILITY

Manager, Infrastructure Services
Coordinator Traffic and Development

RELATED POLICIES

- Council Plan 2017-2021
- Parking Permit Policy 2017
- Manningham Planning Scheme
- Inclusive Manningham Strategy 2018-2021 (*to replace Disability Access and Inclusion Plan 2013-2017*)
- Manningham Integrated Transport Strategy 2009 (*to be reviewed*)
- Healthy City Plan

GUIDELINES

- Australian Standards AS 1742 and AS 2890
- VicRoads Traffic Engineering Manual

RELATED LEGISLATION

- Local Government Act 1989
- Road Safety (Traffic Management) Regulations 2009
- Road Safety Road Rules

SUPPORTING RESEARCH AND ANALYSIS

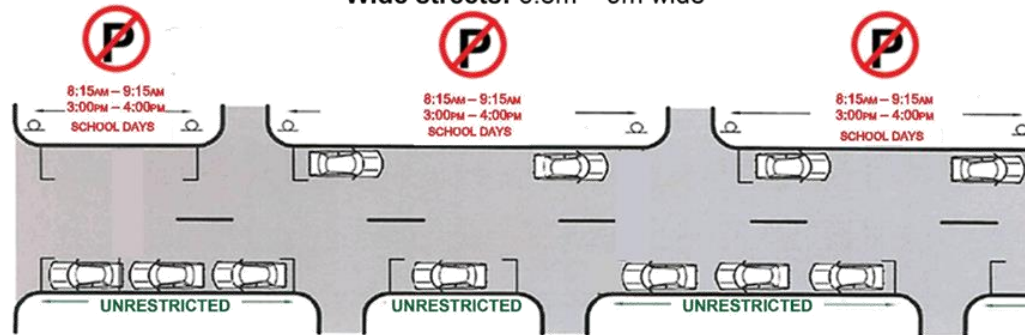
Our Policy has been prepared following consultation with and feedback from the community, councillors, and officers. The Policy takes into account the issues and concerns of stakeholders and provides a balanced guide to support an open and transparent decision making process.



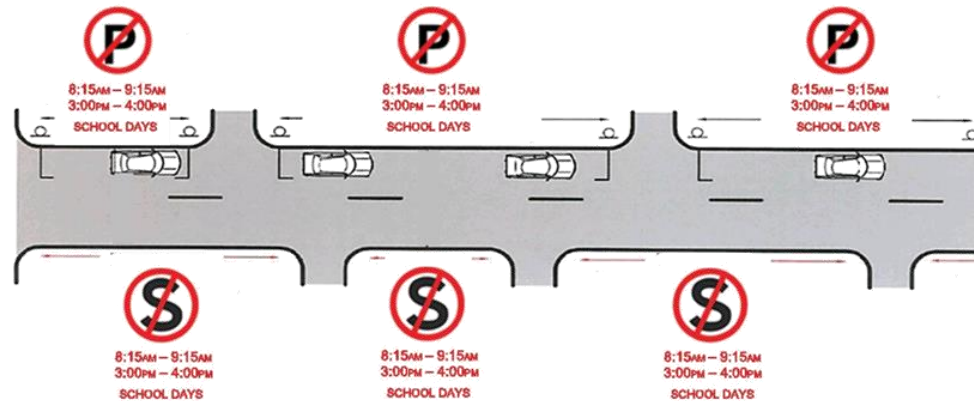
Plan 1 – Streets Surrounding Schools

(proposed times may vary to reflect residential character and school operating hours)

Wide streets: 6.8m – 9m wide



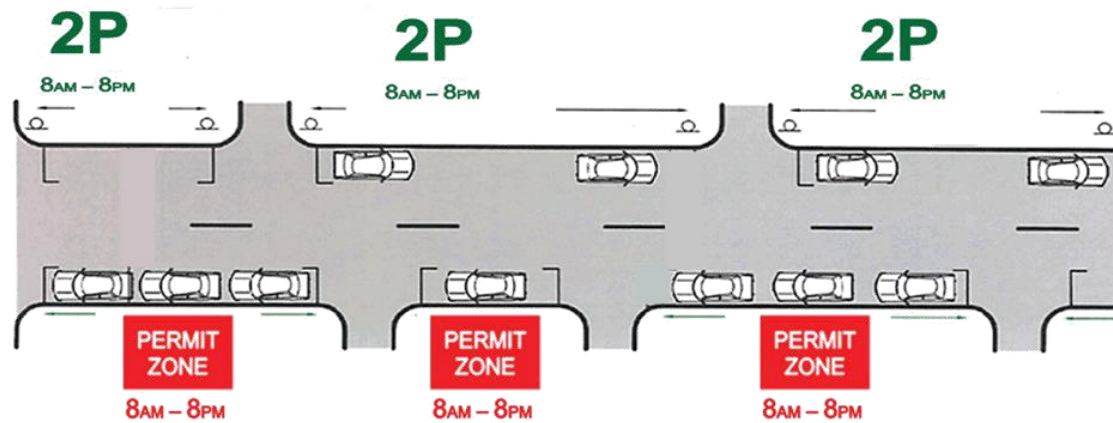
Narrow streets: Less than 6.8m wide





Plan 2 – Principal Activity Centre – Westfield Doncaster

Wide streets: 6.8m – 9m wide



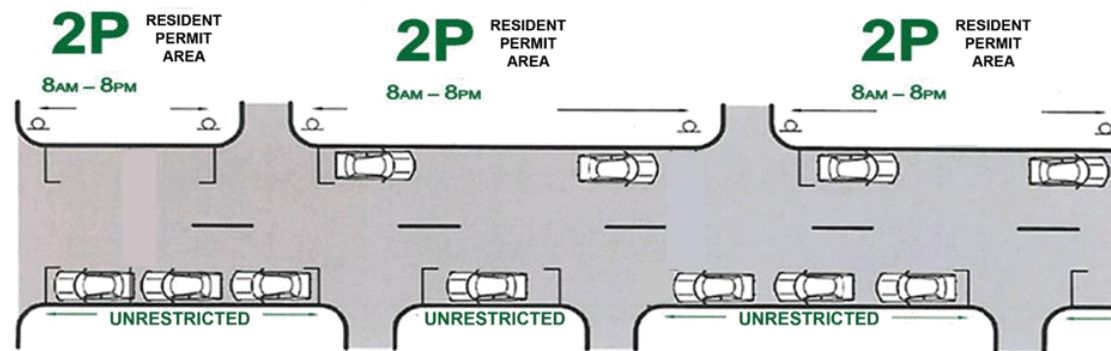
Narrow streets: Less than 6.8m wide



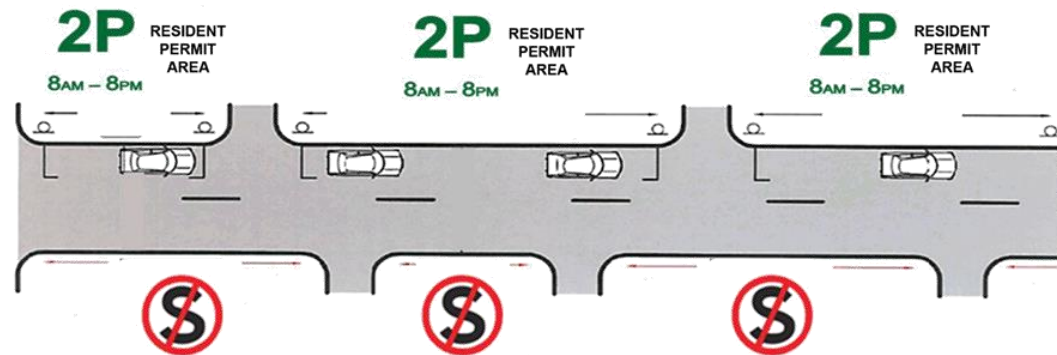


Plan 3 – Major Neighbourhood and Local Activity Centres

Wide streets: 6.8m – 9m wide

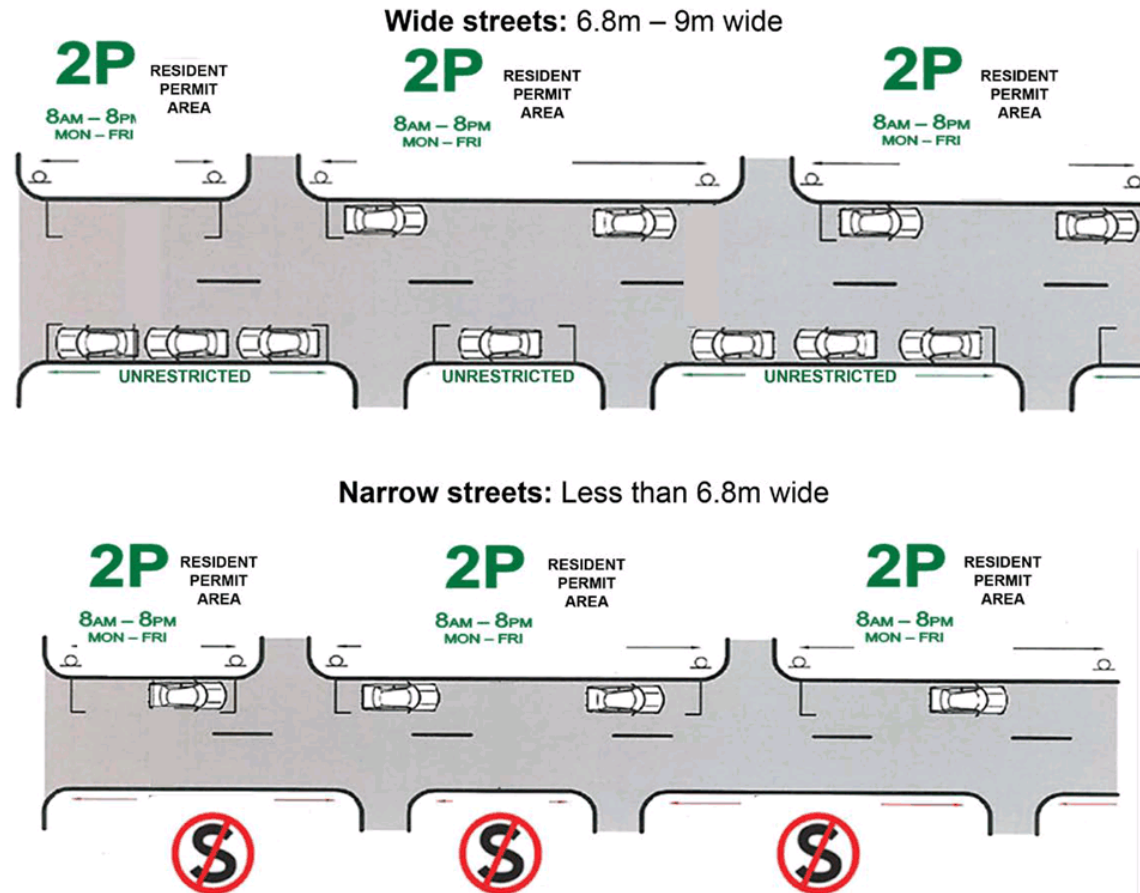


Narrow streets: Less than 6.8m wide





Plan 4 – Local Access Streets Adjoining Major Public Transport Routes

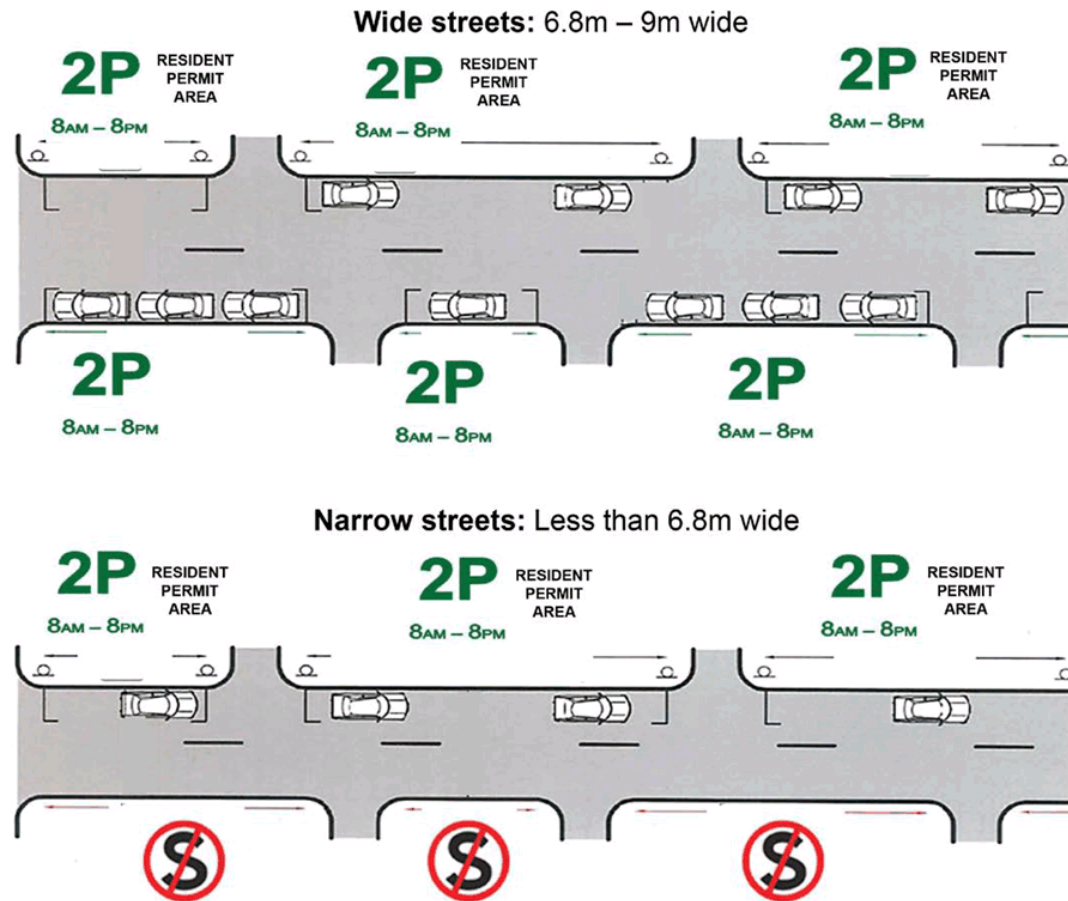


Commercial in confidence

44



Plan 5 – General Residential Zone (Schedule 2)



Commercial in Confidence

43

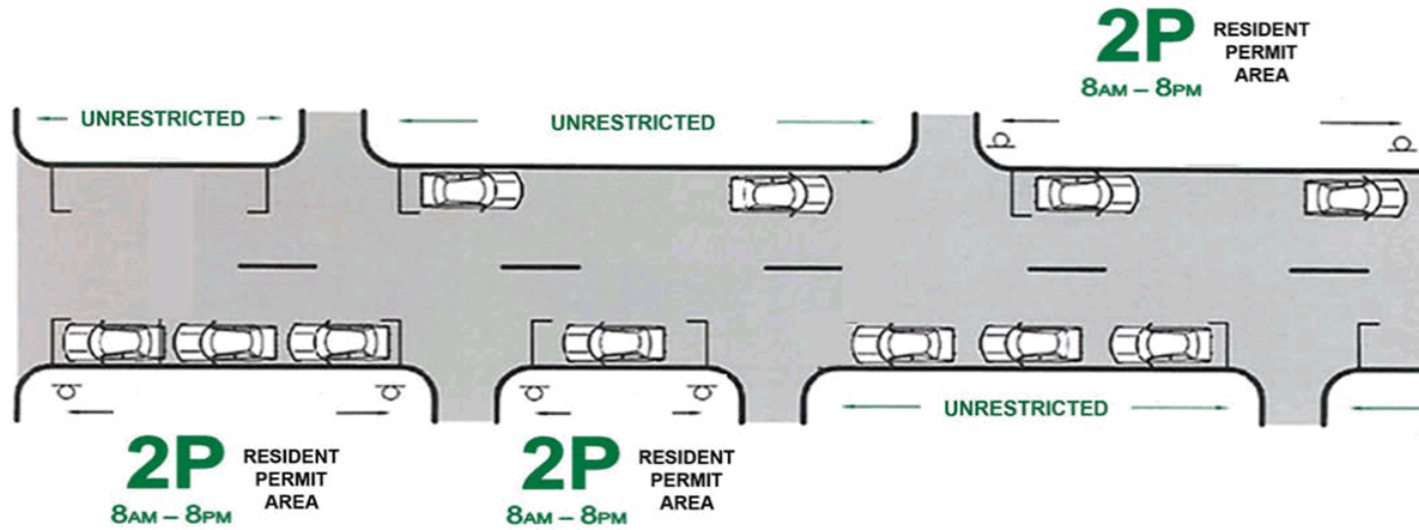


Policy Register
Manningham Parking Management Policy 2018


Plan 6 – Schematic Staggered Parking Arrangement

(Minimum 250 metres length for staggered restrictions on each side of the street)

Wide streets: 6.8m – 9m wide



11.2 Roads Benchmarking Survey April 2018

File Number: IN18/459
Responsible Director: Director City Services
Attachments: 1 Manningham Road Benchmarking Report 2018 [↓](#) 

EXECUTIVE SUMMARY

This report considers the outcomes of the annual roads maintenance and infrastructure benchmarking survey of Manningham against five (5) other municipalities, carried out during April 2018. A detailed and comprehensive road benchmarking survey report is attached.

The roads infrastructure benchmarking survey is solely an initiative of Council, which has been conducted annually since 1999 and provides valuable trend data, and is a key exercise in assisting with the prioritising of Council's resources.

The results indicate that Manningham continues to present its roads at a high standard in comparison to other councils and is generally performing well in the areas of pot hole and drainage pit maintenance, and in the overall cleanliness of local roads.

Overall, Manningham rated top in 3 of the 6 key road infrastructure performance categories. However, although the survey rated Manningham's performance as best in the presentation of garden beds and second best in sign maintenance and equal third best in line marking, performance was found to be somewhat inconsistent in these areas.

It is recommended that the report and benchmarking survey outcomes be noted, including the resultant outcomes and improvement opportunities to raise the overall level of performance in relation to the standard of maintenance of roads throughout Manningham.

COUNCIL RESOLUTION

MOVED: CR MIKE ZAFIROPOULOS
SECONDED: CR PAULA PICCININI

That Council:

- A. receive and note the report.**
- B. note the improvement opportunities identified in the report, to improve the overall level of performance in relation to the standard of maintenance of roads throughout Manningham.**

CARRIED

2. BACKGROUND

- 2.1 An external consultant, Gilbert Consulting, and Council's Asset Co-ordinator carried out a roads maintenance benchmarking survey of six (6) municipalities. The councils surveyed were the Cities of Manningham, Whitehorse, Monash, Maroondah, Knox and Banyule.
- 2.2 The roads benchmarking survey was carried out on 4 and 5 April 2018.
- 2.3 Roads infrastructure benchmarking surveys have been conducted annually since 1999, and the results of the key elements inspected have been compared over this period. In addition, the results for Manningham over the past surveys have been compiled, to assist in identifying any key trends or issues that may require further analysis, and to assist with resource prioritisation. The surveys are an initiative of Manningham.
- 2.4 The main objective of the benchmarking survey exercise is to determine the overall performance, from a community perspective, of each council surveyed in terms of road infrastructure maintenance, and to establish an appropriate visual benchmark on which to compare the overall performance and urban amenity with that of Manningham.
- 2.5 The road infrastructure benchmarking survey is assessed by a "windscreen" survey of approximately 30km of local roads in each municipality, and includes the following key elements: road pavement, signs, line marking, side entry pits, garden beds and overall tidiness.

3. DISCUSSION / ISSUE

- 3.1 It is proposed that the report and roads benchmarking survey outcomes be noted, and that the proposed improvement opportunities be endorsed for action, to enhance the overall level of performance in relation to the presentation of roads throughout Manningham.
- 3.2 A summary of the survey results for Manningham, and the comparisons of performance against the other councils surveyed, is outlined in the following table:

(The table summarises the number of incidents/ratings recorded for the various performance categories within the road infrastructure survey. The lower the number of recorded incidents, the better the performance, and conversely, the higher the rating, the higher the standard of maintenance/presentation at the time of the survey).

Road Infrastructure (30 km) Performance Categories	No. of Incidents / Standard Rating			
	Manningham Results	Average Results (All Councils)	Best Results (All Councils)	Worst Results (All Councils)
No. of Signs Incidents	76	127	66	186
No. of Side Entry Pits Incidents	18	27	18	36
No. of Potholes Incidents	7	14	1	34
Line Marking Rating	3.3	3.3	3.6	2.9

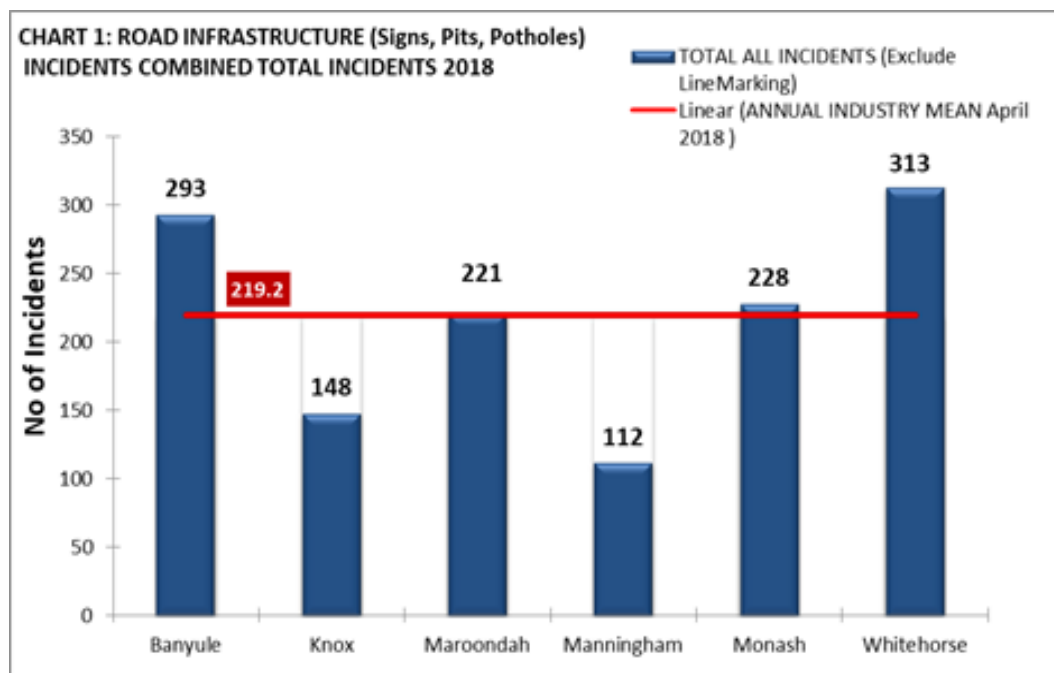
Garden Beds Rating	4.1	3.5	4.1	3.2
Overall Tidiness Rating (local roads)	4.1	3.8	4.1	3.5

Note: Ratings are scored out of a maximum of 5 points.

- 3.3 The results indicate that Manningham continues to present its roads at a high standard in comparison to other councils and is generally at or above the benchmark mean in all performance categories, with a relatively low number of road infrastructure incidents recorded. Overall, Manningham rated top in 3 of the 6 key road infrastructure performance categories.
- 3.4 Whereas the results generally reveal that Manningham is performing well in the areas of pot hole, drainage pit maintenance and road cleanliness, the long term trends indicate that Manningham's performance was found to be somewhat inconsistent in the areas of garden bed maintenance, line marking, and sign maintenance.
- 3.5 Whilst there has been a slight decrease in line marking compared to the 2017 results, Manningham's 2018 results sits at the five year industry benchmark mean for this group of councils. The results indicate a downward trend over the past 4 surveys with inconsistencies and variances in performance and need to maintain the quality of line marking at acceptable visibility standards. Refer to the table at paragraph 3.12 for management's response.
- 3.6 The 2018 survey results also show a slight drop in performance of garden beds compared to the 2017 survey results when Manningham reached a new performance peak compared to previous years. Whilst Manningham achieved the highest rating compared to other councils and continues to be above the five year industry mean, it is proposed that the improved performance of garden bed standards and practices be reviewed to ensure continued consistency. Refer to table at paragraph 3.12.
- 3.7 In terms of signs, the 2018 survey recorded a slight drop in the number of sign incidents compared to the 2017 and 2016 results, with the number of bent/broken/twisted signs and leaning/bent poles still higher than earlier years with an overall upward trend. Whilst Manningham performance shows a decline in the number of recorded incidents over past 3 surveys, it is proposed that a review of sign maintenance standards and practices be undertaken to achieve further improvements. Refer to table at paragraph 3.12.
- 3.8 The following is a summary of Manningham's performance in comparison to the other councils surveyed, including trends over past surveys:
- **Signs** - Second lowest number of incidents recorded in 2018, with an improvement trend in the past 3 years. Overall, very good performance.
 - **Garden Beds** - A slight decline in performance compared to the 2017 result, although the 2017 results recorded the overall highest rating in comparison with previous years. Overall, very good performance.
 - **Side Entry Pits** - Further decrease in incidents and lowest number of incidents compared to other councils. The results are considered very good.

- **Line Marking** - Slight decrease in condition rating from 2017 result with continued downward trend since 2015 and now ranked equal third. This is considered average to good performance.
- **Potholes** - Achieved third lowest number of recorded incidents, with a slight increase in the number of incidences recorded in the 2018 survey compared to the previous survey. Overall, very good performance.
- **General Tidiness** - Continuation of consistent performance with improvement over last four surveys, however there has been a slight drop in comparative performance with other councils. Overall, performance is considered very good.

3.9 From a community prospective, signs, pits and potholes are the most obvious for comment and recognition of their councils focus on road infrastructure maintenance. The chart below summarises the total number of recorded incidents during the 2018 survey and shows that Manningham had the lowest number of road infrastructure incidents recorded and is well below the Annual Industry Mean.



- 3.10 The appearance of Council’s roads is well regarded, and historically, Manningham’s performance over time has rated well in comparison to other councils.
- 3.11 The survey provides a comprehensive urban amenity benchmark to assist in comparing Manningham’s overall performance and amenity, in regard to road infrastructure maintenance, and enables comparisons with other councils surveyed.
- 3.12 Three improvement opportunities have been identified, as a result of the roads benchmarking survey, to meet the needs and reasonable expectations of the community and improve the overall standard of maintenance of roads throughout Manningham. The following is a summary of the recommended action plan and management response:

Recommended Action	Management Response
1. The drop in the number of sign incidents must be built upon to achieve further improvements by examining and reviewing the inspection and intervention maintenance standards and practices.	A review of maintenance standards and practices will be undertaken to continue to achieve improvements.
2. The slight drop in performance of garden beds be examined and the maintenance standards and practices be reviewed to obtain better consistency, particularly at roundabouts containing feature trees.	A review of maintenance standards and practices will be undertaken to continue to achieve a higher standard of garden beds. Additional funds have also been included in the 2018/19 capital work program to assist with the ongoing refurbishment of garden beds.
3. A review of line marking be undertaken to address the inconsistency in service delivery, particularly the need to keep the quality of the line marking at acceptable visibility standards.	<p>Following a review of line marking programs and resourcing in 2013, additional funds were allocated in the operating budget to bolster resources required to improve the line marking on roads throughout the municipality.</p> <p>Council's main roads (link and collector) were initially targeted during this time, involving the application of normal thin paint to all line marking, as a part of an ongoing program.</p> <p>The application of thin paint led to frequent fading occurring and follow up line marking work being undertaken on Council's road network.</p> <p>Over the past 12 -18 months, the focus has been on line marking link and collector roads with long life paint, to improve the overall standard and appearance of line marking that should last many years. The focus on main roads is nearly complete and the focus will shift to the local road network over the next 12 - 24 months.</p> <p>At the time the road benchmarking audit was undertaken in April, the impact of these works had not been fully realised, and the results would vary depending on whether the audit was done in an area that had been targeted under the current line marking program.</p>

4. IMPACTS AND IMPLICATIONS

- 4.1 The annual road benchmarking survey, involving the Cities of Manningham, Whitehorse, Monash, Knox, Maroondah and Banyule, continues to provide Council with a practical means of measuring its performance against similar councils. It also enables trends to be identified and effective process improvements to be implemented, to improve the consistency in performance.

- 4.2 The April 2018 survey results have shown that high maintenance standards are being achieved in all areas, although some challenging trends are emerging, especially in relation to line marking standards sign incidents, road cleanliness, and garden bed maintenance.
- 4.3 The survey has identified some improvement opportunities in regard to the overall level of performance and standard of maintenance of roads throughout Manningham, and a management response has been provided with corrective actions.

5. IMPLEMENTATION

5.1 Finance / Resource Implications

The road infrastructure benchmarking survey is provided for within the Assets and Engineering Directorate budget.

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 Road Benchmarking Report

April 2018

Prepared by
Gilbert Consulting
with Manningham City Council

Manningham Road Benchmarking Report 2018

Report Version:
310718 V1



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1. OBJECTIVE

To determine the overall performance, from a "community" perspective, of six (6) councils in terms of road infrastructure maintenance and to compare that performance with the performance of Manningham based on a visual "driver" perspective, "to view the streetscape (road and nature strip) as would a member of the community driving along that road".

The two key outcomes sought are to:

- Compare Manningham's performance with previous years and to ascertain the level of consistency or change in performance from year to year; and
- Compare Manningham's performance against five (5) other similar Victorian (metropolitan) councils to ascertain the relativity between their respective performances.

2. MAINTENANCE ITEMS SURVEYED

The Road infrastructure survey included:

- Road pavement - potholes;
- Signs;
- Line marking;
- Side entry pits;
- Garden bed maintenance (within road reserves); and
- Overall tidiness (street cleaning, extent of litter and overall appearance).

3. COUNCILS SURVEYED

The six councils surveyed were the cities of Manningham, Whitehorse, Monash, Knox, Maroondah and Banyule.

4. METHODOLOGY

4.1 Road Infrastructure

The Road infrastructure was assessed by a "windscreen survey" undertaken by two persons in the one vehicle. The key components of the road infrastructure survey of each council involved:

- Travelling along thirty (30) kilometres of road under the care and management of the Council in each municipality (this information was obtained from each Council's Road Management Plan to ensure all are local roads and provide greater consistency between Council's surveyed);
- Random selection of a wide variety of roads including residential, commercial/ industrial, collector and local roads within each municipality;
- Recording the number of "incidents" and assessment of line marking, garden bed maintenance and overall tidiness against specified Assessment Criteria outlined in Section 5;

- The inclusion of the infrastructure elements of intersecting road in the vicinity of the intersection that are clearly visible from the road being assessed; and
- Assessments carried out by persons experienced in infrastructure maintenance and management and independent of the Manningham maintenance operations.

As recommended in the previous report, only those roads as designated within each Council's Road Register were surveyed. This ensured that all roads selected are maintained by each council and eliminate any potential inconsistencies for maintenance responsibilities between councils surveyed.


5. ASSESSMENT CRITERIA


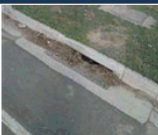


The two methods of assessing performance were by:

1. Recording the number of "incidents" in each road infrastructure category; and
2. Visually assessing and recording performance against agreed assessment criteria for the following elements:
 - Line marking;
 - Landscape (garden bed); and
 - Overall tidiness.

5.1 Incident Recording

The criteria used within each municipality for assessing the comparative performance of the road infrastructure for incidents, is set out in the following table:


Performance Categories	Performance Criteria
SIGNS	
Leaning Poles	Poles with leans of approximately 3 degrees (> 50mm lean over length of 2000mm) or more from the vertical.
Twisted/broken or bent signs	<p>Twisted signs included signs facing wrong way on pole and/or the sign itself twisted.</p> <p>Broken signs include those broken and part of the sign remains or sign has been removed from its position and lying on the ground/pavement.</p> <p>Bent signs included obvious deformation of the sign even if still legible.</p> 
Missing Signs	A pole without a sign or a bracket fixed to a pole but no sign.
Graffiti on sign	A sign defaced by stickers, writing, spray paint etc


Performance Categories	Performance Criteria
Faded/Dirty sign	A sign difficult to read due to faded lettering/symbol and/or build-up of dirt, rust etc. 
SIDE ENTRY PITS	
Blocked Inlet	Inlet pit throat blocked by more than 50% of opening. 
Broken lintel	Lintel structure broken/damaged/deformation 
PAVEMENT - POTHOLES	
Greater than 300mm diameter	Pothole in road surface greater than 300mm in diameter and greater than 25mm deep.
Less than 300mm diameter	Pothole in road surface less than 300mm in diameter and greater than 25mm deep. 




Note: Bus Stop signs and poles are excluded from the survey, as the maintenance responsibility between municipalities for these items is not consistent.


5.2 Visual Rating Assessments


For the assessment of Line marking, Landscape elements and the Overall Tidiness, a score rating system of 5 (best) to 1 (worst) was used. The following tables identify the assessment criteria and the corresponding rating for that element.

GENERAL TIDINESS (Overall street cleanliness & litter rating):	
5. Excellent	No Litter and overall street very neat and tidy 
4. Very Good	Little (not unsightly)
3. Good	Scattered amounts of unsightly litter

GENERAL TIDINESS (Overall street cleanliness & litter rating):		
2. Fair	Significant amounts of unsightly litter	
1. Poor	Excessive amounts of unsightly litter	

GARDEN BEDS (rating):		
5. Excellent	Healthy plants, dense cover and no weeds and /or litter	
4. Very Good	Healthy plants with some weed growth and /or litter	
3. Good	Plants with some distress and/or some weed growth and /or litter	
2. Fair	Plants with significant distress and/or weed growth and /or litter	
1. Poor	Plants with excessive distress and/or weed growth and /or litter	

LINE MARKING (Extent of fading/broken)		
5. Excellent	Highly visible with continuous line marking with no breaks.	
4. Very Good	Clearly visible with continuous line marking with no breaks.	
3. Good	Visible with little or no breaks due to paint loss/cracked, repair works to road surface	
2. Fair	Some line marking areas with poor visibility in daylight and/or some breaks due to paint loss/cracked, repair works to road surface	

LINE MARKING (Extent of fading/broken)	
1. Poor	<p>Either very difficult to see in daylight and requires painting or non-existent and/or with significant number of breaks due to paint loss/cracked, repair works to road surface</p> 

6. LIMITATIONS OF THE SURVEY

The following lists the limitations of the survey and the results presented in this report:

- The evaluation of the Road Infrastructure was from a “windscreen” survey;
- The performance criteria (standards of each Council) may not match the individual council’s required performance/standard;
- Survey undertaken over two consecutive day period and weather conditions may vary;
- Survey does not assess or make comment on the adequacy of the infrastructure; and
- The number of incidents or ratings recorded for each category is a score for that sample and may not reflect as a percentage the total infrastructure in that category.

7. SURVEY RESULTS

The surveys were undertaken during 4th and 5th April 2018 with fine weather conditions consistent over the two days.

The results have been divided into three sections as follows:

- Section 7.1 – Summary Table Incident & Rating Assessments April 2018;
- Section 7.2 – Total Incidents Overall – up to and including April 2018; and
- Section 7.3 – Specific Road Infrastructure Category Results - April 2018.

To assist in making comparisons with all previous year assessments, an overall **Industry Mean** has been calculated and provided on each of the Charts utilising data from the past five (5) survey years (January 2014 to April 2018).

In Section 7, an **Annual Mean** for April 2018 results has also been included to assist in determining relevant performance for that year.

7.1 Summary Table Incident & Rating Assessments April 2018

The following table summarises the various incidents recorded within the survey of each of the municipalities. It identifies the various key elements of signs, garden beds, side entry pits, line marking, potholes and overall general tidiness results with their sub-elements where relevant.

Municipality	Length Surveyed km	SIGNS (No)					GARDEN BEDS (Rating) Litter/ weeds/ plants	SIDE ENTRY PITS			LINE MARKING (Rating) Faded / Broken Lines	POTHOLES (No)			TOTAL ALL INCIDENTS (Exclude LineMarking)	Ave GENERAL TIDINESS Condition Rating Roads Local
		Poles Broken/ Twisted Sign	Missing Sign	Graffiti on Sign	Faded/ Dirty Sign	TOTAL SIGNS		Blocked Inlet >50%	Broken Lintel	TOTAL SIDE ENTRY PITS		>300mm	<300mm	TOTAL POTHOLES		
Apr-18																
Banyule	30.0	149	7	58	14	228	3.4	25	11	36	3.0	7	22	29	293	3.5
Knox	30.0	66	1	23	20	110	3.8	26	0	26	3.8	0	12	12	148	3.9
Maroondah	30.1	138	2	32	22	194	3.5	26	0	26	3.3	0	1	1	221	3.6
Manningham	30.1	76	1	9	1	87	4.1	13	5	18	3.3	4	3	7	112	4.1
Monash	30.1	148	5	18	25	196	3.2	29	0	29	2.9	0	3	3	228	3.8
Whitehorse	29.9	186	1	38	27	252	3.2	23	4	27	3.6	6	28	34	313	3.7

Table 1: Summary Table Incident & Rating Assessments April 2018

For those areas where ratings are used, e.g. Garden Beds, Line marking and General Tidiness, the higher the rating, the higher (better) the performance.

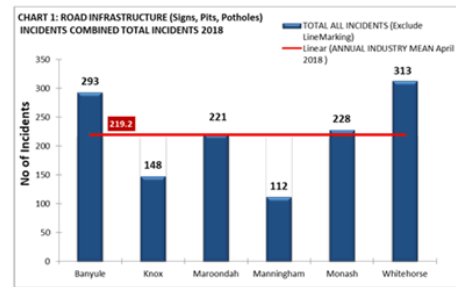
In the other areas, the lower the number of recorded incidents, the higher (better) the performance.

7.2 Total Incidents Overall – April 2018

In terms of the total number of incidents at each municipality identified during the survey (excluding ratings for line marking, garden beds and overall tidiness of the road infrastructure inspected), the following charts identify the various assessments for each municipality recorded during the survey period. These incidents include Signs (bent/twisted, missing, graffiti and faded), Pits (blocked and broken) and Potholes (small & large).

The lower the number of recorded incidents indicates better performance overall within each category assessed.

Chart 1 shows that Manningham again had the lowest number of road infrastructure incidents recorded, followed by Knox and then Maroondah and Monash. Only Manningham and Knox were below the Industry Mean. This is the fourth consecutive year Manningham has scored the lowest, although Manningham’s score was a slight increase from 2017.



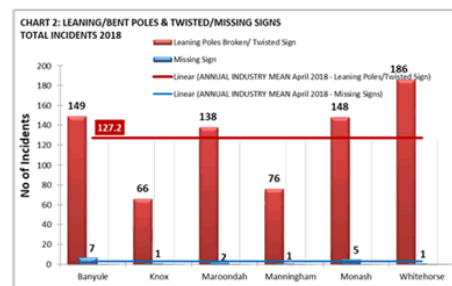
Whitehorse recorded the most incidents even with a decrease from 2017. Banyule, Knox, Maroondah, Manningham and Monash all experienced an increase from 2017 with Maroondah and Monash just above the Industry Mean and Banyule and Whitehorse well above the Industry Mean. The latter two municipalities have significantly higher number of recorded incidents, which would be clearly visible to the local community and road users within these municipalities.

7.3 Specific Road Infrastructure Category Results

The Table in Section 7.1 shows the comparative performances of various road infrastructure based on the number of incidents or ratings in each category.

The following summarises the various assessments within each specific category for each municipality.

7.3.1 Total Sign Incidents (leaning poles, bent/twisted, missing signs)



Based on these results, **Chart 2** indicates that Knox had the lowest number of recorded sign incidents followed closely by Manningham, both below the industry Mean. Maroondah, Monash and Banyule just above the Industry Mean level with Whitehorse well above the Industry Mean. Whitehorse had the largest improvement from 2017

Manningham for the second year recorded the second lowest score with a slight improvement over 2017. Banyule, Knox, Manningham and Whitehorse had made improvements over the last year with less reported incidents.

As in previous surveys missing signs were very rare.

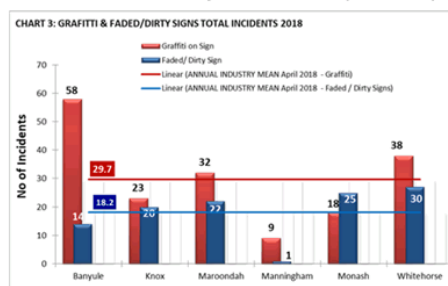
Whitehorse continues to record a higher number of sign incidents.

From a driver and pedestrian aspect, signs are very evident and based on the results above the Whitehorse community would see significantly more incidents within their community. In addition the community perception would be of differing maintenance values (Level of Service) between the six councils.

7.3.2 Total Sign Incidents continued - (Graffiti and Faded/Dirty Signs)

A further analysis and breakdown of the total number of sign incidents, specifically reviewing the number of **graffiti** and **faded** signs incidences recorded as indicated in **Chart 3**.

In terms of **graffiti**, which is directly impacted upon by the level of community activity, Manningham had the lowest number recorded followed by Monash and Knox, all below the Industry Mean. Banyule registered the highest incidences of graffiti with Whitehorse the next highest followed by Maroondah. All three are above the Industry Mean.



In terms of **faded/dirty** signs, the overall number of incidents increased with Manningham recording the lowest with one incident and Whitehorse the highest with thirty (30) incidents. Faded/dirty signs are an activity not generally influenced by the community, such as occurs with graffiti. The number of incidents recorded generally indicates the level of focus (maintenance) placed on this issue by those councils.

7.3.3 Garden Beds (weeds/litter and plant healthiness)

These results are based on the visual assessment undertaken of garden beds within road reserves surveyed (generally centre medians, centre of roundabouts or at interstions), It should be noted that *“the lower the rating, the poorer the condition of the garden beds”*.

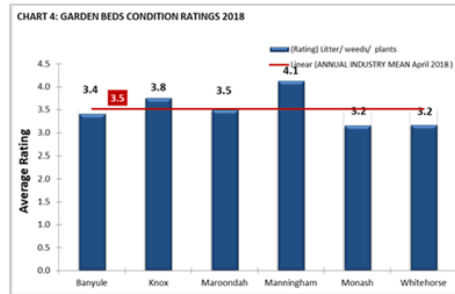


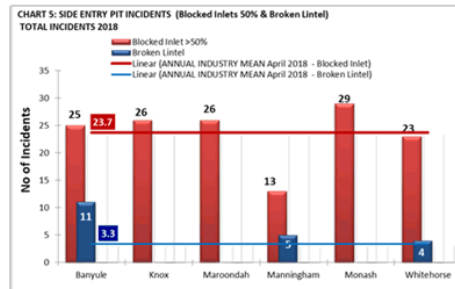
Chart 4 indicates that the garden beds within road reserves for Manningham rated the best followed by Knox then Maroondah. The three are at or above above the Industry Mean of (3.5) with Banyule, Monash and Whitehorse below the Industry Mean.

It is noted that an overall decrease in standard was observed from 2017 with the Industry Mean

decreasing by 0.2 compared to 2017. This was due in part to a number of garden beds looking tired with sparse vegetation, weeds, and in some cases litter.

The garden beds assessed during the inspections indicate Whitehorse and Monash had the lowest rating garden beds and were generally in poorer condition with more distressed plants and higher evidence of weeds and litter.

7.3.4 Pits (Blocked Inlets > 50% & Damaged Lintels)



As indicated in Chart 5, Manningham had the least number of recorded pit incidents, followed by Whitehorse, both below the Industry Mean. Although the total number of blocked pit incidences in Manningham had continued to decrease from the peak recorded in 2014 of 39 incidences, 19 in 2015, 18 in 2016 with a dramatic decrease to 6 in 2017, this year the number increased to 18.

In terms of broken lintels/damaged pits, Knox, Maroondah and Monash had zero incidents indicating high focus on this area, followed by Whitehorse, Manningham and then Banyule. All three are above the Annual Industry Mean. Banyule had the highest number of incidences followed by Manningham and then Whitehorse. The total number of broken pits recorded this survey maintained a downward trend recording less than 2017 indicating an increased focus on this issue, particularly in Knox, Maroondah and Monash. Manningham experienced an increase from 2 to 5 incidents in broken lintels/damaged pits compared to 2017.

Manningham also experienced an increase in the number of blocked pits from 4 to 13 compared to 2017. All municipalities experienced an increase in this survey, which may in part be due to the survey being undertaken in April coinciding with deciduous trees still losing leaves.

The 2018 result may not necessarily be a reflection on Council's asset renewal/maintenance programs as it should be noted weather conditions can have a significant impact on blocked pits.

7.3.5 Line Marking

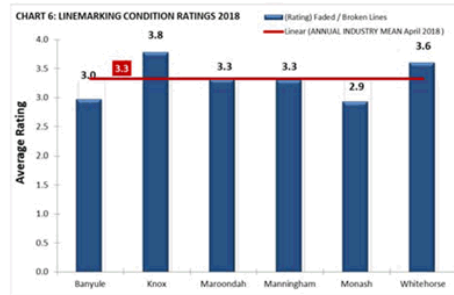


Chart 6 (note the lower the rating the poorer condition) highlights that Monash recorded the lowest rating and was below the Industry Mean. Knox had the highest rating of (3.8).

Even though the linemarking is rated as in good condition(score of 3+), Knox, Maroondah and Whitehorse improved on the 2017 results. Banyule by (-0.1), Manningham (-0.1) and Monash (-0.6) rated less than 2017.

Manningham scored at the Industry Mean.

The Annual Industry Mean for 2018 remained the same as 2016 and 2017. This indicates that overall linemarking maintenance remained the same but has declined in three councils, including Manningham, since 2017.

The rating system records all roads inspected that have line marking to assess the overall condition of that linemarking per road inspected. The difference in average condition between the highest and lowest council, a difference of 0.9 compared to 0.4 in 2017 indicates that the condition of the line marking is less consistent than 2017 with more faded lines noticeable in three (3) municipalities and this would be readily observed by the community both during the day and night.

It was noted that in many instances the linemarking was borderline between a good or lesser result as it was beginning to fade and at the point where it will need attention to maintain a good score.

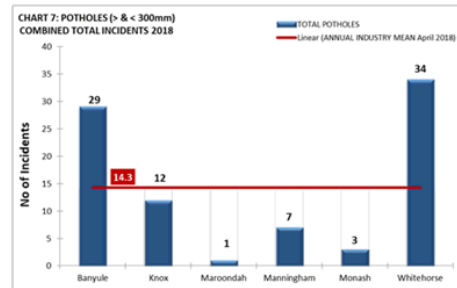
7.3.6 Potholes (>& 300 mm diameter &> 25mm deep)

With 2017 seeing an overall improvement in all councils surveyed and the industry average decreasing from 13.8 incidents in 2016 to 7.8 incidents in 2017, in 2018 there was an increase in potholes with the industry average rising to 14.3, which is higher than the 2016 result.

The overall increase in the total number of incidences is 86 potholes in 2018 compared to 47 in 2017.

The overall increase may in part be attributed to the survey undertaken later in the year (April 2018), compared to the previous surveys carried out in the month of January.

Banyule and Whitehorse had the largest increases in the number of potholes and remained well above the Industry Mean, with the other four councils all below the Industry Mean as evidenced in Chart 7.



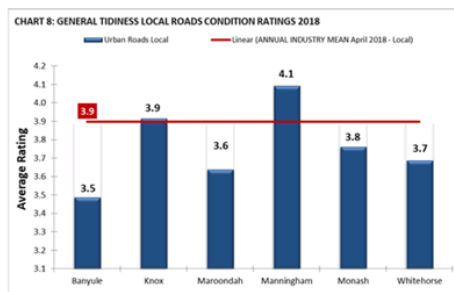
Of the other councils Maroondah was the only council to have a less number of potholes (-3) than 2017 with Knox remaining the same. Manninham increased by (4) and Monash by (3) compared to 2017.

The overall increase in the number of potholes since 2017 may be reflective of a lesser maintenance/renewal focus in all municipalities except Maroondah.

7.3.7 Overall General Tidiness

The general cleanliness within the overall road network (local and collector roads) predominantly focusses on the cleanliness of the kerb and channel and the extent of debris/litter within the road reserve (*note the highest score of 5 indicates no litter, the lower the rating the poorer the overall tidiness*)

Factors such as the extent of leafy trees, slope of channel and recent rainfall has a direct impact on the results within this aspect.



In terms of tidiness, **Chart 8** highlights that Manningham was the best followed by Knox both rating at or above the Industry Mean. Manningham was the only council to improve its rating (+0.2) from 2017 with Banyule remaining the same. The other four councils experienced a decrease in rating compared to 2017.

In some areas, particularly Banyule and Maroondah, the amount of general litter and leaf litter was more evident.

8. SUMMARY INFRASTRUCTURE ITEM ASSESSMENTS JANUARY 2014 TO APRIL 2018

Benchmarking assessments (surveys) have been undertaken within the six (6) municipalities, generally on an annual basis since April 1999. Whereas some aspects of the surveys have been improved (e.g. condition rating of line marking and the introduction of garden bed assessment), the overall survey methodology remains consistent and provides an excellent base to compare performances over a long period.

Whilst information from 1999 is available, it was considered more beneficial to review the past five (5) year surveys to provide more meaningful comparisons. The Charts and Industry Mean compare the past five (5) surveys (January 2014 - April 2018) to better highlight recent trends.

8.1 Total Incidents – Signs, Pits and Potholes

From a community perspective, signs, pits and potholes are the most obvious for comment and recognition of their councils focus on road infrastructure maintenance.

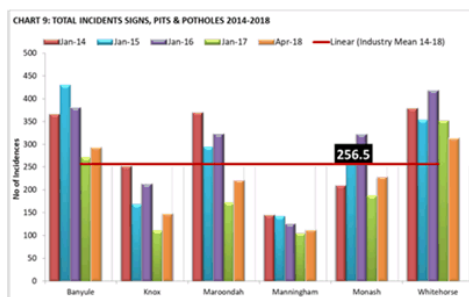


Chart 9 summarises the total number of recorded incidents during the recent April 2018 survey and aligns these with the results of the previous four (4) surveys for each municipality.

As evidenced in the Chart, there are significant variations in recorded incidents over the five-year period. Over the first three years of surveys there was a general steady increase in the

overall number of incidences recorded plateauing in 2016 with all councils decreasing in 2017. However, except for Whitehorse, the other five Councils including Manningham had an increase in the number of incidents in 2018.

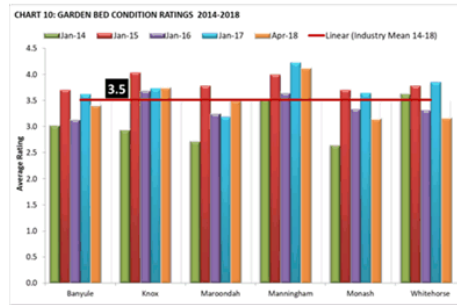
Along with the increase in the number of incidents for the five councils in 2018 the Five Year Industry Mean also increased compared to 2017 from 252.5 in 2017 to 256.5 in 2018. This year reflects the long term upward trend in the overall average number of incidents with the Five Year Industry Mean being 193.4 in 2013, 224.9 in 2014, 224.2 in 2015, 241.6 in 2016, 252.5 in 2017 and 256.5 in 2018.

Manningham had achieved a downward trend since the Jan 14 Survey but saw a slight upward movement from 2017 to 2018 of 7%.

Manningham continues to exhibit significantly less incidents than all other councils indicating a higher focus on maintenance/renewal of these very visible, key infrastructure items.

8.2 Garden Beds

A review of the garden bed ratings (litter/ weeds/plant conditions/ mulch etc), as per **Chart 10**, indicates that only two (2) of the six (6) councils improved from the 2017 survey. Knox improved by 0.1 and Maroondah by 0.3. Overall the 2018 survey results demonstrate a reversal of the improvements gained in 2017 Survey.



Manningham and Whitehorse showed the greatest increases in 2017, but in 2018 both showed decreases with Manningham (-0.1) rating points and Whitehorse (-0.7) rating point since the 2017 survey. Despite these results the overall Five Year Industry Mean increased by (0.1) from 2017. This was mainly due to the Jan 2013 poor results dropping out of the five year period.

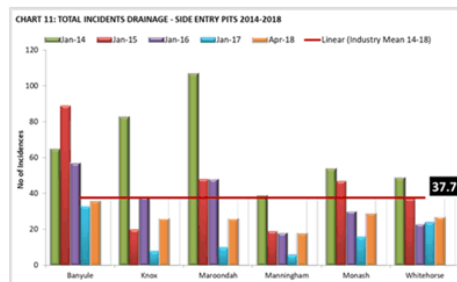
The overall downward movement in garden bed ratings indicates there has been a decline in the quality of bed maintenance since 2017 for four of the councils including Manningham.

The Five Year Industry Mean has steadily increased from 3.0 (2014) to 3.2 (2015 & 2016) to 3.4 (2017) and to 3.5 (2018) which is the highest rating since garden bed assessments were introduced.

The later April survey this year may have had some negative impact on the plant conditions but not observed litter and weeds. This would indicate that a better focus and increased level of service towards garden bed maintenance/presentation all year round may be required.

Damage to garden beds caused by vehicles was observed.

8.3 Drainage – Side Entry Pit Incidents



In terms of road drainage side entry pits incidents, **Chart 11** highlights that between the five (5) surveys there is a reversal in 2018 of the past downward trend in the number of drainage incidents for all councils.

All councils experienced an increase in drainage incidents since 2017.

Knox experienced the most significant increase (18 incidents) and Banyule and Whitehorse the

lowest increases of (3 Incidents) each.

Manningham had an increase of (12 incidents), although coming off the lowest 2017 figure and still achieving the lowest number of incidents (18) in the 2018 Survey.

All councils remain below the Five Year Industry Mean.

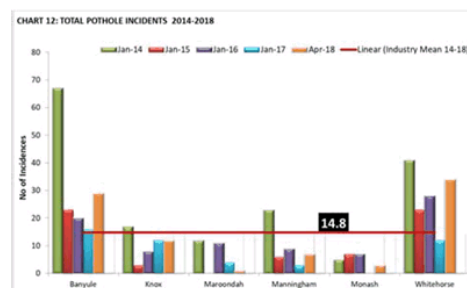
The higher scores in part resulted from more leaf debris blocking pit inlets and lack of attention to repairing broken lintels.

Manningham has the cleanest pit entrances whilst Knox, Maroondah and Monash had zero (0) numbers of broken lintels. However overall scores indicate Manningham has the best overall side entry pit maintenance service.

Manningham continues to be a consistent, good performer, in this area.

8.4 Potholes

Overall, the number of potholes evident within the five (5) councils road systems assessed (30kms each) was significantly higher in April 2018 with a total of 86 potholes compared with 47 potholes in 2017 as shown in **Chart 12**.



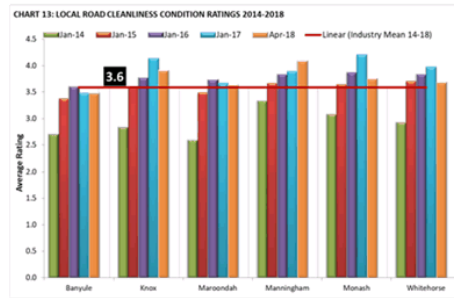
Maroondah was the only council to exhibit a decrease since the 2017 survey with Knox maintaining the same number of potholes. The other four councils, including Manningham, experienced an increase in the number of pothole incidents with Whitehorse the highest increase with an additional (26) potholes.

The Five Year Industry Mean of 14.8 for 2018 is higher than the 13.8 of 2017, with four of the six councils, including Manningham, below the Five Year Industry Mean. Both Banyule and Whitehorse are above the Five Year Industry Mean indicating a decline when compared with the 2015, 2016 and 2017 surveys.

The overall increase in potholes since the 2017 indicates that additional funds are required for renewal and maintenance in this area.

In the 2014 survey the number of potholes in the majority of councils had increased and concern was expressed that it may indicate a significant shift with changes in inspection programs and appropriate resource allocations to maintain low levels of potholes. The Road Management Act and the requirement to inspect and repair have certainly kept up the focus on road maintenance in previous years; however there appears to be a lapse in some councils as shown in the 2018 results.

8.5 Local Road Cleanliness



The local road cleanliness assessment is based on the higher the score the cleaner the road e.g. rating of 5 indicates excellent condition with no visible litter.

Chart13 indicates that Banyule (+0.1) and Manningham (+0.2) were the only councils to improve their ratings from the 2017 survey. The other four councils declined in their ratings compared to 2017.

This is an excellent result for Manningham and Banyule, and indicated the other four councils may require additional cleansing of their roads.

Banyule remains below the Five Year Industry Mean. Banyule remains equal to the Industry Mean with the other four councils remaining above the Five Year Industry Mean. The Industry Mean has also increased from 3.2 (2016) to 3.3 (2017) to 3.6 (2018).

Manningham continues to be rated above the Five Year Industry Mean indicating consistent performance over many years.

8.6 Line Marking

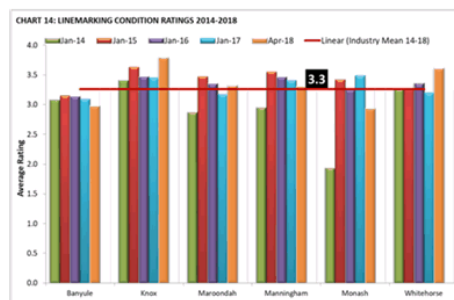


Chart 14 highlights that 2018 line marking ratings were quite diverse with three councils (Knox, Maroondah and Whitehorse) showing improvement in line marking while the other three councils (Banyule, Manningham and Monash) showed a decline since 2017.

Whitehorse was the greatest improver with a rating increase of (+0.4) while Monash declined the

most with (-0.6) from 2017.

Manningham with a rating of (3.3), which is down (-0.1) compared with 2017, showed a continuation of a steady decline since the high of January 2014.

Manningham now sits at the Five Year Industry Mean. Banyule and Monash are below the Industry Mean.

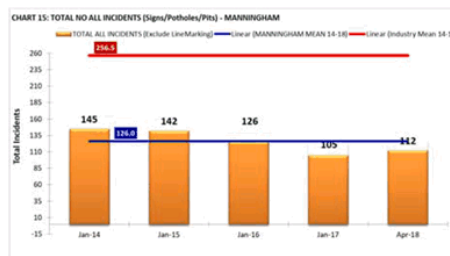
All councils have demonstrated a reasonably consistent performance over the last four surveys.

Knox and Whitehorse are the better performers in 2018 with Knox improving by (+0.3) and Whitehorse improving by (+0.4) from the 2017 survey.

9. MANNINGHAM ASSESSMENT TRENDS JANUARY 2014 – APRIL 2018

To give a better understanding of Manningham’s performance over the past five (5) surveys Jan 2014, Jan 2015, Jan 2016, Jan 2017 and April 2018, the following information is provided. To assist in this assessment the Industry Mean in addition to Manningham’s Mean has also been compared to the various assessments to better understand where Manningham results are compared to the other five (5) councils.

9.1 Total Incidences – Signs, Pits and Potholes



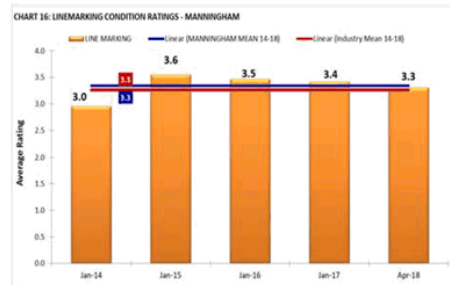
Over the past five (5) years, the total number of incidents within Manningham peaked at 2014, with a decreasing trend to 2017 and a slight increase in 2018. All scores have remained well below the overall Industry Mean.

As evidenced in **Chart 15**, the Manningham Mean continues to be significantly lower than the Industry

Mean in the number of total incidents recorded each year.

Whilst the overall results for Manningham, compared to other councils is good, it is also pleasing that the earlier trend of a significant rise in incidents to 2014 is now reversed, except for a slight rise in 2018, and the downward trend provides a total number of incidents in 2018 which remains less than recorded in 2014.

9.2 Line marking



Line marking performance, in **Chart 16**, indicates a peak performance in 2015 with a slight downward trend in the years continuing through to 2018. Even though there is a drop in performance since 2015, the Manningham Mean which in 2015 was below the Industry Mean with a score of 3.0, is equal to the mean in 2018 at 3.3.

However, the level of service in line marking needs to be closely monitored to ensure that the downward movement in 2016, 2017 and 2018 is halted.

Similar to 2016 and 2017 it was observed that there were a number of instances of varied performance as some sections of a road appeared good, but within the same road some sections of line marking were fading.

Evidence in the field indicates substantial variations in performance between roads inspected, with one road with very faded line marking, Park Road (Knees Rd to Camber Ave) scoring a poor rating. The range of scores varied for other roads. For example line marking in Blackburn Road (Porter St to Heidelberg-Warrandyte Road), Church Road (Reynolds Rd to Porter St) and Powers Street (Springvale Road to Carbine Street) were consider excellent with scores of (5.0).

Camber Avenue, Fernlea Crescent, Larnoo Drive, and Tracey Street were considered excellent to very good with scores of (4.5), with 1% of road sections considered very good scoring (4), 47% of road sections rated 'very good to good' scoring (3.5 - 3), 20% of road sections rated 'good to fair' scoring (2.5 -2)

This range of variation has also occurred in previous surveys.

Overall, the performance compared to previous surveys revealed a declining standard of line marking. There was a slightly higher percentage with lines beginning to fade and changes in line marking standard along a section of road. There is room for improvement by ensuring the lines are repainted at frequencies that intervene before they fade and become unserviceable and making sure the quality of line marking is consistent along sections of road.

As recommended in previous Benchmarking reports, it is again recommended that due to the importance of line marking there is room for further improvement in the line marking and a thorough examination of the line marking standards, schedules and resources to occur. It is also recommended that the review of line marking to determine the frequency of relining (based on road hierarchy) and subsequent cost and that the required level of service be considered by Council as part of the annual budget planning process.



Faded Line Marking – Sheahans Road Manningham



Good Line Marking
Blackburn Road Manningham

9.3 Drainage Pits

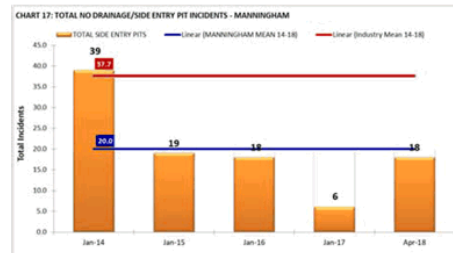


Chart 17 indicates the downward trend from 2013 to 2017 in the number of drainage pit incidents, has seen a reversal in 2018 with an increase taking the number of pit incidents back to the 2015 and 2016 levels.

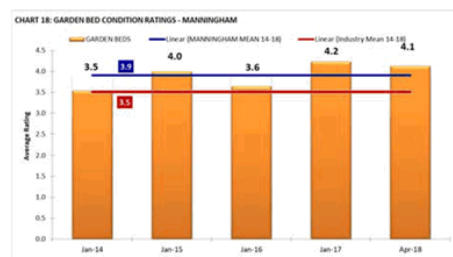
It is noted that the pit incidents reduction trend from 2013 to 2017 coincided with the continuous improvement in street cleanliness ratings over the same period, as per Section 9.5. However, although 2018 saw an increase in pit incidents the street cleanliness rating continued to improve. This suggests that the pits may have less influence on the overall street cleanliness when the total number of pit incidences is continuously the lowest of all councils, which Manningham has achieved over a number of years.

Manningham has continuously been the best performer of all the councils.

Overall the Manningham results have improved in the past five surveys even with the higher number of incidents in 2018. The Manningham Five Year Mean (20) remains well below the number of incidents for the Industry Five Year Mean (38).

It is important that inspection processes and the approach to cleaning pit openings continues which has rendered the improvements, continues.

9.4 Garden Beds



The results from April 2018, as per Chart 18, indicate inconsistent performance over the past five surveys with the garden bed rating trending upwards to 2015 then a decline in 2016, a best result in 2017 and another decline in 2018.

Over the five year period the Manningham Mean has increased from 2015 (3.3), 2016 (3.6), 2017 (3.8) and 2018 (3.9), higher than the 2017 Industry Mean (3.5).

Decline in the 2018 garden bed rating still places Manningham's 2018 rating above both the Manningham Mean and the Industry Mean for the five year period.

There was overall evidence in the field of a less consistent performance between garden beds inspected.



Santa Rosa Blvd, Manningham
Good Garden Bed

Of twelve (12) garden beds inspected, one (1), Pine Hill Drive achieved an excellent rating of (5), nine (9) rating excellent to very good (4.5 - 4) and two (2) rating good (3 - 3.5). The lowest score was 3.5 for Blackburn Road.

The slight decline in garden beds could be due in part to the later April survey.

One area identified in 2017 and remaining evident in 2018 that could be further addressed is where a roundabout has a large feature tree, the under-story be either densely planted or no planting with mulch.

9.5 Road Tidiness/Cleanliness

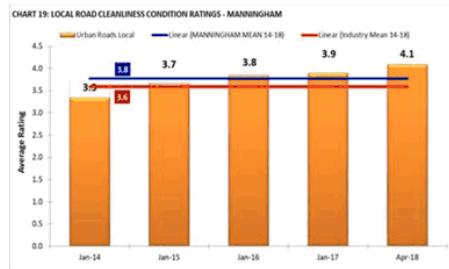


Chart 19 highlights the overall cleanliness ratings for local roads respectively over the past five (5) surveys. In this survey no arterials were inspected and all roads inspected were listed within each council's road register as local roads. This provided for greater consistency between Council's surveyed.

Results from this survey indicate a trend of continued improvement in the overall cleanliness each year from Jan 2014, with the 2018 rating being the highest of the last five surveys. This is considered a very good trend and sets the challenge to continue the upward move.

The Manningham Five Year Mean remains better than the Industry Mean for that period.

9.6 Signs

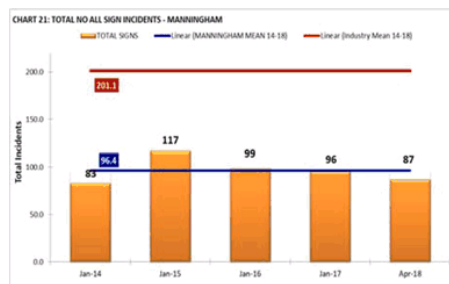


Chart 21 highlights that the total number of sign incidents identified at each survey increased over the first three from Dec 2011 peaking in 2015 and then decreasing over the last three years.

The 2018 survey recorded a number of sign incidents which are below the Manningham Five Year Mean.

The number of bent/broken/twisted signs and leaning/bent poles was the major contributor to this high number.

The Manningham mean continues to be significantly lower than the average Annual Industry Mean indicating higher focus and performance in sign maintenance compared to other councils.

However, there is room for improvement by ensuring the signs are inspected and intervention maintenance undertaken so they are more serviceable and presentable.

10. CONCLUSION

Since 1999, eighteen (18) road infrastructure surveys have been undertaken utilising the concept of assessing “through community eyes”, how each council present their infrastructure from a “road user” (driver) perspective.

The assessment of road infrastructure items such as potholes, signs, line marking, storm water side entry pits, garden beds within road reserves and general road/street tidiness was based on the following methods of assessment:

- The number of incidents recorded; and
- Infrastructure condition ratings based on specified criteria.

This process reflects the condition of the visible infrastructure as expected to be observed by the many users of these roadways (residents and visitors) either as motorists, cyclists or pedestrians and reflects on the “delivered level of service” for each category

Arguably the inspection process is how a “member of the public” would view the level of performance of the council having regard to these visible elements and allow them to reflect on the “level of service” the council engages in presenting their road infrastructure to the community.

The two (2) key objectives of the benchmarking project were to compare Manningham performance to similar councils and to ascertain its own relative performance over a period of time.

10.1 Summary Comparison with Five Other Councils

The following is a synopsis in regards to comparing Manningham and the other five (5) councils in the survey.

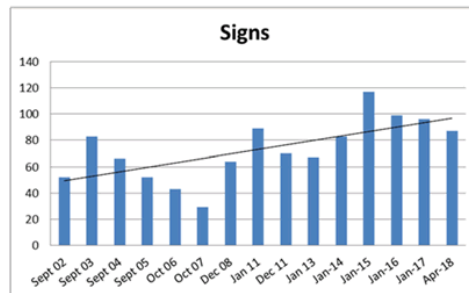
- **Total Number of Incidents:** Manningham continues to have the lowest number of road infrastructure incidents recorded, even though there was a slight increase in 2018. This position has been maintained since surveys commenced. Very Good performance
- **Signs:** Similar to 2017, Manningham was second lowest to Knox in having the lowest number of sign instances (leaning poles, broken and twisted signs) and Manningham had the lowest graffiti on sign incidents. There was a significant upward trend in the number of sign incidents recorded in 2015, however the number of incidents has steadily decreased since with the trend continuing again in the 2018 survey. Very Good performance.
- **Garden Beds:** A slight decline in performance compared with the 2017 survey. However Manningham was rated the best performer in 2018. The decline in condition may have been due in part to the later April survey. Although remaining as one of the best performers, there has been some inconsistency in the presentation over the last five years. There is still room for improvement with greater consistency between garden beds. Overall, Very Good performance.

- Side Entry Pits:** Manningham has experienced a steady decline in the number of incidents since a high in 2014. However, there was a marked upward trend from 2017 to 2018, taking the level of incidents to 2016 levels. Despite the increase Manningham easily remains the lowest incidences compared to other councils in the survey. The results are considered Very Good.
- Line Marking:** Manningham has continued with a downward trend in linemarking ratings since 2015 and is now ranked equal third with Maroondah. The further slight decrease in condition rating from 2017 indicates some improvement is needed to reverse this trend. This result is considered as Average to Good performance.
- Potholes:** Manningham slipped from second lowest (2017) to the third lowest recorded incidents (2018) to Maroondah and Monash. Although a comparative low number, there was a doubling (from 3 to 7) in potholes from 2017. There is need for greater vigilance to ensure this years trend is reversed. Overall, Good to Very Good performance.
- General Tidiness:** Performs very well in local road cleanliness with consistently high ratings, with a further slight increase in rating from 2017. Manningham achieved the highest rating in comparative performance with the other councils. This is a good achievement as Manningham was last rated the best in 2015. Overall, performance Very Good.

10.2 Summary Performance Over a Period of Time.

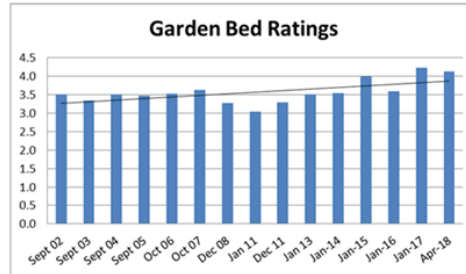
In terms of comparing Manningham's performance over time the following provides a synopsis of that performance and trends of these fifteen (15) surveys.

Signs: Trend of an overall increase in incidents peaking in 2015 with a decline in incidents in 2016, 2017 and 2018. Overall trend is still upwards, although trend slope is now beginning to flatten off over the last three surveys. There was an increase in incidents since 2007, peaking at 2015 with steady improvement since.

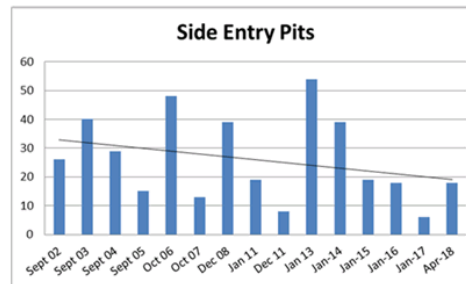


Manningham Road Benchmarking Report 2018

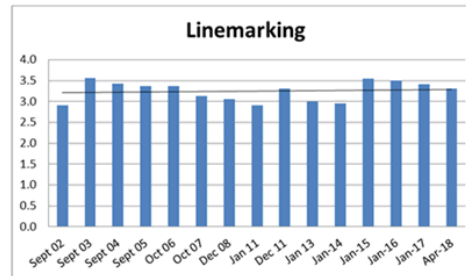
Garden Beds: April 2018 results show a slight decrease from the 2017 results reached a new peak in comparison with previous years. Over fifteen surveys a noticeable improvement in performance.



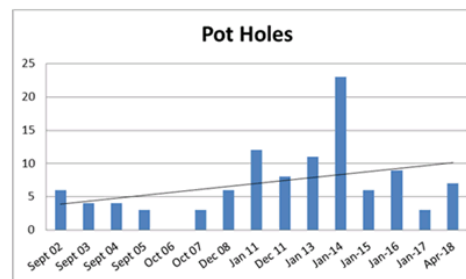
Side Entry Pits: The 2018 results saw a jump in the number of recorded incidents since the Jan 2017, with the lowest number of pit incidents since surveys commenced. A continuation of a significant decrease in incidents since the peak of 2013. Overall downward trend continues.



Line marking: The 2018 results continued the downward trend since the high of Jan 2015 survey. This indicates consistency with maintaining higher rating, but a need for some improvement. The overall trend, although downward, has further flattened off since 2017.

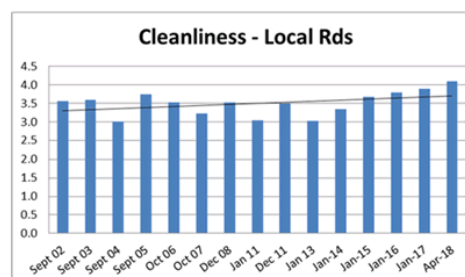


Potholes: Overall number of potholes continues to be low, although there was an increase in the number of potholes in between the 2017 and 2018 surveys. However, the trend over the fifteen (15) surveys, although flattening off a little, still indicates an increasing trend in the number of potholes. This is mainly due to the large upward spike in 2014.



Manningham Road Benchmarking Report 2018

General Tidiness: Local Roads generally consistent performance rating with further improvement in 2018. The overall upward trend in performance has slightly improved.



Overall, the April 2018 survey indicates Manningham continues to perform reasonably well when compared to the other councils although some challenging trends are emerging especially in relation to sign incidents, and a need to maintain consistent performance in terms of linemarking and garden beds.

1. In terms of **signs**, with 2018 recording a decreased number of of twisted / bent signs and leaning poles compared to the 2017 survey, the numbers still remain higher than earlier years. Other councils are also improving performance. It is recommended that maintenance standards and practices be improved.
2. In terms of **line marking**, although there has only been a further slight decrease in standard, this is the third year since the 2015 survey where the standard has declined. There was a noticeable decline in consistency along road lengths. There remains the issue of some inconsistency in service delivery, particularly the need to keep the quality of the line marking at acceptable visibility standards.
3. In terms of **garden beds** there was a slight decrease since 2017, although Manningham achieved the highest overall rating compared to other councils. However, a number of other councils also dropped their standards and the challenge will be for Manningham to continue to lift its own performance, especially with roundabout ground cover plantings where there are feature trees in the centre of the roundabout.

10.3 Key Recommendations

The "Road Benchmark Survey Infrastructure Performance" survey, involving the cities of Manningham, Whitehorse, Monash, Knox, Maroondah and Banyule continues to provide council with a practical means of measuring its performance against similar councils. It also enables trends to be identified and effective process improvements implemented to improve the consistency in performance.

The following are the key recommendations:

1. The drop in number of sign incidents recorded in 2018 must be built upon to achieve further improvements by examining and reviewing the inspection and intervention maintenance standards and practices;

2. A review of line marking be undertaken to address the inconsistency in service delivery, particularly with a further drop in rating since 2015, the need to keep the quality of the line marking at acceptable visibility standards; and
3. The slight drop in performance of garden beds in 2018, which still provided Manningham with the highest performance rating compared to the other councils, requires Manningham to be vigilant to achieve even higher standards particularly through examining and reviewing the planting out of roundabouts containing feature trees and the maintenance standards and practices to obtain better consistency across all garden beds.

11.3 Police Loan Vehicle

File Number: IN18/463
Responsible Director: Director City Services
Attachments: 1 Memorandum of Understanding (confidential)
2 Vehicle Loan Agreement (confidential)
3 Letter of Request from Victoria Police (confidential)

EXECUTIVE SUMMARY

Council and Victoria Police entered into a Memorandum of Understanding (MoU) and Vehicle Loan Agreement in 2014 for the provision and loan of a Council vehicle to Victoria Police in exchange for expanded police services within the Manningham Police Service Area. A copy of the Memorandum of Understanding and Vehicle Loan Agreement are provided as confidential Attachments 1 and 2, which detail the use of the vehicle and the activities involved in the Council and Victoria Police partnership.

The Memorandum of Understanding and Vehicle Loan Agreement is due to expire on 12 December 2018 and Council has received a request from Victoria Police to extend the arrangements for a further one year. In accordance with the conditions of the Agreement, Victoria Police has also submitted a four year performance report in relation to the use and value of the loan vehicle and is provided as confidential Attachment 3.

Council's Vehicle and Plant Usage Policy stipulates vehicle replacement as deemed optimal by the Fleet Coordinator, which is in this case recommended after 5 years or 120,000kms. In view of the Policy, the current low mileage of the loan vehicle (69,164kms) as of 31/08/2018 and taking into account the demonstrated benefit for residents of Manningham from the additional resource provided by Council in relation to increased police presence and reduced response times within Manningham, it is considered reasonable to accept the request by Victoria Police to extend the MoU by 12 months.

It is also recommended that a report be presented to Council prior to December 2018, to seek Council's position on the ongoing partnership agreement with Victoria Police.

COUNCIL RESOLUTION

MOVED: CR GEOFF GOUGH
SECONDED: CR SOPHY GALBALLY

That Council:

- A. endorse the extension of the Memorandum of Understanding and Vehicle Loan Agreement for a further one year period, to expire on 12 December 2019; and**
- B. notify Victoria Police in writing of Council's decision to extend the current Memorandum of Understanding and Vehicle Loan Agreement for a further one year period.**

CARRIED

2. BACKGROUND

- 2.1 Council at its meeting on 28 Nov 2017, endorsed the extension of the Memorandum of Understanding (confidential Attachment 1), to provide a Council loan vehicle to Victoria Police, in exchange for expanded police services within the Manningham Police Service Area, for a one year period commencing on 12/12/2017, as part of a partnership arrangement between Council and Victoria Police. This arrangement has been in place since 1992.
- 2.2 A Loan Agreement, provided as confidential Attachment 2, specifically detailing the terms and conditions of use of the loan vehicle was also prepared to formalise the partnership agreement.
- 2.3 The current Memorandum of Understanding and Loan Agreement are due to expire on 12 December 2018.
- 2.4 In view of the imminent expiry of the current agreements, Council has received a request from the Local Area Commander – Manningham Service Area, for Victoria Police, to potentially extend the partnership arrangements for a further one year. The letter from Victoria Police includes a 4 yearly performance report in relation to the use and value of this loan vehicle and is provided as Attachment 3.

3. DISCUSSION / ISSUE

- 3.1 The current vehicle provided by Manningham Council enables Doncaster Police to deliver an enhanced response to the Manningham community and to provide a greater police presence in response to crime, traffic, public order and Emergency Management issues.

4. COUNCIL PLAN / STRATEGY

- 4.1 In accordance with the conditions of the vehicle loan arrangement as outlined in the Memorandum of Understanding, the expanded police services and agreed performance measures and activities include the following:
 - 4.1.1 Increased police patrols within the Manningham Police Service Area, to provide greater police presence, to specifically address current control strategies relating to property damage, residential burglaries, thefts of and theft from motor vehicles, assaults and youth issues.
 - 4.1.2 Police officer participation in the Manningham Municipal Emergency Management Planning Committee, including active engagement in joint planning, training and exercise activities.
 - 4.1.3 Participation of the Police Youth Resource Officer in approved initiatives and associated committee meetings.
 - 4.1.4 Participation of police officers in various Council committees and associated activities and events, including the following:
 - Manningham Youth Providers network.
 - Manningham Mental Health Working Group.
 - Manningham Family Violence Working Group.
 - Carols by Candlelight.
 - Others by agreement.

- 4.1.5 Police officer support and participation in community safety events, including Community Safety Month, road safety initiatives and provision of safety/security advice for related Council activities and community events.
 - 4.1.6 Police officer involvement and follow up with residents to address local traffic issues, such as concerns about speeding and undesirable behaviour.
 - 4.1.7 Police officer involvement with traffic management around schools.
 - 4.1.8 Police officer involvement with residents, businesses and community groups to address issues relating to general security and safety awareness.
 - 4.1.9 Facilitate the 'Manningham Liquor Accord' including conduct of meetings and forums relating to the sale of liquor within the municipality.
 - 4.1.10 Facilitate the issue and return of the L2P program vehicle for Authorised Drivers with a valid booking, and provide a secure place within the Doncaster Police Station grounds to store the vehicle between use by Authorised Drivers.
- 4.2 Based on the key statistics provided in the yearly performance report (confidential Attachment 3), in relation to the use and value of the loan vehicle, officers consider that Victoria Police request to extend the partnership agreement a further one year to December 2019, on the same terms and conditions outlined in the current Memorandum of Understanding and Loan Agreement, is reasonable.

5. IMPACTS AND IMPLICATIONS

- 5.1 The partnership between Council and Victoria Police has resulted in enhanced coordination and cooperation between the two parties to the benefit of the Manningham community.
- 5.2 Manningham remains one of the safest Local Government Areas in the Metropolitan area.

6. IMPLEMENTATION

6.1 Finance / Resource Implications

Under the terms of the current MoU, Council incurs costs for the supply, depreciation and registration of the vehicle. Victoria Police incur all other costs, including regular servicing and maintenance, repairs and insurance.

The cost to Council to extend the current arrangements for one further year is \$7,220 subject to not replacing the present vehicle.

6.2 Communication and Engagement

It is further proposed to present a report to Council prior to the expiry of the extended MoU agreement in November 2019, to review Council's position on whether to continue the partnership with Victoria Police and provide a replacement loan vehicle for a further four year term at that time.

6.3 Timelines

It is proposed to extend the partnership arrangements to provide a loan vehicle in exchange for the expanded police services within Manningham for a further one year to expire in December 2019.

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 SHARED SERVICES

There were no Shared Services reports.

13 CHIEF EXECUTIVE OFFICER

13.1 Annual Report 2017/18

File Number: IN18/460
Responsible Director: Executive Manager People and Governance
Attachments: 1 Annual Report 2017/18 [↓](#) 

EXECUTIVE SUMMARY

All Victorian councils have a statutory obligation to prepare an annual report that is in accordance with section 131 of the *Local Government Act 1989* (the Act).

Following Council's in principle approval of the Annual Report 2017/18, the report was submitted to the Minister for Local Government (the Minister) by the 30 September deadline.

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

Public notice of this meeting of Council was published in *The Age* on Saturday 29 September and the *Manningham Leader* on Monday 1 October.

This report seeks Council's endorsement to publish the Annual Report 2017/18.

COUNCIL RESOLUTION

MOVED: CR GEOFF GOUGH
SECONDED: CR MICHELLE KLEINERT

That Council, having discussed the Annual Report 2017/18 in accordance with section 134 of the *Local Government Act 1989* and noting the actions that have been taken in compliance with legislative requirements, endorses the publication of the Annual Report 2017/18 as presented.

CARRIED

2. BACKGROUND

- 2.1 Following Council's 'in principle' approval of the Annual Report 2017/18 on 25 September 2018, the report was submitted to the Minister for Local Government by the 30 September deadline.
- 2.2 A public notice was placed in *The Age* on Saturday 29 September and *Manningham Leader* on Monday 1 October advertising this Ordinary Meeting of Council to the public in accordance with Section 134(2b) of the Act

- 2.2.1 The public notice advised the community that the Annual Report 2017/18 was available for viewing at:
- Manningham Civic Centre (Customer Service Desk) at 699 Doncaster Road, Doncaster, between 8.00 am and 5.00 pm, Monday to Friday
 - Public libraries within the boundaries of the City of Manningham, during library opening hours
 - Council's website, manningham.vic.gov.au/annual-report
- 2.3 In addition, under section 131(12) of the Act, public notice must be given that the Council has received the copy of the Auditor's Report under section 9 of the *Audit Act 1994*. This was also advertised in the public notice related to this meeting of Council.
- 2.4 The Annual Report is a key reporting tool used to monitor Council's performance. It must include a report of Council's operations, audited financial statements and an audited performance statement. The Annual Report provides a comprehensive overview of Council's performance during the 2017/18 financial year, covering a range of information, including:
- 2.4.1 A review of Council's performance against the Council Plan 2017-2021 and the strategic indicators contained within it
- 2.4.2 A statement of progress in relation to the major initiatives and initiatives identified in the Annual Budget 2017/18 and Strategic Resource Plan 2017-2021
- 2.4.3 The indicators, measures and results of the prescribed service performance indicators and measures as part of the Local Government Performance Reporting Framework
- 2.4.4 The results in the prescribed form of Council's assessment against the governance and management checklist
- 2.4.5 An overview of the legislative, economic and other factors that have had an impact on Council's performance
- 2.4.6 Performance statement and financial statement
- 2.4.7 Major policy initiatives, operations and works undertaken
- 2.4.8 Information on the nature and range of activities and services delivered
- 2.4.9 Highlights, achievements and challenges for Council
- 2.4.10 Names of the Councillors that served during 2017/18, their details and expenses will be included in accordance with our statutory obligation.
- 2.4.11 The administrative structure of Council, including the name of the Chief Executive Officer and Executive Management Team and their areas of responsibility, the organisational chart and Council's contact details.

3. DISCUSSION / ISSUE

- 3.1 Council must consider the Annual Report within one month after providing it to the Minister for Local Government in accordance with section 131(6) of the *Local Government Act 1989*.
- 3.2 It is proposed that Council endorses the Annual Report 2017/18 for the year ending 30 June 2018.

4. COUNCIL PLAN / STRATEGY

- 4.1 The Annual Report contains a summary of Council's performance against the strategic themes in the Council Plan 2017-2021.
- 4.2 As 2017/18 marks the first year of the Council Plan 2017-2021, the Annual Report documents the performance of Council against the strategic indicators included in the Council Plan in the first year of this four year period.

5. IMPACTS AND IMPLICATIONS

- 5.1 Council has a legal obligation to submit its Annual Report 2017/18 to the Minister by 30 September 2018. The report was submitted by this deadline.
- 5.2 Council is required to comply with section 131 of the *Local Government Act 1989* and, in addition, to the Local Government (Planning and Reporting) Regulations 2014, which prescribe further information to be included in the Annual Report.
- 5.3 The *Local Government Act 1989* requires councils to publicly consider the Annual Report within one month of submitting it to the Minister.

6. IMPLEMENTATION

- 6.1 Communications
- 6.1.1 As required by the *Local Government Act 1989*, public notice was given advising that the Annual Report 2017/18 was available for public inspection.
- 6.1.2 The report includes the interpreter services icon and phone number on the back page to direct non-English readers to contact Council's language services for information about the document or Council services in general.
- 6.1.3 Following Council's endorsement:
- An online version of the Annual Report 2017/18 will be placed on Council's website
 - Hard copies will be printed and made available at the Civic Centre and Manningham libraries
 - Copies will be distributed to the Executive Management Team, Councillors, Eastern Regional Metropolitan councils, and other interested persons (upon request).

6.2 Timelines

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

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.

2017 / 18 Annual Report







Welcome

Welcome to Manningham Council's Annual Report 2017/18. Each year, we report on our performance in providing services, managing resources and meeting our community's needs.

In this year's report, you can read about Manningham Council's achievements and challenges from 1 July 2017 to 30 June 2018, and our aspirations for the future.

We provide more than 100 services and manage \$2 billion of land and infrastructure assets in the 114km² for which we are responsible.

Our Annual Report details Manningham's performance against the strategic themes outlined in our Council Plan 2017-2021, the initiatives of our Annual Budget 2017/18 and Strategic Resource Plan 2017-2021. This is the 4th year we are reporting on a number

of service, financial and sustainability performance indicators under the Local Government Performance Reporting Framework (LGPRF).

Under the *Local Government Act 1989*, Manningham, like all Victorian local governments, must present an Annual Report to the Minister for Local Government by 30 September each year. We take our accountability to our community seriously. This Annual Report is the main tool we use to report on our performance transparently and accurately.



Our vision

A liveable and harmonious city.

Our mission

A financially sustainable council that listens, consults, and acts with integrity, value and transparency.

Our strategic direction

Our strategic direction flows from our mission, vision, values, and 5 strategic themes.

- Healthy community
- Liveable places and spaces
- Resilient environment
- Vibrant and prosperous economy
- Well-governed council.

Under each theme, specific goals guide us in our work to serve our community. These themes and goals are described on page 47.

This year we also introduced new internal values to our organisation that guide how we interact with our customers and deliver services.



Our values

 <p>Working Together</p> <ul style="list-style-type: none"> › Creating a safe and inclusive environment › Actively sharing information, resources and knowledge › Collaboratively developing ideas and solutions 	 <p>Excellence</p> <ul style="list-style-type: none"> › Striving to 'be your best' › Responding flexibly to challenges and opportunities › Proactively seeking better ways
 <p>Accountable</p> <ul style="list-style-type: none"> › Taking personal responsibility for your behaviour › Taking ownership and delivering on commitments › Making meaningful contributions 	 <p>Respectful</p> <ul style="list-style-type: none"> › Honest and positive when communicating with others › Treating others in a consistent and equitable manner › Being considerate of others' needs, priorities, and perspectives
 <p>Empowered</p> <ul style="list-style-type: none"> › Trusting in others › Supporting others to succeed and 'grow' › Being courageous and prepared to take chances 	<p>We aRE MANNINGHAM</p> 

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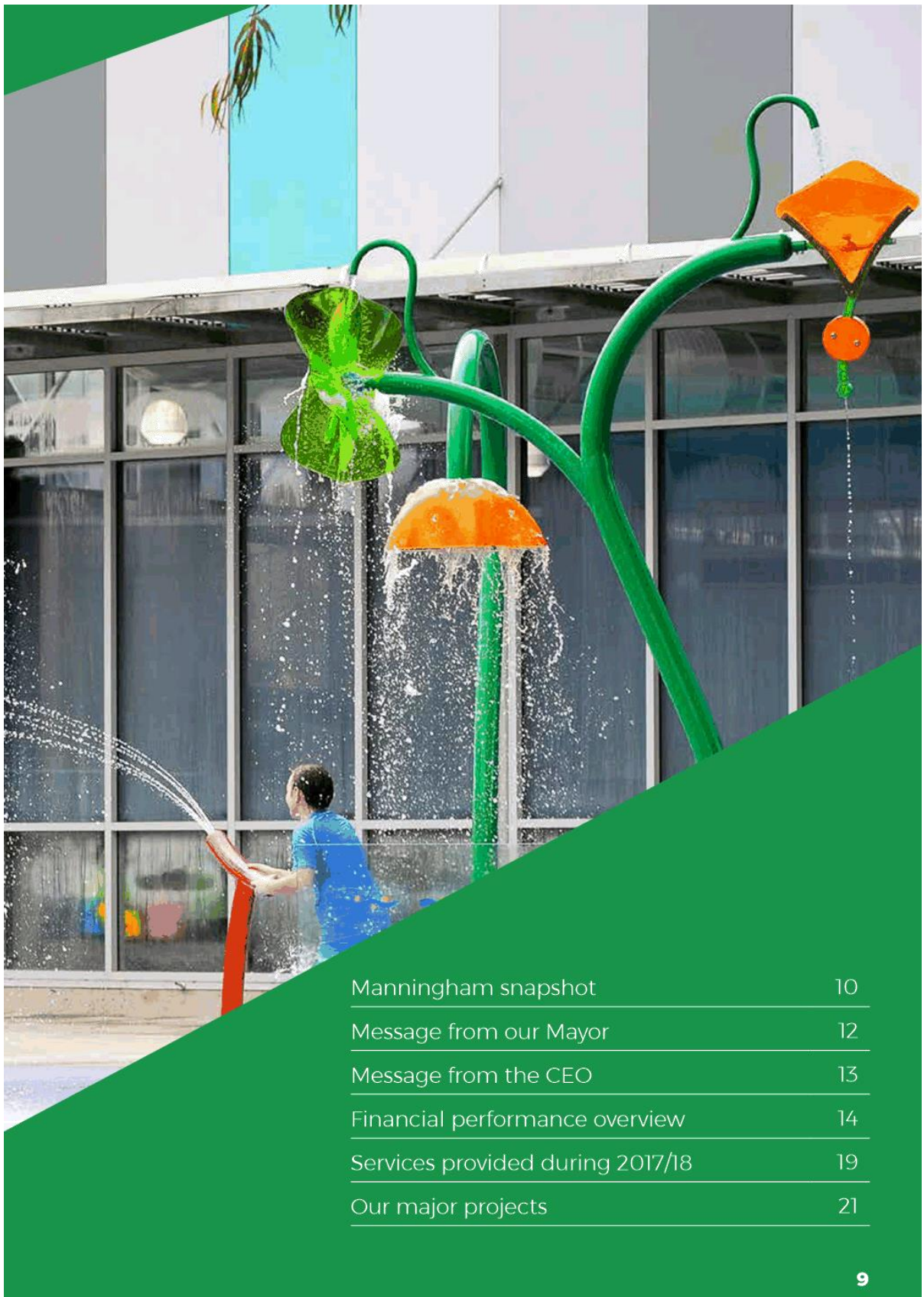
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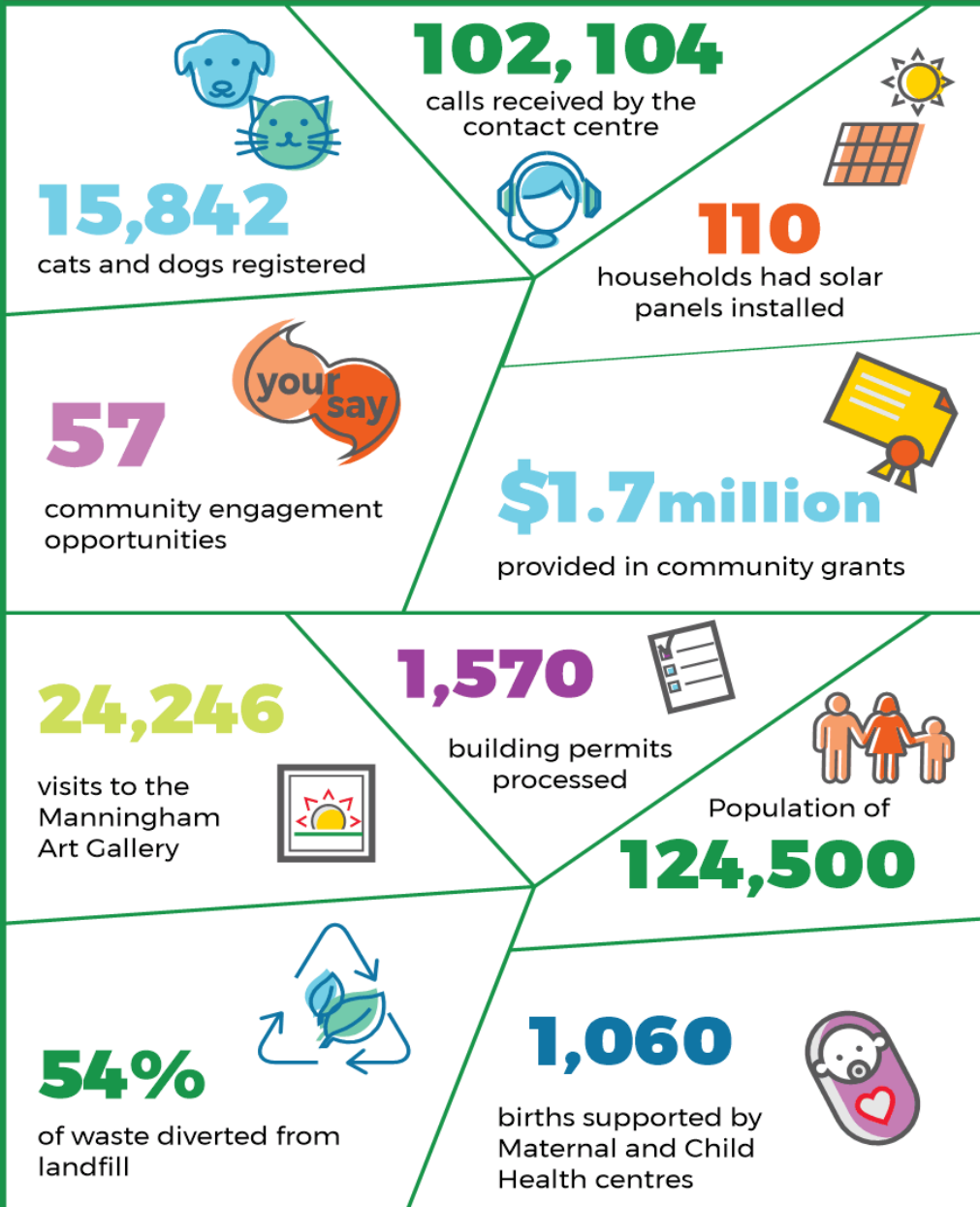
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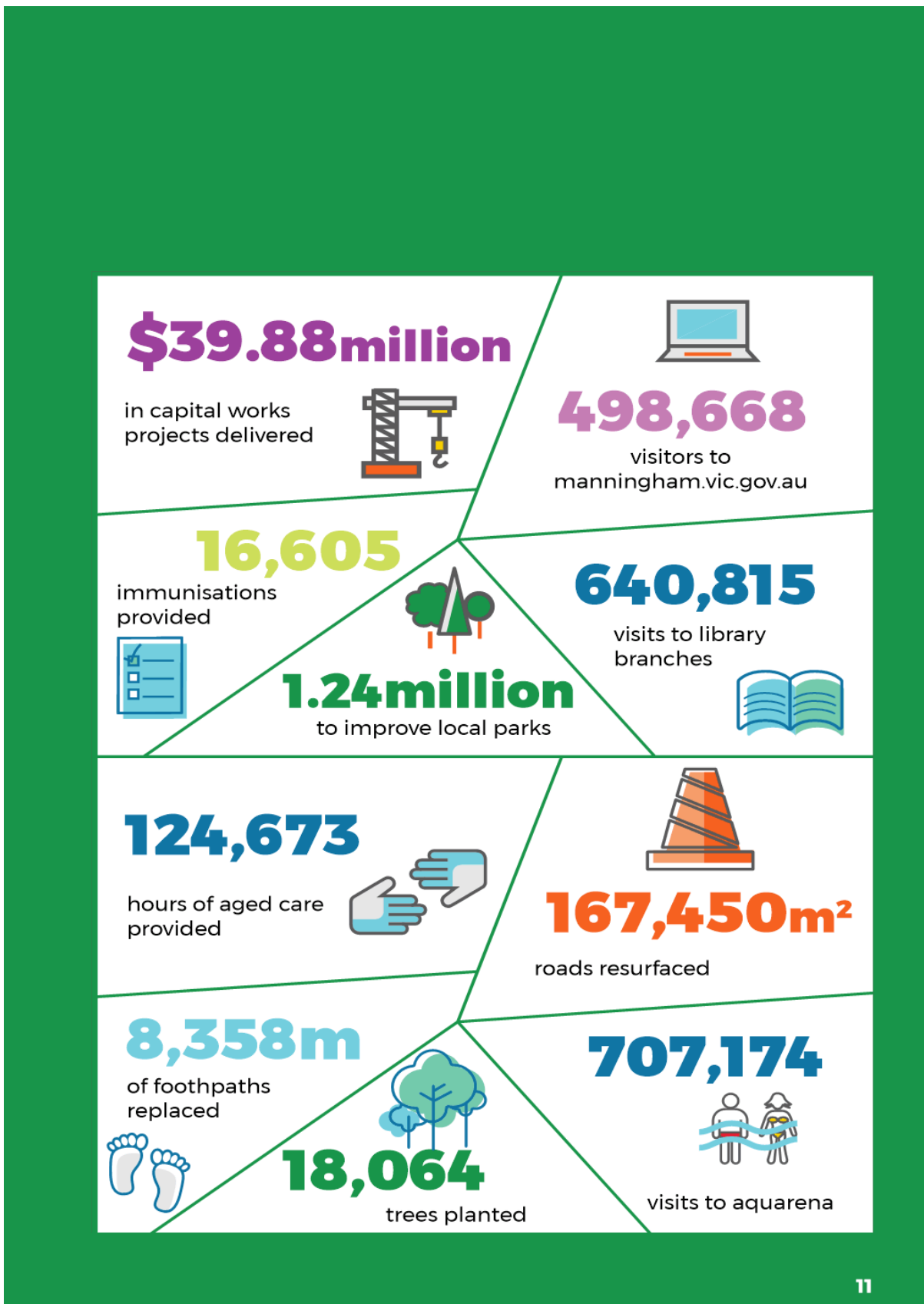
Year in Review





Manningham snapshot





YEAR IN REVIEW

Message from our Mayor



It is my pleasure to present Manningham's Annual Report 2017/18 on behalf of my fellow Councillors.

I was thrilled to begin my role as the Mayor of Manningham in November 2017. It is a great privilege and I thank my fellow Councillors for entrusting me with this honour.

I am passionate about Manningham's values of being accountable, empowered, respectful, working together and striving for excellence. As Mayor, I aim to be a strong advocate of embracing these values in our community.

This past year we have proudly delivered a variety of community services and major infrastructure projects.

One of the highlights for 2017/18 was the opening of the \$21.8 million Mullum Mullum Stadium in Donvale, which is fully accessible and includes 5 multi sports courts.

Other highlights included:

- completing upgrades at 13 parks, including Bimbadeen Reserve, Matisse Reserve and Timber Reserve
- recording our lowest ever result for household waste sent to landfill of 20,500 tonnes
- launching a successful series of parenting seminars featuring world-renowned experts and with more than 950 people attending
- introducing a new online planning register, which has recorded more than 600 applications since its launch in January 2018.

Our Annual Report demonstrates the range of initiatives and projects we have delivered over the past year.

Manningham is a fantastic place to live, work and visit and I look forward to the year ahead and continuing to deliver important services and projects for our community.



Cr Andrew Conlon
Mayor

Message from our CEO



This Annual Report provides a comprehensive summary of our key achievements and initiatives throughout the year.

It has been a big year for us – our new Council Plan 2017-2021 came into effect, marking the beginning of a new 4 year cycle. The new plan brings our focus back to basics to ensure we are focused on providing a strong foundation of core services.

Manningham's strategic themes from now until 2021 are:

- Healthy community
- Liveable places and spaces
- Resilient environment
- Vibrant and prosperous economy
- Well-governed council.

Our activities under these new strategic themes included implementing our Citizen Connect strategic plan, with the opening of our Contact Centre in August 2017. Guided by the Council Plan, we are using technology to drive change and place our customers firmly at the centre of everything we do.

Focusing on our customers and being a service-oriented organisation was a key driver behind opening our new Customer Contact Centre in August 2017.

Our financial results were also strong and demonstrated our continued commitment to maintaining long term financial sustainability.

As part of this, we delivered a \$39.88 million Capital Works Program. This included a wide variety of projects, with park and playspace upgrades, road improvements, and the completion of our impressive new 5-court indoor sporting facility, Mullum Mullum Stadium.

Finally, while this will be the last Annual Report I have the pleasure of presenting as the CEO of Manningham, I look forward to seeing the progression of the Council Plan 2017-2021 and key initiatives over the next few years.

Warwick Winn
CEO

YEAR IN REVIEW

Financial performance overview

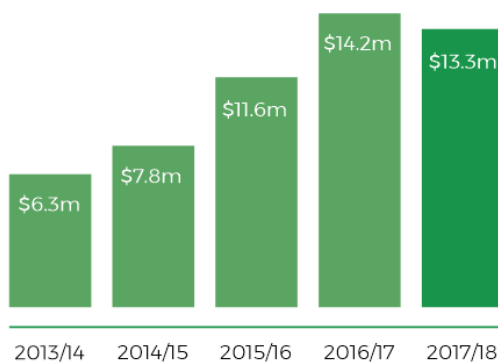
Manningham’s financial results for 2017/18 were better than our forecast, demonstrating our commitment to maintaining long-term financial sustainability. A summary of our performance is outlined below. More detailed information can be found in the Financial Report section of this report, see page 144.

Operating position

We achieved a surplus of \$30.13 million in 2017/18. This surplus compares favourably to the adopted budget surplus of \$17.49 million. The main reason for the increase relates to an additional \$10.33 million of subdivisional assets transferred to Council during 2017/18.

The adjusted underlying surplus – which removes non-recurrent capital grants, non-monetary asset contributions and other contributions to fund capital expenditure – is \$13.34 million. Sustaining a surplus is a critical financial strategy that provides capacity to renew the \$2.18 billion of community assets under Council control.

■ Figure 1: Adjusted underlying surplus (\$millions)



Income

Our income is derived from various sources including rates, user fees and charges, grants, interest and other contributions.

Our total income for 2017/18 was \$143.90 million, compared to a budget of \$131.71 million. The increased revenue is mainly due to higher cash and non-cash contributions from developers, statutory and user fees and unbudgeted operating grants

■ Figure 2: Income 2017/18

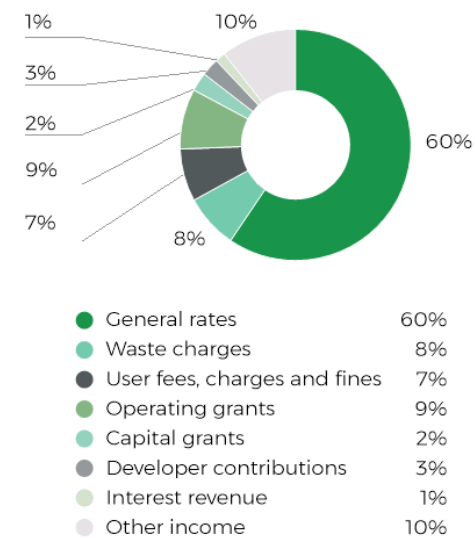


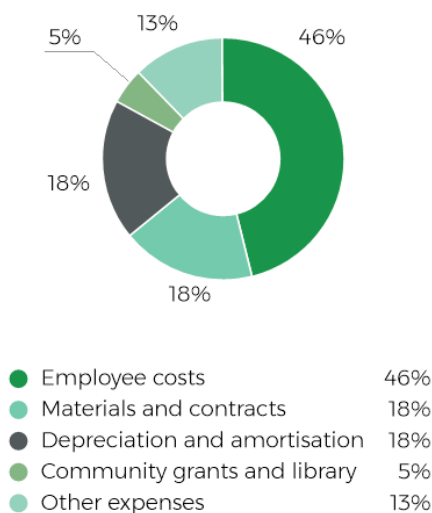
Table 1: Council income sources (\$'000)

Income	2013/14	2014/15	2015/16	2016/17	2017/18
General rates	71,256	75,142	81,370	82,819	85,839
Waste charges	12,070	12,149	12,040	10,201	10,830
User fees, charges and fines	11,465	11,937	12,553	14,369	14,940
Operating grants	9,435	12,136	10,023	12,366	12,229
Capital grants	2,304	2,441	7,189	3,999	3,578
Developer contributions	4,553	3,712	5,924	22,387	14,766
Interest revenue	1,619	1,787	1,874	1,629	1,576
Other income	1,392	903	1,207	1,885	138
Total	114,094	120,207	132,180	149,655	143,896

Expenditure

Our total expenditure for 2017/18 was \$113.77 million, compared to a budget of \$114.22 million. In 2017/18 the main expense was employee costs, which accounted for \$52.51 million. Services are provided to our community through a combination of contractors and employees.

■ Figure 3: Operating expenditure 2017/18



YEAR IN REVIEW

Table 2 : Council expenditure (\$'000)

Income	2013/14	2014/15	2015/16	2016/17	2017/18
Employee costs	43,730	45,948	47,890	51,099	52,505
Materials and contracts	19,632	19,951	21,595	22,115	20,961
Depreciation and amortisation	19,507	19,754	20,221	19,347	20,566
Community grants and library	5,228	5,137	5,203	5,471	5,577
Other expenses	12,800	15,255	12,605	13,049	14,161
Total	100,897	106,045	107,514	111,081	113,770

Net worth

Our financial strength, indicated by net assets (what we own less what we owe) increased by \$179.47 million during 2017/18 to \$2.22 billion.

Assets

Total assets increased by \$181.25 million or 8.7%, primarily due to the revaluation of land, buildings and other infrastructure assets.

The major components of our assets include:

- infrastructure, property, plant and equipment valued at \$2.18 billion
- cash and investments of \$68.4 million
- debtors of \$10.21 million.

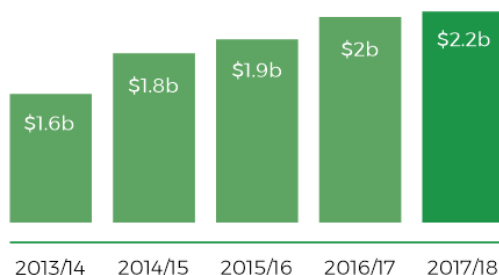
These components make up 99.5% of our total assets.

Liabilities

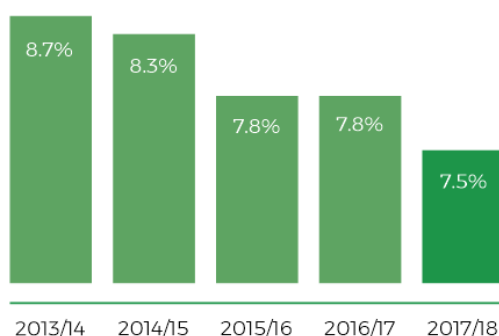
Our liabilities include debt (loan), amounts owed to suppliers and amounts owed to employees for leave entitlements. Total liabilities at 30 June 2018 were \$47.18 million, an increase of \$1.79 million over the previous year.

At the end of 2017/18, our debt ratio – measured by comparing interest bearing loans and borrowings to rate and charges – was a low 7.5%. This reflects Council’s low level of borrowings.

■ **Figure 4: Total assets (\$billions)**



■ **Figure 5: Debt to rates and charges (%)**



Capital investment

Council aims to maintain its infrastructure assets at expected levels, while continuing to deliver services needed by our community. During 2017/18, we invested \$39.88 million in an extensive Capital Works Program to renew and upgrade community assets throughout the municipality. This was funded primarily through rates, with additional funds provided through grants and contributions.

The major categories of capital works included:

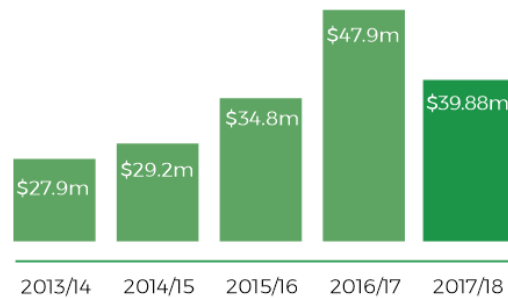
- roads, footpaths and cycle ways \$8.86 million
- community building refurbishment and upgrades \$15.64 million
- recreation, parks and open space \$4.64 million.

Liquidity

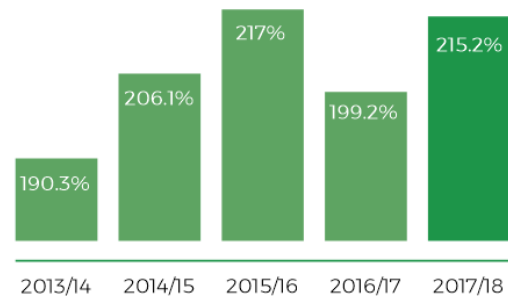
Cash and term deposits at 30 June 2018 were \$68.4 million, an increase of \$4.27 million from the previous year.

The working capital ratio which assesses our ability to meet current commitments is calculated by measuring our current assets as a percentage of current liabilities. Our result of 215.2% indicates that for every dollar of short term liabilities, we have \$2.15 worth of assets. This is a strong result.

■ Figure 6: Capital Works Program (\$millions)



■ Figure 7: Working capital ratio (%)



YEAR IN REVIEW

Financial summary

Our financial results for 2017/18 were better than our forecasts, demonstrating our commitment to long-term financial sustainability. The 2017/18 Financial Statements show that the organisation remains in a sound financial position (see page 154).

This was the second year of the State Government's 'Fair Go Rates' legislation that ensures the average increase in Council rates cannot exceed the figure set by the State Government (2% for 2017/18).


Manningham achieved the State Government rate cap for 2017/18 and continued to follow the strategies we set last year to ensure our long-term financial sustainability in a rate capping environment. Our total income from rates is forecast to decrease by about \$100 million over the first 10 years of the new rate cap.

Fast facts

- \$30.13 million operating surplus, a decrease of \$8.45 million on the previous year
- \$7.28 million in borrowings, the same as the previous year
- \$68.40 million cash and investments, an increase of \$4.27 million on the previous year
- \$39.88 million capital works delivered
- \$2.22 billion in net assets, an increase of \$179.47 million on the previous year.


\$30.13m

operating surplus,
a decrease of
\$8.45 million from
the previous year




\$7.28m

in borrowings,
the same as the
previous year




\$68.40m

cash and investments,
an increase of \$4.27
million from the
previous year




\$39.88m

capital works
delivered



\$2.22b

in net assets, an
increase of
\$179.47 million
from the
previous year



Services provided during 2017/18

For every \$100 we spent this year, we spent this much in each area.



Capital Works Program
\$29.01



Roads, Footpaths and Drainage
\$9.17



Waste Services and Recycling
\$8.18



Parks, Gardens and Sportsgrounds
\$8.17



Planning and Environmental Management
\$7.73



Arts, Culture and Libraries
\$6.32



Aged and Disability Support Services
\$7.71



Health, Children and Families
\$6.38



Community Support and Development
\$3.62



Customer Service, Governance and Administration
\$10.42



Council Owned Community Buildings
\$1.78



Risk Management and Insurances
\$1.51

YEAR IN REVIEW



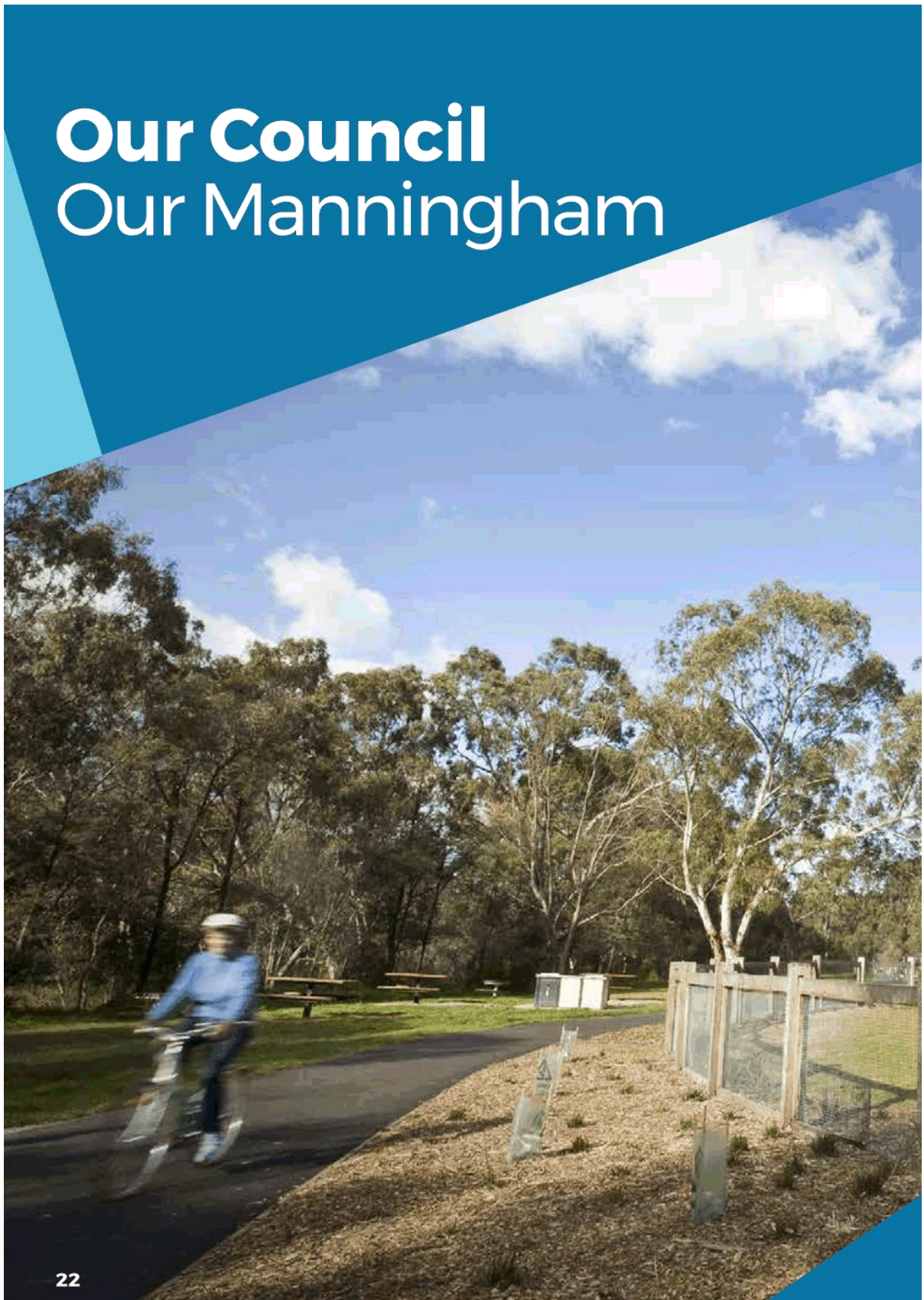
Our major projects

Manningham provides safe, accessible and appropriate infrastructure that meets the changing lifestyles of our community. See our Financial Statements section for a breakdown of our spending on capital works this year in our Statement of Capital Works.

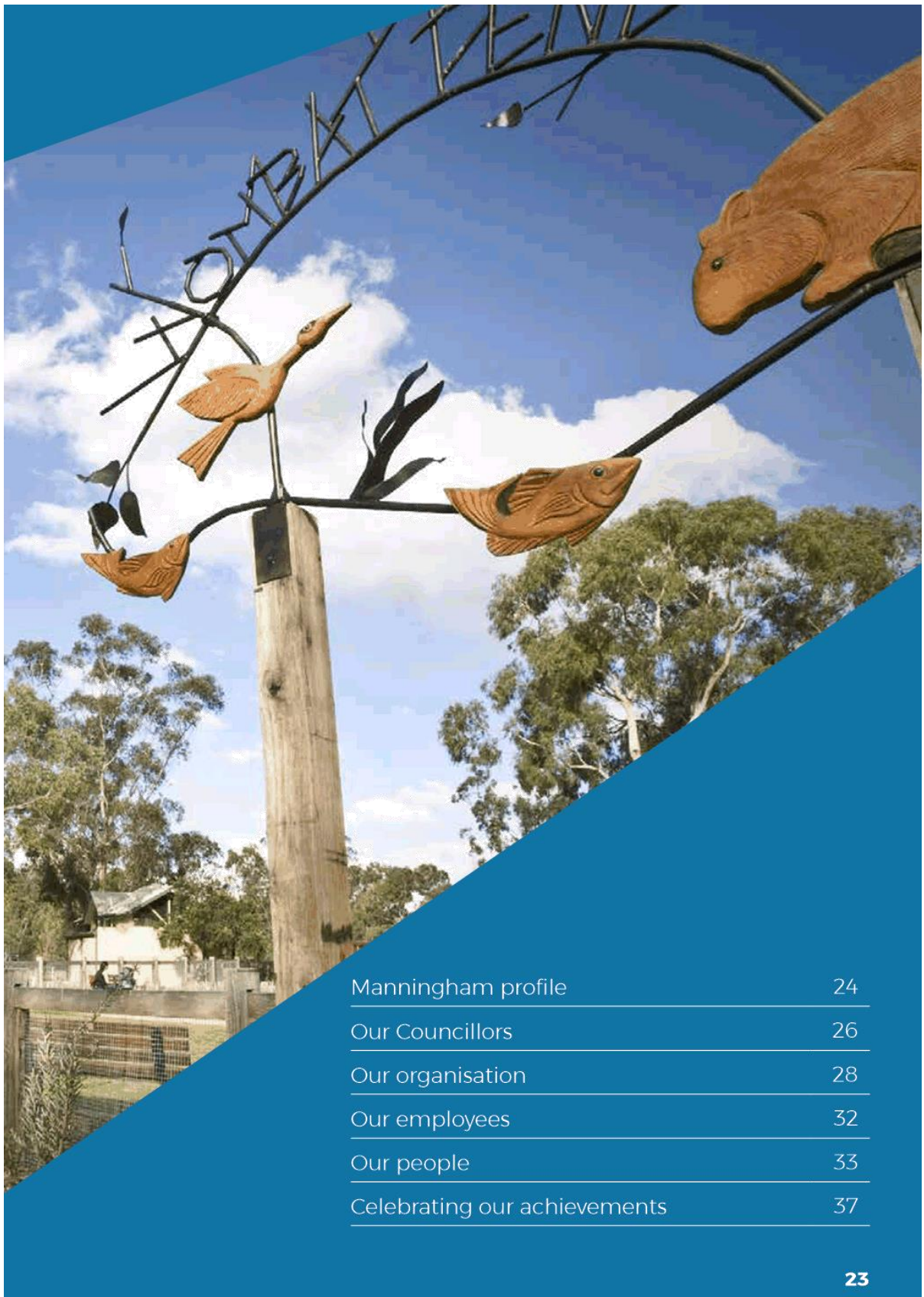
We achieved tangible outcomes from our Capital Works Program, delivering \$39.88 million of capital projects to our customers. Below is a summary of key projects we completed in 2017/18.

- Completed construction of the new **Mullum Mullum Stadium** in Donvale, a 5-court facility for basketball, netball, badminton, volleyball and table tennis. It includes office space, a café, function centre, and a 450kW rooftop solar panels – \$21.8 million
- With regional partners and Melbourne Water, completed the **Bolin Bolin Integrated Water Management Facility**, an award-winning regional-scale project that will harvest and treat stormwater so we can use it to irrigate Bulleen Park, Boroondara's golf course and the Carey Baptist Grammar School's grounds – \$778,000.
- Completed a significant refurbishment of the existing cricket and football club **pavilion at Donvale Reserve**, improving amenities, social space, kitchen facilities – \$1.3 million.
- Completed a major refurbishment of the existing **Sheahans Road Stadium**, including upgrading the existing 3/4-size basketball court to full size. We also added a new café and entrance foyer, upgraded amenities, and improved access to the building from the carpark – \$1.89 million.
- Upgraded 13 parks across Manningham with landscaping, playspaces and other park furniture, including **Bimbadeen Reserve, Timber Reserve, Matisse Reserve** and more – \$698,000.
- Installed a **new roundabout** at the intersection of Serpells Road and Little Valley Road in Templestowe to guide traffic and improve road safety – \$252,000.
- Upgraded the front entrance signage and retaining wall at **Currawong Bush Park** and replaced the shade sails at the **Currawong Education Centre** to provide protection from weather and sun for visiting school and holiday program groups – \$132,000.
- Resurfaced and line marked pavements in **Finlayson Street in Doncaster** – \$234,000.

Our Council Our Manningham



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OUR COUNCIL, OUR MANNINGHAM

Manningham

profile

Manningham is in Melbourne's eastern suburbs. It stretches from Bulleen, about 12km from Melbourne's Central Business District (CBD), to Wonga Park, about 32km from the CBD.

Covering 114km², Manningham has large areas of open space, including more than 300 parks and reserves, and a mix of shopping and dining precincts. With vibrant residential neighbourhoods and lots of housing options, Manningham also includes attractions such as local galleries, nurseries and community centres.

A large section of the eastern half of Manningham is designated as a Green Wedge to protect Melbourne's significant natural and rural environment.

We also have a diverse and multicultural community that brings a wealth of languages, music, food and cultural traditions to our region..

Our people

We are a diverse community of about 124,500 people. Our population spans a wide range of ages, household types, incomes and cultural backgrounds, as shown by the demographic information below as per 2017.

- In 2017, 75.4% of households were purchasing or fully owned their home, 17.6% were renting privately and 0.6% lived in affordable housing.
- 75.5% of dwellings in Manningham were separate houses, 19.3% were units and townhouses and 4.7% were apartments.
- 44.2% of households in Manningham had no children.
- The median age was 43 years.
- Children up to 14 years old were 16.1% of the population and people over 65 years 21.3%.
- 39.8% were born overseas, mostly in China.
- 42.5% of our community spoke a language other than English at home, with Mandarin (10.7%) and Cantonese (8.1%) being the most common.
- By 2036 we expect our population to reach 149,274.

Our history

The history of Manningham dates back millennia to the Wurundjeri people whose way of life is closely linked to the natural environment.

In the late 1830s, the first European settlers began growing wheat, vegetables and grapes, before eventually planting orchards throughout the area.

The discovery of gold in Warrandyte was a real turning point and by 1851, fortune hunters were trying their luck panning the streams and digging the rich soil around Harris Gully.

Local government in the area dates back to the election of the Templestowe District Roads Board in 1856. On 28 February 1967, the Shire of Doncaster and Templestowe was proclaimed a City. 2017 marked the 50th anniversary of the proclamation.

The City of Manningham was formed in 1994 as a result of local government amalgamations.

Source: Australian Bureau of Statistics (ABS), 2011 and 2016 Census of Housing and Population profile.id.com.au

Council wards

Manningham is divided into 3 wards. The areas our wards cover are shown in Figure 8 and described below. Each ward is home to about 30,000 voters. The current ward boundaries were drawn after an independent review in 2007 of Manningham’s electoral representation structure.

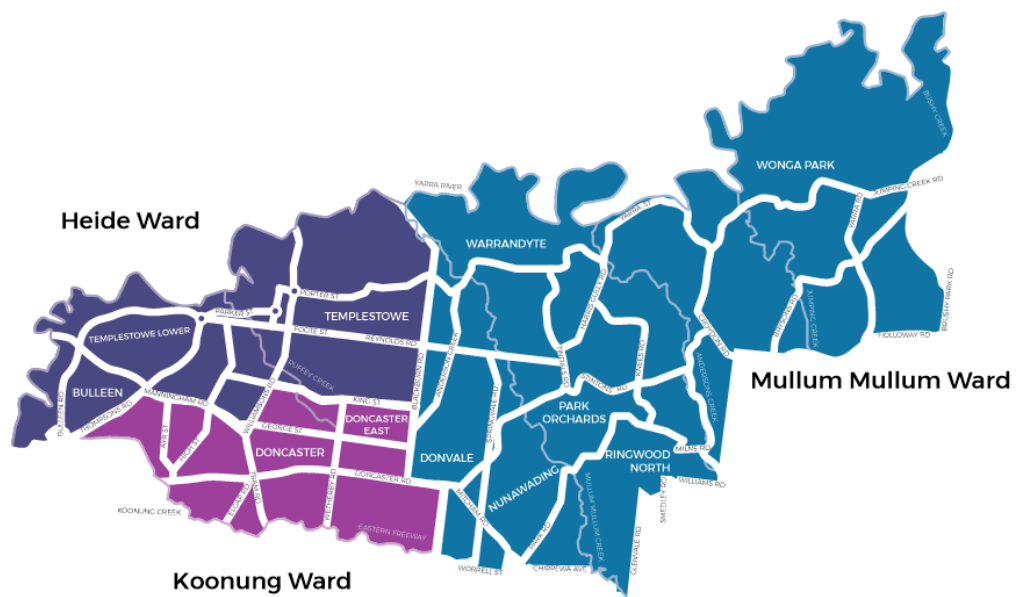
The next independent review will be in 2020, unless there are any changes to the *Local Government Act 1989* before that.

Heide Ward	Bulleen, Templestowe and Lower Templestowe
Koonung Ward	Doncaster, the part of Doncaster East south of Doncaster Road, and part of Nunawading
Mullum Mullum Ward	Warrandyte, Wonga Park, Warrandyte South, Park Orchards and significant parts of Donvale, the rest of Doncaster East and part of Ringwood North

Our suburbs

The suburbs in Manningham are:

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



OUR COUNCIL, OUR MANNINGHAM

Councillors

Every 4 years, 3 Councillors are elected by Manningham's residents to represent each of our 3 wards.

Together, our Councillors guide the development of strategies and policies, as well as make key decisions to help shape how Manningham will develop in the future.

Manningham's current Councillors were elected on 22 October 2016. The election was conducted by postal vote in accordance with a resolution of Council. The Victorian Electoral Commission (VEC) conducted the election.

Our current Council was formally sworn in on 8 November 2016 and included 5 returning Councillors and 4 new Councillors.

In November 2017, Cr Andrew Conlon was elected Mayor and Cr Michelle Kleinert was elected Deputy Mayor, after serving as Mayor for the previous year.

Heide



Cr Geoff Gough

Elected:

22 October 2016 (returning, first elected 15 March 1997)

☎ 0412 345 081

✉ geoffreygough@manningham.vic.gov.au



Cr Michelle Kleinert (Deputy Mayor)

Elected:

22 October 2016 (returning, first elected 27 October 2012)

☎ 0400 902 822

✉ michelle.kleinert@manningham.vic.gov.au



Cr Paula Piccinini

Elected:

22 October 2016

☎ 0411 483 176

✉ paula.piccinini@manningham.vic.gov.au

Koonung



Cr Anna Chen

Elected:

22 October 2016

☎ 0429 470 051

✉ anna.chen@manningham.vic.gov.au



Cr Dot Haynes

Elected:

22 October 2016 (returning,
first elected 27 October 2012)

☎ 0425 718 937

✉ dothaynes@manningham.vic.gov.au



Cr Mike Zafiropoulos AM

Elected:

22 October 2016

☎ 0412 260 709

✉ mike.zafiropoulos@manningham.vic.gov.au

Mullum Mullum



Cr Andrew Conlon (Mayor)

Elected as Mayor:

November 2017

Elected to Council:

22 October 2016

☎ 0425 732 238

✉ andrew.conlon@manningham.vic.gov.au



Cr Sophy Galbally

Elected:

22 October 2016 (returning,
first elected 27 October 2012)

☎ 0409 417 369

✉ sophy.galbally@manningham.vic.gov.au



Cr Paul McLeish

Elected:

22 October 2016 (returning,
first elected
27 October 2012)

☎ 0435 806 684

✉ paul.mcleish@manningham.vic.gov.au

OUR COUNCIL, OUR MANNINGHAM

Our organisation

Manningham Council is led by our CEO who operates under the guidance of our elected Council. Our Executive Management Team (EMT) supports our CEO, and is made up of 4 directors and an executive manager. Our CEO is directly accountable to the Mayor and Councillors who are elected by our community. The EMT oversees and manages our operations, with the support of Service Unit Managers and their staff.



Council's Executive Management Team. L-R. Director City Planning Angelo Kourambas, Executive Manager People and Governance Jill Colson, CEO Warwick Winn, (Acting) Director Community Programs Lee Robson, Director Shared Services Phillip Lee, Director Assets and Engineering Leigh Harrison

Warwick Winn Chief Executive Officer

April 2016–present

Areas of responsibility

- Day to day policy and strategic management
- Management of operations, such as financial, assets, human resources, communications, governance, in line with the current Council Plan
- Strategic Advisory Committees

Qualifications

Advanced Diploma of Management (PLS Performance Group), Masters of Environmental and Local Government Law (Macquarie University), Post Graduate Diploma of Town and Country Planning (Leeds Metropolitan University), Advanced Diploma of Environment and Development (Open University, England) and a Bachelor of Arts majoring in Organisational Psychology (University of Canterbury, New Zealand)

Leigh Harrison Director Assets and Engineering

March 2010–present

Areas of responsibility

- Asset management
- Building maintenance
- Capital Works Program
- Emergency management
- Engineering operations
- Engineering and technical services
- Parks and recreation
- Strategic projects
- Property services
- Waste management

Qualifications

Bachelor of Engineering (Civil) (RMIT), Postgraduate Diploma Municipal Engineering (Deakin University), Certificate Municipal Engineer, Certified Practising Engineer (EA)

Philip Lee Director Shared Services

December 2013–present

Areas of responsibility

- Citizen Connect
- Customer service
- Financial services
- Procurement and contracts
- Information technology
- Information management
- Geographical information system
- Transformation (business and technology)

Qualifications

Master of Business Administration (University of Melbourne), Graduate Diploma Finance and Investment (part) (SIA), Bachelor Engineering (Mechanical) (Monash University)

Lee Robson (Acting) Director Community Programs

April 2018–present

Areas of responsibility

- Aged and disability support
- Early years and maternal child health
- Business, culture and venues
- Library services
- Social and community services

Qualifications

Bachelor of Education (Creative Arts University of Melbourne), Graduate Diploma Studio Stitch (Box Hill Institute), Advanced Leadership (Women in Leadership Australia)

OUR COUNCIL, OUR MANNINGHAM

Angelo Kourambas**Director City Planning**

February 2018–present

Areas of responsibility

- Building services
- Doncaster Hill place management
- Environmental planning, stewardship and programs
- Health and local laws
- Landscape architecture
- Open space and recreation planning
- Strategic land use planning and heritage
- Statutory planning
- Urban design

Qualifications

Bachelor of Arts (Urban Studies) (Victoria University), Graduate Diploma Urban Planning (Victoria University)

Jill Colson**Executive Manager People and Governance**

31 May 2016–present

Areas of responsibility

- Governance
- People, culture and safety
- Planning and performance
- Risk and assurance
- Corporate counsel

Qualifications

Bachelor of Arts (Honours) (University of Melbourne), Graduate Diploma Human Resources and Industrial Relations (RMIT), Master of Training and Development (University of Melbourne)

Chris Potter**Director Community Programs**

July 2013–February 2018

Teresa Dominik**Director Planning and Environment**

April 2012–February 2018

Malcolm Foard**(Acting) Director Community Programs**

February 2018–April 2018

Major changes

During 2017/18, Manningham made some changes to our organisational structure.

The Planning and Environment directorate was renamed 'City Planning' to better reflect its focus and functions for service delivery.

Within the new City Planning directorate, we created a new unit called Approvals and Compliance. This combined the health and local laws and statutory planning functions.

■ Figure 9: Organisation chart



OUR COUNCIL, OUR MANNINGHAM

Our employees

One of the ways we shape positive outcomes for our community is by being inclusive and passionate about what we do. This includes managing our workforce. Our people programs focus on attracting, retaining, and developing a diverse range of skilled people.

Major achievements with our employees

Launching our new organisational values: working together, excellence, accountable, respectful, empowered. Our values unite and inspire us to guide our behaviours and decisions as we continue to build our high performance culture.

Implementing our new Enterprise Agreement, providing fair, flexible and sustainable employment conditions for all employees.

Increasing staff engagement measured via an Employee Pulse survey, which also provided rich insights to improve our employees' experiences at work.

Successfully rolling out a new management system for our temporary workforce. It is a centralised engagement model that uses an online portal and provides better visibility of how we manage temporary staffing. We have streamlined our process and generated significant cost savings through this new system.

Improving how we use our data to better understand our workforce and gain insights into workforce trends across our organisation.

Refreshing our image in the market as an employer of choice with our targeted recruitment campaign Be Part of Something Great. We were also part of the 'council careers' initiative via LinkedIn, which promoted us as an employer.

Our People

As at 30 June 2018, Manningham employed 672 people in a full time, part time or casual capacity, equating to 495.3 full time equivalent (FTE) employees. Our people are engaged across a diverse range of positions – including engineering, customer service, administration, finance, community and aged care, planning, waste management, parks and recreation, local laws, arts and culture, and management.

Staff profile

The tables below show the total number of full-time equivalent (FTE) Manningham employees as at 30 June 2018. The tables break down our workforce by directorate, employment type, employment classification and gender.

Employment Type/ Gender	Chief Executive	Assets and Engineering	Community Programs	Planning and Environment	Shared Services	Total
Full Time - Female*	22.5	20.0	42.0	24.0	26.0	134.5
Full Time - Male*	5.0	120.5	12.0	38.0	31.5	207.0
Part Time - Female*	5.7	6.2	84.0	20.6	10.7	127.2
Part Time - Male*	0.0	1.4	13.8	3.0	1.5	19.7
Casual - Female	0.0	0.0	3.3	2.2	0.0	5.5
Casual - Male	0.4	0.0	0.3	0.7	0.0	1.5
Total	33.6	148.1	155.3	88.6	69.7	495.3

* Includes permanent and temporary employees.

OUR COUNCIL, OUR MANNINGHAM

Employment Classification	Female FTE	Male FTE	Total FTE
Band 1	6.6	3.4	10.0
Band 2	21.2	10.2	31.5
Band 3	35.9	52.5	88.4
Band 4	28.8	30.1	58.9
Band 5	56.0	30.9	86.8
Band 6	58.1	34.4	92.5
Band 7	31.0	19.5	50.5
Band 8	8.2	23.2	31.4
Nurses	11.3	0.0	11.3
Senior officers*	10.0	24.0	34.0
Total	267.1	228.2	495.3

* Include the CEO, any officer of Council who has management responsibilities and reports directly to the CEO or any other member of Council staff whose total annual remuneration exceeds \$145,000.

In 2017/18, the majority of our employees were aged over 35 years (85%) – slightly higher than in 2016/17.

As at 30 June 2018, 55% of our employees were aged between 46 and 65 years and 14% less than 35 years.

Most of our employees are positioned at the officer level (93.2%), with senior management representing 6.8% of the total workforce.

Our turnover of permanent staff during 2017/18 was 10%, an expected reduction from the higher than usual turnover rate for 2016/17.

The following tables show staff turnover, employee level and age breakdown of our employees in individuals, not FTE.

Staff turnover	2013/14	2014/15	2015/16	2016/17	2017/18
Staff turnover	10%	9%	12%	14%	10%

Employment level	2013/14	2014/15	2015/16	2016/17	2017/18
Officer Level	96%	96%	96%	95% ⁰	95%
Senior Officers*	4%	4%	4%	5%	5%

* Senior officers include the CEO, any officer of Council who has management responsibilities and reports directly to the CEO or any other member of Council staff whose total annual remuneration exceeds \$145,000.

Employment level	2013/14	2014/15	2015/16	2016/17	2017/18
≤25 years	21	18	18	19	16
26-35 years	117	123	111	107	87
36-45 years	149	148	139	133	140
46-55 years	210	214	212	221	206
56-65 years	166	170	159	157	160
65 years and over	64	64	65	65	63
Total	727	737	704	702	672

Conditions of employment

Employees at Manningham are employed under the conditions of the Manningham City Council Enterprise Agreement 7, 2017 (the Agreement), which came into effect on 18 May 2018.

The benefits we offer to our employees include:

- an Employee Assistance Program that provides confidential and independent personal or professional support and counselling
- a Study Assistance program supporting staff to study at colleges or universities, providing up to \$2,515.60 per person per financial year towards costs, and up to 4 hours a week of extra leave
- flexible working arrangements, such as purchasing additional leave and working from home
- learning and development programs in technology, regulatory and governance frameworks, and project management. In 2017/18, our staff attended 1,668 sessions of 30 programs
- developing our leaders' skills by participating in the annual Local Government Managers Association (LGMA) Challenge and bi monthly Manningham Leadership Team meetings

- health and well-being programs like therapeutic massages, discounted Aquarena membership, participation in the Local Government Employees (LGE) Health Plan, immunisation offerings, leadership and executive health checks, as well as a number of office health and general wellness promotions.

Equal opportunity employment

Manningham is an equal opportunity employer (EOE) and strives to provide a workplace environment free from discrimination and harassment.

Our policies and practices, such as our Discrimination, harassment and bullying policy, are specifically designed to meet the diverse needs of our employees and customers. We believe everyone has the right to work in an environment of mutual respect and have the opportunity to progress to the fullest extent of their capabilities.

The measurements for the effectiveness of the policy and the results for the year are shown in Table 3. A focus for this year was leveraging our e-learning platform to support and diversify our equal opportunity training programs.

■ [Table 3: Discrimination, Harassment and Bullying Policy success measurements](#)

Indicator	Result
Target percentage of new employees receiving equal opportunity training within 6 months of commencement 100%	82.5%
Target number of contact officers available across the organisation: 1:100	Result: 1:122

Service Awards

One of the ways we recognise the contributions of long standing employees is by presenting them with awards at milestones of 10, 15, 20, 25, 30, 35, 40, 45 and 50 years of service. This year, 66 employees were recognised with these awards.

Reward and recognition

The contribution of our staff is vital to our success as an organisation. To recognise our people for excellence, we have a Reward and Recognition Award Program.

Excellence Awards

In 2017/18, 203 Excellence Awards were presented to staff throughout the organisation at 8 directorate based events. These awards recognised our people who demonstrated excellence across one or more of these categories:

- **customers:** our focus
- **people:** engaged, empowered and accountable
- **technology:** robust and easy to use
- **leadership:** inspiring and courageous, driving performance through teamwork and communication
- **continuous improvement:** empowering change by identifying and implementing process improvements
- **policies and processes:** progressive, streamlined and consistent
- **place:** responsible custodianship of Manningham for the public good.

Celebrating our achievements

In 2017/18, our achievements were recognised with a range of industry awards and commendations.

Manningham's Online View, Payments and Lodgements project won the overall award for 'Best Customer Experience Achievement of the Year' at Municipal Association of Victoria's (MAV) Technology Awards.

Our Citizen Connect and Contact Centre team received a 'Highly Commended' award in the 'Customer Experience Achievement of the Year' category at MAV's Technology Awards.

Our Records Management transformation Project Phase 1 was recognised for excellence and innovation in the 2018 Sir Rupert Hamer Records Management Awards by the Public Records Office of Victoria with a commendation in the 'Records Management Transformation' category.

We were awarded gold in the 2018 Australasian Reporting Awards (ARA) for our Annual Report 2016/17. Our seventh ARA gold award, the 2018 award recognises overall excellence in annual reporting and endorses our annual report as a model for similar organisations to follow.

Cr Geoff Gough was recognised at the MAV Awards for his 20 years of service. Cr Gough also received a Mayor Emeritus award at the MAV Councillor Service Awards.

Our Risk and Safety Coordinator Vicki Miller won the MAV Insurance Risk Management Award.

Our Citizen Connect contact centre project was the first runner up for Project of the Year at the 2018 Project Management Institute National Awards.

Reporting on our performance



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Planning and reporting framework

The Victorian Government introduced the Local Government Performance Reporting Framework (LGPRF) in 2014 to enable all Victorian councils to measure and report on their performance in a consistent way.

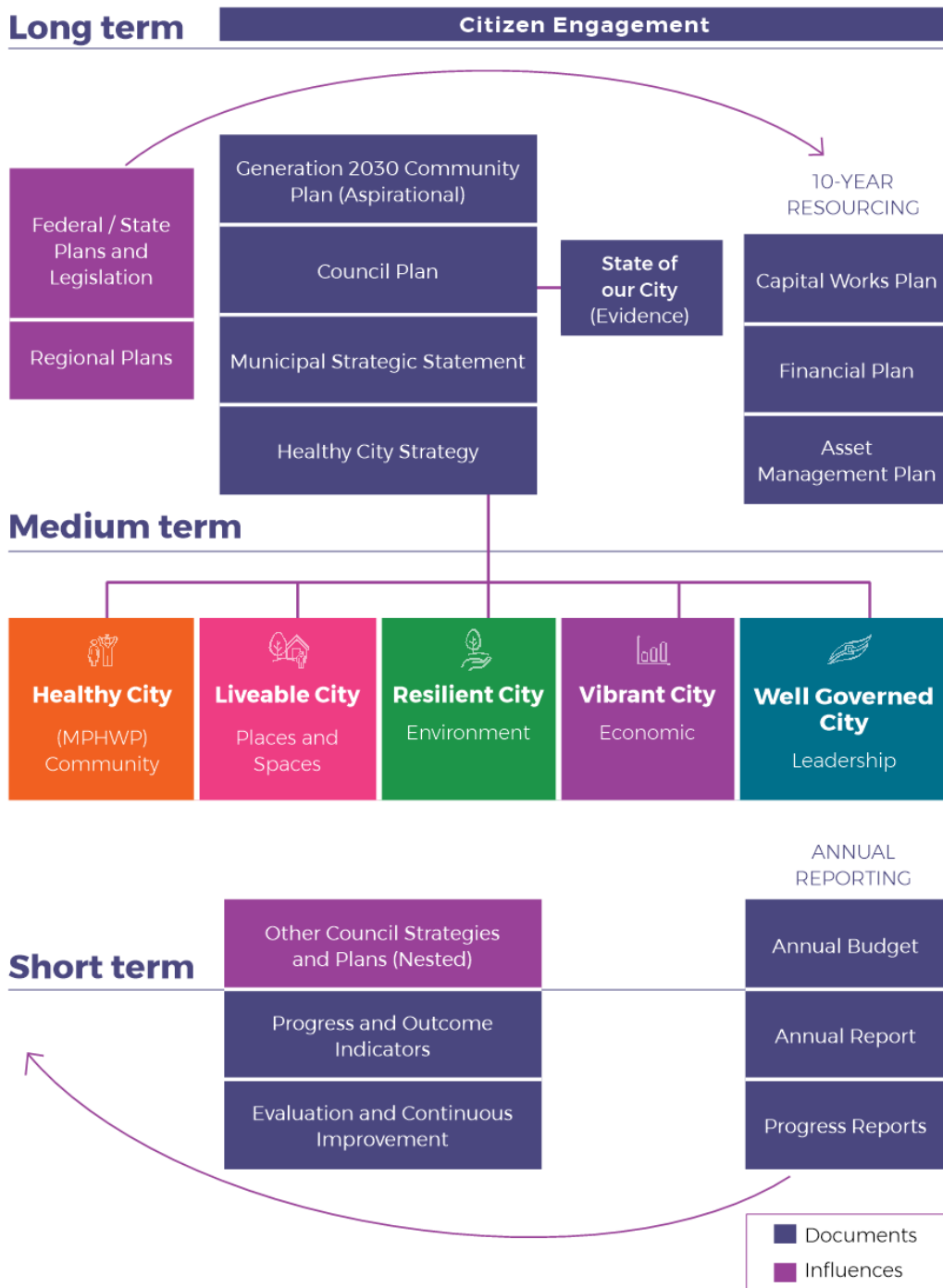
To report on our performance, we prepare:

- a Council Plan within the first 6 months after each general election or 30 June, whichever is later
- a Strategic Resource Plan for a period of at least 4 years
- a budget for each financial year
- an Annual Report for each financial year.

Figure 10 shows the key planning and reporting documents that make up the local government planning and accountability framework, and the relationships between these documents. It also shows where we must provide opportunities for community and stakeholder input.

The timing of each part of the planning framework shown in Figure 10 is critical to achieving our planned outcomes

Figure 10: Planning and accountability framework



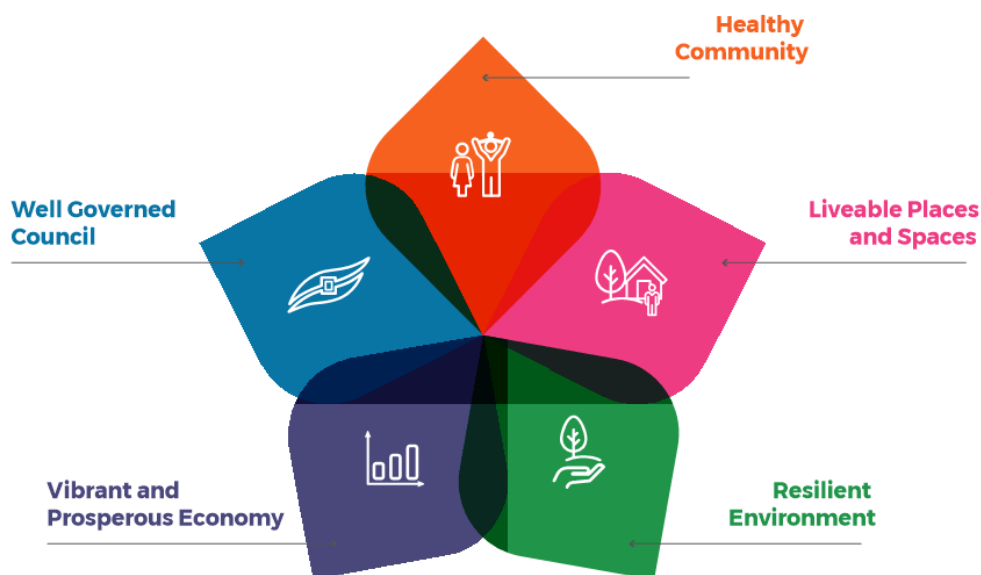
REPORTING ON OUR PERFORMANCE

Our Council Plan 2017-2021

This year, we introduced a new Council Plan that will guide our activities until 2021.

Our Council Plan 2017-2021 outlines 5 strategic themes this 4 year term. Each theme has corresponding goals. Each goal has action areas and specific actions for us to achieve.

■ [Figure 11: Our 5 strategic themes](#)



Our 2017/18 performance

In this Annual Report, we measure our performance for 2017/18 against:

- the strategic themes and their goals set out in our new Council Plan 2017-2021
- our 2017/18 Annual Budget, including initiatives and capital works, and services to the whole or sections of our community
- our Strategic Resource Plan 2017-2021 that summarises and guides how we allocate resources against each strategic theme and their goals
- the service performance, financial and sustainability capacity indicators and measures that were introduced as part of the Local Government Performance Reporting Framework (LGPRF) in 2014.

This Annual Report includes our key achievements and challenges, and some fast facts for each theme. We hope this information gives a deeper understanding of our performance in the 2017/18 financial year.

Themes from our Council Plan 2017-2021



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Vibrant and prosperous economy	99
Well-governed council	106

THEMES FROM OUR COUNCIL PLAN 2017-2021






Developing our new Council Plan

This year marks the first year of our Council Plan 2017-2021. To develop our plan, we spoke to more than 2,500 community members who contributed and provided their input on what is important in Manningham.

This information was used to inform our 4 year Council Plan 2017-2021, with a strong focus on getting back to basics and delivering quality services to our customers. During 2017/18, Manningham has been working with our new plan's framework.

In this section, we report on our key achievements and challenges within each theme, and provide some fast facts on our activities during 2017/18.

■ Figure 12: Council Plan 2017-2021 themes and goals

Themes	Goals
Healthy Community 	1.1 A healthy, resilient and safe community 1.2 A connected and inclusive community
Liveable Places And Spaces 	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
Resilient Environment 	3.1 Protect and enhance our environment and biodiversity 3.2 Reduce our environmental impact and adapt to climate change
Vibrant And Prosperous Economy 	4.1 Grow our local business, tourism and economy
Well Governed Council 	5.1 A financially sustainable Council that manages resources effectively and efficiently 5.2 A Council that values citizens in all that we do

THEMES FROM OUR COUNCIL PLAN 2017-2021

Healthy community



Our population and diversity is predicted to increase in the near future, which will bring with it a slight transformation in the mix of people within the community.

This will result in a greater need for services, facilities and safe spaces for children and older adults, as well as transport options and housing. Through a strong partnership approach, we will focus on ensuring that people stay

healthy and well, can access the services they need, are connected to their local neighbourhoods, feel safe, and live in a harmonious and inclusive community.

Goal	1.1 A Healthy, Resilient and Safe Community
Action areas	A community where everyone aspires to optimal health and wellbeing
	A community that feels safe inside and outside the home
	A strong sense of place with liveable neighbourhoods
	A resilient community prepared for and responsive to emergencies
	Opportunities for lifelong learning, volunteering and feeling part of the community
	A strong and innovative service system that meets community needs
	A community that is active in the prevention of family violence
Goal	1.2. A Connected and Inclusive Community
Action areas	Inclusive of our community in age, ability and diversity
	Support people to connect and engage in community life
	Housing choices that meet the needs of our community
	A community that has local inclusive employment opportunities
	A community that values respectful relationships and gender equity
	Respect, support and celebrate Aboriginal people, culture and heritage

Snapshot

OUR people

38 religions



72 languages spoken at home

39.8%



born overseas

6.9%



increase in retirement age residents

5%

need assistance with some activities



OUR health AND safety

#1

Considered safest community in the east



1 in 2 say their health is very good to excellent

Feeling safe



772



family incidents (as recorded by police)

196%



increase in dementia expected by 2050

55%

will walk alone at night

OUR lives



Nearly half don't eat well or exercise enough



74%

feel part of the community



33.1%

live on <\$400/week individual weekly income



18%

live alone

THEMES FROM OUR COUNCIL PLAN 2017-2021

What you asked for

- Community connections
- Building neighbourhood connections
- Support to feel safe and live in a harmonious and inclusive community
- Better health and well-being
- Services for young people and older people that are easy to access
- Housing choices that meet the needs of our community
- A creative community that appreciates and engages in the arts, culture and heritage

Achievements: what we delivered

Celebrated 100 years of Maternal and Child Health Services in Victoria. The Manningham Maternal and Child Health service is free for all families living in Manningham with children from birth to school age.

Participated in Zone In, the Eastern Affordable Housing Alliance's (EAHA) advocacy campaign to allow our most disadvantaged community members access to safe, secure and affordable housing.

37th local government to sign the Age-Friendly Declaration.

Delivered a range of initiatives to support safety in our community and delivered a program of activities during Community Safety Month in October. These included:

- a Community Safety Family Fun Day
- Seniors' Crime Prevention Workshop
- Safer Scooter, Wiser Wheelchair workshops
- Safe as Houses community forum
- Neighbourhood Watch Safe Plate Day.

Supported YMCA Manningham's Youth Advisory Council in holding its inaugural Youth Summit in March 2018, with approximately 250 young people attending.

Established the Manningham Youth Alliance, in partnership with Manningham YMCA, Doncare, Access Health and Community, and Onemda. The alliance was formed with the support of \$40,000 funding from VicHealth.

Provided \$1.72 million in community grants to 94 projects across diverse disciplines, including community services, health, multicultural, disability and recreation as well as arts and culture. Along with contributions from community groups and organisations, the total value of these projects was \$10.93 million. The 94 projects we funded included:

- 13 Community Partnership Grants for a total of \$1,385,387
- 15 Community Development Grants for a total of \$125,000
- 13 Arts and Culture Grants for a total of \$105,000
- 53 Small Grants for a total of \$106,012.

The 2017 Mayoral Ball raised \$100,000 to establish a youth mental health outreach program. In partnership with Headspace Hawthorn, we started delivering services to support the mental health needs of our young people in April 2018.

Collaborated with a range of organisations to address nutrition and food security for the region with programs such as:

- Smarter Living Program, a seminar series delivered in partnership with Whitehorse City Council
- Eat and Greet @ Ajani, a program to support low-income, unemployed or disadvantaged families, which provided more than 3,000 meals to over 300 customers.

Officially recognised our Vietnam Veterans and those who sacrificed their lives by commemorating the 50th anniversary of the Battle of Coral-Balmoral.

Supported 8 primary schools to develop and implement active travel plans to encourage students to walk, ride or scooter to and from school throughout the year. A total of 12 schools took part in Walk to School month activities during October.

Held 8 citizenship ceremonies at which a total of 299 people received their Australian citizenship.

Increased participation in Manningham Art Studios programs by 18.5% from 2016/17, with a total of 2,002 people taking part in programs this year.

The Assisted Transport services provided 4532 client bus trips within Manningham, to 73 individual clients travelling 25,928 kilometres.

Ran a campaign to strengthen community confidence to report family violence and link to support services with programs like Manningham Says No to Violence, 16 days of activism against gender violence, White Ribbon Day events, and a family violence forum delivered by Doncare.

Developed a pledge for sporting clubs in Manningham to be safe, respectful and inclusive.

Held community events to encourage participation in community life, such as: a Midsumma Youth Festival celebrating our LGBTQIA+ community, open air cinema event at Heide Art Museum, and 3 think tank workshops exploring topics like community connectedness

Funded 12 organisations through our community partnership grants in several categories: youth, health, social support, legal, and arts and culture. The total of community partnership grants was \$1.39 million.

Welcoming Cities Officer attended the Welcoming Cities symposium in March 2018 to investigate us becoming part of the global initiative to foster a sense of belonging and participation in Manningham.

Began planning a program supporting and building the capacity of women with disabilities in the workforce.

Amendment C123 approved by Minister for Planning, committing us to keeping 8% of high growth areas as useable public open space, and 5% in other areas.

Advocated to peak state and federal bodies for better housing diversity options, ensuring that low income housing options are part of all new developments in Manningham.

Partnered with gateway local employment network (LEN) to present a series of career events for Victorian Certificate of Applied Learning (VCAL) students and trade and vocational professionals.

THEMES FROM OUR COUNCIL PLAN 2017-2021

Worked with student workplace learning to host work experience students with a disability in our offices. For example, we had a student with a visual impairment in our IT team.

Following the adoption of the Healthy City Strategy 2017-2021 and its accompanying Action Plan, we continued to work with key partners and our Healthy City Advisory Committee to deliver the Parenting Program seminar series and other initiatives.

Challenges

Population growth and impacts of increased housing density are creating more demand for services, facilities and safe spaces for children and older adults. These issues are also impacting the availability of transport options and housing, as well as increasing demand for primary and preschool facilities.

Implementing State Government legislative changes relating to immunisation, infringement and emergency management.

Supporting our community through reform, including Commonwealth Home Support Programme transition and National Disability Insurance Scheme (NDIS), Early Years and Maternal Child Health services.

Fast facts

- **1,029** Maternal and Child Health home visits for first-time users of the service
- **1,035** birth notifications received
- **1,060** infants enrolled in the Maternal and Child Health service
- **14,466** hours worked by Maternal and Child Health nurses
- **14,000** people participated in Council-run, community and civic events
- **124,673** hours of aged care service provided
- **50,052** meals delivered
- **10,597** people visited the Manningham Art Gallery
- **2,002** people participated in Manningham Art Studio programs

- **10,148** people attended the Doncaster Playhouse for a variety of Council-run and community theatre group productions and programs
- **640,815** visits to Manningham libraries
- **6,444** new library members
- **1,171,557** library loans
- **299** Manningham residents became Australian citizens
- **60** food businesses were awarded a 5 star food safety award
- **222** health premises inspections completed
- **1,308** food premises inspections completed
- **16,065** immunisations provided
- **636** septic tank inspections completed

Our performance – Council Plan

The following shows our performance against the goals of our Council Plan 2017–2021, in the healthy community theme, in 2017/18. As this is the first year we are reporting against these measures, many of these are the baseline against which future actions will be measured.

Goal: Healthy, resilient and safe community

2017-2021 Actions	Measure	Result	Outcomes
Healthy community			
In partnership, support family and young people to build connections and resilience	Maintain or increase opportunities <i>Source: YMCA / Council data</i>	In progress	Delivered results in 3 areas: Skills 4 the Future youth development program, parenting seminar series with expert speakers, and with Manningham Youth Alliance and headspace, provided our young people with access to mental health services.
Strengthen youth participation to advise Council on the needs of young people	Maintain or increase opportunities <i>Source: YMCA / Council data</i>	In progress	Local YMCA youth leaders were involved in the inaugural Youth Summit. Our community survey identified opportunities to strengthen youth participation in our decision making.
Deliver local initiatives to support healthy lifestyles through life-long learning, volunteering, recreation and safe choices	Maintain or increase number of adults reporting good health status <i>Source: Victorian Population Health Survey</i>	41.6% of adults reporting good health status	Facilitated life-long learning in partnership with Neighbourhood Houses and Living and Learning centres. Provided opportunities for volunteering. Involved in working with the community to provide recreation opportunities with initiatives like Active April.
Review of the Active for Life Recreation Strategy	Review completed	In progress	We are preparing the review in consultation with community and key partners.
Partner with key stakeholders to strengthen perceptions of safety in Manningham	Maintain or increase perception of safety at night in Manningham <i>Source: VicHealth</i>	55.3% of people feel safe here at night	Ran a series of activities and events based on our Safe Choices plan, including a Family Day in the Park, crime prevention workshop, safety scooter workshop, Community Safety Family Fun Day, and a Community Safety Forum.

THEMES FROM OUR COUNCIL PLAN 2017-2021

2017-2021 Actions	Measure	Result	Outcomes
Strengthen community confidence to report family violence and link to support services	Maintain or increase confidence in reporting <i>Source: Community Panel</i>	77% would be confident to report family violence	Initiatives in this area included: Manningham Says No to Violence, 16 days of activism against gender violence, White Ribbon Day events, and a family violence forum delivered by Doncare. We developed a pledge for sporting clubs in Manningham to be safe, respectful and inclusive.
Liveable places and spaces			
Deliver placemaking approaches and activities to encourage participation in community life and liveable neighbourhoods	Maintain or increase local club memberships or activity. <i>Source: Manningham Community Panel</i>	55.7% of people belong to a local club or organisation	Community events included: a Midsumma Youth Festival celebrating our LGBTQIA+ community, open air cinema event at Heide Art Museum, and 3 think tank workshops exploring topics like community connectedness.
Promote Crime Prevention through Environmental Design	Guidelines implemented in Council facilities <i>Source: Council data</i>	In progress	Environmental design was considered on major council projects, such as Mullum Mullum Stadium. Environmental design training and capacity building is planned for our employees for next year.
Resilient environment			
Ensure effective preparation, response and recovery for emergency events through the delivery of an Emergency Management Prevention and Preparedness Program	Maintain or increase number of households with emergency plan <i>Source: Fire Services</i>	39.5% of households have an emergency plan	Working to build awareness and engagement in the community, we conducted: a real estate partnership program for new residents, a Warrandyte community forum attended by 150 residents, and a Day in the Park to raise awareness of safety in the bush with neighbouring councils Maroondah and Yarra Ranges. Partnered with the Warrandyte Community Association to provide an immersive bushfire experience to prepare people to respond to bushfires.

2017-2021 Actions	Measure	Result	Outcomes
Vibrant and prosperous economy			
Facilitate a coordinated foodbank to increase access to healthy food	Maintain or increase opportunities to secure healthy food <i>Source: Council data</i>	In progress	<p>We have a community led strategic advisory committee that considers how we can provide access to healthy food for people experiencing hardship.</p> <p>Collaborated with a range of organisations to address nutrition and food security for the region with programs such as:</p> <ul style="list-style-type: none"> • Smarter Living Program, a seminar series delivered in partnership with Whitehorse City Council • Eat and Greet @ Ajani, a program to support low income, unemployed or disadvantaged families, that provided more than 3,000 meals to over 300 customers
Well-governed council			
Support local services to deliver a healthy, safe and resilient community	Maintain or increase service partners engaged in community partnerships <i>Source: Council data</i>	12 service partners engaged	Funded 12 organisations through our community partnership grants in several categories: youth, health, social support, legal, and arts and culture. The total of community partnership grants was \$1.39 million.

Goal: A connected and inclusive community

2017-2021 Actions	Measure	Result	Outcomes
Healthy community			
Deliver an arts and cultural program that creates opportunities for community participation and development	Maintain or increase residents' participation <i>Source: Council data</i>	<p>24,246 visits</p> <p>16 new programs</p> <p>Attendance at Art Studios programs increased 18.5%</p>	<p>Delivered programs including school holiday programs, art studio classes, and organised visits to art exhibitions.</p> <p>Delivered 10 exhibitions in the Manningham Art Gallery.</p>

THEMES FROM OUR COUNCIL PLAN 2017-2021

2017-2021 Actions	Measure	Result	Outcomes
Deliver initiatives for the rights, equality and opportunity of all residents	Maintain or increase initiatives implemented <i>Source: Council data</i>	5 initiatives delivered	Initiatives we supported or ran included the Midsumma Youth Festival to celebrate our LGBTQIA+ community, and new migrant services such as safety, using emergency services, and education and employment pathways.
Investigate us becoming part of the 'Welcoming Cities' initiative to foster a sense of belonging and participation for all members of our community	Maintain or increase implementation of initiatives <i>Source: Council data</i>	In progress	Our Welcoming Cities Officer attended the Welcoming Cities symposium in March 2018. Welcoming Cities is part of a growing network of more than 135 municipalities around the world. We have plans in place for the future and are working with our access and equity advisory committee to progress this goal.
Build our commitment to gender equity practices across the community	Maintain or increase total organisations committed <i>Source: Council data</i>	In progress	We implemented these initiatives: Together for Equality and Respect, the Gender Equity Think Tank along with community partners, and a working group to lead implementation of priority actions. Planning is underway for a program supporting and building the capacity of women with disabilities in the workforce.
Liveable places and spaces			
Housing diversity options for all residents through advocacy and local planning policies	Maintain or increase housing diversity <i>Source: Council data</i>	In progress	The Planning Minister approved Amendment C123 to local planning schemes. This amendment increased the amount of open space that must be provided when building or land is subdivided. In high-growth areas, new subdivisions have to contribute 8% to purchasing or improving public open space. Subdivisions in other areas must contribute 5%. We advocated to peak federal and state bodies for better housing choice for all age groups and income ranges to meet the diverse needs of the community.

2017-2021 Actions	Measure	Result	Outcomes
Resilient environment			
Promote the benefits of our quality recreation, relaxation and active spaces to our diverse community to improve wellbeing	Maintain or increase involvement in community initiatives <i>Source: Council data</i>	In progress	Commenced Parks Alive, a new project engaging the local community in their neighbourhood parks, to ensure the parks are well utilised and taken care of. The final section of the Mullum Mullum Trail is almost completed, with an opening event scheduled for September 2018.
Vibrant and prosperous economy			
Deliver initiatives to advocate and promote local employment	Maintain or increase proportion of people with a disability engaged in education and/or work <i>Source: Council data</i>	In progress Delivered 1 initiative Began planning for a 2nd initiative	Partnered with gateway local employment network (LEN) to present a series of career events for Victorian Certificate of Applied Learning (VCAL) students and trade and vocational professionals. Worked with student workplace learning to host work experience students with a disability in our offices. For example, we had a student with a visual impairment in our IT team. Began planning a program supporting and building the capacity of women with disabilities in the workforce.
Well-governed council			
Deliver initiatives to strengthen inclusion, and connection of diverse communities.	Maintain or increase initiatives implemented <i>Source: Council data</i>	In progress	Delivered a range of initiatives to promote inclusion and connection through our Healthy City Strategy

THEMES FROM OUR COUNCIL PLAN 2017-2021

Our performance – major initiatives and initiatives

The following statement reviews our progress on the major initiatives and initiatives identified in our Annual Budget 2017/18 and Strategic Resource Plan 2017-2021.

■ On target
 ■ Some progress
 ■ Not on target

Major initiative	Progress	Comment
Healthy City Strategy 2017-2021		Following the adoption of the Healthy City Strategy 2017-2021 and its accompanying Action Plan, we continued to work with key partners and our Healthy City Advisory Committee to deliver the Parenting Program series and other initiatives.
Promote gender equity with the delivery of female friendly upgrades		Promoted gender equity by making female friendly facility upgrades to Doncaster Reserve Pavilion, Zerbes Reserve Pavilion, Ted Ajani Pavilion and Schramms Reserve Pavilion. All upgrades delivered on time and budget. Upgrades included new or improved change rooms, new programs at sportsgrounds, and multi sport courts.
Adopting and implementing the 2017-2021 Access, Equity and Diversity Strategy		We continued working with key partners and the Access, Equity and Diversity Committee on priorities like protecting and promoting human rights, enhancing our workplace culture and leadership, social and economic inclusion, valuing diversity, and being a welcoming community. We invited community feedback on the draft Strategy and Action Plan.

Initiative	Progress	Comment
Building a dementia and age-friendly Manningham		Continued to build a dementia and age-friendly Manningham, through the successful Modern Ageing Forum in May 2018 with 30 stall holders, 350 attendees and very positive feedback, and community information session on memory trouble.
Communicate with Manningham's diverse CALD community		Revised our communication channels to better accommodate our culturally and linguistically diverse (CALD) community. With these revisions, we made improvements to our existing communication channels such as: <ul style="list-style-type: none"> • creating guidelines around interpreting, translating and making multilingual information available online according to guidance from the Victorian Multicultural Commission • promoting our translation services more strongly to intended users • introducing standard practices for translating key messages or correspondence including letters of notification where residents are directly affected • continuing to use our on demand interpreting service • expanding CALD advertising to include more community radio • language translation of communications material, including audio and video options for major campaigns.

Services funded in our Annual Budget

We funded the below services in the Annual Budget 2017/18 to support our healthy community goals.

Activity	Description	Budget \$'000	Actual \$'000	Variance \$'000
Cultural services	Manages the strategic development, facilitation and delivery of a range of arts and cultural development programs within our community.	569	582	(13)
Community events and programs	Manages, develops and delivers Council's cultural and corporate events, as well as managing the facilitation and support of external festivals and events produced by our community.	140	87	53
Library services	Provides public library services for visitors and residents. The service is managed by the Whitehorse Manningham Regional Library Corporation with branches at Bulleen, Doncaster, The Pines and Warrandyte.	4,064	4,115	(51)
Community services	Provides strategic planning, policy development and direct service provision for a diverse range of child, family and community services. Key services include Maternal and Child Health, Immunisation, Manningham Early Years, Preschool Field Officer Program and coordination of grants to community groups.	5,551	5,874	(323)
Aged and Disability Support services	This service was funded in partnership with the Federal and State Governments, providing a range of services and activities designed to support Manningham residents to stay active, independent and living at home for as long as possible.	2,584	2,173	411
Approvals and Compliance, food safety and animal management	Protects our community's health and well-being by coordinating food safety support programs, animal management, litter, public health, parking as well as administration and enforcement of municipal local laws.	1,050	1,466	(416)
Traffic control and school crossings	Supervises and monitors car parking facilities, school crossings and traffic control at community events to promote the safe use of Council and community assets.	(37)	(709)	672
Art gallery and programs	Manages and delivers exhibitions and public education programs at the Manningham Art Gallery, courses at the Manningham Art Studios and performing arts at the Doncaster Playhouse Theatre as well as managing the Municipal Art Collection.	298	243	55

THEMES FROM OUR COUNCIL PLAN 2017-2021

Service performance indicators

The following statement provides the results of the LGPRF prescribed service performance indicators and measures for the healthy community theme.

Service / indicator [measure]	2014/15	2015/16	2016/17	2017/18	Material variations and comments
Animal Management					
Timelines <i>Time taken to action animal management requests</i> [Number of days between receipt and first response action for all animal management requests / number of animal management requests]	0	1	1	1	Although there were 326 more requests about animals during 2017/18 compared to last year, we dealt with all of them within agreed service times.
Service standard <i>Animals reclaimed</i> [Number of animals reclaimed / number of animals collected] x 100	67%	62%	67%	68%	There were 60 fewer animals that needed collection, and a slightly larger percentage were reclaimed compared to last year. We are particularly pleased with this result, as there was an almost 10% increase in registered animals.
Service cost <i>Cost of animal management service</i> [Direct cost of animal management service / number of registered animals]	\$33.12	\$44.15	\$40.23	\$30.82	Services include pound and animal collection, as well as administration costs to protect animals and the community. There were 15,842 cats and dogs registered this year, which is 1,277 more than last year. We still managed to reduce costs by improving the efficiency of our processes
Health and safety <i>Animal management prosecutions</i> [Number of successful animal management prosecutions]	24	15	17	6	We pursue prosecutions to ensure responsible pet ownership and community safety. The total number of prosecutions decreased.

Service / indicator [measure]	2014/15	2015/16	2016/17	2017/18	Material variations and comments
Food Safety					
<p>Timelines</p> <p><i>Time taken to action food complaints</i></p> <p>[Number of days between receipt and first response for all food complaints / number of food complaints]</p>	-	1.10 days	1.18 days	1.40 days	An increase in food premises and food complaints has resulted in only a slight increase in response times, with a continued average result of just over 1 day. All priority cases including food poisoning are seen to as quickly as possible.
<p>Service standard</p> <p><i>Food safety assessments</i></p> <p>[Number of registered class 1 and class 2 food premises that receive annual food safety assessments in accordance with the Food Act 1984 / number of these premises that require an annual food safety assessment in accordance with the Food Act 1984] x 100</p>	98%	100%	100%	100%	Although there was close to a 13% increase in premises requiring a food safety assessment, we continued our exemplary record of inspecting all of them. Community safety remains a priority in ensuring that food quality is of the highest standard in our community.
<p>Service cost</p> <p><i>Cost of food safety service</i></p> <p>[Direct cost of our food safety service / number of food premises registered or notified as per the Food Act 1984]</p>	\$575.74	\$635.52	\$573.08	\$582.79	This result is relatively consistent with the previous years' cost, particularly given the increase in food premises.
<p>Health and safety</p> <p><i>Critical and major non-compliance outcome notifications</i></p> <p>[Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises followed up / number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises] x 100</p>	92%	98%	100%	99%	We are vigilant in ensuring food premises in Manningham are followed up after a major or critical non-conformance is found, as shown with the high follow up rate for the 2017 calendar year.

THEMES FROM OUR COUNCIL PLAN 2017-2021

Service / indicator [measure]	2014/15	2015/16	2016/17	2017/18	Material variations and comments
Maternal and Child Health (MCH)					
<p>Satisfaction</p> <p><i>Having a first-time MCH home visit</i></p> <p>[Number of first-time MCH home visits / number of birth notifications received] x 100</p>	102%	100%	99%	99%	<p>We continue to have very high participation in first home visits. While every effort is taken to engage new families, being a voluntary service, a small percentage of families ask not to have a home visit or do not enrol in our service at all.</p> <p><i>Note: from 2017, data has been collected by the State Government, therefore there may be some variation in results.</i></p>
<p>Service standard</p> <p><i>Infants enrolled in the MCH service</i></p> <p>[Number of infants enrolled in the MCH service (from birth notifications received) / number of birth notifications received] x 100</p>	100%	101%	102%	102%	<p>Infant enrolments continue to be high, with a greater than 100% result due to birth notices carried over from the previous financial year.</p> <p><i>Note: from 2017, data has been collected by the State Government, therefore there may be some variation in results.</i></p>
<p>Service cost</p> <p><i>Cost of the MCH service</i></p> <p>[Cost of the MCH service / hours worked by MCH nurses]</p>	-	\$69.69	\$79.64	\$82.23	<p>We saw a marginal increase to the cost of service compared to last year.</p>
<p>Participation</p> <p><i>Participation in the MCH service</i></p> <p>[Number of children who attend the MCH service at least once in the year / number of children enrolled in the MCH service] x 100</p>	99%	75%	76%	79%	<p>Results continue to show a high standard of participation. This measure captures participation of children in the key age and stage appointments only. While we encourage 100% participation, the service is voluntary.</p>
<p>Participation</p> <p><i>Participation in the MCH service by Aboriginal service</i></p> <p>[Number of Aboriginal children who attend the MCH service at least once in the year / number of Aboriginal children enrolled in the MCH service] x 100</p>	92%	65%	95%	85%	<p>Although the result shows a percentage decline from last year, more Aboriginal children participated in the service this year. While we encourage attendance, the service is voluntary.</p> <p><i>Note: from 2017, data has been collected by the State Government, therefore there may be some variation in results.</i></p>

Service / indicator [measure]	2014/15	2015/16	2016/17	2017/18	Material variations and comments
Libraries					
Utilisation <i>Library collection usage</i> [Number of library collection item loans / number of library collection items]	7.60	7.64	7.61	7.61	Our library collection continues to be well patronised. With our ongoing efforts to meet our community's needs, over 1.71 million loans of print, audio visual and digital material were made from our 4 branches and home library services. This indicator excludes eBooks.
Resource standard <i>Standard of library collection</i> [Number of library collection items purchased in the last 5 years / number of library collection items] x 100	77%	81%	81%	81%	Our library collection continues to be maintained to a high standard with over 80% of collection items purchased in the last 5 years.
Service cost <i>Cost of library service</i> [Direct cost of the library service / Number of visits]	\$5.12	\$5.08	\$5.29	\$5.22	The cost of providing our library service decreased slightly this year, even though visits to our libraries have increased.
Participation <i>Active library members</i> [Number of active library members / municipal population] x 100	16%	16%	16%	15%	There has been a slight reduction in the percentage of active members compared to last year. However, this is not an accurate reflection of library usage as members who use other services, including internet, wifi or participate in library programs, are not included. Manningham's increased population also affected the percentage figure.

THEMES FROM OUR COUNCIL PLAN 2017-2021

Our year ahead

Major Initiatives

Plan for the future health and wellbeing of the municipality through the delivery of 8 parent seminars by June 2019.

Promote a connected and inclusive community by implementing the Inclusive Manningham Strategy 2017-2021.

Continue to promote gender equity by delivering female-friendly facility upgrades in a minimum of 6 local pavilions, including Bulleen Park (Pavilion 2), Mullum Mullum Reserve and Anderson Reserve, by 30 June 2019.

Other Initiatives

Continue to provide a safe, healthy and accessible city by ensuring our local laws are current at the mid-term review of the Community Local Law on 30 June 2019.

Strengthen opportunities for older people in building a Dementia and Age Friendly City by holding at least 2 face-to-face sessions with key stakeholder groups, as well as consulting with our broader community.

Healthy community case study: parenting seminar series

In March 2018, we launched a new seminar series to support Manningham parents and guardians. The current series will continue until November 2018.

Delivered in partnership with the Manningham Youth Alliance, the seminar series features expert presenters and a range of topics. The seminars provide parents with skills and knowledge to create positive change as they raise our future generations.

The first 2 seminars of the series were sold out, with 950 people attending in total, and were:

Raising Happy and Resilient Children with one of Australia's most renowned adolescent and child psychologists, Dr Michael Carr-Gregg.

Raising Boys with best selling Australian author Steve Biddulph.

"Adolescence is one of the most risky growth and developmental periods for our children and parents need to have the skills, knowledge and strategies to provide this generation with the love, stability and routine they need," Dr Carr-Gregg said.

The seminar series features 10 seminars in total. Continuing the program will be a key focus in 2018/19.

Upcoming seminars for 2018/19 are:

- Raising Girls with Steve Biddulph
- Fine-Tuning Behaviour Management in Young Children with Dr Rick Jarman
- Sexuality and Respectful Relationships (in partnership with YMCA Manningham Youth Services) with Dr Maria Pallotta-Chiarolli
- Careers Expo – Skills 4 the Future (in partnership with Manningham Youth Alliance)
- The Importance of Childhood Play
- Resilient Young People
- School Readiness.

More information is available at manningham.vic.gov.au/parenting-seminar-series



THEMES FROM OUR COUNCIL PLAN 2017-2021

Liveable places and spaces



Our community stretches from large, leafy blocks in the outer suburbs, to new high density communities. We focus on creating inviting places and spaces, enhanced parks, open space and streetscapes, safe, well connected and accessible travel, and community infrastructure.

This will result in a greater need for services, facilities and safe spaces for children and older adults, as well as transport options and housing.

Through a strong partnership approach, we will focus on ensuring that people stay healthy and well, can access the services they need, are connected to their local neighbourhoods, feel safe, and live in a harmonious and inclusive community.

Goal	2.1. Inviting places and spaces
Action areas	Accessible and connected mixed-use places to recreate, gather and celebrate
	Well designed and managed public spaces and streetscapes that are integrated into future development
	Managing impact of growth and density on amenity
	Sustainable development balancing our unique balance of city and country
	Developer investment contributes to the amenity of the municipality
Goal	2.2. Enhanced Parks, Open Space and Streetscapes
Action areas	Accessible and well connected areas that inspire activity, recreation and relaxation
	Optimise sustainability of parks and reserves expansion and enhancement
	Protect and enhance our parks and reserves
	Well maintained parks and reserves with facilities designed for all

Goal	2.3. Well connected, safe and accessible travel
Action areas	<p>Well connected, safe and accessible public transport and active options</p> <p>Well planned and maintained roads, pathways and transport infrastructure</p> <p>Improved sustainable transport options to reduce congestion</p> <p>Easier travel to and within Manningham and the wider metropolitan area</p> <p>Pursue a 20 minute neighbourhood (in line with Plan Melbourne where every home will be within 20 minutes of travel of local services and facilities). Priorities include Bus Rapid Transit (BRT) service, Eastern Freeway - preserving Doncaster Rail corridor, Doncaster Bus improvement, increased SmartBus provision and improved bus service coverage and frequency.</p>

Goal	2.4. Well utilised and maintained community infrastructure
Action areas	<p>Infrastructure that is responsive to changing community, education and sporting needs</p> <p>Quality community infrastructure that is well maintained</p> <p>Council Infrastructure that is meeting environmental and accessibility standards</p> <p>Ensure capital works investment in community facilities to respond to community need</p> <p>Infrastructure is well utilised and caters to the changing needs of the municipality</p>

Snapshot

11,761

**new dwellings
by 2021**



20%



**of residents
will live alone
by 2021**



Increased demand and importance on arts, community and sporting facilities

37%
live within



400m
of a bus stop



47%

of short trips are taken by private vehicle

1,700km



Roads, paths, bike lanes and walking lanes maintained by council

only
4%



of households do not have a private vehicle

69%

travel by car to work

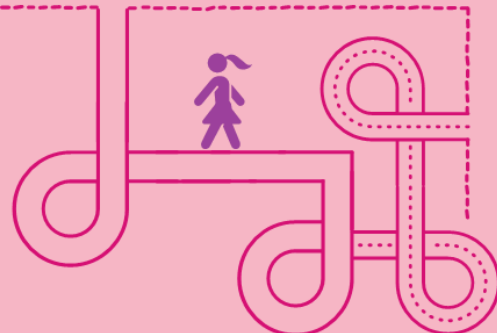


20.13 km² open space
302 parks and reserves
151 playspaces



Manningham Provides

- 747.87km** roads
- 886.97km** footpaths
- 66km** off-road shared paths
- 99km** pedestrian paths in parks



What you asked for

- Protect our parks and open spaces
- Safe and reliable roads and public transport
- Manage the impact of growth and density on amenity
- Well-maintained community infrastructure to support walking, fitness and recreation
- Sustainable development balancing our unique balance of city and country
- Support for alternative modes of transport including walking and cycling
- Community facilities that are responsive to changing community, education and sporting needs

Achievements: what we delivered

Completed Mullum Mullum Stadium, a new 5-court indoor sports facility. Our new \$21.8 million stadium caters for a variety of sports including basketball, netball, volleyball, futsal (indoor soccer), table tennis and more. It was officially opened on Saturday 30 June 2018.

Implemented our Roads Improvement Program, including upgrades to various link roads. A feature of the program was the Stage 1 upgrade of King Street in Templestowe between Blackburn Road and Wyena Way.

Upgraded 13 parks with new features as part of our Parks Improvement Program. Highlights of the program included:

- | | |
|------------------------------------|-----------------------------|
| • Bimbadeen Reserve in Templestowe | • Timber Reserve |
| • Morello Reserve | • Heath Reserve |
| • Sheahans Reserve | • Matisse Reserve |
| • Morecambe Reserve | • Lawford Reserve, Stage 2. |

Worked with Transport for Victoria to advocate for the construction of several DART infrastructure projects. Projects include bus lanes and bus priority improvements for the Doncaster Road–Eastern Freeway interchange, Blackburn Road–George Street intersection, and Thompsons Road–Eastern Freeway on ramp. Works on these projects will start in July 2018 and finish by September 2018.

Six amendments to the Manningham Planning Scheme were approved by the Minister for Planning:

- | | |
|---|--|
| • Amendment C112: removed the restrictive covenants from 775-779 Doncaster Road, Doncaster | (ESD) Policy into the Manningham Planning Scheme |
| • Amendment C113: amended the Heritage Overlay schedule for 66-68 Hall Road, Warrandyte South and made updates to 7 heritage places in Manningham | • Amendment C119: made a number of corrections to the Manningham Planning Scheme |
| • Amendment GC42: introduced a new Environmentally Sustainable Development | • Amendment C121: rezoned land at 8 Montgomery Street, Doncaster East |
| | • Amendment C123: introduced new Public Open Space Contribution Rates. |

Achieved a 25% increase in visits to the Aquarena Aquatic and Leisure Centre since 2016/17, with 707,174 people visiting the centre.

THEMES FROM OUR COUNCIL PLAN 2017-2021

Four amendments to the Manningham Planning Scheme progressed:

- Amendment C104: included exhibiting a revised proposal to introduce new planning controls to the Westfield Doncaster sites at 619 Doncaster Road and 20-34 Westfield Drive in Doncaster
- Amendment C109: proposed changes to the Land Subject to Inundation Overlay and Special Building Overlay to identify areas subject to flooding
- Amendment C117: proposed changes to Manningham’s Rural Areas to allow non-residential uses in the Rural Conservation Zone and updated planning controls for outbuildings
- Amendment C122: included various planning updates and miscellaneous changes to the scheme’s public exhibition period.

Challenges

The impact of new development on local infrastructure and asset management across Manningham.

Responding to changes in the Victorian State Planning Provisions and implementing these locally.

Planning for the North East Link (NEL) has impacted the review of Manningham’s Integrated Transport Plan, as the NEL will significantly alter Manningham’s transport network and that of the broader region.

Changing standards and guidelines in the delivery of public assets.

Lack of public transport options, Manningham is the only municipality in Melbourne that does not have access to trains.

Responding to illegal building work breaches and non-compliances.

Fast facts

- **1,171** planning application decisions made
- **8,358m** of footpaths replaced
- **167,450m²** of road pavement area resurfaced
- **13** parks upgraded
- **6** amendments to the Manningham Planning Scheme were approved by the Minister for Planning
- **4** amendments to the Manningham Planning Scheme progressed
- **Secured \$4.8 million** for strategic land use, open space, and recreation planning for the future.

- **707,174** visits to Aquarena Aquatic and Leisure Centre
- **Maintained 597km** of sealed local roads
- **\$39.88 million** of capital works projects delivered
- **\$1.02 million** spent on improving linear park
- **\$1.24 million** spent on improving local parks and their amenities
- **Increased** the proportion of planning applications that were decided on time by almost **40%**.

Our performance – Council Plan

The following shows our performance against the goals of our Council Plan 2017–2021, in the liveable places and spaces theme, in 2017/18. As this is the first year we are reporting against these measures, many of these are the baseline against which future actions will be measured.

Goal: Inviting places and spaces

2017-2021 Actions	Measure	Result	Outcomes
Healthy community			
Place-based initiatives that create inviting places and spaces that support people to engage in community life	Maintain or increase place based initiatives to community satisfaction <i>Source: Council data</i>	In progress	Created initiatives to encourage new and existing residents of Doncaster Hill and Bulleen to connect and get involved, such as the Midsumma Youth Festival.
Liveable places and spaces			
Ensure urban design and maintenance retains a high level of amenity for Council owned and managed spaces	Urban design and maintenance complete Community survey shows satisfaction <i>Source: Council data</i>	55.7% of people belong to a local club or organisation	Our community survey result was on par with the regional parks survey. We completed our streetscape improvement program, including: Tunstall Square streetscape upgrade stage 4, Templestowe War Memorial landscape improvements, shopping centre landscape upgrades, Civic Centre garden upgrade. We also started an upgrade program on a number of roads and landscaped areas.
Managing impact of growth on amenity	Two-thirds of growth is happening in those activity centres and main roads that have been identified as appropriate for that growth <i>Source: Council data</i>	In progress	Close monitoring of planning applications to achieve this goal. Worked with partners to review traffic management at the Ajani Precinct and installed new signage.

THEMES FROM OUR COUNCIL PLAN 2017-2021

2017-2021 Actions	Measure	Result	Outcomes
Resilient environment			
Ensure local planning and development is responsive to community need and aligned with local planning laws	Maintain or increase number of VCAT decisions upheld <i>Source: PPARS / State Government</i>	64.7% of VCAT decisions upheld	18 of our original 51 decisions were set aside or overturned by VCAT. In 14 of them, we negotiated satisfactory outcomes, and only 8% of matters were overturned without our consent. We have plans in place to ensure this number returns to being on track next year. Completed environmental assessments of planning applications, including the Tullamore estate, to protect natural assets.
Vibrant and prosperous economy			
Deliver initiatives to optimise the return on Council owned land and building holdings	Revenue secured <i>Source: Council data</i>	In progress	Started a strategic review to optimise returns on council-owned land and buildings.
Well-governed council			
Ensure planning decisions are timely and appropriate	Maintain or increase planning decisions made within time <i>Source: PPARS / State Government</i>	Increased on time application decisions by almost 40%	As a result of improvements we made in processing planning applications, we increased the proportion of planning applications that were decided on time by almost 40%.
Work together with the region for better outcomes for Manningham	Maintain or increase number of regional partnership initiatives <i>Source: Council data</i>	Increased regional partnership activities	We work towards the best outcomes for Manningham, partnering with federal and state governments, community groups, health, business and not for profit organisations. This year, key partnership projects were: <ul style="list-style-type: none"> • Skills 4 the Future (YMCA) • Bolin Bolin Integrated Water Management (City of Boroondara, Carey Baptist Grammar School, Melbourne Water, State Government) • advocating for affordable housing (neighbouring councils) • reducing the costs of shared infrastructure including roads (neighbouring councils) • working to grow the visitor economy with the Greater Melbourne Destination and Visitor Management Plan for Melbourne East (neighbouring councils).

Goal: Enhanced parks, open space and streetscapes

2017-2021 Actions	Measure	Result	Outcomes
Healthy community			
Optimise community enjoyment and participation in our parks, open space and streetscapes through sound design, programs and connectivity	Maintain or improve community satisfaction/ utilisation <i>Source: Council data</i>	Scored 8.1/10 on satisfaction	Regional park survey completed with an above average rating for the region.
Improve seating particularly for older people along our linear parks	More seating in linear parks	In progress Some installations	Installed new street furniture, including benches in selected areas.
Liveable places and spaces			
Improvement and maintenance programs implemented to ensure parks, open space and streetscapes are clean and well maintained	Maintain or improve Community Satisfaction Rating (median) <i>Source: Regional Park Assessment</i>	Scored 8.4/10 for satisfaction	Received the 2nd highest resident satisfaction score out of 18 councils in the region.
Resilient environment			
Deliver management and maintenance programs to improve balance between bushfire prevention and protection of biodiversity	Maintain or improve assessment of weed reduction and roadside vegetation completed <i>Source: Council data</i>	In progress	Our maintenance schedules as well as fire management and action plans are up to date.
Vibrant and prosperous economy			
Development of open space that contributes to the value of the area	Maintain or increase projects completed <i>Source: Council data</i>	In progress	\$1.02 million (93%) of linear park capital budget was used to improve parks. \$1.24 million (89%) of the program of work to local parks and their amenities was completed.

THEMES FROM OUR COUNCIL PLAN 2017-2021

Well-governed council			
Council ensures sustainable funding and good practice to upgrade and manage parks, reserves and streetscapes	Maintain or increase funding for open space <i>Source: Council data</i>	In progress	We secured \$4.8 million for strategic land use, open space, and recreation planning for the future.

Goal: Well-connected, safe and accessible travel

2017-2021 Actions	Measure	Result	Outcomes
Healthy community			
Develop and deliver transport that is safe, reliable, accessible and affordable for the community for public and active transport options	Maintain or improve perception of safety / transport usage <i>Source: Council data</i>	57.2% of residents use public and active transport	Strategic projects included: investigating Doncaster Hill mode shift options, managing bus shelter contracts, conducting the Yarra River shared path bridge feasibility study, working with local schools to encourage active transport options.
Liveable places and spaces			
Deliver parking needs assessment and implement transport infrastructure to address changing demands	Maintain or improve assessment implementation	Deferred	Deferred until the North East Link (NEL) is completed, as we expect it to significantly impact our parking needs.
Continue to improve the road network through the delivery of a targeted pavement resealing and rehabilitation program. The 'intervention level' is the condition the road needs to get to before we renew it.	Maintain or reduce total sealed roads below intervention level Maintain or improve community satisfaction with roads <i>Source: Council data and Community Satisfaction Survey</i>	0.7% of our roads needed work	Maintained sealed roads below intervention level.

Resilient environment			
Support alternative modes of transport and ensure that pedestrians and bicycle routes are well integrated with connections to public transport and activity centres	Maintain or increase total people using sustainable transport options <i>Source: Council data / ABS</i>	40.3% of residents use sustainable transport options	Work progressed on our bicycle strategy, principal pedestrian network, link road strategy, and the Doncaster Hill mode shift plan.
Vibrant and prosperous economy			
Advocate for improved transport investment into the local network	Maintain or increase funding secured for transport initiatives <i>Source: Council data</i>	In progress	Recent bus network review recommendations are being used to guide advocacy for improved bus services.
Well-governed council			
Work with regional and state partners to deliver a strategic transport plan for private and public transport in the region	Maintain or improve plan implementation <i>Source: Council data</i>	In progress	Held meetings with State Government to develop ideas for revising our bus network. As part of the Eastern Transport Coalition, we developed transport priorities to advocate to the Minister for Public Transport. Worked with Banyule, Yarra Ranges, Whitehorse and Boroondara, and the Metropolitan Transport Forum on bus advocacy in preparation for the 2018 state election.

THEMES FROM OUR COUNCIL PLAN 2017-2021

Goal: Well utilised and maintained community infrastructure

2017-2021 Actions	Measure	Result	Outcomes
Healthy community			
Determine and implement fair and sustainable service levels for sporting and community use in Council owned and managed community infrastructure	Maintain or increase community utilisation of facilities <i>Source: Council data</i>	In progress	Began benchmarking and consultation to inform an evidence based proposal for how we can ensure community facilities are used equitably by our community.
Liveable places and spaces			
Ensure building and building maintenance of Council's building assets are delivered to a high standard that promotes safe and optimum use	Maintain or increase total Council buildings in good condition	95.6% of requests completed within time	Maintained our buildings in good condition.
Investigate the possibility of universal design in construction projects	Maintain or improve design standards explored in major projects <i>Source: Council data</i>	In progress	Developed a knowledge bank of building details and preferred materials to ensure we provide best practice in construction.
Resilient environment			
Support the environmentally sustainable design (ESD) and use of buildings, facilities and infrastructure	Maintain or increase total facilities ESD compliance Maintain or increase plans and initiatives to ensure efficient and effective use <i>Source: Council data</i>	In progress	Installed 450kW of solar panels at the new Mullum Mullum Stadium. Completed a \$120,000 upgrade to the MC2 building management system, which will save \$35,000 each year. Delivered a \$2.5 million upgrade of street lighting to install over 6,000 LED lights, which will save about \$370,000 on energy and maintenance per year.

Vibrant and prosperous economy			
Work closely with local and regional partners to secure financial support for existing and future infrastructure projects	Maintain or increase secured opportunities <i>Source: Council data</i>	In progress	Consultation with Transport for Victoria (TfV) so construction can begin on several DART infrastructure projects, such as: bus lanes, bus priority improvements for Doncaster Road, Eastern Freeway Interchange, and the Eastern Freeway on ramps at Blackburn Road-George Street and Thompson Road. Working closely with NEL Authority on proposed Doncaster busway and with TfV and Infrastructure Victoria on the bus rapid transit.
Well-governed council			
Deliver the annual Capital Works Program to maintain, upgrade and develop Council's assets to address existing and future needs	Completion of Capital Works Program <i>Source: Council data</i>	95.6% of Capital Works Program budget spent	Our Capital Works Program was completed to an acceptable level.

THEMES FROM OUR COUNCIL PLAN 2017-2021

Our performance – major initiatives and initiatives

■ On target
 ■ Some progress
 ■ Not on target

Major initiative	Progress	Comment
Review of the Manningham Planning Scheme		The State Government extended the completion date for planning scheme reviews for all councils from 30 June to 31 December 2018.
Parks Improvement Program		Implemented Parks Improvement Program works as scheduled. <ul style="list-style-type: none"> • Petty’s Reserve • Ruffey Lake Park Management Plan • Lawford Reserve Management Plan (Stage 2) • Completion of the Main Yarra River Trail to Warrandyte (addressed in stages). Program on schedule
New Integrated Transport Strategy for private and public transport		The development of the Integrated Transport Strategy has been delayed due to the North East Link proposal and the anticipated impact on the transport network. A Transport Action Plan is being prepared in the meantime.
Road improvement program		Improved connectivity with the program including: <ul style="list-style-type: none"> • upgrading link roads • Stage 1 of Jumping Creek Road • construction of King Street Stage 1 completed • community consultation on Jumping Creek Road (Stage 1) continues. Staged works completed as programmed.
Completion of Mullum Mullum Stadium		Completed Manningham’s premier new 5 court sporting facility, Mullum Mullum Stadium in Donvale, which was opened on Saturday 30 June with an official opening and family fun day.

Initiative	Progress	Comment
Increase service levels to park maintenance and roadside amenity and improved litter collection service		Increased service levels delivered following a review and the awarding of a new contract.
Continue to implement the safe pedestrian crossing points priority list		Projects completed as programmed. Design ready for a number of priority projects. Awaiting VicRoads approval.

Services funded in our Annual Budget

We funded the below services in the Annual Budget 2017/18 to support our liveable places and spaces goals.

Activity	Description	Budget \$'000	Actual \$'000	Variance \$'000
Building services	Statutory building services, including processing of building permits and inspections to ensure we meet our statutory obligations and enhance Manningham as a well planned and liveable city.	568	456	112
Street lighting	Street lighting on our road network to enhance the safety and security of our community.	674	777	(103)
Street cleaning and litter pick up	Keeps the streets and surrounding areas neat and tidy, contributing to Manningham's amenity and safety. Includes mechanical kerb and street cleaning, roadside litter pick up and cleaning of footpaths at activity centres.	1,512	1,515	(3)
Graffiti removal	Facilitates the prompt removal of graffiti from Manningham properties and private properties where the graffiti is in a prominent position along main roads, affecting public amenity.	91	73	18
Parks and recreation	Manages, administers and maintains sports and recreation facilities, sportsgrounds, landscape, trees, bushland, open space and parks, and capital works.	12,478	11,851	627
Roads, streets and bridges	Day-to-day maintenance of roads, bridges and footpaths, including repairing potholes, patching, resheeting and minor works on sealed and unsealed roads. A depreciation expense of \$8.1 million is included for the \$191 million value of roads, streets and bridges that fall under this category.	11,922	11,359	563
Footpaths, vehicle crossings and kerb and channel maintenance	Maintains our extensive footpath, vehicle crossing, cycleway, and kerb and channel (gutter) assets. A depreciation expense of \$1.1 million is included for the \$56 million value of assets assigned to this activity.	1,826	1,968	(142)
Line marking	Maintains line marking on roads, including traffic management treatments at school crossings, local roads and carparks.	233	230	3
Signs and street furniture	Maintains and repairs traffic signals, and road signs and furniture, including guardrails.	368	360	8

THEMES FROM OUR COUNCIL PLAN 2017-2021

Activity	Description	Budget \$'000	Actual \$'000	Variance \$'000
Strategic transport	Advocacy and policy development for public transport and active travel options.	250	312	(62)
Geographic information systems (GIS)	Provides data for our GIS, global positioning systems (GPS), 3D modelling, intranet, internet, census demographics, mapping and general data collection.	387	406	(19)
Strategic land use planning and development	Provides strategic planning, urban design, landscape, heritage and development planning services to ensure we manage growth that is responsive to demographic, community, economic and social trends (as per the 2017/18 adopted budget)	2,841	2,703	138
Strategic projects	Delivers major building projects and other complex projects in our Capital Works Program and provides strategic advice to Council in relation to sustainable transport, water conservation, water quality improvements and other sustainability matters.	237	62	175
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 (per the 2017/18 Annual Budget).	2,088	1,266	822
Infrastructure planning	Provides engineering expertise in relation to the preparation of strategies and policies for road transport and safety, drainage, pathways, and traffic design. Plays a key role in delivering the Capital Works Program and preliminary designs for future capital projects.	3,340	2,886	454
Council buildings	Building maintenance services for our building assets. Services include cyclic, major, and emergency maintenance; minor capital works projects, cleaning and security; and mechanical services. Managing essential safety measures and compliance requirements. A depreciation expense of \$2.81 million is included for the \$216 million value of building assets in this category	5,258	6,245	(987)
Developer contributions	Responsible for collecting developer contributions as required under our planning framework, with funds for our Capital Works Program.	(4,123)	(4,432)	309

Service performance indicators

The following statement provides the results of the LGPRF-prescribed service performance indicators and measures for the liveable places and spaces theme.

Service / indicator [measure]	2014/15	2015/16	2016/17	2017/18	Material variations and comments
Aquatic Facilities					
Service standard <i>Health inspections of aquatic facilities</i> [Number of authorised officer inspections of Manningham aquatic facilities / number of Manningham aquatic facilities]	3	5	4	4	We proactively monitor all our facilities to ensure they are maintained to the highest safety standard. Aquatic facilities are externally managed and contractors operate according to their own occupational health and safety policies, as well as regulations endorsed by Council and the Royal Life Saving Society Australia Guidelines for Safe Pool Operation (GSPO).
<i>Reportable safety incidents at aquatic facilities</i> [Number of WorkSafe reportable aquatic facility safety incidents]	2	0	4	0	The decrease in safety incidents is due to incorrect over-reporting in previous years, as well as improvements to facilities, access and signage following the redevelopment completed in 2016.
Service cost <i>Cost of indoor aquatic facilities per visit</i> [Direct cost of indoor aquatic facilities less income received / number of visits to indoor aquatic facilities]	\$1.38	\$3.59	\$0.18	\$0.00	Following a significant redevelopment in 2016, this is the second full year of operation and the facility is operating at cost neutral.

THEMES FROM OUR COUNCIL PLAN 2017-2021

Service / indicator [measure]	2014/15	2015/16	2016/17	2017/18	Material variations and comments
<p>Utilisation</p> <p><i>Utilisation of aquatic facilities</i></p> <p>[Number of visits to aquatic facilities / municipal population]</p>	4%	3%	5%	6%	Following the significant 2-year redevelopment up to 2016, it is pleasing to see use of the facility continuing to trend favourably, with almost a 25% increase in patronage since 2016/17
Statutory planning					
<p>Timelines</p> <p><i>Time taken to decide planning applications</i></p> <p>[The median number of days between receipt of a planning application and a decision on the application]</p>	45 days	166 days	153 days	77 days	As a result of our improvements in processing applications to reduce timeframes, the median gross processing days has halved – from 153 days in 2016/17 to 77 in 2017/18.
<p>Service standard</p> <p><i>Planning applications decided within time</i></p> <p>[(Number of regular planning application decisions made within 60 days) + (number of VicSmart planning application decisions made within 10 days) / number of planning application decisions made] x 100</p>	69%	39%	51%	71%	As a result of improvements we made to processing applications, we reduced the time it took to process planning applications by almost 40% – from 51.5% in 2016/17 to 71% in 2017/18.
<p>Service cost</p> <p><i>Cost of statutory planning service</i></p> <p>[Direct cost of the statutory planning service / number of planning applications received]</p>	\$2,196.12	\$1,964.67	\$2,699.22	\$2,237.63	Manningham has worked hard this year to ensure that our planning process is efficient, resulting in a 17% decrease in costs per application.

Service / indicator [measure]	2014/15	2015/16	2016/17	2017/18	Material variations and comments
<p>Decision making</p> <p><i>Council planning decisions upheld at Victorian Civil and Administrative Tribunal (VCAT)</i></p> <p>[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] x 100</p>	44%	73%	71%	65%	18 of our original decisions were overturned by VCAT. In 14 of these, we negotiated satisfactory outcomes with the applicant and consented to the decision. Only 4, or 8%, were overturned without our consent.
Roads					
<p>Satisfaction of use</p> <p><i>Sealed local road requests</i></p> <p>[Number of sealed local road requests / kilometres of sealed local roads] x 100</p>	97%	99%	73%	63%	We strive to provide well-maintained roads for the community, dealing with requests to achieve high-quality and cost-efficient outcomes. The number of requests continued to decline, indicating greater satisfaction with our roads.
<p>Condition</p> <p><i>Sealed local roads below the intervention level</i></p> <p>[Number of kilometres of sealed local roads below the renewal intervention level set by Manningham / kilometres of sealed local roads] x 100</p>	98%	99%	99%	99%	We maintain Manningham's roads according to our Asset Management Plan. The high standard remains consistent with previous results. Note: the 'intervention level' is the condition the road needs to get to before we renew it
<p>Service cost</p> <p><i>Cost of sealed local road reconstruction per m²</i></p> <p>[Direct cost of sealed local road reconstruction / m² of sealed local roads reconstructed]</p>	\$147.84	\$126.74	\$163.70	\$130.79	This year's decrease is largely due to works being larger-scale, leading to greater efficiencies.

THEMES FROM OUR COUNCIL PLAN 2017-2021

Service / indicator [measure]	2014/15	2015/16	2016/17	2017/18	Material variations and comments
<p>Service cost</p> <p><i>Cost of sealed local road resealing per m²</i></p> <p>[Direct cost of sealed local road resealing / m² of sealed local roads resealed]</p>	\$20.55	\$25.09	\$25.54	\$23.07	<p>The cost reduction is due to the increased scale of works, leading to greater efficiencies.</p> <p>To produce a quality result, we use a combination of asphalt and spray seal for road resealing, which have different costs. The method used depends on the road.</p>
<p>Satisfaction</p> <p><i>Satisfaction with sealed local roads</i></p> <p>[Community satisfaction rating out of 100 with how we have performed on the condition of sealed local roads]</p>	68	64	66	64	<p>We were rated slightly lower than last year, but still 4 points ahead of the Melbourne metro average and 11 ahead of the State-wide average.</p> <p>An independent research company conducts the annual Community Satisfaction Survey on behalf of the State Government.</p>

Our year ahead

Major Initiatives

Begin a planning scheme amendment process by 30 June 2019 to implement the priority actions from the 2018 Planning Scheme Review.

Implement the Parks Improvement Program works as scheduled for Petty's Reserve, Ruffey Lake Park Management Plan, Lawford Reserve Management Plan (Stage 2), Main Yarra River Trail to Warrandyte.

Develop and deliver a new integrated transport solutions by 30 June 2019 for private and public transport. We will prepare a Bus Transport Action Plan by 31 December 2018 and start a draft Integrated Transport Strategy by 30 June 2019.

Improve connectivity by delivering the Road Improvement Program, including King Street by 31 December 2019 and Jumping Creek Road by 30 June 2021.

Assist in addressing growing demand for indoor sports across Manningham, through the operation of Mullum Mullum Stadium 5-court facility, meeting demand at 80% capacity by 30 June 2019.

Other Initiatives

Build on the Parks Alive program, partnering with local volunteers to improve the amenity and upkeep of our local parks.

Deliver footpath and drainage improvements by constructing 2.2km of 1.5m-wide footpath and completing adopted drainage improvement program for 2018/19.

THEMES FROM OUR COUNCIL PLAN 2017-2021

Liveable places and spaces case study: new stadium a game changer for Melbourne's east

In June 2018, we officially opened the new Mullum Mullum Stadium in Donvale, now one of the largest multi-use indoor sports facilities in Melbourne's east.

The highly anticipated \$21.8 million stadium features:

- 5 multi-use indoor sports courts
- seating for up to 500 spectators
- a café
- facilities for community meetings and functions.

The impressive indoor courts meet national competition standards for a range of sports, including basketball, netball and table tennis. They also cater for volleyball, futsal and other recreation activities.

Providing access for all abilities, all ages and cultural groups, as well as boosting the opportunities for female participation in sport, the stadium is expected to cater for 100,000 users each year.

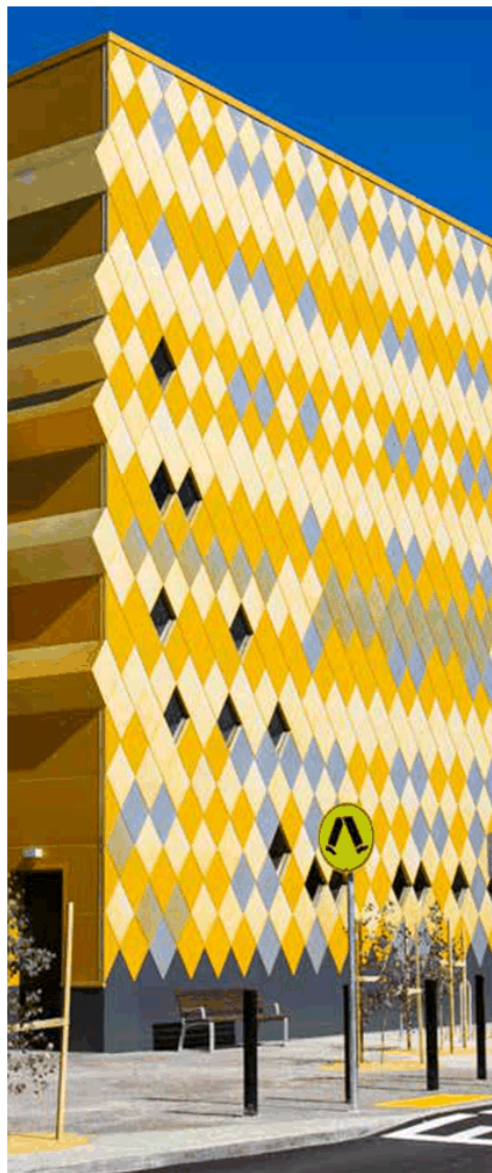
With cutting edge solar technology and sustainable water use forming part of its design, the 6,000m² stadium gets a big tick for sustainability.

A 450kW system featuring 1,330 solar panels will help power the stadium, with any excess power generated capable of being fed back into the mains electricity grid.

Constructed over a 2-year period, Mullum Mullum Stadium has been a key feature of our Capital Works Program and will provide a boost for local sporting clubs.

The project has been delivered with a \$878,000 contribution in State Government funding, through Sport and Recreation Victoria, Melbourne Water and the Taxi Services Commission.

Find out more manningham.vic.gov.au/mullum-mullum-stadium



Resilient environment



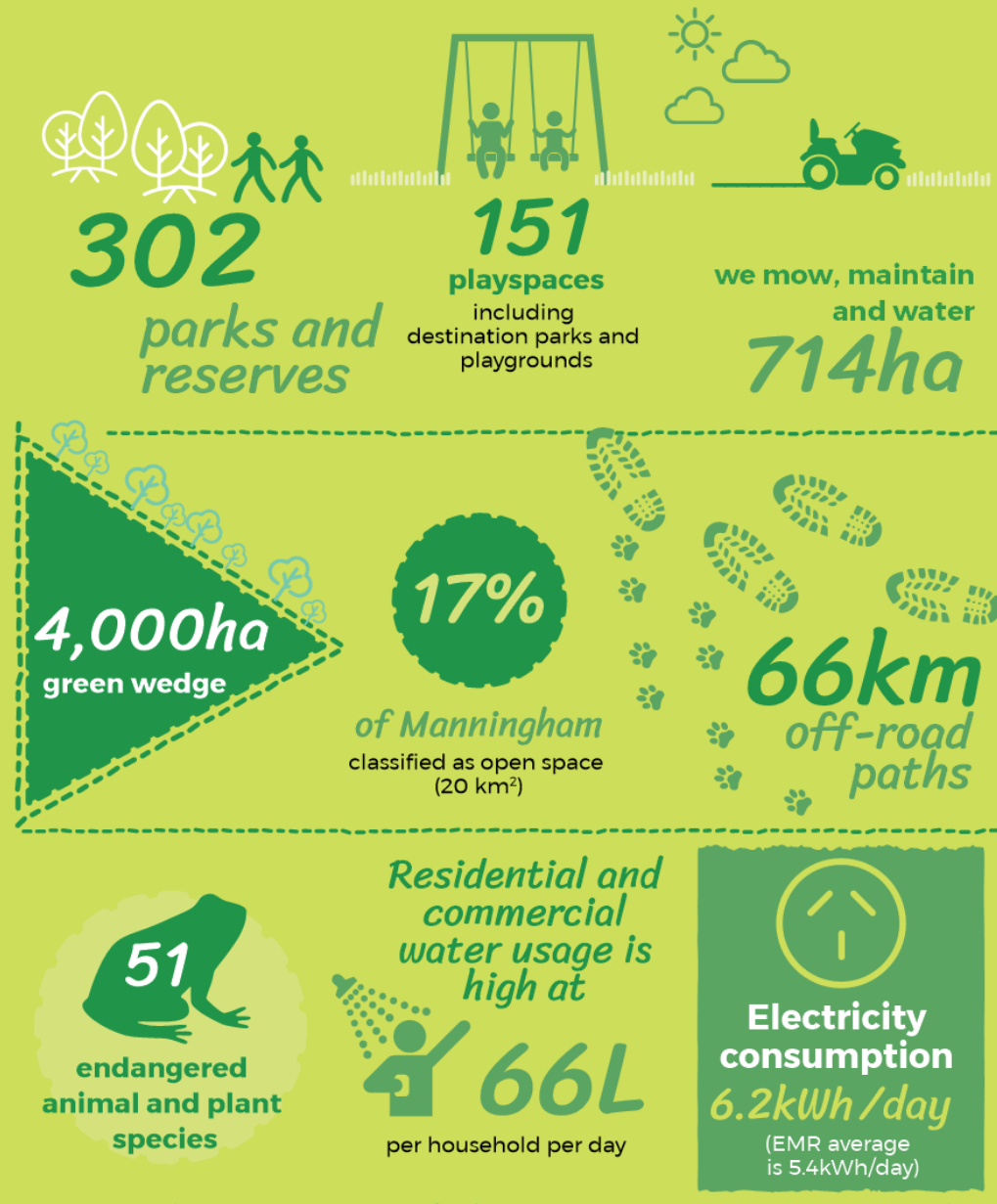
Manningham is home to widespread green spaces that support many endangered species and provide our community with exceptional natural environment experiences.

We will work with our community and partners to protect and enhance our valued environment and biodiversity, as well as reduce our environmental impact and adapt to climate change.

Goal	3.1. Protect and enhance our environment and biodiversity
Action areas	Foster community partnerships in protecting natural spaces, parks, rivers and creeks Sustainable development encompassing living, business and community facilities Support the protection of the green wedge and natural spaces Improve local economy in the green wedge Sustainable management, monitoring and enhancement for the natural environment

Goal	3.2. Reduce our Environmental Impact and Adapt to Climate Change
Action areas	Build community awareness and support of environmental issues Optimise the management of our energy, waste and water Manage natural spaces to remove threats and revegetate Support sustainable green business Demonstrate leadership in sustainable and innovative environmental practices

Snapshot



What you asked for

- Protect and enhance the biodiversity values across land in Manningham
- Sustainable activities and programs for the community
- Protect and improve the local economy in the green wedge
- Leadership in sustainable and innovative practices
- Improve environmental outcomes for local business
- Prepare for emergencies

Achievements: what we delivered

Achieved the lowest ever amount of waste being sent to landfill in Manningham. We recycled just over 54% of waste collected.

Launched the Manningham Compost Revolution program in March, which encourages residents to start composting. More than 650 households installed compost solutions between March and June 2018.

Improved energy and carbon efficiency in Manningham-owned and managed buildings by installing:

- 6,000 energy-efficient LED street lights across Manningham
- 450kW of solar panels at Mullum Mullum Stadium in Donvale
- an energy efficiency upgrade of the building management system for MC2

Supported 110 households to have solar panels installed through the Positive Charge program. Through this program, Manningham residents have collectively invested in about 460kW of solar power, saving about \$110,000 on annual energy bills and reducing greenhouse gas emissions by about 13,000 tonnes.

Supported over 50 properties with Local Environment Assistance Fund (LEAF) grants for environmental land management works.

Challenges

Responding to new restrictions on recycling exports. Previously, recycling companies paid councils for recyclable material and this money was used to offset the cost of council's waste collection service. Under new arrangements, Council is now required to pay a fee to the recycling company.

Balancing bushfire management provisions and the native vegetation clearing regulations in the planning process and responding to unpermitted vegetation removal.

Increasing population and housing density is putting more pressure on biodiversity in Manningham.

THEMES FROM OUR COUNCIL PLAN 2017-2021

Fast facts

- **18,064** trees planted
- **24,221.16** tonnes of recyclables and green organics collected from kerbside bins
- **44,756.64** tonnes of garbage, recyclables and green organics collected from kerbside bins
- **54%** of waste diverted from landfill
- **43,585** kerbside bins collected
- **36,000** people participated in environmental programs
- **110** households had solar panels installed through the Positive Charge program
- **Residents** invested in **460kW** of solar power, saving \$110,000 for the year and reducing greenhouse gas emissions by 13,000 tonnes
- **Over \$400,000** saved in Council energy bills annually due to energy efficiency improvements

Our performance – Council Plan

The following shows our performance against the goals of our Council Plan 2017–2021, in the resilient environment theme, in 2017/18. As this is the first year we are reporting against these measures, many of these are the baseline against which future actions will be measured.

Goal: Protect and enhance our environment and biodiversity

2017–2021 Actions	Measure	Result	Outcomes
Healthy community			
Support the community to deliver programs and activities to protect and enhance biodiversity values across land in Manningham	Maintain or increase total volunteer hours <i>Source: Council data</i>	In progress	Established a trial pest deer control and monitoring program supported by Local Environment Assistance Fund grants. Continued Parks Alive initiative getting the community involved in managing their local parks.
Liveable places and spaces			
Deliver initiatives to ensure sustainable land use and protection of landscape and natural heritage assets	Maintain or increase total projects completed <i>Source: Council data</i>	40 assessments completed	Provided advice to the NEL Authority on environmental issues. Completed environmental assessments of planning applications, including the Tullamore estate, to protect natural assets.
Resilient environment			
Initiatives to advocate and protect Manningham's natural spaces, rivers, creeks and Green Wedge	Plan implementation <i>Source: Council data</i>	In progress	Woody weed removal on 46 private properties and on roadsides in our Green Wedge covering more than 100 hectares, which contributes to lowering bushfire risks. Supported over 50 properties with Local Environment Assistance Fund grants for environmental land management works.

THEMES FROM OUR COUNCIL PLAN 2017-2021

2017-2021 Actions	Measure	Result	Outcomes
Vibrant and prosperous economy			
Advocate for an improved long-term future and viability in the green wedge through economic and tourism opportunities	Maintain or increase local GDP <i>Source: ABS / REMPLAN</i>	In progress	Supported a review of our planning scheme including support for sustainable use of our Green Wedge. Conducted advocacy work with state and federal bodies.
Well-governed council			
Lead and educate the community in environmental services and programs	Maintain or increase community initiatives <i>Source: Council data</i>	In progress	Programs included: nature walks, environmental seminars, Waterwatch program, Spring Outdoors, Smarter Living sustainability seminars, the Doncaster Hill garden, and Currawong Bush Park school education events.

Goal: Reduce our environmental impact and adapt to climate change

2017-2021 Actions	Measure	Result	Outcomes
Healthy community			
Deliver a sustainability program to educate, empower and engage the community in reducing its environmental impact and adapting to climate change	Maintain or improve annual participation in environmental sustainability programs <i>Source: Council data</i>	In progress	Delivered and supported the Positive Charge and Solar Savers programs that has so far resulted in over 154 household solar power installations helping to reduce 'cost of living' pressures and adapt to climate change. In 2017/18 there were 44 installations.
Liveable places and spaces			
Activities and programs that support sustainable use of energy, water and waste	Initiatives implemented <i>Source: Council data</i>	In progress	Following the new bin roll out in alignment with Australian Standards, we achieved our highest ever rate of garbage being diverted from landfill.

2017-2021 Actions	Measure	Result	Outcomes
Improved litter collection and disposal programs along roadsides	Maintain or increase energy savings Reduce Council greenhouse gas emissions by 20% by year 2020 <i>Source: Council data</i>	In progress	Our litter collection program continues on schedule. We added additional resources to assist in roadside litter pick up and community volunteers assisted.
Resilient environment			
Ensure plans are responsive to protect and prepare our environment for emergency, bushfire disaster	Plans completed on time <i>Source: Council data</i>	In progress	All plans are in place and reviewed regularly to ensure they are current.
Vibrant and prosperous economy			
Support local business to improve environmental and sustainable outcomes through inclusion in regional programs	Maintain or increase businesses in programs supported by Northern Alliance for Greenhouse Action <i>Source: Council Data</i>	Deferred	A trial of organic waste disposal has been deferred so that we can identify trader support.
Well-governed council			
Demonstrate leadership in sustainable and innovative environmental practices e.g. solar panels	Maintain or improve environmental initiatives for Council buildings and assets <i>Source: Council data</i>	In progress	Installed 450kW solar power system at the newly built Mullum Mullum Sports Stadiums – this is possibly the largest single solar power system on a Council building in Victoria.
Sustainable waste collection	Maintain or improve LGPRF waste indicators <i>Source: Council data</i>	54.1% of collected waste diverted from landfill	Kerbside collection waste diverted from landfill. Following a bin rollout in alignment with Australian Standards, we have achieved our highest ever garbage diversion rate and the lowest ever percentage of material sent to landfill.

THEMES FROM OUR COUNCIL PLAN 2017-2021

Our performance – major initiatives and initiatives

■ On target
 ■ Some progress
 ■ Not on target

Major initiative	Progress	Comment
Education and awareness program on environmental sustainability, biodiversity protection and smarter living		Included over 100 nature walks, environment seminars, Spring Outdoors, Smarter Living, Doncaster Hill Community Garden and Currawong Bush Park School Education events. Included supporting the Positive Charge and Solar Savers programs to foster smarter and more sustainable living.
Drainage upgrade program		Significant progress on drainage infrastructure to protect habitable floor levels and improve community safety. Not all funds were used due to delays in project planning and contractor availability. Drainage upgrade program will be progressed and completed on schedule in 2018/19.
Manage and maintain the Bolin Bolin Billabong Integrated Water Management Facility		Facility to supply harvested stormwater for sportsground irrigation. Construction completed 30 September 2017. Reached practical completion on 24 April 2018.

Initiative	Progress	Comment
Continue to improve our waste resource recovery rate. Reduction in residual waste to landfill compared to previous year		Following a bin rollout in accordance with Australian Standards, we have achieved our highest-ever garbage diversion rate, resulting in the lowest-ever percentage of material sent to landfill.
Completion of Mullum Mullum Stadium		Increased energy savings delivered by 30 June 2018. Work included: <ul style="list-style-type: none"> • installation of a 450kW solar array at Mullum Mullum Stadium • \$120,000 upgrade to the building management system for MC2, which is in progress and will result in an estimated annual energy and maintenance savings of \$35,000.

Services funded in our Annual Budget

We funded the below services in the Annual Budget 2017/18 to support our resilient environment goals.

Activity	Description	Budget \$'000	Actual \$'000	Variance \$'000
Natural and built environment	Protects and enhances biodiversity and environment and leads an integrated response to climate and energy issues and sustainable development policy and practice.	1,234	946	288
Open space and recreation planning	Designs and manages high quality public open space for our community, helps support a high quality urban and natural environment, and provides diverse, accessible and sustainable recreation facilities and activities for all ages and abilities.	626	637	(11)
Septic tank compliance	Assesses applications, analyses sand, and identifies locations for property owners, to protect the environment and enhance community health.	185	187	(2)
Waste services	Provides kerbside rubbish collections of garbage, hard waste and green waste from all households and some commercial properties. It also provides a waste call centre, education services and the strategic planning of waste services.	(603)	(937)	334
Underground drains	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.	3,893	4,006	(113)

THEMES FROM OUR COUNCIL PLAN 2017-2021

Service performance indicators

The following statement provides the results of the LGPRF prescribed service performance indicators and measures for the resilient environment theme.

Service / indicator [measure]	2014/15	2015/16	2016/17	2017/18	Material variations and comments
Waste collection					
<p>Satisfaction</p> <p><i>Kerbside bin collection requests</i></p> <p>[Number of kerbside garbage and recycling bin collection requests / Number of kerbside bin collection households] x 1000</p>	74.4 requests	61.6 requests	111.3 requests	82.9 requests	We updated the bins in 2016/17 to align with Australian Standards. The improved result indicates that the service is more settled than immediately following the bin rollout.
<p>Service standard</p> <p><i>Kerbside collection bins missed</i></p> <p>[Number of kerbside garbage and recycling collection bins missed / Number of scheduled kerbside garbage and recycling collection bin lifts] x 10,000</p>	6.4 bins missed	7.6 bins missed	8.1 bins missed	4.2 bins missed	We are in the 2nd year of a new contract, which has resulted in significant improvements to kerbside collection, with only 4.2 bins missed per 10,000.
<p>Service cost</p> <p><i>Cost of kerbside garbage bin collection service</i></p> <p>[Direct cost of the kerbside garbage bin collection service / Number of kerbside garbage collection bins]</p>	\$103.80	\$110.80	\$103.60	\$104.47	This figure is consistent with last year and reflects the annual direct cost of the kerbside garbage bin collection (not including hard waste).
<p>Service cost</p> <p><i>Cost of kerbside recyclables collection service</i></p> <p>[Direct cost of the kerbside recyclables bin collection service / Number of kerbside recyclables collection bins]</p>	\$23.36	\$21.81	\$10.57	\$12.11	Costs include all operating expenses directly related to the delivery of the service, from pick up to waste transportation and disposal. The slight increase is due to an increase in the recyclables rate.

Service / indicator [measure]	2014/15	2015/16	2016/17	2017/18	Material variations and comments
Waste diversion <i>Kerbside collection waste diverted from landfill</i> [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x 100	54.0%	53.1%	54.0%	54.1%	Following a bin rollout in alignment with Australian Standards, we have achieved our highest ever garbage diversion rate and the lowest ever percentage of material sent to landfill.

Our year ahead

Major Initiatives

Successful delivery of community program relating to the environment, stewardship/ education and sustainability by 30 June 2019.

Drainage upgrade program to be progressed and completed on schedule, including: completing the design of Melbourne Hill Road by 30 June 2019.

Other Initiatives

Manage and maintain the Bolin Bolin Billabong Integrated Water Management Facility to supply harvested stormwater for sports ground irrigation.

THEMES FROM OUR COUNCIL PLAN 2017-2021

Resilient environment case study: Reducing Manningham's household waste

This year we achieved the lowest amount of garbage sent to landfill ever recorded in Manningham.

In 2017/18 we sent 20,500 tonnes of garbage to landfill from household waste collection, and through recycling we diverted a total of 54.1% from landfill.

This result is the lowest recorded since data collection began in 2001/02. With our population growth over this time, it's a great result for Manningham.

Our community has long been passionate about the environment, and further inspired by the ABC's War on Waste series, we know our community are looking for ways to reduce their waste and in March 2018 we launched the Manningham Compost Revolution. Between March and June 2018, more than 650 households joined the revolution, which promotes food composting and offers residents a range of composting products at 60% off the recommended retail price.

We also saw great success with our annual Waste Drop off Day in May 2018. More than 750 residents took the opportunity to drop off and recycle a range of materials that cannot normally be placed into household bins. On the day, 21.5 tonnes of electronic waste, 4 tonnes of paint, 271kg of batteries and 1 tonne of gas cylinders were dropped off, all of which was diverted from landfill.

As part of our continued focus on waste reduction, we are working with the State Government's Metropolitan Waste and Resource Recovery Group and eastern region councils to establish a local organic processing facility for garden waste material and food organic waste. We hope this service may be available within the next 5 years in Manningham. In the meantime, we're also looking at other options to remove food waste from our garbage bins.

Find out more: manningham.vic.gov.au/waste



Vibrant and prosperous economy



Manningham is a unique balance of city and country, with an active regional economy.

Our low commercial and industrial base means there are opportunities to strengthen our tourism and visitor destinations. We have a strong local business network, supporting strip shops, activity centres and home businesses.

We support local economic growth through enabling a strong visitor economy, as well as vibrant local business and activity centres.

Goal	4.1. Grow our local business, tourism and economy
Action areas	Develop tourism through promotion of the unique character of Manningham
	Suitable mix of commercial land to stimulate business diversity
	Strengthen accessibility and viability in activity centres for retail, employment and community.
	Leverage private and public investment opportunities through Precinct Investment Plans
	Foster the greater Melbourne East economy

Snapshot

OVER
34,467
local jobs



52,819
residents are
employed

56%
are in the labour force

36.5%
working
part-time



1,200+
jobs
\$200m
created
a year



\$4.22b
Gross Regional
Product



9
neighbourhood
activity centres

30
local
centres

1
major
activity centre

1
principal
activity centre

80%
of all businesses
are based at home



OVER
13,000



local businesses
are registered

Largest
trades are



- 1 health care and social assistance
- 2 retail
- 3 education and training

What you asked for

- Foster innovation and knowledge building in our business community
- Collaboration to promote growth throughout the region
- Stimulate business diversity
- Tourism and investment into local facilities

Achievements: what we delivered

Developed tourism investment opportunities by finalising the Greater Melbourne Destination and Visitor Management Plan for Melbourne East, in conjunction with the City of Whitehorse, City of Boroondara, Destination Melbourne and the Victorian Government. The Plan details the opportunities for Manningham based tourism businesses.
Hosted Melbourne East eCommerce Conference on 27 October 2017. About 150 people attended the event and heard from industry experts on e-commerce and the arrival of Amazon in Australia.
Theatre companies that hire the Doncaster Playhouse increased ticket sales. Survey results showed that promotion on our social media channels and in Manningham Matters influenced this result.
Continued to work one on one with local traders to identify and deliver new local tourism opportunities.
Funded \$400,000 of improvements to local activity centres; \$200,000 to improve parking, pedestrian and traffic flows in activity centres; \$2.2 million on upgrading neighbourhood activity centres; and \$60,000 of upgrades to local shops.
Continued to partner with Melbourne East Regional Economic Development Group. We held the eCommerce Revolution Conference with 9 councils in Melbourne’s east.

Challenges

A lack of public transport options has a universal effect on services, economic growth, volunteering, and access to cultural tourism.
Current reliance on the small businesses and retail sector to drive economic prosperity in Manningham.

Fast facts

<ul style="list-style-type: none"> • 1,314 people attended 34 business development events. • 1,572 businesses listed in the Manningham Business Directory • 28,018 visits to the Manningham Business website manninghambusiness.com.au • 21 issues of Manningham Business E-news distributed 	<ul style="list-style-type: none"> • Our tourism industry grew from \$230 million in December 2016 to \$283 million in December 2017. • Tourism also contributes 1,727 jobs to our economy. • At June 2018 construction accounts for over 20% of total output for Manningham and employs over 3,300 jobs, an increase of 3%. • Retail is Manningham’s main employment industry with over 5,700 jobs (18.9%) with Health Care and Social Assistance second at over 4,700 jobs (15.5%).
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THEMES FROM OUR COUNCIL PLAN 2017-2021

Our performance – Council Plan

The following shows our performance against the goals of our Council Plan 2017-2021, in the vibrant and prosperous economy theme, in 2017/18. As this is the first year we are reporting against these measures, many of these are the baseline against which future actions will be measured.

Goal: Grow our local business, tourism and economy

2017-2021 Actions	Measure	Result	Outcomes
Healthy community			
Foster knowledge and innovation in the business community through the delivery of Business Development Program	Maintain or increase participants at events Maintain or improve participant satisfaction <i>Source: Council data</i>	In progress	Held 31 business development events providing 1,314 attendees with knowledge and new ideas. Events included our free business advisory service, networking and development breakfasts, and other specialised events supporting and promoting different groups within our business community.
Strengthen creative industries and partnerships to harness new opportunities for cultural tourism	Maintain or improve local cultural tourism <i>Source: ABS / GDP data</i>	In progress	Continued to work one on one with local traders to identify and deliver new local tourism opportunities.
Liveable places and spaces			
Implement improvements to strengthen accessibility and viability in activity centres for retail, employment and community	Maintain or increase investment in activity centres <i>Source: Council data</i>	In progress	Funded \$400,000 of improvements to local activity centres; \$200,000 to improve parking, pedestrian and traffic flows in activity centres; \$2.2 million on upgrading neighbourhood activity centres; and \$60,000 of upgrades to local shops.

2017-2021 Actions	Measure	Result	Outcomes
Vibrant and prosperous economy			
Develop tourism investment opportunities	Maintain or increase key destination visitor numbers <i>Source: Destination Melbourne and Remplan</i>	In progress	Contributed significantly to the working draft of the Greater Melbourne Destination and Visitor Management Plan. We are also developing our own tourism action plan.
Well-governed council			
Collaborate with regional partners to foster the growth of greater Melbourne East economy and create a mix of land to stimulate business diversity in the region	Maintain or reduce reliance on rate revenue growth <i>Source: Council data</i>	76% of revenue from rates	This is the first year of reporting. We are focusing on developing new revenue sources to diversify the source of revenue to fund Council services.

Our performance – major initiatives and initiatives

■ On target
 ■ Some progress
 ■ Not on target

Major initiative	Progress	Comment
Implement Greater Melbourne Destination Management Plan		Developed tourism investment opportunities by finalising the Greater Melbourne Destination and Visitor Management Plan for Melbourne East. The plan details the opportunities for tourism businesses based in Manningham.
Initiative	Progress	Comment
Implement the Vibrant City Strategy		Vibrant City Strategy reviewed and implementation of the action plan commenced to develop local business, attract investment to the municipality and foster the local economy.

THEMES FROM OUR COUNCIL PLAN 2017-2021

Services funded in our Annual Budget

We funded the below services in the Annual Budget 2017/18 to support our vibrant and prosperous economy goals.

Activity	Description	Budget \$'000	Actual \$'000	Variance \$'000
Economic development and tourism	Develops programs and supports services which will grow the local economy in relation to business, sponsorship, commercial investment, business support, employment and tourism.	923	1,001	(78)
Function Centre and hall hire	Provides for the management and hire of the Manningham Function Centre, halls and other venues to community and commercial hirers.	(74)	45	(119)

Our year ahead

Major Initiatives

Implement 5 tourism activities by 30 June 2019 to grow our visitor economy.

Vibrant and prosperous economy case study: Supporting local business with #BuyLocalManningham

Throughout the year, we continued to support our local businesses and economy with a range of initiatives, including the launch of our #BuyLocalManningham campaign.

The inaugural campaign ran throughout July and August 2017 and encouraged residents and visitors to shop and use services provided by local businesses.

We know that local businesses reinvest more than 60% of their income into our local economy, so our #BuyLocalManningham campaign aimed to remind residents about the importance of staying local.

This campaign included a competition where community members had a chance to win \$250 each fortnight over 8 weeks. To be in the running, people photographed themselves buying local and shared them on Facebook.

Manningham businesses threw their support behind the campaign, including Bendigo Bank's branches at Doncaster East and Templestowe Village, offering the 4 \$250 cash prizes. As well as encouraging our community to support local businesses, a series of business development events were made available to businesses across Manningham.

In 2017/18 we held a wide variety of business networking, advisory and support events to foster the growth of local businesses.

#BuyLocalManningham will return in 2018/19, including a series of events to support local businesses.



THEMES FROM OUR COUNCIL PLAN 2017-2021

Well-governed council



A well-governed council is the foundation from which we deliver all our services. Good governance ensures all decisions are made and implemented in accordance with legislation, as well as our values and strategic themes.

We continue to work hard to provide the best possible customer service to our community.

Goal	5.1. A financially sustainable Council that manages resources effectively and efficiently
Action areas	A sustainable suite of services and activities are delivered for our citizens
	A Council that is responsible in future planning
	A Council that models excellence through innovation, effectiveness and efficiency
	Proactive approach to delivering a financially sustainable position

Goal	5.2. A Council that values citizens in all that we do
Action areas	Information and decision making that meets our community needs
	Our municipality is supported to thrive
	Stewardship in preparing and responding to emergency and environmental changes
	Council services and activities are delivered efficiently and effectively for our citizens
	An organisation that is responsive and strives for local citizens to be engaged and well informed in Council activities

What you asked for

- A balance between amenity and economic pressures
- Ensure developers invest in the municipality
- Assets are financially sustainable in the short and long term
- Planning for community safety in emergencies
- Deliver valued, consistent and improved service
- Participation in communication and engagement

Achievements: what we delivered

Launched our centralised contact centre in August 2017. The level of enquiries 'handled' by the Contact Centre up from less than 30% to more than 65%. We continued to build staff's capacity to deliver high quality customer service.

Awarded 'Customer Experience Achievement of the Year' at MAV's International Excellence in Technology Awards. This award was for our recently launched online service for planning permit viewing, lodgements and payments. Planning applications can now be submitted, tracked and paid for online.

Our Citizen Connect Centre was Highly Commended in the Customer Experience Achievement of the Year category of MAV's International Excellence in Technology Awards. Citizen Connect is a series of projects to help make it easier for our community to engage and do business with us.

Citizen Connect Contact Centre was runner-up for Project of the Year at the 2018 Project Management Institute National Awards event.

Awarded Sir Rupert Hamer Awards 2018 Award for Excellence and Innovation in Records Management by the Public Records Office Victoria for our Records Management Transformation Phase 1 Project.

Expanded the online lodgement capability for statutory planning applications and other planning requests to provide a self-service option for our community to lodge, view and pay for planning permits online.

Worked with our community and staff to create and launch a new Customer Charter. Our Customer Charter is our promise to our customers to:

- make it easy
- serve consistently
- respond proactively
- celebrate choice.

Introduced our new organisational values following a collaborative project with staff across the organisation. Our values are:

- working together
- excellence
- accountable
- respectful
- empowered.

THEMES FROM OUR COUNCIL PLAN 2017-2021

Started livestreaming Council meetings on Facebook.

Introduced a program of listening posts to hear community feedback at various locations around Manningham. Nine listening posts were held between October 2017 and June 2018.

Community was involved in Council decision-making through the Community Panel, online forums, the Youth Alliance, as members of our committees, and specific invitations for feedback on plans and projects which might affect them.

Challenges

Ensuring long term financial sustainability under the State Government's rate cap which will see rate revenue decrease.

Fast facts

- **178** council resolutions made at Ordinary or Special Meetings of Council or at meetings of a special committee consisting only of councillors
- **102,104** phone calls received by Manningham Contact Centre
- **10** issues of Manningham Matters community magazine distributed to 52,000 households
- **23,600** visits to Your Say Manningham consultation website yoursaymanningham.com.au
- **1,200** people took part in online consultations via yoursaymanningham.com.au
- **498,668** Manningham website sessions, manningham.vic.gov.au
- **371** new registrations at YourSayManningham.com.au, for a total of 1,287
- **286** new followers on Twitter for a total of 3,142
- **1,252** new followers on Facebook for a total of 3,954
- **374** new followers on Instagram for a total of 1,472.

Our performance – Council Plan

The following shows our performance against the goals of our Council Plan 2017–2021, in the well governed council theme, in 2017/18. As this is the first year we are reporting against these measures, many of these are the baseline against which future actions will be measured.

Goal: A financially sustainable Council that manages resources effectively and efficiently

2017-2021 Actions	Measure	Result	Outcomes
Healthy community			
Develop and deliver accessible and affordable services and facilities for the community	Maintain or improve service cost indicators <i>Source: Council data LGPRF</i>	In progress	Cost on service decreased for most cost indicators. Continued to work with the Melbourne East Regional Economic Development Group to foster collaboration and joint ventures. The E-Commerce Revolution conference was a success for all 9 Councils in Melbourne East (including two from North).
Liveable places and spaces			
Identify initiatives for savings and stronger return on investment in Council-owned and managed places and spaces	Maintain or increase initiatives identified and implemented <i>Source: Council data</i>	In progress	Started reviewing key Council owned and managed properties. We identified savings and expect this to continue next year.
Resilient environment			
Ensure that future land use planning balances amenity and economic pressures	Maintain or improve adherence to relevant laws <i>Source: Council data</i>	In progress	We continuously reviewed community feedback and legal advice to ensure that Council decisions adhere to relevant laws. We are currently reviewing our planning scheme to identify our community's future needs.

THEMES FROM OUR COUNCIL PLAN 2017-2021

2017-2021 Actions	Measure	Result	Outcomes
Vibrant and prosperous economy			
Establish and implement a Developer Contribution Plan (DCP) for future growth and provision of amenities	Maintain or increase savings achieved. Maintain or implement standards improvements <i>Source: Council data</i>	In progress	Work has commenced on the preparation of a DCP for the whole municipality, including identification of capital works projects planned over the next 10-15 years and which parts of the municipality will benefit. The next steps will be to confirm the list of projects and to identify charge areas and charge rates for the contributions.
Well-governed council			
Deliver a financially sustainable position in the short and long term	Financial Indicators within expected range Target: \$2.1m cost reduction <i>Source: VAGO / LGPRF</i>	Reduced costs by \$2.9m – better than target	We are in a sound financial position. We adopted a 10-year financial plan in line with a best practice approach for short- and long-term sustainability. We far exceeded our target of saving \$2.1 million.

Goal: A Council that values citizens in all that we do

2017-2021 Actions	Measure	Result	Outcomes
Healthy community			
Communication and engagement that encourages community participation in decision making	Maintain or increase engagement opportunities <i>Source: Council data</i>	57 engagement opportunities	Our community was involved in Council decision-making through the Community Panel, online forums, the Youth Alliance, as members of our committees and specific invitations for feedback on plans and projects which might affect them.
Liveable places and spaces			
Protect and promote community safety, the environment and the amenity of the municipality.	Maintain or improve standards of LGPRF – Food Safety Animal Management Waste Management <i>Source: Council data</i>	100%	Although we had an almost 13% increase in food premises requiring a safety assessment, we continued our exemplary record of inspecting all Class 1 and 2 premises in the 2017 calendar year.

Resilient environment			
Delivering an all-hazards, consequence focussed and collaborative approach to emergency management with regional partners.	Maintain or increase partnerships engaged <i>Source: Council data</i>	In progress	Our well-established regional and state-level partnerships with government bodies delivered an all hazard approach to collaborative planning, and provided training and built awareness in relation to the risks and consequences inherent in emergency management.
Vibrant and prosperous economy			
Deliver a quality service system that delivers valued, consistent and improved service	Maintain or improve total KPI and actions met <i>Source: Council data</i>	92% actions completed or near completion 80% KPIs met	Almost all actions were completed and KPIs met. We will strive to improve next year.
Well-governed council			
Deliver valued, consistent and improved service experiences for our citizens	Maintain or improve community satisfaction with engagement and communications <i>Source: Council data</i>	57 score out of 100 community satisfaction	This score is a significant improvement on 2016/17's result of 54 out of 100.
Deliver sound governance and leadership in transparency, accountability and decision making	Maintain or increase on Governance indicators <i>Source: Council data</i> <i>LCPRF</i>	Out of 178 decisions made in Council meetings, only 4 were made in meetings closed to the public.	This outstanding result demonstrates our continued commitment to open and transparent decision making.

THEMES FROM OUR COUNCIL PLAN 2017-2021

Our performance – major initiatives and initiatives

■ On target
 ■ Some progress
 ■ Not on target

Major initiative	Progress	Comment
Prepare 10 year, long term financial plan		Manningham adopted our 10-year financial plan to deliver financial sustainability.
Citizen Connect and Centralised Contact Centre		<p>Program that makes it easier for our customers to interact with us, find out information, request a service, provide feedback or report an issue.</p> <p>Completed phase 1 of our Centralised Contact Centre, which opened in August 2017.</p> <p>Level of enquiries managed by the Contact Centre increased from under 30% to 60%. We continued to build our people's capacity to deliver high quality customer service.</p>
Initiative	Progress	Comment
Support residents and businesses to manage their interactions with us effectively online		Online payments and lodgement for Statutory Planning services is now available to customers.
Support eligible clients to access the NDIS		We continued to work with Manningham residents to support their transition to NDIS based on their eligibility.

Services funded in our Annual Budget

We funded the below services in the Annual Budget 2017/18 to support our Well-governed council goals.

Activity	Description	Budget \$'000	Actual \$'000	Variance \$'000
Strategic Governance, Planning and Performance	Leads corporate and community planning, organisational performance monitoring and reporting.	1,449	1,346	103
Councillors and Chief Executive	Includes the Mayor, Councillors and CEO and associated support. Leads democratic and corporate governance.	1,055	1,104	(49)
Communications	Leads the delivery of clear, consistent and inclusive communication and engagement with our community.	2,050	2,109	(59)
Citizen Connect	The main customer interface with our community.	3,989	3,961	28

THEMES FROM OUR COUNCIL PLAN 2017-2021

Service performance indicators

The following statement provides the results of the LGPRF prescribed service performance indicators and measures for the well governed council theme.

Service / indicator [measure]	2014/15	2015/16	2016/17	2017/18	Material variations and comments
Governance					
<p>Transparency</p> <p><i>Council resolutions made at meetings closed to the public</i></p> <p>[Number of Council resolutions made at ordinary or special meetings of Council, or at meetings of a special committee consisting only of Councillors, closed to the public / Number of Council resolutions made at ordinary or special meetings of Council or at meetings of a special committee consisting only of Councillors] x 100</p>	2%	2%	2%	2%	Out of 178 decisions made at Council meetings, only 4 were made in meetings closed to the public (in accordance with Section 89 of the <i>Local Government Act 1989</i> for decisions that involve contractual and personnel matters, proposed developments and/ or legal advice). This outstanding result demonstrates our continued commitment to open and transparent decision making.
<p>Consultation and engagement</p> <p><i>Satisfaction with community consultation and engagement</i></p> <p>[Community satisfaction rating out of 100 with how Council has performed on community consultation and engagement]</p>	58	58	54	57	Community satisfaction with communications and engagement has increased over 10% since the 2016/17 result.

Service / indicator [measure]	2014/15	2015/16	2016/17	2017/18	Material variations and comments
<p>Attendance</p> <p><i>Councillor attendance at Council meetings</i></p> <p>[The sum of the number of Councillors who attended each ordinary and special Council meeting / (Number of ordinary and special Council meetings) × (Number of Councillors elected at the last Council general election)] x 100</p>	93%	92%	96%	98%	Councillors continue to demonstrate an exceptional attendance record.
<p>Service cost</p> <p><i>Cost of governance</i></p> <p>[Direct cost of the governance service / Number of Councillors elected at the last Council general election]</p>	\$41,044	\$38,632	\$39,176	\$40,447	This result is reflective of operating expenses directly related to the activities of the elected Councillors, and is consistent with the previous year's results.
<p>Satisfaction</p> <p><i>Satisfaction with Council decisions</i></p> <p>[Community satisfaction rating out of 100 with how Council has performed in making decisions in the interest of the community]</p>	60	57	58	57	Satisfaction with Council decisions has fallen marginally from 58 to 57.

THEMES FROM OUR COUNCIL PLAN 2017-2021

Our year ahead

Major Initiatives

Continuing to update our rolling 10-year long-term financial plan to incorporate key strategies to address our long term sustainability.

Through our Citizen Connect program, we will continue to make it easier for customers to interact with us, find out information, request a service, provide feedback or report an issue.

Other Initiatives

Work with customers to support them through the transition to NDIS, with transitional arrangements in place by the conclusion of the NDIS phase-in period for Manningham, concluding on 30 April 2019.

Continue to support all customers to manage their Council activity online. Deliver system improvements to increase online transactions by 30 June 2019.

Continue to improve our Citizen Connect service, which is the main customer interface, systems and processes with our community.

Well-governed council case study: New customer service Contact Centre

As part of our Citizen Connect program, we officially opened our Contact Centre in August 2017. The new centre is the first in a series of technology upgrades to make it easier for our customers to communicate with us.

Our Contact Centre will deliver our vision to become a more contemporary, connected and customer focussed organisation. There are more customer service professionals at the new centre, and our customers can now have their enquiries resolved on a wide range of topics when they first contact us.

Since its launch in August 2017, the Contact Centre has received an average of 513 calls each day, with 62% of all calls being handled in the centre. This has allowed a faster response time for customer enquiries and improved the average wait. Since the launch, we've recorded an average wait time of just 25 seconds.

The Contact Centre launch has been part of our transformation program. Other key projects include developing a customer relationship management (CRM) system, supporting

online payments, a telephony upgrade, online planning application register and information management transformation.

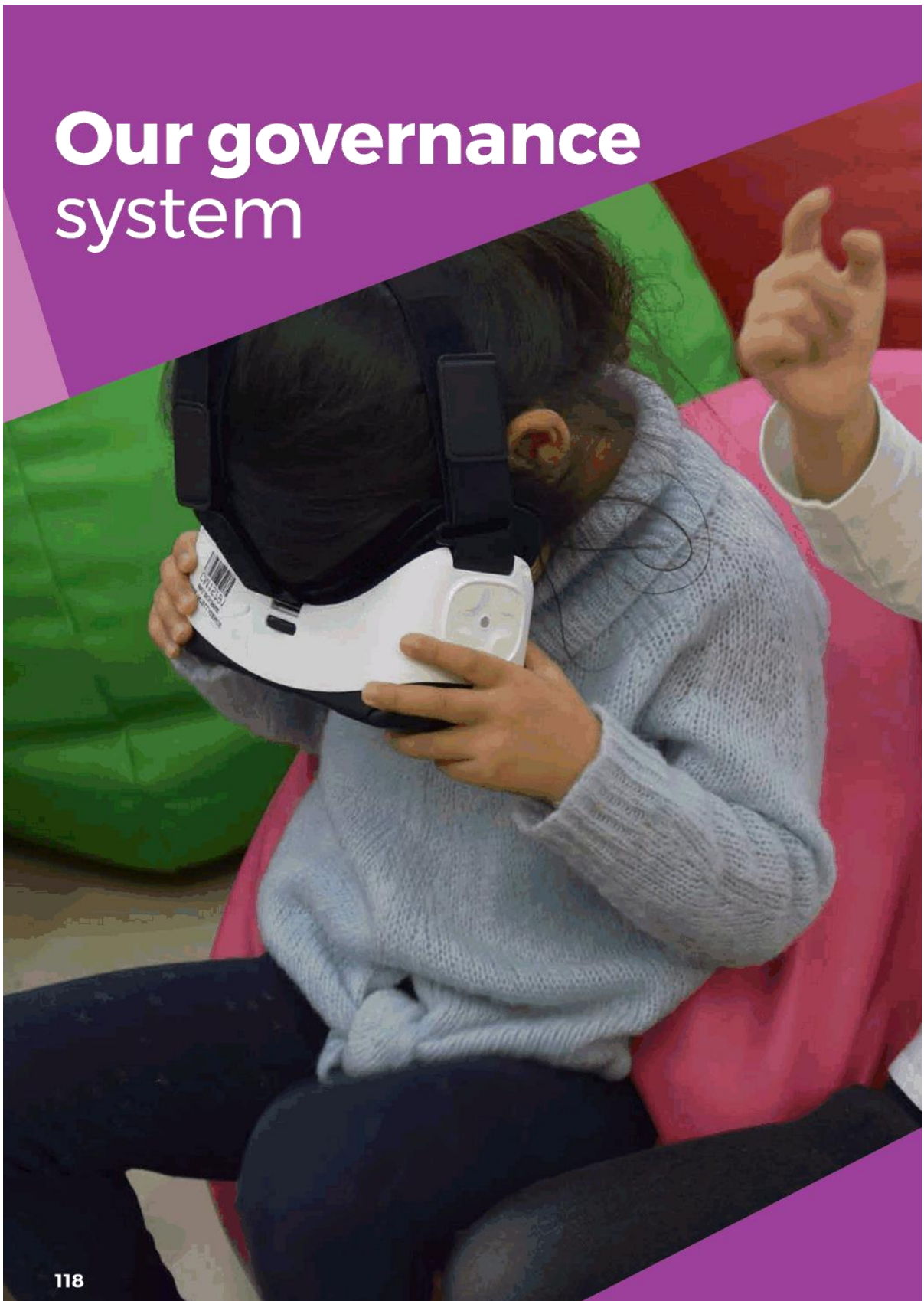
Our online planning register was another key achievement of 2017/18. Introduced in January 2018, the new platform provides a self-service option for lodgement, viewing and paying for planning permits online.

The register received more than 600 applications in its first 6 months, saving a total of 900 staff hours in the planning application process, and passing on the savings to our community. Find out more: manningham.vic.gov.au/planning-register

We are continuing to improve the ways our community can talk to us. Find out more: manningham.vic.gov.au/talk-to-us



Our governance system



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How we govern

Manningham Council is a public statutory body constituted under the *Local Government Act 1989* (the Act). Our purpose is to provide leadership for the municipal district and our local community. The elected Council is the formal decision-making body and consists of 9 Councillors. The administration of the organisation is headed by our CEO.

As an organisation, we have a number of roles:

- taking into account the diverse needs of the local community in decision-making
- providing leadership by establishing strategic objectives and monitoring achievements
- ensuring that resources are managed in a responsible and accountable manner
- advocating the interests of the local community to other communities and governments
- fostering community cohesion and encouraging active participation in civic life.

Under the provisions of the Act, our day-to-day operations are to be managed by the CEO. The Councillors also delegate various powers and responsibilities to the CEO and staff.

Governance framework

We value good governance as it ensures we operate effectively, efficiently, impartially and with integrity. We use good governance principles – making decisions based on expert advice, adhering to processes and systems, and having our officers implement these decisions appropriately and in good time.

There are 2 types of governance in our operations:

- democratic: elected Councillors and the authority they have to make decisions

- corporate: the way the organisation is run and the framework its systems and processes operate within.

We are committed to effective and sustainable democratic and corporate governance as they are the keys to ensuring that we meet our community's priorities.

Our community has many opportunities to have a say in our decision-making processes, including:

- voting for Councillors every 4 years
- writing to, emailing or calling Councillors
- making submissions on our budget each year and Council Plan every 4 years
- participating in public forums like question time at a Council meeting
- participating in surveys, focus groups, workshops and other consultation activities
- logging onto yoursaymanningham.com.au and commenting on the plans and projects listed there
- making submissions on major projects that are advertised throughout the year.

Find out more: yoursaymanningham.com.au

Democratic governance

Decisions

Formal decision-making processes are conducted through the formal, regular meetings of our Councillors. At these meetings, our officers submit reports on matters for the Council to consider. These matters can include planning permit applications, strategic land use and development planning, community services, health and local laws, road and traffic management, and administration and finance.

To ensure the efficient day-to-day operations of the organisation, the Council delegates most of its decision-making powers to staff. These delegations are exercised by specialists in their field and in accordance with our policies.

We have a CEO whose role includes:

- establishing and maintaining an appropriate organisational structure
- overseeing our day-to-day operations
- ensuring that Council decisions are implemented without delay.

The CEO's performance is reviewed annually.

Although the Mayor has no more authority than other Councillors, the position is significant as a community leader and spokesperson.

Council meetings

Ordinary meetings of Council are held at the Manningham Civic Centre and are open to the public. Residents, local traders and community members are encouraged to attend. The Council may consider some matters in a closed meeting if the matter needs to be kept confidential.

Special meetings may also be called to deal with urgent matters. All meetings are conducted in accordance with Manningham's Meeting Procedure Law. The schedule of meetings, agendas and minutes are available at manningham.vic.gov.au.

In 2017/18, there were 13 Ordinary Meetings of Council and 1 Special Meeting. The table below provides a summary of Councillor attendance at these meetings.

Council meetings held 1 July 2017–30 June 2018:

Councillor	Ordinary	Special
Cr Anna Chen	13 out of 13	1 out of 1
Cr Andrew Conlon (Mayor from 9 Nov 2017)	13 out of 13	1 out of 1
Cr Sophy Galbally	12 out of 13	1 out of 1
Cr Geoff Gough	12 out of 13	1 out of 1
Cr Dot Haynes	13 out of 13	1 out of 1
Cr Michelle Kleinert (Mayor 1 July 2016–9 Nov 2017) (Deputy Mayor from 9 Nov 2017)	13 out of 13	1 out of 1
Cr Paul McLeish	13 out of 13	1 out of 1
Cr Paula Piccinini	13 out of 13	1 out of 1
Cr Mike Zafiroopoulos AM (Deputy Mayor 1 July–9 Nov 2017)	13 out of 13	1 out of 1

OUR GOVERNANCE SYSTEM

Strategic briefing sessions (SBS)

In these sessions, we provide informal briefings to Councillors on strategic or policy matters before the matters are presented at a Council meeting.

Committees

We have many internal advisory and other committees. Appointments to these

committees enable Councillors to have input into projects, groups or events they may have a particular interest in.

The table below shows the committee appointments that were made by the Council on 9 November 2017. These appointments are reviewed on an annual basis.

Committee	Appointees
• Access and Equity Advisory Committee	Cr Mike Zafiroopoulos AM
• Audit Committee	Cr Michelle Kleinert Mayor
• Executive Performance Review Committee	All Councillors
• Healthy City Advisory Committee	Mayor
• Heritage Advisory Committee	Cr Paula Piccinini
• Integrated Transport Advisory Committee	Mayor Cr Kleinert Cr Anna Chen
• Manningham Arts Advisory Committee	Cr Paula Piccinini
• Manningham Charitable Fund Grants Assessment Panel	Mayor Cr Sophy Galbally
• Municipal Emergency Management Planning Committee	Cr Andrew Conlon
• Municipal Fire Management Planning Committee	Cr Andrew Conlon
• Open Space and Streetscape Advisory Committee	Cr Sophy Galbally Cr Geoff Gough Cr Mike Zafiroopoulos AM
• Senior Citizens Reference Group	Cr Anna Chen
• Sustainable Design Taskforce	Cr Paul McLeish Cr Dot Haynes Cr Geoff Gough

Councillors also represent Council on a number of external bodies and committees, including the below.

External Committee	Appointees
• Eastern Affordable Housing Alliance	Cr Andrew Conlon
• Eastern Transport Coalition	Cr Anna Chen
• Metropolitan Transport Forum	Cr Paul McLeish
• Metropolitan Local Government Waste Forum	Cr Dot Haynes
• Municipal Association of Victoria	Cr Mike Zafiropoulos AM Cr Paul McLeish – Substitute
• Northern Alliance for Greenhouse Action (NAGA) Executive Committee	Cr Sophy Galbally
• Victorian Local Governance Association	Cr Sophy Galbally Cr Mike Zafiropoulos AM – Substitute
• Whitehorse Manningham Regional Library Corporation	Cr Anna Chen Cr Geoff Gough

Code of conduct

Councillors are bound by a code of conduct that describes the standards of ethical and moral behaviour expected of them. It covers relationships between Councillors and staff, using Council resources, and dispute resolution procedures.

The *Local Government Act 1989* requires that a person elected to be a Councillor is not capable of acting as a Councillor until they have read and declared that they will abide by the Councillor Code of Conduct. Following the Council elections held in October 2016, all Councillors declared that they would abide by the code.

Find out more at manningham.vic.gov.au/open-government or at the Manningham Civic Centre, 699 Doncaster Road, Doncaster.

OUR GOVERNANCE SYSTEM

Conflicts of interest

Councillors are elected by our residents and ratepayers to act in the best interests of our community. When a Council delegates its powers to an officer or a committee, the committee or officer also needs to act in the public interest.

A conflict of interest is when a personal or private interest has the potential to affect someone's ability to act in the public interest. A conflict exists even if no improper act results from it. We have a comprehensive procedure that guides Councillors and officers to disclose their potential conflicts of interest.

Declaration of a conflict of interest is a standard agenda item for all Council and committee meetings. In general, a Councillor or officer must disclose any such interest a specific way, and step aside from either the decision-making process or performing the public duty. We maintain a record of all disclosed conflicts of interest.

During 2017/18, 3 conflicts of interest were declared at Council meetings. These are listed below.

- **26 September 2017:** Cr Andrew Conlon declared a conflict of interest for item 11.2 h – concerning North East Link Proposal – Council's Response. **Interest:** an indirect interest due to close association.
- **26 September 2017:** Cr Paula Piccinini declared a conflict of interest for Item 10.7 concerning the Ruffey Creek Linear Park Management Plan. **Interest:** an indirect interest due to residential amenity.
- **27 March 2018:** Cr Michelle Kleinert declared a conflict of interest for Item 9.3 concerning planning application PL16/026253 at 121-125 James Street Templestowe. **Interest:** a direct interest and an indirect interest due to close association.

Assembly of Councillors

The *Local Government Act 1989* defines an Assembly of Councillors as any scheduled meeting between 5 or more of Manningham's Councillors and at least 1 Council officer that considers matters intended or likely to come before the Council for decisions.

In addition, a meeting of an advisory committee that has 1 or more Councillors as members is an Assembly of Councillors. A record of meetings that were Assemblies of Councillors is tabled at each ordinary meeting of Council. It discloses business items, those Councillors and officers present, and any declarations of conflict of interest.

Councillor allowances

Victorian Councils may set annual allowances for their Mayor and Councillors according to their predetermined category, based on criteria such as the council's size and revenue base. Manningham is a Category 2 council.

Current allowances for Mayors and Councillors across Victoria increased on 1 December 2017 by 2%. This was the annual adjustment as determined by the Minister for Local Government and permitted under section 73B of the *Local Government Act 1989*.

In 2017/18, the allowances, including 9.5% superannuation, were set at:

- Mayor, \$85,467
- Councillors, \$27,622.

Councillor expenses

There is an annual councillor expenses budget of \$10,455 per Councillor and \$12,546 for the Mayor. This budget is all inclusive and covers conferences, training, travel, child minding and telephones. Councillors are expected to operate within their individual budget. Council may also reimburse Councillors for any necessary out of pocket expenses they incur while performing their duties as a Councillor.

Table 4 shows the budgeted and actual expenses for 2017/18.

Council also publishes its travel register on its website in July each year showing interstate and overseas travel by Councillors and Council officers.

■ Table 4: Councillor Expenses for 2017/18

	Travel	Car mileage	Childcare	Information and communication	Conferences and training	Total
Cr Anna Chen	\$1,771.18	\$1,472.64	\$0.00	\$0.00	\$3,520.10	\$6,763.92
Cr Andrew Conlon (Mayor)	\$1,629.50	\$2,190.38	\$0.00	\$873.19	\$5,075.49	\$9,768.56
Cr Sophy Galbally	\$740.34	\$3,042.68	\$0.00	\$904.25	\$1,217.24	\$5,904.51
Cr Geoff Gough	\$2,884.36	\$1,801.59	\$0.00	\$3,045.68	\$2,423.68	\$10,155.31
Cr Dot Haynes	\$1,677.12	\$3,510.06	\$0.00	\$953.54	\$1,911.73	\$8,052.45
Cr Michelle Kleinert (Deputy Mayor)	\$790.43	\$0.00	\$0.00	\$1,158.47	\$3,837.28	\$5,786.18
Cr Paul McLeish	\$564.83	\$1,879.11	\$0.00	\$550.26	\$399.93	\$3,394.13
Cr Paula Piccinini	\$1,589.29	\$667.93	\$0.00	\$272.73	\$1,069.37	\$3,599.32
Cr Mike Zafiroopoulos AM	\$1,400.36	\$4,172.99	\$0.00	\$1,329.73	\$1,962.41	\$8,865.49

Corporate governance

Our CEO is our only member of staff directly appointed by and responsible to our Councillors. Our CEO implements decisions made by our Councillors, ensures the organisation achieves its Council Plan objectives, and manages its day to day operations. Our CEO's performance is reviewed annually by the Councillors.

Councillors can delegate authority to our CEO to make certain decisions under particular circumstances that are defined in Instruments of Delegation and in accordance with any adopted policies.

Our CEO's delegations are broad and enabling. They have further delegated powers to officers who carry out various functions on a daily basis. These powers are reviewed regularly, including by each newly elected Council.

Find out more at manningham.vic.gov.au/public-registers-and-information

Senior officers

Our senior officers are our most senior employees: the CEO, our officers with

management responsibilities that report directly to the CEO, or any other employee whose total annual remuneration exceeds \$145,000.

Senior officers are usually employed under contracts of up to 5 years and have individual performance plans. These performance plans are reviewed annually, in accordance with section 97A(2) of the *Local Government Act 1989*.

At 30 June 2018, we had 34 senior officers, with total remuneration of \$5.85 million.

In May 2012, Council resolved to disclose in our Annual Report the total remuneration of our 5 highest remunerated employees, including contract duration, salary and benefits entitlements.

■ [Table 5: Remuneration of our highest remunerated senior officers](#)

Name and Position	Date commenced position	Current contract expires	Total remuneration
Warwick Winn CEO	11 April 2016	11 April 2019	\$330,000
Leigh Harrison Director Assets and Engineering	9 March 2010	9 March 2020	\$265,180
Angelo Kourambas Director City Planning	19 February 2018	19 February 2023	\$265,000
Philip Lee Director Shared Services	16 December 2013	16 December 2023	\$257,794
Dario Bolzonello Manager Strategic Projects	9 August 2010	20 July 2022	\$206,979

Employee code of conduct

Section 95AA of the *Local Government Act 1989* requires the Chief Executive Officer to develop and implement a code of conduct for our staff. Section 95 of the Act requires our staff, in the course of their employment, to:

- act impartially
- act with integrity including avoiding conflicts of interest
- accept accountability for results
- provide responsive service.

Our employee code of conduct contains 30 elements structured around the requirements of *Local Government Act 1989*. All new employees are given a copy of it when they start work with us.

Our code defines the high standards of ethical behaviour we expect of all our employees when dealing with customers, our community and each other.

In 2017/18, Manningham started working on refreshing our employee code of conduct to better align it with our brand and new organisational values, which are:

- **w**orking together
- **e**xcellence
- **a**ccountable
- **r**espectful.
- **e**mpowered

Fraud and corruption control

As we are the custodian of significant public funds and assets, it is important that our community is confident that these are protected from fraud. In December 2017, we adopted an updated Fraud and Corruption Policy and a Fraud and Corruption Control Plan.

The policy sets out specific guidelines and responsibilities regarding appropriate actions that must be followed for the investigation of fraud and corruption and other similar irregularities. The plan documents our approach to controlling fraud and corruption at both strategic and operational levels.

Management

To strengthen our management framework, we have put into action some statutory and better practice elements. These will lead to better decision making.

The *Local Government (Planning and Reporting) Regulations 2014* require us to assess our performance against the prescribed governance and management checklist. Our report against this checklist for this year is on page 135.

Important components of our management framework are our audit committee, internal audit, external audit, and risk management. Detail on these components is below.

Audit committee

Our audit committee is made up of 2 Councillor representatives and 3 independent members, 1 of whom is the chair.

The audit committee is an advisory committee that was established in accordance with section 139(2) of the *Local Government Act 1989*. It helps us fulfil our responsibilities by overseeing our financial reporting, risk management, systems of internal controls and regulatory compliance.

The committee operates under the Audit Committee Charter and has an independent chair who is elected annually by the committee members.

The committee's role is to contribute to our strategic and annual audit plans, monitor how the plans are being implemented, and to review the processes and findings of external audits.

■ [Table 6: Audit committee members](#)

Independent	Councillors
Ms Theresa Glab (chair)	Cr Andrew Conlon
Mr Alan Fotheringham	Cr Michelle Kleinert
Mr Andrew Dix	

The committee chair receives \$10,500 each year in remuneration for their role and general committee members receive \$7,000.

Others that attend committee meetings are key management officers like the CEO, Executive Manager People and Governance, Director Shared Services, and Group Manager Financial Services, as well as our Internal Auditor.

The committee typically meets quarterly, with a 5th special meeting to review the annual financial and performance statements. The Auditor General's agent attends the special meeting to report on any matters of significance in relation to the financial statements.

During this financial year, audit committee chair Ms Glab presented 6 monthly reports to Councillors at SBSs on 21 November 2017 and 26 June 2018.

As part of our commitment to propriety and good governance, the chair of the audit committee may meet privately with Councillors, without members of the EMT being present.

Internal audit

Internal auditing provides an independent and objective review and advisory service. It assesses whether the financial and operational controls we use are operating efficiently, effectively and ethically. In 2017/18, Pitcher Partners was the contractor that performed the internal audit.

The internal audit process is a systematic, disciplined approach that supports us to improve our risk management, control and governance processes.

Our CEO works with our audit committee and internal auditor to develop our annual audit plan. The plan must reflect our strategic and operational risk exposure, and include the compliance and performance audits we do throughout the year.

In 2017/18, we reviewed:

- procurement (including data analysis)
- Councillor expenditure
- project management
- Community Partnership Grants
- fraud and corruption
- waste contract management.

External audit

Each year we are externally audited by the Victorian Auditor-General’s Office (VAGO). For the 2017/18 financial year, our financial and performance statements were audited by a VAGO representative as required by the Audit Act 1994. These statements are provided in this Annual Report on page 152 & 202.

Risk management

Risk management is the identification, assessment, evaluation and treatment of unwanted risk. Our risk management framework combines organisational systems, processes, procedures and culture to protect the organisation and facilitate our successful pursuit of our strategies and objectives.

We are in the process of embedding our risk management framework across our organisation. We use a bespoke monitoring tool to measure our performance in the areas of:

- governance
- knowledge and ownership
- systems.

The process of rolling out the framework has 4 stages, as shown in the figure above. We have progressed to the 3rd stage, consolidation.

The key elements of our risk management framework are:

- risk management strategy
- risk management policy
- risk management assessment tool
- risk register
- risk reporting (risk management committee, independent audit committee and council)
- risk management incident and near miss procedure
- risk management cultural measurement tool
- risk management committee
- audit and risk committee.

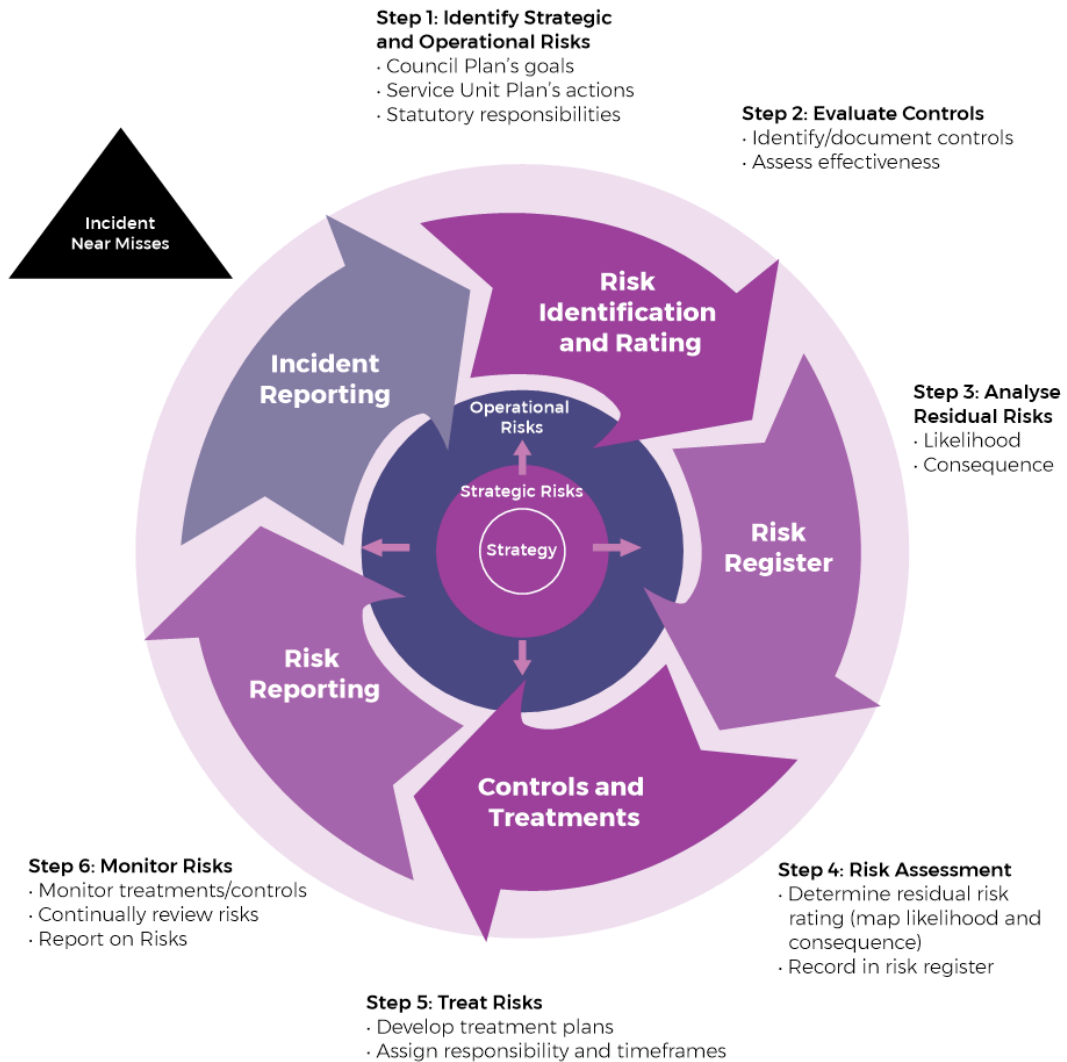
This year we worked to build an organisational culture that ensures that effective risk management is embedded in all activities and business processes across all staff levels and locations. The risk management process is consistent with AS/NZS ISO 31000:2009 and is illustrated in Figure 14.

■ [Figure 13: Risk management cultural maturity model](#)



OUR GOVERNANCE SYSTEM

■ Figure 14: Manningham’s risk management process



Compliance and assurance

This year, we began a program of 12 compliance reviews that test and continuously improve Manningham’s system controls. This new process is a fundamental element of our 3 lines of defence assurance model for risk management: management controls, risk management and compliance, internal audit and external audit. We report on the program every 6 months to the Risk Committee.

Occupational health and safety

Our 4 year Occupational Health and Safety (OHS) strategy aims to build a best practice culture so that we are resilient, disciplined, proactive, and empowered in the way we manage OHS. In 2017/18, we delivered the following OHS outcomes.

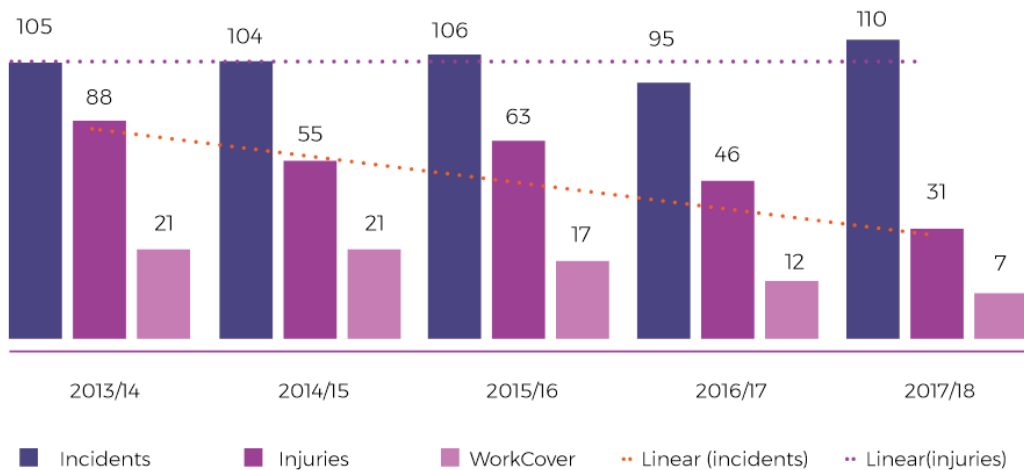
- Skilled leaders and teams creating a best practice safety culture: Reviewed and revised the My Health, My Life program, an early intervention program that identifies opportunities to improve employee safety; provided training to managers and supervisors on OHS obligations; developed a communication plan to regularly promote a safe and healthy workplace; rolled out an OHS e-learning module organisation wide, with a 93% completion rate.

- Contemporary and embedded OHS management system: Increased hazard management; completed a compliance audit, receiving a 95% compliant rating, and used the results to create an improvement plan; and conducted a consultative review of our existing OHS policies.
- OHS indicators driving continuous improvement: Increased monitoring of corrective actions and safety improvements; increased reporting on OHS performance and benchmarking against Local Government industry indicators; reviewed the use of technology to support our OHS system and identified improvement opportunities.

There were more hazards and incidents reported in 2017/18, compared with previous years. We have more people reporting and fewer injuries and claims being made – which shows that our safety culture is becoming more proactive.

As shown in Figure 15, our claims performance is much improved this year, with reduced lost work days and reduced costs per claim against industry comparison for local government.

■ Figure 15: Incidents injuries and claims

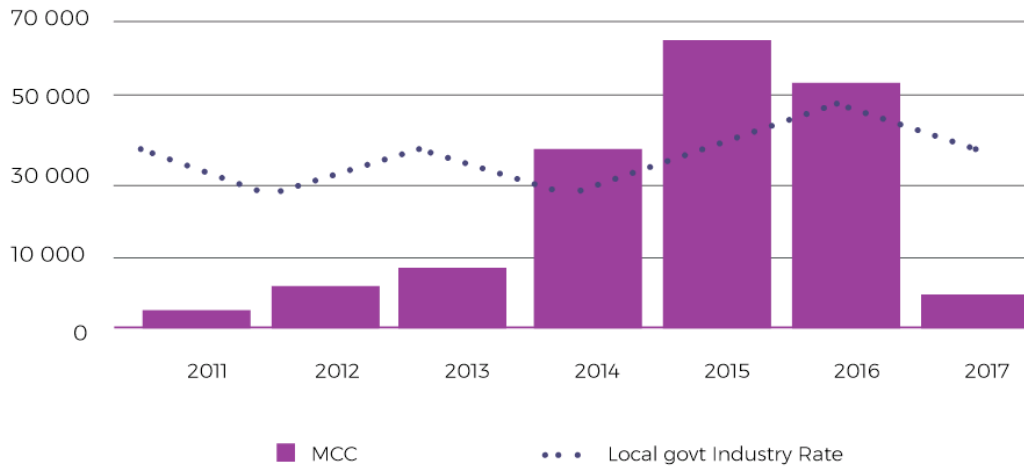


OUR GOVERNANCE SYSTEM

As shown in Figure 16, we expect that cost reductions from current claims performance will be seen in our 2019 WorkCover premium. As shown in Figure 17, Manningham's current

high insurance premium is because of the long-term, complex claims made over the preceding 3 years.

■ Figure 16: Average cost per WorkCover claim



■ Figure 17: Premium rate compared to industry (\$ premium per \$100 wages)



Asset Management

We are responsible for infrastructure assets, such as buildings, roads, bridges, drainage, parks and recreational facilities. They represent a significant investment made over many generations to ensure that the assets and the services that we deliver are managed in an economical and sustainable manner.

The replacement value of these assets (including land and fixed assets) is estimated at \$2 billion. We spend, on average, around \$16 million per year on refurbishing and renewing infrastructure assets.

Sound and sustainable asset management is necessary to enable us to provide necessary services and facilities, manage and maintain community assets, and meet legislative, regulatory and reporting requirements.

Our approach to asset management forms part of a framework. This framework includes asset management best practices, the implementation of corporate information systems for data management, reporting and works planning, a planned and fully funded approach to timely infrastructure renewal, and the consideration of lifecycle costing for capital investment decisions for new or enhanced infrastructure.

There are a number of key documents that form part of this framework that influences and drives asset management. These include our Asset Management Policy and Asset Management Strategy, which provide direction and guidance for the ongoing management of our assets. The framework also defines the principles and methodology on which the long term Capital Works Program is developed.

The Capital Works Program prioritises funding for the renewal and refurbishment of existing assets, over the creation of new assets. This ensures that Manningham's existing infrastructure facilitates levels of service that are affordable and continue to meet community expectations, changes in standards and growth of the city.

In 2017/18, we invested \$19.5 million in asset renewal. Highlights included:

- building restoration and refurbishment works at various Council-owned or managed buildings, including the Aquarena Aquatic and Leisure Centre, Warrandyte Senior Citizens, Templestowe Tennis Park Tennis Club, Wonga Park Preschool (Birch Memorial), Moresby Avenue Childcare, and Lower Templestowe Preschool – \$2.85 million
- road restoration and resealing works including: Dudley Road, Wonga Park and Porter Street (East), Doncaster East; and other road-related infrastructure like kerb and channel, car parking, footpaths and drainage pits – \$5.39 million
- restoring and renewing our open space and recreational assets, including fencing, water services, floodlighting, playspaces, sportsgrounds and streetscapes – \$2.79 million
- ongoing replacement of our fleet of vehicles and mobile plant items – \$1.94 million
- drainage upgrades, including Marcus Road, Granada Avenue and Pinnacle Crescent – \$1.7 million
- new footpath construction works, including Stages 1 and 2 of Serpells Road – \$895,000.

National Asset Management Assessment Framework (NAMAF)

Manningham participates in, and is a strong advocate of, the MAV Step Asset Management Program (Step Program). The Step Program was established to raise awareness, assist councils with asset management and to support a common best practice approach across the industry.

The Step Program continues to evolve and now includes best practice guidelines and practices contained in the Federal Government's NAMAF.

NAMAF is being used nationally to support local governments to improve their asset management planning and performance, and to assist councils to achieve a 'core' or 'advanced' level of asset management maturity within their organisation.

NAMAF includes 11 key assessment elements to evaluate asset management performance.

A summary of our performance against the

OUR GOVERNANCE SYSTEM

NAMAF scorecard for 2017/18 is outlined in the table below. It also includes a comparison with other outer metropolitan councils.

Key asset management elements	Outer metropolitan average score	Manningham
Strategic planning	Excellence (100%)	Excellence (100%)
Annual Budget	Excellence (100%)	Excellence (100%)
Annual report	Excellence (100%)	Excellence (100%)
Asset management policy	Excellence (100%)	Excellence (100%)
Asset management strategy	Excellence (100%)	Excellence (100%)
Asset management plans	Excellence (90%)	Excellence (100%)
Governance and management	Excellence (95%)	Excellence (100%)
Levels of service	Excellence (75%)	Excellence (100%)
Data and systems	Excellence (95%)	Excellence (97%)
Skills and processes	Excellence (97%)	Excellence (98%)
Evaluation	Excellence (90%)	Excellence (100%)

The results show that we have performed well in asset management, having reached 'core' maturity level in all of the key elements, and are operating at or above other outer metropolitan councils.

We will continue to implement the Step Program in 2018/19.

Governance and management checklist

Below are the results of Manningham's assessment against the governance and management checklist as prescribed by the LGPRF.

Governance and management items	Assessment
Community engagement policy (policy outlining Council's commitment to engaging with the community on matters of public interest)	Current policy in operation Date of operation 30 July 2016
Community engagement guidelines (guidelines to assist staff to determine when and how to engage with the community)	Current guidelines are not in operation Council is developing a new guide as a key priority.
Strategic Resource Plan (plan under section 126 of the Act outlining the financial and non-financial resources required for at least the next 4 financial years)	Plan adopted in accordance with section 126 of the Act Date of adoption: 27 June 2017
Asset management plans (plans that set out the asset maintenance and renewal needs for key infrastructure asset classes for at least the next 10 years)	Current plans in operation: <ul style="list-style-type: none"> • Drainage Management Plan 31 July 2007 • Roads Management 28 August 2012 • Building Management Plan 28 August 2012 • Parks Management Plan 28 August 2012
Rating strategy (strategy setting out the rating structure of Council to levy rates and charges)	Current strategy in operation Date of operation: 26 June 2007
Risk policy (policy outlining Council's commitment and approach to minimising the risks to Council's operations)	Current policy in operation Date of operation: 15 December 2015
Fraud policy (policy outlining Council's commitment and approach to minimising the risk of fraud)	Current policy in operation Date of operation: 27 January 2015
Municipal emergency management plan (plan under section 20 of the Emergency Management Act 1986 for emergency prevention, response and recovery)	Prepared and maintained in accordance with section 20 of the Emergency Management Act 1986 Date of preparation: 15 March 2016

OUR GOVERNANCE SYSTEM

Procurement policy (policy under section 186A of the <i>Local Government Act 1989</i> outlining the matters, practices and procedures that will apply to all purchases of goods, services and works)	Prepared and approved in accordance with section 186A of the Local Government Act Date of approval: 25 June 2018
Business continuity plan (plan setting out the actions that will be taken to ensure that key services continue to operate in the event of a disaster)	Current plan in operation Date of operation: 21 July 2017
Disaster recovery plan (plan setting out the actions that will be undertaken to recover and restore business capability in the event of a disaster)	Current plan in operation Date of operation: 21 July 2017
Risk management framework (framework outlining Council's approach to managing risks to the Council's operations)	Current framework in operation Date of operation: 25 July 2017
Audit Committee (advisory committee of Council under section 139 of the Act whose role is to oversee the integrity of a Council's financial reporting, processes to manage risks to the Council's operations and for compliance with applicable legal, ethical, and regulatory requirements)	Committee established in accordance with section 139 of the Act Date of establishment: 13 January 1998
Internal audit (independent accounting professionals engaged by the Council to provide analyses and recommendations aimed at improving Council's governance, risk and management controls)	Internal auditor engaged Date of engagement: 6 October 2016
Performance reporting framework (a set of indicators measuring financial and non-financial performance, including the performance indicators referred to in section 131 of the Act)	Current framework in operation Date of operation: 27 June 2017
Council Plan reporting (report reviewing the performance of the Council against the Council Plan, including the results in relation to the strategic indicators, for the first six months of the financial year)	Current report Date of report: 7 February 2018
Financial reporting (quarterly statements to Council under section 138 of the Act comparing budgeted revenue and expenditure with actual revenue and expenditure)	Quarterly statements presented to Council in accordance with section 138(l) of the Act: <ul style="list-style-type: none"> • Quarter 1 Report: 28 November 2017 • Quarter 2 Report: 27 March 2018 • Quarter 3 Report: 22 May 2018 • Quarter 4 Report: 25 September 2018

<p>Risk reporting (6 monthly reports of strategic risks to Council's operations, their likelihood and consequences of occurring and risk minimisation strategies)</p>	<p>Reports prepared and presented: Dates of reports: 25 July 2017 and 27 March 2018</p>
<p>Performance reporting (six-monthly reports of indicators measuring the results against financial and non-financial performance, including performance indicators referred to in section 131 of the Act)</p>	<p>Reports prepared and presented:</p> <ul style="list-style-type: none"> • Quarter 2 Report 27 February 2018 • Quarter 4 Report 30 July 2018
<p>Annual Report (annual report under sections 131, 132 and 133 of the Act to the community containing a report of operations and audited financial performance statements)</p>	<p>Annual Report considered at a meeting of Council in accordance with section 134 of the Act Date of consideration: 13 September 2017</p>
<p>Councillor Code of Conduct (Code under section 76C of the Act setting out the conduct principles and the dispute resolution processes to be followed by Councillors)</p>	<p>Code of conduct reviewed in accordance with section 76C of the Act Date reviewed: 21 February 2017</p>
<p>Delegations (a document setting out the powers, duties and functions of Council and the Chief Executive Officer that have been delegated to members of staff)</p>	<p>Delegations reviewed in accordance with section 98(6) of the Act Date reviewed: 28 March 2017</p>
<p>Meeting procedures (a local law governing the conduct of meetings of Council and special committees)</p>	<p>Meeting procedures local law made in accordance with section 91(1) of the Act Date local law made: 12 December 2017</p>

I certify that this information presents fairly the status of Manningham's governance and management arrangements.



Jill Colson

Acting Chief Executive Officer

Dated: 11 September 2018



Cr Andrew Conlon

Mayor

Dated: 11 September 2018

Statutory information

The following information is provided in accordance with legislative and other requirements applying to Manningham.

Documents available for public inspection

In accordance with Regulation 12 of the Local Government (General) Regulations 2015, below is a list of the documents that you can request to inspect at the Manningham Civic Centre at 699 Doncaster Road, Doncaster, from 8.00am to 5.00pm, Monday to Friday.

- Details of overseas or interstate travel (with the exception of interstate travel by land for less than 3 days) undertaken in an official capacity by Councillors or any member of our staff in the previous 12 months.
- Agendas for and minutes of meetings of ordinary and special Council Meetings held in the previous 12 months, excluding confidential information considered at a meeting closed to the public.
- Minutes of meetings of any special committees established under section 86 of the *Local Government Act 1989*, excluding confidential information considered at a meeting closed to the public.
- Register of delegations kept in accordance with the *Local Government Act 1989*.
- Register of all leases involving land that Manningham entered into as lessor.
- Register of authorised officers.
- List of grants and donations Manningham made during the financial year.
- An operating statement, a statement of financial position and notes to the financial statements.
- A copy of election campaign donation returns received following the most recent Manningham elections.

Find out more: manningham.vic.gov.au/public-registers-and-information.

Best value

In line with the *Local Government Act 1989*, Manningham operates under the principles of best value which are:

- quality and cost standards
- responsiveness to community needs
- accessibility
- continuous improvement
- community consultation
- reporting to our community.

We have a multi-pronged approach to capturing best value across our activities. Firstly, as part of our business-as-usual operations, we plan and capture all best value activity by reporting in relation to the best value principles in every report, business case and capital works proposal presented to the EMT and Councillors.

Secondly, we completed a comprehensive transformation program to streamline how we interact with our customers. Projects completed as part of this program were:

- technology refresh project replacing outdated desktop computers with more efficient notebook computers
- mapped business processes and updated software to comply with new infringement reforms legislation
- print optimisation
- implemented Infocouncil, a specialised software package for local governments

- Records Management Transformation Project Phase 1
- risk and audit management systems
- adoption of invoice scanning for accounts payable
- livestreaming Council meetings on Facebook.

Carers recognition

In accordance with the Carers Recognition Act 2012, Manningham reports annually on our care measurement obligations under section 11 of this Act.

We have taken all practicable measures to comply with responsibilities outlined in the Act. We have continued to promote the principles of the Act to people in care relationships and the wider community to whom we provide services by:

- displaying posters in our customer service reception at our Aged and Disability Support Services unit at Manningham Civic Centre
- providing information on our website for carers, including information about support groups for carers manningham.vic.gov.au/ageing-well-carers
- providing information about the Act in our Community Care Program guidelines to our customers in Home and Community Care Program for Younger People (HACC PYP) and Commonwealth Home Support Programme
- providing respite care support – in home and community based, regular and occasional
- providing free attendance for carers accompanying care recipients to selected seniors events
- providing information to and supporting client carers transitioning to the NDIS.
- We have also taken all practicable measures to ensure our staff, agents and volunteers are aware of the principles of and their obligations under the Act by providing information on the care relationship by:
 - providing information about the Act to HACC PYP clients and disability services through the Council's Community Care Program Guidelines
 - referring to the Act in our Discrimination, Harassment and Bullying Policy

- including carer's leave in the current Manningham City Council Enterprise Agreement 7, 2017.

We have taken all practicable measures to review and modify policies, procedures and supports to include recognition of the carer relationship. In addition, we have provided the below services and resources that recognise and support the care relationship.

- **Respite care support:** in home and community based, regular and occasional, and school holiday through the Manningham Activities for Special Kids (MASK) program.
- **Continued to run the Pathways for Carers project,** a peer support monthly walking program designed for carers of people with a disability or mental health issue. Monthly walks have been held since October 2016. They are followed by a meeting at a local café with a guest speaker, discussing various topics relevant to carers.
- **The Aquarena Aquatic and Leisure Centre continued to accept the Carer Card,** giving carers concession aquatics entry and membership rates. The Companion Card gives carers free entry while working in their role as a carer.

Contracts

During 2017/18, we procured 1 contract valued at \$150,000 or more for services, or \$200,000 or more for works or more of a kind specified in section 186 of the *Local Government Act 1989*:

- specialist resource for various corporate technology projects.

For inspection or further details please contact procurement@manningham.vic.gov.au

Disability Action Plan

In accordance with section 38 of the *Disability Act 2006*, Manningham has a Disability Action Plan, which we have called a Disability Access and Inclusion Plan. In this Annual Report, we report on how well we have implemented our plan. Our actions under the plan for 2017/18 are listed below.

OUR GOVERNANCE SYSTEM

- **Access and Equity Advisory Committee** met bi monthly. The committee gives us advice on local issues, service delivery, and planning for improved access, equity and inclusion within Council and the wider community.
- **The new Mullum Mullum Stadium** opened with a Changing Places facility – the first of its kind in Manningham that provides accessible full sized change tables, hoists and toilets, as well as future workplace training opportunities for people with disabilities. After receiving State Government funding for it, Manningham will build another Changing Places facility at the Wombat Bend Playspace for all abilities at Finns Reserve in Templestowe Lower.
- **Pathways for Carers** walking groups met monthly in Manningham, with guest presenters on careers for carers of people with disabilities and mental health issues.
- **The Building Equitable Employment Network** hosted bi monthly gatherings, bringing together individuals and organisations working towards inclusive employment for people with disabilities.
- **The Inclusion@Work initiative partnered with Get Skilled Access** and the Manningham Business Network to talk to local businesses about the cultural and economic benefits of employing people with a disability. On 8 May 2018, we delivered an event that 165 local businesses attended. Get Skilled Access delivered free online training to these businesses for 12 months.
- Get Skilled Access Founder, Paralympian Dylan Alcott, delivered **Champions of Change** face to face training to 48 of our staff members. Dylan engaged staff on disability inclusion, working with people with a disability, universal design and access culture, culture and language for accessibility, employing people with a disability, and workplace accessibility.

Freedom of Information

The Freedom of Information Act 1982 (FOI Act) gives our community a right to access certain Council documents. Freedom of Information (FOI) requests must be made in writing and accompanied by an application fee. Under

legislation, Council must decide within 30 days whether to provide the information, in whole or in part, or to deny access. This timeframe may be extended for third party consultation or by agreement with the applicant.

In 2017/18, we received 13 valid FOI requests and all were processed and completed during 2017/18. The results were that:

- full access was granted for 3 requests
- partial access was granted for 6 requests
- no documents were found or did not exist for 2 requests
- documents were provided outside the FOI Act for 1 request
- 1 request was withdrawn by the applicant.

An additional 13 FOI applications were received in 2017/18, but were not processed as they did not comply with the requirements outlined under section 17 of the FOI Act. Reasons include non-payment of the application fee, or no response from applicants after seeking clarification.

There were no requests to the Office of the Victorian Information Commissioner for internal review of any decision we made in 2017/18. There were no applications for review lodged with VCAT relating to requests we processed in 2017/18.

All enquiries relating to accessing documents under the FOI Act should be direct to our FOI Officer on 03 9840 9407 or via FOI@manningham.vic.gov.au.

Find out more manningham.vic.gov.au/legislation

Information privacy

We are committed to protecting the personal privacy of our residents and ratepayers. We only collect, use or disclose personal information where it is necessary to perform our functions or where required by law.

We work hard to fully comply with our obligations under the Privacy and Data Protection Act 2014 and the Health Records Act 2001. Complaints we received under these Acts in 2017/18 are outlined below.

- Privacy and Data Protection Act 2014: 3 complaints were received and investigated.

All were investigated internally and we found no evidence of a breach of the Information Privacy Principles (IPPs) under the Act.

- Health Records Act 2001: no complaints were received or investigated.

No complaints were lodged in 2017/18 about our handling of personal information with the Office of Victorian Information Commissioner or the Health Complaints Commissioner.

Find out more manningham.vic.gov.au/privacy

Our Healthy City Strategy 2017-2021

We developed our Healthy City Strategy 2017-2021 using an integrated planning approach with Manningham's Council Plan 2017-2021. The strategy works towards our vision and healthy community goals. It also outlines our legislative responsibility to prepare, implement and evaluate this plan every 4 years.

Our key achievements in this area in 2017/18 were:

- enhanced collaboration and partnerships improving effectiveness, efficiency, minimising duplication and improving service access e.g. Manningham Learns and Manningham Youth Alliance
- over \$1.7 million of community funding delivered to enhance programs and services
- more primary prevention and early intervention initiatives delivered based on evidence and community consultation
- strengthened strategic direction on key social issues, such as diversity and inclusion, children, youth and family services, and

seniors, through reviewing and updating strategic documents

- increased the capacity of community and key stakeholders on health and well-being and social issues impacting Manningham
- strengthened our focus on collaboration to build community connectedness
- a shift to delivering initiatives in a more targeted way to schools, sporting clubs and traders, improving impacts and sustainability of outcomes
- a clearer strategic framework and better alignment across the organisation, resulting in more internal collaboration and improved integrated planning, reporting and effectiveness and efficiency in delivery
- greater opportunities for our community to consult and influence our strategic direction through the Community Panel, advisory committees and the annual Youth Summit.

Domestic Animal Management Plan

In accordance with the *Domestic Animals Act 1994*, we prepare a Domestic Animal Management Plan every 4 years. We evaluate how well we have implemented the plan in our Annual Report.

After extensive community consultation, our Domestic Animal Management Plan 2017-2021 was approved and adopted by our Councillors on 26 September 2017.

Table 7 shows our performance this year against the plan.

■ [Table 7: 2017/18 performance against the Domestic Animal Management Plan](#)

Topic	Actions in plan		
	Total	Complete	To be completed
Registration/identification	23	17	6
Nuisance complaints	29	22	7
Dog attacks	13	13	0
Declared dogs	10	9	1
Overpopulation euthanasia rates	15	6	9
Domestic animal businesses	10	9	1
Staff training	13	13	0
Other matters	10	7	3

OUR GOVERNANCE SYSTEM

Community Local Law

We adopted Manningham’s Community Local Law on 30 April 2013. This law replaced Manningham’s General, Public Health and Doncaster Hill Local Laws. The preparation, content and format of the Community Local Law is in accordance with the Ministerial Guidelines. It also complies with National Competition Policy requirements and is compatible and consistent with the Victorian Charter of Human Rights.

In 2013, Manningham made a Community Impact Statement available to inform and consult with our community about the Community Local Law.

Protected Disclosure Procedures

The Protected Disclosure Act 2012 became law in Victoria in February 2013 to encourage and facilitate the disclosure of any improper conduct by Councillors or Council officers, and to protect people making disclosures from any reprisals they may experience in response to their actions.

Manningham adopted a Protected Disclosure Procedure to supplement the provisions of the Act and further facilitate the disclosure of any improper conduct by Councillors and Council officers. We have a Protected Disclosure Coordinator whose role is to receive and consider all disclosures about improper conduct and detrimental action as defined by the Act. A copy of the Protected Disclosure Procedure is available on our website.

In 2017/18, Manningham did not refer any protected disclosures to the Independent Broad based Anti corruption Commission (IBAC).

Find out more manningham.vic.gov.au/legislation

Road Management Act – Ministerial Directions

In accordance with section 22 of the *Road Management Act 2004*, Manningham must publish a copy or summary of any ministerial directions in our Annual Report.

Council did not receive ministerial directions during the 2017/18 year.

Infrastructure and development contributions

In accordance with section 46GM and 46QD of the Planning and Environment Act 1987, we need to provide a report to the Minister for Planning on our infrastructure and development contributions, including levies and works in kind during 2017/18.

Table 8, Table 9, Table 10 and Table 11 outline infrastructure and development contributions for 2017/18.

Development Contributions Plan (DCP)

■ Table 8: Total DCP levies received in 2017/18

DCP name (year approved)	Levies received in 2017/18 financial year \$
Doncaster Hill Development Contributions Plan 2005	\$788,904
Total	\$788,904

■ Table 9: DCP land, works, services or facilities accepted in-kind in 2017/18

DCP name (Year approved)	Project ID	Project description	Item purpose	Project value \$
Doncaster Hill Development Contributions Plan 2005				NIL
Total				

■ Table 10: Total DCP contributions received and expended to date

DCP name (Year approved)	Total Levies received \$	Total levies expended \$	Total works-in-kind accepted \$	Total DCP contributions received (levies and works-in-kind) \$
Doncaster Hill Development Contributions Plan 2005	\$4,319,054*	\$4,319,054	\$0	\$4,319,054
Total	\$4,319,054*	\$4,319,054	\$0	\$4,319,054

■ Table 11: Land, works, services or facilities delivered in 2017/18 from DCP levies collected

Project description	Project ID	DCP name (year approved)	DCP fund expended \$	Works in kind accepted \$	Our contribution \$	Other contributions \$	Total project expenditure \$	Percentage of item delivered
NIL projects delivered in 2017/18								

**Note. The 2016/17 Manningham Council Annual Report incorrectly reported Doncaster Hill Development Contributions Plan income as \$15,745,850 and expenditure as \$19,493,287. In 2016/17, the total development contributions income and expenditure amount should have been \$3,530,150. The correct figures for 2017/18 are included in Table 10.*

Financial report





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Guide to our Financial Report

This guide will help you to understand and analyse Manningham's Financial Report. Some terms required by Australian Accounting Standards are unfamiliar to most readers, and some of the generally recognised terms used in private sector company reports are rephrased to be more appropriate for a local government body's report. The Financial Report is one of Manningham's key reports as it shows how we performed financially this year and a snapshot of our financial position at 30 June 2018.

We have prepared this report in accordance with the Australian Accounting Standards and relevant legislation. Manningham's Audit Committee and Councillors have examined it, and it has been audited by the Victorian Auditor General.

What is in the Financial Report?

Council's Financial Report has 2 main sections:

- 5 Financial Statements: the Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Cash Flow Statement, and Statement of Capital Works
- Notes to the Financial Statements that disclose our accounting policies and give more detail on the information in the statements
- statements by our Principal Accounting Officer and Councillors
- the Independent Auditor's Report and Auditor-General's Report.

Comprehensive income statement

This statement was once known as the 'Profit and Loss Statement' and shows:

- the sources of Council's revenue under various income headings

- the expenses incurred in running the Council during the year. These expenses relate only to the Operations' and do not include the cost associated with capital purchases or the building of assets.

While capital purchase costs are not included in the expenses there is an item for depreciation. This value is the value of the assets used up during the year.

The key figure to look at is the surplus for the year. A surplus means that the revenue was greater than the operating expenses. The cash element in the surplus is mainly used to fund the Capital Works Program.

Balance sheet

This 1-page summary is a snapshot of the financial situation as at 30 June 2018. It shows what the Council owns as assets and what it owes as liabilities. The bottom line of this statement is net assets, or equity, and this is the net worth of Council which has been built up over many years. The assets and liabilities are further separated into current and non-current categories.

Current assets or Current liabilities are those which will fall due in the next 12 months, or cannot be deferred for greater than 12 months.

The components of the Balance Sheet are:

Current and non-current assets

- Cash and cash equivalents includes cash and investments, i.e. cash held in the bank and in petty cash and the market value of Council's investments.
- Trade and other receivables are monies owed to Council by ratepayers and others.
- Other financial assets include term deposits with financial institutions ranging from 3 to 12 months.
- Non-current assets held for sale contains land and buildings which have been approved for sale by Council.
- Other assets are pre-payments of next year's expenses and monies owed to Council, other than from trading, that are not yet received.
- Financial assets refers to term deposit investments with a term of between 3 and 12 months and security deposits held by Council.
- Investment in associates refers to Council's equity share in the Whitehorse Manningham Regional Library Service.
- Property, infrastructure, plant and equipment is the largest component of Council's worth and represents the value of all the land, buildings, roads, vehicles, equipment, etc. which has been built up by Council over many years.
- Intangible assets are assets that have no physical form such as computer software and licences.

Current and non-current liabilities

- Trade and other payables is the value to whom Council owes money as at 30 June.
- Trust funds and deposits represents monies held in Trust by Council.
- Provisions include accrued salary and leave entitlements.
- Interest bearing loans and borrowings represents monies owed by Council to financial institutions as at 30 June.

Income received in advance represents payments received for works or services yet to be done.

Net assets

This term is used to describe the difference between the value of Total Assets and the value of Total Liabilities. It represents the net worth of Council as at 30 June.

Total equity

This always equals net assets. It is made up of the following components:

- **accumulated surplus:** this is the value of the Council, other than the Asset Revaluation reserve and Other Reserves that has been accumulated over time
- **asset revaluation reserve:** this is the value by which the purchase cost of assets has changed over the years and arises as assets are revalued to their replacement cost from time to time
- **other reserves:** this is the value of unspent funds from developer contributions and the sale of open space lands. These funds are held for future expenditure.

Statement of changes in equity

During the course of the year the value of total equity, as set out in the balance sheet, changes. This statement shows the values of such changes and how these changes arose. The main reasons for a change in equity stem from:

- the surplus for the year is the value that income exceeded operating costs as described in the Comprehensive Income Statement
- net asset revaluation increment reflects the change in the replacement value of assets
- transfer of monies to or from Council's reserves shows the money withdrawn from reserves and used during the year, or placed into reserves for future use.

Cash Flow Statement

The Cash Flow Statement summarises Council's cash payments and cash receipts for the year. This statement is presented according to Australian Accounting Standards and needs some care in analysis.

The values may differ from those shown in the Comprehensive Income Statement because the Comprehensive Income Statement is prepared on an accrual accounting basis and the Cash Flow Statement is based on the timing of cash receipts and payments.

Cash in this statement refers to bank deposits with a term of 3 months or less and other forms of highly liquid investments that can readily be converted to cash, such as cash invested with banks. Council's cash arises from, and is used in, 3 main areas:

Cash flows from operating activities

- All cash received into Council's bank account from Ratepayers and others who owed money to Council. Receipts also include the interest earnings from Council's cash investments. It does not include the costs associated with the sale of assets.
- Payments. All cash paid by Council from its bank account to staff, creditors and other persons. It does not include the costs associated with the creation of assets.

Cash flows from investing activities

- This section shows the cash invested in the creation or purchase of property, infrastructure, plant and equipment assets and the cash received from the sale of these assets.

Cash Flows from Financing Activities

- This is where the receipt and repayment of borrowed funds are recorded.
- The bottom line of the Cash Flow Statement and the Cash and Cash Equivalents at the end of the financial year.

Statement of Capital Works

This statement summarises expenditures associated with capital purchases in the asset classes prescribed by the Regulations as part of the Capital Works Program.

There are 4 main classes of assets:

- property: includes land and buildings purchased during the year
 - plant: machinery and other assets – includes non-infrastructure assets like computers, artworks, furniture and fixtures
 - infrastructure: this is where the bulk of Capital Works Program is allocated. This asset class includes roads, drainage, parks, open space and recreational community facilities
 - intangible assets: represents costs associated with computer software and licences.
- The last section of the statement provides a breakdown of the total capital expenditures into:
- new: represents expenditure on new asset to meet current or additional service level requirements
 - renewal: restores or replaces an existing asset that returns the service of the asset to its original capacity
 - expansion: extends the capacity of an existing asset to provide an additional level of service and benefits to new users while maintaining the same standard for existing users
 - upgrade: enhances an existing asset to provide a higher level of service and increases the life of the asset.

Notes to the Financial Statements

The Notes are an important and informative section of the report and include information on Manningham's accounting policies and how we arrive at our figures. Each note is numbered and these numbers are shown beside the relevant items in the statements for easy reference.

If there is other information we want to share but that can't be incorporated into the statements, we show this in the Notes, for example:

- the breakdown of our expenses, revenues, reserves and assets
- contingent liabilities
- transactions with people related to Manningham
- financial performance indicators.

To get a clear picture of our accounts, read the Financial Statements and Notes to the Financial Statements together.

Statements by Principal Accounting Officer and Councillors

Our Principal Accounting Officer is responsible for the financial management of the organisation. They are responsible for certifying that these Financial Statements, in their professional opinion, meet all statutory and professional reporting requirements.

Two councillors, on behalf of the elected Council, certify that, in their opinion, the Financial Statements are fair and not misleading.

Independent Auditor's Report and Auditor-General's Report

The Independent Auditor's Report provides readers of our Annual Report with an external, independent opinion on our Financial Report and Statements. It confirms that we have prepared our Financial Report in accordance with relevant legislation and professional standards and that it represents a fair picture of Manningham's financial affairs.

The Victorian Auditor-General is Council's auditor.

Manningham

Annual Financial Report

For the Year Ended 30 June 2018

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Certification of the Financial Statements

In my opinion, the accompanying financial statements has been prepared in accordance with the *Local Government Act 1989*, the *Local Government (Planning and Reporting) Regulations 2014*, Australian Accounting Standards and other mandatory professional reporting requirements.



Kevin Ayre CPA
Principal Accounting Officer
11 September 2018
Doncaster

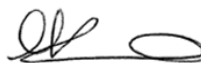
In our opinion, the accompanying financial statements present fairly the financial transactions of Manningham City Council for the year ended 30 June 2018 and the financial position of Council as at that date.

As at the date of signing, we are not aware of any circumstances which would render any particulars in the financial statements to be misleading or inaccurate.

We have been authorised by the Council and by the *Local Government (Planning and Reporting) Regulations 2014* to certify the financial statements in its final form.



Andrew Conlon
Mayor
11 September 2018
Doncaster



Michelle Kleinert
Deputy Mayor
11 September 2018
Doncaster



Jill Colson
Acting Chief Executive Officer
11 September 2018
Doncaster

Auditor General's report



Independent Auditor's Report

To the Councillors of Manningham City Council

Opinion	<p>I have audited the financial report of Manningham City Council (the council) which comprises the:</p> <ul style="list-style-type: none"> • balance sheet as at 30 June 2018 • comprehensive income statement for the year then ended • statement of changes in equity for the year then ended • statement of cash flows for the year then ended • notes to the financial statements, including significant accounting policies • certification of the financial report. <p>In my opinion the financial report presents fairly, in all material respects, the financial position of the council as at 30 June 2018 and their financial performance and cash flows for the year then ended in accordance with the financial reporting requirements of Part 6 of the <i>Local Government Act 1989</i> and applicable Australian Accounting Standards.</p>
Basis for Opinion	<p>I have conducted my audit in accordance with the <i>Audit Act 1994</i> which incorporates the Australian Auditing Standards. I further describe my responsibilities under that Act and those standards in the <i>Auditor's Responsibilities for the Audit of the Financial Report</i> section of my report.</p> <p>My independence is established by the <i>Constitution Act 1975</i>. My staff and I are independent of the council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's <i>APES 110 Code of Ethics for Professional Accountants</i> (the Code) that are relevant to my audit of the financial report in Victoria. My staff and I have also fulfilled our other ethical responsibilities in accordance with the Code.</p> <p>I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.</p>
Councillors' responsibilities for the financial report	<p>The Councillors of the council are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards and the <i>Local Government Act 1989</i>, and for such internal control as the Councillors determine is necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, whether due to fraud or error.</p> <p>In preparing the financial report, the Councillors are responsible for assessing the council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless it is inappropriate to do so.</p>

Auditor's responsibilities for the audit of the financial report	<p>As required by the <i>Audit Act 1994</i>, my responsibility is to express an opinion on the financial report based on the audit. My objectives for the audit are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.</p> <p>As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:</p> <ul style="list-style-type: none"> • identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. • obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the council's internal control • evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Councillors • conclude on the appropriateness of the Councillors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the council's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the council to cease to continue as a going concern. • evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation. <p>I communicate with the Councillors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.</p>
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MELBOURNE
13 September 2018



Tim Loughnan
as delegate for the Auditor-General of Victoria

FINANCIAL REPORT

Comprehensive Income Statement

For the year ended 30 June 2018

	Note	2018 \$'000	2017 \$'000
Income			
General rates	2.1	85,839	82,819
Waste charges	2.1	10,830	10,201
Statutory fees and fines	2.2	4,196	3,572
User fees and charges	2.3	10,744	10,797
Grants - operating	2.4 (a)	12,229	12,366
Grants - capital	2.4 (b)	3,578	3,999
Contributions - monetary	2.5	4,435	6,640
Contributions - non-monetary	2.5	10,331	15,747
Interest income	2.7	1,576	1,629
Other income	2.7	1,235	1,004
Share of gain/(loss) from investment in associate	5.3	(409)	122
Net gain/(loss) on disposal of property, infrastructure, plant and equipment	2.6	(688)	759
Total income		143,896	149,655
Expenses			
Employee costs	3.1	52,505	51,099
Materials, services and contracts	3.2	20,961	22,115
Depreciation and amortisation	3.3	20,566	19,347
Borrowing costs	3.4	309	309
Community grants and contributions	3.5	5,577	5,471
Utilities	3.5	2,540	2,528
Other expenses	3.5	11,310	10,212
Total expenses		113,768	111,081
Surplus for the year		30,128	38,574
Other comprehensive income			
Item that will not be reclassified to surplus or deficit in future periods			
Net asset revaluation increment/(decrement)	8.1 (a)	149,338	118,540
Total comprehensive result		179,466	157,114

The above comprehensive income statement should be read in conjunction with the accompanying notes.

Balance Sheet

For the year ended 30 June 2018

	Note	2018 \$'000	2017 \$'000
Assets			
Current assets			
Cash and cash equivalents	4.1 (a)	50,600	49,353
Trade and other receivables	4.1 (c)	10,205	8,800
Other financial assets	4.1 (b)	17,800	14,781
Non current assets classified as held for sale	5.1	3,609	-
Other assets	4.2 (a)	1,810	1,622
Total current assets		84,024	74,556
Non-current assets			
Trade and other receivables	4.1 (c)	31	31
Investments in associates	5.3	2,227	2,636
Property, infrastructure, plant, equipment and other fixed assets	5.2	2,175,598	2,004,700
Intangible assets	4.2 (b)	3,176	1,880
Total non-current assets		2,181,032	2,009,247
Total assets		2,265,056	2,083,803
Liabilities			
Current liabilities			
Trade and other payables	4.3 (a)	13,247	14,180
Trust funds and deposits	4.3 (b)	12,294	9,861
Provisions	4.5	12,491	12,172
Income received in advance	4.6	1,005	1,209
Total current liabilities		39,037	37,422
Non-current liabilities			
Provisions	4.5	868	696
Interest bearing liabilities	4.4	7,279	7,279
Total non-current liabilities		8,147	7,975
Total liabilities		47,184	45,397
Net Assets		2,217,872	2,038,406
Equity			
Accumulated surplus		710,040	677,444
Reserves	8.1	1,507,832	1,360,962
Total Equity		2,217,872	2,038,406

The above balance sheet should be read in conjunction with the accompanying notes.

FINANCIAL REPORT

Statement of Changes in Equity

For the year ended 30 June 2018

2018	Note	Accumulated surplus \$'000	Asset revaluation reserves \$'000	Other reserves \$'000	Total \$'000
Balance at beginning of the financial year		677,444	1,353,477	7,485	2,038,406
Surplus for the year		30,128	-	-	30,128
Net asset revaluation increment/(decrement)	8.1 (a)	149	149,189	-	149,338
Transfers from other reserves	8.1 (b)	5,965	-	(5,965)	-
Transfers to other reserves	8.1 (b)	(3,646)	-	3,646	-
Balance at end of the financial year		710,040	1,502,666	5,166	2,217,872
Change in equity for the financial year		32,596	149,189	(2,319)	179,466

2017	Note	Accumulated surplus \$'000	Asset revaluation reserves \$'000	Other reserves \$'000	Total \$'000
Balance at beginning of the financial year		639,709	1,236,931	4,652	1,881,292
Surplus for the year		38,574	-	-	38,574
Net asset revaluation increment/(decrement)	8.1 (a)	1,994	116,546	-	118,540
Transfers from other reserves	8.1 (b)	3,081	-	(3,081)	-
Transfers to other reserves	8.1 (b)	(5,914)	-	5,914	-
Balance at end of the financial year		677,444	1,353,477	7,485	2,038,406
Change in equity for the financial year		37,735	116,546	2,833	157,114

The above statement of changes in equity should be read in conjunction with the accompanying notes.

Statement of Cash Flows

For the year ended 30 June 2018

	Note	2018 Inflows/(Outflows) \$'000	2017 Inflows/(Outflows) \$'000
Cash flows from operating activities			
Rates and waste charges		95,475	92,574
Statutory fees, fines and user charges		14,678	15,368
Grants - operating		12,229	12,866
Grants - capital		3,578	3,999
Contributions - monetary		4,476	7,074
Interest received		1,869	1,714
Net increase in trust funds and deposits		2,433	2,185
Other receipts		837	731
Total cash inflows from operating activities		135,575	136,511
Net GST refund/payment		154	(149)
Materials, services and contracts		(44,734)	(43,586)
Other payments		(309)	(309)
Employees costs		(51,995)	(51,064)
Total cash outflows from operating activities		(96,884)	(95,108)
Net cash provided by/(used in) operating activities	8.2	38,691	41,403
Cash flows from investing activities			
Payments for property, plant and equipment, infrastructure, and other fixed assets	5.2	(34,924)	(44,432)
Proceeds from disposal of property, infrastructure, plant, equipment and other fixed assets	2.6	780	4,193
Receipts/(payments) for other financial assets		(3,300)	8,719
Net cash provided by/(used in) investing activities		(37,444)	(31,520)
Net increase/(decrease) in cash and cash equivalents		1,247	9,883
Cash and cash equivalents at the beginning of the financial year		49,353	39,470
Cash and cash equivalents at the end of the financial year	4.1 (a)	50,600	49,353
Financing arrangements	4.7		
Restrictions on cash assets	4.1		

The above statement of cash flows should be read with the accompanying notes.

FINANCIAL REPORT

Statement of Capital Works

For the year ended 30 June 2018

	2018 \$'000	2017 \$'000
Property		
Land	-	1,353
Buildings	15,639	14,647
Total property	15,639	16,000
Plant, machinery and other assets		
Plant, machinery and equipment	2,044	1,633
Fixtures, fittings and furniture	73	22
Computers and telecommunications	360	88
Artworks	20	22
Total plant, machinery and other assets	2,497	1,765
Infrastructure		
Roads	6,645	8,938
Bridges	126	95
Footpaths and cycleways	2,088	2,599
Off street car parks	211	183
Drainage	2,571	5,062
Recreational, leisure and community facilities	2,049	2,699
Parks, open space and streetscapes	2,589	3,369
Waste management	-	5,415
Total infrastructure	16,279	28,360
Intangible assets		
Software	3,874	1,819
Total intangible assets	3,874	1,819
Total capital works expenditure	38,289	47,944
Represented by:		
New asset expenditure	15,784	19,718
Asset renewal expenditure	19,151	23,155
Asset expansion expenditure	822	986
Asset upgrade expenditure	2,532	4,085
Total capital works expenditure	38,289	47,944

The above statement of capital works should be read with the accompanying notes.

Notes to Financial Report

For the year ended 30 June 2018

Overview

Introduction

The City of Manningham was established by an Order of the Governor in Council on 15 December 1994 and is a body corporate. The Council's main office is located at 699 Doncaster Road, Doncaster, Victoria.

Statement of compliance

These financial statements are a general purpose financial report that consists of a Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows, Statement of Capital Works and Notes accompanying these financial statements. The general purpose financial report complies with Australian Accounting Standards (AAS), other authoritative pronouncements of the Australian Accounting Standards Board, the *Local Government Act 1989*, and the *Local Government (Planning and Reporting) Regulations 2014*.

Significant accounting policies

(a) Basis of accounting

The accrual basis of accounting has been used in the preparation of these financial statements, whereby assets, liabilities, equity, income and expenses are recognised in the reporting period to which they relate, regardless of when cash is received or paid.

Judgements, estimates and assumptions are required to be made about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated judgements are based on professional judgement derived from historical experience and various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates.

Revisions to accounting estimates are recognised in the period in which the estimate is revised and also in future periods that are affected by the revision. Judgements and assumptions made by management in the application of AAS's that have significant effects on the financial statements and estimates relate to:

- the fair value of land, buildings, infrastructure, plant and equipment (refer to Note 5.2);
- the determination of depreciation for buildings, infrastructure, plant and equipment (refer to Note 5.2); and
- the determination of employee provisions (refer to Note 4.5).

Unless otherwise stated, all accounting policies are consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation, and disclosure has been made of any material changes to comparatives.

FINANCIAL REPORT

Note 1: Performance against budget

The performance against budget notes compare Council's financial plan, expressed through its annual budget, with actual performance. The *Local Government (Planning and Reporting) Regulations 2014* requires explanation of any material variances. Council has adopted a materiality threshold based on 10% variation to budget on a line item basis, or where further explanation is warranted. Explanations have not been provided for variations below the materiality threshold unless the variance is considered to be material because of its nature.

The budget figures detailed below are those adopted by Council on 27 June 2017. The Budget was based on assumptions that were relevant at the time of adoption of the Budget. Council sets guidelines and parameters for revenue and expense targets in this budget in order to meet Council's planning and financial performance targets for both the short and long-term. The budget did not reflect any changes to equity resulting from asset revaluations, as their impacts were not considered predictable.

These notes are prepared to meet the requirements of the *Local Government Act 1989* and the *Local Government (Planning and Reporting) Regulations 2014*.

1.1 Income and expenditure

	Budget 2018 \$'000	Actual 2018 \$'000	Variance 2018 \$'000	Ref
Income				
General rates	85,444	85,839	395	
Waste charges	10,683	10,830	147	
Statutory fees and fines	3,319	4,196	877	1
User fees and charges	10,021	10,744	723	
Contributions - monetary	4,123	4,435	312	
Contributions - non-monetary	464	10,331	9,867	2
Grants - operating	10,249	12,229	1,980	3
Grants - capital	2,481	3,578	1,097	4
Interest income	1,520	1,576	56	
Net gain/(loss) on disposal of property, infrastructure, plant and equipment	2,402	(688)	(3,090)	5
Other income	1,001	1,235	234	
Share of gain/(loss) from investment in associate	-	(409)	(409)	6
Total income	<u>131,707</u>	<u>143,896</u>	<u>12,189</u>	
Expenses				
Employee costs	53,079	52,505	574	
Materials, services and contracts	22,070	20,961	1,109	7
Depreciation and amortisation	20,925	20,566	359	
Borrowing costs	309	309	-	
Community grants and contributions	5,629	5,577	52	
Utilities	2,372	2,540	(168)	
Other expenses	9,835	11,310	(1,475)	8
Total expenses	<u>114,219</u>	<u>113,768</u>	<u>451</u>	
Surplus for the year	<u>17,488</u>	<u>30,128</u>	<u>12,640</u>	
Other comprehensive income				
Net asset revaluation increment/(decrement)	34,673	149,338	114,665	9
Total comprehensive result	<u>52,161</u>	<u>179,466</u>	<u>127,305</u>	

variances in brackets = unfavourable

1.1 Income and expenditure (cont.)

Ref.	Explanation of material variations Item	Explanation
1	Statutory fees and fines	Outcome: Greater than budget \$877,000 or 26.4 % The increase of \$0.88 million is mainly attributable to higher statutory planning permit income which reflects an increase in the statutory fee and permit volumes and increased asset protection permit income.
2	Contributions - non-monetary	Outcome: Greater than budget \$9,867,000 or 2126.5 % The value of land, road, drains and other assets transferred to Manningham by developers relating to new subdivisions was \$9.87 million higher than budget. The major contributor relates to the completion of Tullamore residential development and renovation of MannaCare accommodation (residential aged care in Manningham).
3	Grants - operating	Outcome: Greater than budget \$1,980,000 or 19.3 % A change in the timing of Financial Assistance Grants and school crossing grants resulted in the bringing forward of \$1.67 million of the 2018/19 grant revenue into the 2017/18 year.
4	Grants - capital	Outcome: Greater than budget \$1,097,000 or 44.2 % During 2017/18 Manningham received grants in advance for works to be undertaken in 2018/19.
5	Net gain/(loss) on disposal of property, infrastructure, plant and equipment	Outcome: Less than budget \$3,090,000 or 128.6 % The sale of surplus property at 385-395 Manningham Road, Doncaster that was budgeted to be completed in 2017/18 and will now be finalised in 2018/19.
6	Share of gain/(loss) from investment in associate	Outcome: Less than budget \$409,000 or 100 % Council has a 31.56% equity interest in the Whitehorse Manningham Regional Library Corporation (WMRL). During the year Manningham's share of the WMRL reduced in value by \$0.41 million.
7	Materials, services and contracts	Outcome: Less than budget \$1,109,000 or 5 % Expenditure on materials, services and contracts was \$1.11 million or 5.0% less than budget and include contractor savings in waste collection \$0.25 million and land management \$0.30 million and reduced fleet costs of \$0.13 million.
8	Other expenses	Outcome: Greater than budget \$1,475,000 or 15 % Other expenses include a wide range of costs incurred in delivering Council services and include software licences, legal expenses, insurances, leased computer costs, postage, telephones, bank charges and other day to day expenses. Savings of \$0.30 million was achieved in these operational expenses and offset by expenditure of \$1.77 million funded through the capital works program that has been classified as non capital and transferred to other expenses.
9	Net asset revaluation increment/(decrement)	Outcome: Greater than budget \$114,665,000 or 330.7 % The 2017/18 revaluation of property and infrastructure assets resulted in an increase in asset values by \$149.34 million. Land assets were the main contributor increasing in value by \$137.35 million or 11% during the year, reflecting continued growth in property values in Manningham.

FINANCIAL REPORT

1.2 Capital works	Budget 2018 \$'000	Actual 2018 \$'000	Variance 2018 \$'000	Ref
Property				
Land	-	-	-	
Buildings	15,677	15,639	38	
Total property	15,677	15,639	38	
Plant, machinery and other assets				
Plant, machinery and equipment	2,725	2,044	681	10
Fixtures, fittings and furniture	64	73	(9)	
Computers and telecommunications	1,450	360	1,090	11
Artworks	-	20	(20)	
Total plant, machinery and other assets	4,239	2,497	1,742	
Infrastructure				
Roads	10,119	6,645	3,474	12
Bridges	-	126	(126)	
Footpaths and cycleways	640	2,088	(1,448)	13
Off street car parks	-	211	(211)	
Drainage	2,782	2,571	211	
Recreational, leisure and community facilities	1,064	2,049	(985)	14
Parks, open space and streetscapes	3,958	2,589	1,369	15
Waste management	-	-	-	
Total infrastructure	18,563	16,279	2,284	
Intangible assets				
Software	3,241	3,874	(633)	16
Total intangible assets	3,241	3,874	(633)	
Total capital works expenditure	41,720	38,289	3,431	
Represented by:				
New asset expenditure	16,264	15,784	480	
Asset renewal expenditure	20,987	19,151	1,836	
Asset expansion expenditure	1,102	822	280	
Asset upgrade expenditure	3,367	2,532	835	
Total capital works expenditure	41,720	38,289	3,431	

variances in brackets = unfavourable

1.2 Capital works (cont.)

Explanation of material variations Ref.	Item	Explanation
10	Plant, machinery and equipment	Outcome: Less than budget \$681,000 or 25 % The programmed replacement of Council's vehicles and mobile plant was less than budget and attributed to a reduction in the number of vehicles replaced.
11	Computers and telecommunications	Outcome: Less than budget \$1,090,000 or 75.2 % Capital expenditure on the customer relationship management system was \$1.19 million less than budget. This project is listed for completion as a part of the 2018/19 capital program.
12	Roads	Outcome: Less than budget \$3,474,000 or 34.3 % Capital expenditure on roads was less than budget by \$3.47 million. This relates to: a) reclassification of \$1.54 million of roads capital expenditure into footpath (\$1.20 million), bridge (\$0.13 million) and off street car park (\$0.21 million) asset classes in the year end capitalisation process; and b) King Street reconstruction, Jumping Creek Road upgrade, Oban Road upgrade and Local Area Traffic Management upgrades planned for completion in 2017/18 will be completed in 2018/19.
13	Footpaths and cycleways	Outcome: Greater than budget \$1,448,000 or 226.3 % Manningham spent \$0.25 million more than budget expanding new footpaths as part of the Principle Pathways Network program. Capital expenditure of \$1.83 million associated with bicycle paths and footpath upgrades was reclassified from the roads and open space asset classes to the footpath and cycleway asset class.
14	Recreational, leisure and community facilities	Outcome: Greater than budget \$985,000 or 92.6 % During 2017/18 the Doncaster Hockey Club pitch was replaced at a cost of \$0.29 million. This project was unbudgeted and fully funded through external contributions. Capital expenditure on Mullum Mullum Linear Park (stage 1), upgrades at Zerbes Reserve, construction of cricket nets at Ted Ajani Reserve and improvements at the Park Orchards BMX facility also contributed to the variance.
15	Parks, open space and streetscapes	Outcome: Less than budget \$1,369,000 or 34.6 % Capital expenditure of \$0.78 million relating to streetscape and street trees has been classified as non capital and transferred as an expense on the Income Statement. Delays were experienced on the Lawford Reserve redevelopment and flood lighting improvement projects and expenditure on fencing was also less than budget.
16	Software	Outcome: Greater than budget \$633,000 or 19.5 % During 2017/18 Manningham continued to invest in information technology to improve customer service and the efficiency of operations. Key projects included the customer contact centre (phase 2), asset management and project management systems and a new telephony system.

FINANCIAL REPORT

Note 2: Funding for the delivery of our services

	2018 \$'000	2017 \$'000
Note 2 Funding for the delivery of our services		
2.1 Rates and charges		
The Council uses Capital Improved Value (CIV) as the basis of valuation of all properties within the municipal district. The CIV of a property is its land value and the value of improvements such as buildings and other improvements.		
The CIV used to calculate general rates for 2017/18 was \$47,607 million (2016/17, \$46,915 million). The 2017/18 rate in the CIV dollar was 0.00177276 (2016/17, 0.001738).		
General rates	84,374	81,518
Supplementary rates	1,029	910
Recreational land	31	30
Interest on rates and charges	405	361
	85,839	82,819
Waste charges	10,830	10,201
	10,830	10,201
Total rates and charges	96,669	93,020
The date of the last general revaluation of land for rating purposes within the municipal district was 1 January 2016, and the valuation first applied to the rating period commencing 1 July 2016.		
Annual rates and charges are recognised as revenues when Council issues annual rates notices. Supplementary rates are recognised when a valuation and reassessment is completed and a supplementary rates notice issued.		
2.2 Statutory fees and fines		
Infringements and costs	1,760	1,701
Town planning fees	1,743	1,322
Land and property information certificates	328	316
Asset protection and other permits	365	233
Total statutory fees and fines	4,196	3,572
Statutory fees and fines (including parking fees and fines) are recognised as revenue when the service has been provided, or Council has otherwise earned the income.		

	2018 \$'000	2017 \$'000
Note 2 Funding for the delivery of our services (cont.)		
2.3 User fees and charges		
Hall hire and function centre charges	1,860	1,871
Social and community services charges	744	722
Town planning fees (non-statutory)	673	533
Aged services fees	822	843
Registration fees	1,203	1,301
Advertising fees	409	575
Culture and recreation fees	352	269
Chargeable works fees	1,057	828
Rent and lease charges	1,920	1,823
Other fees and charges	1,704	2,032
Total user fees and charges	10,744	10,797
User fees, charges and fines are recognised as revenue when the service has been provided, the payment is received, or when the penalty has been applied, whichever first occurs.		
2.4 Grants		
Grants were received in respect of the following:		
Summary of grants		
Commonwealth funded grants	9,853	10,963
State funded grants	4,453	4,037
Others	1,502	1,365
Total grants	15,808	16,365
(a) Operating grants		
Recurrent - Commonwealth Government		
Financial Assistance Grants	2,598	3,638
Aged services	5,703	5,286
Other	-	7
Recurrent - State Government		
Aged services	1,648	1,247
Immunisation	130	129
Maternal and child health, and immunisation	717	676
Social and community	679	647
School crossing supervisors	527	164
Community safety	19	-
Other	40	355
Total recurrent operating grants	12,061	12,149
Non-recurrent - Commonwealth Government		
Non-recurrent - State Government		
Aged services	-	37
Economic and environment	10	55
Other	107	57
Non-recurrent - Others		
Aged services	-	2
Economic and environment	-	12
Social and community	7	-
Other	44	54
Total non-recurrent operating grants	168	217
Total operating grants	12,229	12,366

FINANCIAL REPORT

	2018 \$'000	2017 \$'000
Note 2 Funding for the delivery of our services (cont.)		
2.4 Grants (cont.)		
(b) Capital grants		
<i>Recurrent - Commonwealth Government</i>		
Financial Assistance Grants - local roads	810	1,175
Roads to Recovery	742	857
Total recurrent capital grants	1,552	2,032
<i>Non-recurrent - State Government</i>		
Aquarena masterplan implementation	-	73
Economic and environment	74	103
Recreation	309	465
Social and community	192	-
Transport	-	29
<i>Non-recurrent - Others</i>		
Aquarena masterplan implementation	-	225
Drainage	208	375
Economic and environment	21	42
Recreation	727	535
Social and community	68	23
Sportsground refurbishment	301	-
Transport	-	97
Other	126	-
Total non-recurrent capital grants	2,026	1,967
Total capital grants	3,578	3,999
Unspent grants received on condition that they be spent in a specific manner		
Balance at start of year	2,111	2,339
Grants recognised as revenue during the year that were obtained on condition that they be expended in a specified manner that had not occurred at balance date were:		
Financial Assistance Grants	1,309	1,241
Financial Assistance Grants - local roads	413	401
Roads to Recovery	375	-
Aged services	-	35
Economic and environment	-	34
Recreation	759	330
Social and community	139	24
Maternal and child health	43	-
School crossing supervisors	290	-
Other	86	46
	3,414	2,111

	2018 \$'000	2017 \$'000
Note 2 Funding for the delivery of our services (cont.)		
2.4 Grants (cont.)		
Grants which were recognised as revenue in prior years and were expended during the current year in the manner specified by the grantor were:		
Financial Assistance Grants	1,241	-
Financial Assistance Grants - local roads	401	-
Aged services	-	29
Community safety	-	6
Economic and environment	34	20
Maternal and child health	-	38
Recreation	420	1,342
Social and community	16	49
Sportsground refurbishment	-	34
Other	46	821
	<u>2,158</u>	<u>2,339</u>
Balance at year end	<u>3,367</u>	<u>2,111</u>
Grant income is recognised when Council obtains control of the contribution. This is normally obtained upon their receipt (or acquittal) or upon earlier notification that a grant has been secured, and are valued at their fair value at the date of transfer.		
2.5 Contributions		
Monetary	4,435	6,640
Non-monetary	10,331	15,747
Total contributions	<u>14,766</u>	<u>22,387</u>
Monetary		
Resort and recreation contributions	3,646	5,914
Doncaster hill activity centre contributions	789	693
Other contributions	-	33
Total monetary contributions	<u>4,435</u>	<u>6,640</u>
Non-monetary		
Developer contributed assets	10,331	15,747
Total non-monetary contributions	<u>10,331</u>	<u>15,747</u>
Contributions of non monetary assets were received in relation to the following asset classes.		
Land	4,723	7,100
Land under roads	1,649	96
Buildings	3,628	-
Infrastructure	331	8,551
Total non-monetary contributions	<u>10,331</u>	<u>15,747</u>
Monetary and non-monetary contributions are recognised as revenue when Council obtains control over the contributed asset.		
2.6 Net gain/(loss) on disposal of property, infrastructure, plant and equipment		
Proceeds from disposal	780	4,193
Written down value of assets disposed	(232)	(2,637)
Written down value of assets scrapped	(1,236)	(797)
Total net gain/(loss) on disposal of property, infrastructure, plant and equipment	<u>(688)</u>	<u>759</u>
The profit or loss on disposal of an asset is determined when control of the asset has passed to the buyer.		

FINANCIAL REPORT

Note 3: The cost of delivering services

	2018 \$'000	2017 \$'000
Note 2 Funding for the delivery of our services (cont.)		
2.7 Other income		
Interest on investments	1,576	1,629
Other	1,235	1,004
Total other income	2,811	2,633
Interest is recognised progressively as it is earned.		
Other income is measured at the fair value of the consideration received or receivable and is recognised when Council gains control over the right to receive the income.		
Note 3 The cost of delivering services		
3.1 Employee costs		
(a) Wages and salaries	42,388	41,975
Casual staff	3,369	2,862
Salary oncost *	6,336	5,658
Other employee costs	412	604
Total employee costs	52,505	51,099
<i>Engineering design work and capital project supervision completed by employees to the value of \$1.286 million (\$1.711 million 2016/17) is reported in the Statement of Capital Works, and is not included in employee costs.</i>		
* Salary oncost includes annual leave and long service leave provision, Workcover and superannuation costs.		
(b) Superannuation		
Manningham City Council made contributions to the following funds:		
Defined benefit fund		
Employer contributions - Local Authorities Superannuation Fund (Vision Super)	281	326
Employer contributions - other funds	-	-
	281	326
Employer contributions payable as at 30 June	-	-
Accumulation funds		
Employer contributions - Local Authorities Superannuation Fund (Vision Super)	2,373	2,422
Employer contributions - other funds	1,356	1,065
	3,729	3,487
Employer contributions payable as at 30 June	-	-
Refer to note 8.3 for further information relating to Council's superannuation obligations.		

	2018 \$'000	2017 \$'000
Note 3 The cost of delivering services (cont.)		
3.2 Materials, services and contracts		
Materials and services	4,504	5,691
Fleet costs	585	555
Contracts and services - community building repairs and maintenance	1,381	1,459
Contracts and services - parks, gardens, sporting reserves and street trees	3,606	3,684
Contracts and services - drains, roads and footpaths	1,456	1,449
Contracts and services - waste collection and disposal services	9,429	9,277
Total materials, services and contracts	20,961	22,115
3.3 Depreciation and amortisation		
Property	3,603	3,515
Plant, machinery and other assets	1,610	1,563
Infrastructure	14,626	13,656
Total depreciation	19,839	18,734
Intangible assets	727	613
Total depreciation and amortisation	20,566	19,347
<i>Refer to note 4.2(b) and 5.2 for a more detailed breakdown of depreciation and amortisation charges and accounting policy.</i>		
3.4 Borrowing costs		
Interest - borrowings	309	309
Less capitalised borrowing costs on qualifying assets	-	-
Total borrowing costs	309	309

Borrowing costs are recognised as an expense in the period in which they are incurred, except where they are capitalised as part of a qualifying asset constructed by Council.

FINANCIAL REPORT

	2018 \$'000	2017 \$'000
Note 3 The cost of delivering services (cont.)		
3.5 Other expenses		
Community grants and contributions		
Community grants	1,894	1,881
Library contributions	3,683	3,590
Total community grants and contributions	<u>5,577</u>	<u>5,471</u>
Utilities		
Utilities, rent, and cleaning	1,768	1,549
Street lighting	772	979
Total utilities	<u>2,540</u>	<u>2,528</u>
Other miscellaneous expenses		
Auditor's remuneration - VAGO - annual financial statement and grant acquittals	77	65
Auditor's remuneration - other parties	26	25
Auditor's remuneration - Internal audit	57	75
Councillors' allowances	304	275
Fire service levy	137	140
Insurance	572	566
Leases	442	349
Consultants - engineering	469	259
Consultants - human resources	154	147
Consultants - economic and environmental	422	440
Consultants - other	551	720
Bank charges	306	309
Catering (including function centre)	660	669
Legal	657	795
Software licences	1,651	1,713
Telephone	638	407
Postage	336	343
Printing	295	193
Training	323	288
Design fees and maintenance - non capital	1,773	964
Other	1,460	1,470
Total other miscellaneous expenses	<u>11,310</u>	<u>10,212</u>
Total other expenses	<u>19,427</u>	<u>18,211</u>

Note 4: Our financial position

	2018 \$'000	2017 \$'000
Note 4 Our financial position		
4.1 Financial assets		
(a) Cash and cash equivalents		
Cash on hand	8	8
Cash at bank	1,092	845
Term deposits (with term up to 3 months) and at-call with banks	49,500	48,500
Total cash and cash equivalents	50,600	49,353
(b) Other financial assets		
Term deposits - current	17,300	14,281
Term deposit - refundable Manningham Centre Association bond	500	500
Total other financial assets	17,800	14,781
Total financial assets	68,400	64,134
Restrictions on cash assets		
Council's cash and cash equivalents are subject to external restrictions that limit amounts available for discretionary use. These include:		
- Trust funds and deposits (Note 4.3(b))	12,294	9,861
- Reserve funds (note 8.1(b))	4,970	7,289
- Waste initiative funds*	10,016	9,701
Total restricted funds	27,280	26,851
Total unrestricted cash and cash equivalents	23,320	22,502
* The Waste initiative fund is the value of waste charges collected under s162 of the Local Government Act, and is to be applied to fund future waste collection and disposal activities.		
Intended allocations		
Although not externally restricted the following amounts have been allocated for specific future purposes by Council:		
- Cash held to fund future capital works	2,852	6,921
- Loan repayment*	2,912	2,184
- Family day care workcover	196	196
- Superannuation defined benefit potential future call	2,500	200
- Asset sales to fund future capital works program	2,157	1,800
- Grants received in advance	3,367	2,111
Total funds subject to intended allocations	13,984	13,412
* Council has a \$7.279 million interest only loan which is due for settlement in November 2019 (refer note 4.4). This intended allocation represents cash set aside by Council to fund future principal repayments.		
Cash and cash equivalents include cash on hand, deposits at call and other highly liquid investments with maturities of three months or less from the date of acquisition, net of outstanding bank overdrafts.		
Council invests funds in accordance with the power of investment under section 143 of the Local Government Act 1989.		
Other financial assets are valued at fair value, being market value, at balance date. Term deposits are measured at amortised cost. Any unrealised gains and losses on holdings at balance date are recognised as either a revenue or expense.		

FINANCIAL REPORT

	2018 \$'000	2017 \$'000
Note 4 Our financial position (cont.)		
4.1 Financial assets (cont.)		
(c) Trade and other receivables		
Current		
<i>Statutory receivables</i>		
Rates debtors	5,897	4,703
Infringement debtors	837	595
Special rate schemes	134	196
Net GST receivable	953	1,107
<i>Non statutory receivables</i>		
Other debtors	2,429	2,342
Provision for doubtful debts - other debtors	(45)	(143)
Total current trade and other receivables	10,205	8,800
Non-current		
<i>Statutory receivables</i>		
Infringement court	794	785
Provision for doubtful debts - infringement court	(794)	(785)
<i>Non statutory receivables</i>		
Other receivables	31	31
Total non-current trade and other receivables	31	31
Total trade and other receivables	10,236	8,831
Short term receivables are carried at invoice amount as amortised cost using the effective interest rate method would not impact the carrying value. A provision for doubtful debts is recognised when there is objective evidence that an impairment has occurred. Long term receivables are carried at amortised cost using the effective interest rate method.		
A provision for doubtful debts is recognised when collection in full is no longer probable. Bad debts are written off when identified.		
i) Ageing of receivables		
At balance date other debtors representing financial assets were past due. The ageing of the Council's other debtors (excluding statutory receivables) was:		
Up to 3 months	1,753	1,522
3 to 6 months	207	266
Over 6 months	469	554
Total trade and other receivables	2,429	2,342
ii) Movement in provisions for doubtful debts - other debtors		
Balance at the beginning of the year	143	10
New provisions recognised during the year	43	142
Amounts already provided for and written off as uncollectible	(90)	-
Amounts provided for but recovered during the year	(51)	(9)
Balance at end of year	45	143

	2018 \$'000	2017 \$'000
Note 4 Our financial position (cont.)		
4.2 Non-Financial assets		
(a) Other assets		
Accrued income - interest	92	104
Accrued income - other	880	830
Prepayments	739	590
Others	99	98
Total other assets	1,810	1,622
(b) Intangible assets		
Software	3,176	1,880
Total intangible assets	3,176	1,880
Gross carrying amount		
Balance at 1 July	9,529	8,855
Additions from internal developments	1,085	558
Transfer from work in progress	938	116
Balance at 30 June	11,552	9,529
Accumulated amortisation		
Balance at 1 July	(7,649)	(7,036)
Amortisation expense	(727)	(613)
Balance at 30 June	(8,376)	(7,649)
Net book value at 30 June	3,176	1,880

Intangible assets with finite lives are amortised as an expense on a systematic basis over the asset's useful life. Amortisation is generally calculated on a straight line basis, at a rate that allocates the asset value, less any estimated residual value over its estimated useful life. Estimates of the remaining useful lives and amortisation method are reviewed at least annually, and adjustments made where appropriate.

FINANCIAL REPORT

	2018 \$'000	2017 \$'000
Note 4 Our financial position (cont.)		
4.3 Payables		
(a) Trade and other payables		
Trade payables	380	1,743
Employee benefits and related costs	1,629	1,579
Accrued expenses	11,238	10,858
Total trade and other payables	13,247	14,180
(b) Trust funds and deposits		
Contract retention	1,250	1,151
Landscape bonds	5,620	4,406
Miscellaneous works deposits	191	185
Asset protection bonds	4,260	3,138
Subdivider deposits	163	163
Refundable Manningham Centre Association bond	500	500
Fire services levy	57	66
Other refundable deposits	253	252
Total trust funds and deposits	12,294	9,861

Amounts received as deposits and retention amounts controlled by Council are recognised as trust funds until they are returned, transferred in accordance with the purpose of the receipt, or forfeited. Trust funds that are forfeited, resulting in council gaining control of the funds, are to be recognised as revenue at the time of forfeit.

Purpose and nature of items

Refundable deposits - Deposits are taken by council as a form of surety in a number of circumstances, including in relation to building works, tender deposits, contract deposits and the use of civic facilities.

Fire Service Levy - Council is the collection agent for fire services levy on behalf of the State Government. Council remits amounts received on a quarterly basis. Amounts disclosed here will be remitted to the state government in line with that process.

Retention amounts - Council has a contractual right to retain certain amounts until a contractor has met certain requirements or a related warrant or defect period has elapsed. Subject to the satisfactory completion of the contractual obligations, or the elapsing of time, these amounts will be paid to the relevant contractor in line with Council's contractual obligations.

	2018 \$'000	2017 \$'000
Note 4 Our financial position (cont.)		
4.4 Interest bearing liabilities		
Non-Current		
Borrowings - secured	7,279	7,279
Total non-current interest-bearing loans and borrowings	<u>7,279</u>	<u>7,279</u>
The maturity profile for Council's borrowings is:		
Not later than one year	-	-
Later than one year and not later than five years	7,279	7,279
Later than five years	-	-
	<u>7,279</u>	<u>7,279</u>
Aggregate carrying amount of interest-bearing loans and borrowings:		
Non-current	7,279	7,279
	<u>7,279</u>	<u>7,279</u>
Borrowings are initially measured at fair value, being the cost of the interest bearing liabilities, net of transaction costs. The measurement basis subsequent to initial recognition depends on whether the Council has categorised its interest-bearing liabilities as either financial liabilities designated at fair value through the profit and loss, or financial liabilities at amortised cost. Any difference between the initial recognised amount and the redemption value is recognised in net result over the period of the borrowing using the effective interest method.		
The classification depends on the nature and purpose of the interest bearing liabilities. The Council determines the classification of its interest bearing liabilities at initial recognition.		

4.5 Provisions

	Annual leave \$ '000	Long service leave \$ '000	Total \$ '000
2018			
Balance at beginning of the financial year	4,370	8,498	12,868
Amounts used	(2,844)	(1,158)	(4,002)
Additional provisions	2,911	1,582	4,493
Balance at the end of the financial year	<u>4,437</u>	<u>8,922</u>	<u>13,359</u>
2017			
Balance at beginning of the financial year	4,218	8,893	13,111
Amounts used	(3,252)	(1,958)	(5,210)
Additional provisions	3,404	1,563	4,967
Balance at the end of the financial year	<u>4,370</u>	<u>8,498</u>	<u>12,868</u>

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	2018 \$'000	2017 \$'000
Note 4 Our financial position (cont.)		
Employee provisions		
Current provisions expected to be wholly settled within 12 months		
Annual leave	2,951	2,910
Long services leave	671	732
	<u>3,622</u>	<u>3,642</u>
Current provisions expected to be wholly settled after 12 months		
Annual leave	1,486	1,460
Long services leave	7,383	7,070
	<u>8,869</u>	<u>8,530</u>
Total current employee provisions	<u>12,491</u>	<u>12,172</u>
Non-current		
Long service leave	868	696
Total non-current employee provisions	<u>868</u>	<u>696</u>
Aggregate carrying amount of employee provisions:		
Current	12,491	12,172
Non-current	868	696
Total aggregate carrying amount of employee provisions	<u>13,359</u>	<u>12,868</u>
<i>Wages and salaries and annual leave</i>		
Liabilities for wages and salaries, including non-monetary benefits, annual leave and accumulated sick leave expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits in respect of employee services up to the reporting date, classified as current liabilities and measured at their nominal values.		
Liabilities that are not expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits as current liabilities, measured at the present value of the amounts expected to be paid when the liabilities are settled using the remuneration rate expected to apply at the time of settlement.		
<i>Long service leave</i>		
Liability for long service leave (LSL) is recognised in the provision for employee benefits. LSL is measured at present value. Unconditional LSL is disclosed as a current liability. Conditional LSL that has been accrued, where an employee is yet to reach a qualifying term of employment, is disclosed as a non-current liability.		
4.6 Income received in advance		
Rent	526	502
Rates	479	451
Others	-	256
Total income received in advance	<u>1,005</u>	<u>1,209</u>
4.7 Financing arrangements		
The Council has the following funding arrangements in place as at 30 June.		
Bank overdraft	1,000	1,000
Total facilities	<u>1,000</u>	<u>1,000</u>
Used facilities	-	-
Unused facilities	<u>1,000</u>	<u>1,000</u>

Note 4 Our financial position (cont.)**4.8 Commitments**

The Council has entered into the following commitments. Commitments are not recognised in the Balance Sheet. Commitments are disclosed at their nominal value and presented exclusive of the GST payable.

2018	Not later than 1	Later than 1	Later than 2	Later than 5	Total
	year	year and not	years and not		
	\$'000	later than 2	later than 5	\$'000	\$'000
		years	years		
Operating					
Garbage collection	4,450	4,654	15,290	-	24,394
Meals for delivery	232	238	748	-	1,218
Hard and green waste collection	806	866	3,017	-	4,689
Property valuation	-	-	-	-	-
Total	5,488	5,758	19,055	-	30,301
Capital					
Roads	3,949	-	-	-	3,949
Drainage	938	-	-	-	938
Other - recreation and open space	1,749	-	-	-	1,749
Buildings	5,110	-	-	-	5,110
Plant and equipment	1,153	-	-	-	1,153
Total	12,899	-	-	-	12,899

2017	Not later than 1	Later than 1	Later than 2	Later than 5	Total
	year	year and not	years and not		
	\$'000	later than 2	later than 5	\$'000	\$'000
		years	years		
Operating					
Garbage collection	4,306	4,504	14,797	-	23,607
Meals for delivery	255	261	803	-	1,319
Hard and green waste collection	767	825	2,872	-	4,464
Property valuation	190	-	410	-	600
Total	5,518	5,590	18,882	-	29,990
Capital					
Roads	4,011	-	-	-	4,011
Drainage	457	-	-	-	457
Other - recreation & open space	7,065	-	-	-	7,065
Buildings	12,030	-	-	-	12,030
Plant and equipment	1,053	-	-	-	1,053
Total	24,616	-	-	-	24,616

FINANCIAL REPORT

Note 5: Assets we manage

	2018 \$'000	2017 \$'000
Note 4 Our financial position (cont.)		
4.8 Commitments (cont.)		
Operating lease commitments		
At the reporting date, Council had the following obligations under non-cancellable operating leases for the lease of equipment and land and buildings for use within Council's activities (these obligations are not recognised as liabilities):		
Not later than one year	1,200	807
Later than one year and not later than five years	2,310	2,512
Later than five years	2,076	2,060
	<u>5,586</u>	<u>5,379</u>
Lease payments for operating leases are required by the accounting standard to be recognised on a straight line basis, rather than expensed in the years in which they are incurred.		
Note 5 Assets we manage		
5.1 Non current assets classified as held for sale		
Land at carrying value	3,609	-
Total non current assets classified as held for sale	<u>3,609</u>	<u>-</u>
Non-current assets classified as held for sale (including disposal groups) are measured at the lower of its carrying amount and fair value less costs of disposal, and are not subject to depreciation. Non-current assets, disposal groups and related liabilities and assets are treated as current and classified as held for sale if their carrying amount will be recovered through a sale transaction rather than through continuing use. This condition is regarded as met only when the sale is highly probable and the asset's sale (or disposal group sale) is expected to be completed within 12 months from the date of classification.		

Note 5 Assets we manage

5.2 Property, infrastructure, plant, equipment and other fixed assets

Summary of property, infrastructure, plant, equipment and other fixed assets

	At Fair Value 1 July 2017	Acquisitions	Contributions	Revaluation	Depreciation	Disposal	Transfers	Write Offs	At Fair Value 30 June 2018
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Land	1,232,265	-	6,372	137,354	-	(42)	(3,609)	-	1,372,340
Buildings	186,015	14,456	3,628	1,976	(3,603)	(514)	13,624	-	215,582
Plant, equipment and other fixed assets	9,465	2,396	-	-	(1,610)	(188)	375	-	10,437
Infrastructure	552,665	12,543	331	10,008	(14,626)	(723)	3,487	-	553,695
Work in progress	24,290	7,809	-	-	-	-	(18,437)	(118)	13,544
	2,004,700	37,204	10,331	149,338	(19,839)	(1,468)	(4,550)	(118)	2,175,596

Summary of work in progress

	Opening WIP 1 July 2017	Additions	Transfers	Write Offs	Closing WIP 30 June 2018
	\$'000	\$'000	\$'000	\$'000	\$'000
Buildings	13,681	1,183	(13,681)	-	1,183
Plant, equipment and other fixed assets	1,757	2,891	(1,314)	-	3,334
Infrastructure	8,852	3,735	(3,442)	(118)	9,027
	24,290	7,809	(18,437)	(118)	13,544

FINANCIAL REPORT

Note 5 Assets we manage (cont.)

5.2 Property, infrastructure, plant, equipment and other fixed assets (cont.)

Asset recognition thresholds and depreciation periods

Asset class	Depreciation Period	Threshold limit \$'000
Property		
Land	Infinite life	0
Land under roads	Infinite life	0
Buildings	75 - 100 years	5
Buildings on leased land	Term of lease or 7.5 years	
Plant, equipment and other assets		
Plant, machinery and equipment	5 - 25 years	1
Fixtures, fittings and furniture	4 - 20 years	1
Computers and telecommunications	4 - 10 years	1
Artworks	Not depreciated	1
Infrastructure		
Road - pavement	30 years	10
Road - sub-pavement	120 years	10
Bridges	60 - 100 years	10
Footpaths and cycleways	60 - 100 years	10
Carparks	60 - 100 years	10
Drainage	120 years	10
Recreational, leisure and community facilities	20 years	10
Parks, open space and streetscapes	20 years	10
Waste garbage bins	20 years	0
Intangible assets		
Software	5 years	1

Note 5 Assets we manage (cont.)

5.2 Property, infrastructure, plant, equipment and other fixed assets (cont.)

Property	Land \$'000	Land under roads \$'000	Total Land \$'000	Total Buildings \$'000	Total Property \$'000	Work in Progress \$'000
At fair value 1 July 2017	1,231,485	770	1,232,255	316,021	1,548,286	13,681
Accumulated depreciation at 1 July 2017	-	-	-	(130,006)	(130,006)	-
	1,231,485	770	1,232,255	186,015	1,418,280	13,681
Movements in fair value						
Acquisition of assets at fair value	-	-	-	14,456	14,456	1,183
Contributed assets	4,723	1,649	6,372	3,628	10,000	-
Revaluation increments/decrements	137,354	-	137,354	14,561	151,915	-
Fair value of assets disposed	(42)	-	(42)	(575)	(617)	-
Transfers	(3,609)	-	(3,609)	13,624	10,015	(13,681)
	138,426	1,649	140,075	45,694	185,769	(12,498)
Movements in accumulated depreciation						
Depreciation and amortisation	-	-	-	(3,603)	(3,603)	-
Accumulated depreciation of disposals	-	-	-	61	61	-
Revaluation increments/decrements	-	-	-	(12,585)	(12,585)	-
	-	-	-	(16,127)	(16,127)	-
At fair value 30 June 2018	1,369,921	2,419	1,372,340	361,715	1,734,055	1,183
Accumulated depreciation at 30 June 2018	-	-	-	(146,133)	(146,133)	-
	1,369,921	2,419	1,372,340	215,582	1,587,922	1,183

FINANCIAL REPORT

Note 5 Assets we manage (cont.)

5.2 Property, infrastructure, plant, equipment and other fixed assets (cont.)

Plant, equipment and other fixed assets	Plant, machinery and equipment		Fixtures, Computers and fittings and telecom- furniture munications		Artworks	Total plant, equipment and other assets \$'000	Work in Progress \$'000
	\$'000	\$'000	\$'000	\$'000			
At fair value 1 July 2017	12,204	9,356	3,144	1,925	-	26,629	1,757
Accumulated depreciation at 1 July 2017	(6,792)	(7,848)	(2,524)	-	-	(17,164)	-
	5,412	1,508	620	1,925	-	9,465	1,757
Movements in fair value							
Acquisition of assets at fair value	1,943	73	360	20	-	2,396	2,891
Contributed assets	-	-	-	-	-	-	-
Revaluation increments/decrements	-	-	-	-	-	-	-
Fair value of assets disposed	(1,621)	(107)	-	-	-	(1,728)	-
Transfers	323	-	52	-	-	375	(1,314)
	645	(34)	412	20	-	1,043	1,577
Movements in accumulated depreciation							
Depreciation and amortisation	(1,137)	(247)	(226)	-	-	(1,610)	-
Accumulated depreciation of disposals	1,432	107	-	-	-	1,539	-
Revaluation increments/decrements	-	-	-	-	-	-	-
	295	(140)	(226)	-	-	(71)	-
At fair value 30 June 2018	12,849	9,322	3,556	1,945	-	27,672	3,334
Accumulated depreciation at 30 June 2018	(6,487)	(7,988)	(2,750)	-	-	(17,235)	-
	6,362	1,334	806	1,945	-	10,437	3,334

Note 5 Assets we manage (cont.)

5.2 Property, infrastructure, plant, equipment and other fixed assets (cont.)

Infrastructure	Roads \$'000	Bridges \$'000	Footpaths and cycleways \$'000	Off street car parks \$'000	Drainage \$'000	Recreational, leisure and community \$'000	Parks open spaces and streetscapes \$'000	Waste Management \$'000	Total Infrastructure \$'000	Work in Progress \$'000
At fair value 1 July 2017	353,619	19,396	109,709	18,043	358,314	22,405	30,708	5,415	917,609	8,852
Accumulated depreciation at 1 July 2017	(170,286)	(5,886)	(49,226)	(7,316)	(113,438)	(6,942)	(11,891)	(179)	(364,944)	-
	183,333	13,510	60,483	10,727	244,876	15,463	19,017	5,236	552,665	8,852
Movements in fair value										
Acquisition of assets at fair value	5,696	125	1,645	211	1,133	2,014	1,719	-	12,543	3,735
Contributed assets	-	-	17	-	314	-	-	-	331	-
Revaluation increments/decrements	4,638	889	90	192	12,687	-	-	-	18,496	-
Fair value of assets disposed	(1,136)	-	(576)	-	(76)	-	-	-	(1,788)	-
Transfers	1,665	-	267	10	653	3	899	-	3,497	(3,560)
	10,863	1,014	1,443	413	14,711	2,017	2,618	-	33,079	175
Movements in accumulated depreciation										
Depreciation and amortisation	(7,105)	(323)	(1,154)	(263)	(2,976)	(1,079)	(1,365)	(361)	(14,626)	-
Accumulated depreciation of disposals	682	-	345	-	38	-	-	-	1,065	-
Revaluation increments/decrements	(1,665)	(189)	(1,042)	(70)	(5,512)	-	-	-	(8,488)	-
	(8,088)	(622)	(1,851)	(333)	(8,450)	(1,079)	(1,365)	(361)	(22,049)	-
At fair value 30 June 2018	364,462	20,410	111,152	16,456	373,025	24,422	33,326	5,415	950,688	9,027
Accumulated depreciation at 30 June 2018	(178,354)	(6,408)	(51,077)	(7,649)	(121,888)	(8,021)	(13,056)	(540)	(386,993)	-
	186,128	14,002	60,075	10,807	251,137	16,401	20,270	4,875	563,695	9,027

Note 5 Assets we manage (cont.)**5.2 Property, infrastructure, plant, equipment and other fixed assets (cont.)***Acquisition*

The purchase method of accounting is used for all acquisitions of assets, being the fair value of assets provided as consideration at the date of acquisition plus any incidental costs attributable to the acquisition. Fair value is the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date.

Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.

In accordance with Council's policy, the threshold limits have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year.

Land under roads

Land under roads acquired after 30 June 2008 is brought to account at cost adjusted for englobo characteristics, access rights and private interests of other parties and entitlements of infrastructure assets and services. Council does not recognise land under roads that it controlled prior to that period in its financial report.

Depreciation and amortisation

Buildings, infrastructure, plant, equipment, intangible assets, and other assets having limited useful lives are systematically depreciated over their useful lives to the Council in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and residual values and a separate depreciation rate is determined for each component.

Repairs and maintenance

Routine maintenance, repair costs, and minor renewal costs are expensed as incurred. Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

Artworks are not depreciated.

Straight line depreciation is charged based on the residual useful life as determined each year.

Valuation of land and buildings

Valuations were completed as at 30 June 2018 for Council. Valuations for 30 June 2018 are at fair value.

Non-specialised land and non-specialised buildings

Non-specialised land and non-specialised buildings are valued using the market based direct comparison method. Under this valuation method, the assets are compared to recent comparable sales or sales of comparable assets which are considered to have nominal or no added improvement value.

For non-specialised land and non-specialised buildings, an valuation was performed by Council's Manager Property Services, Mr Graham Brewer FAPI, Certified Practising Valuer (Registration Number 61916) to determine the fair value using the market based direct comparison method. Valuation of the assets was determined by analysing comparable sales and allowing for share, size, topography, location and other relevant factors specific to the asset being valued. From the sales analysed, an appropriate rate per square metre has been applied to the subject asset. The effective date of the valuation is 30 June 2018.

To the extent that non-specialised land and non-specialised buildings do not contain significant, unobservable adjustments, these assets are classified as Level 2 under the market based direct comparison approach.

Note 5 Assets we manage (cont.)**5.2 Property, infrastructure, plant, equipment and other fixed assets (cont.)***Specialised land and specialised buildings*

The market based direct comparison method is also used for specialised land but adjusted to reflect the specialised nature of the assets being valued. For Council specialised buildings, the depreciated replacement cost method is used, adjusting for the associated depreciation. Specialised assets contain significant, unobservable adjustments, therefore these assets are classified as Level 3 fair value measurements.

An adjustment is made to reflect a restriction on the sale or use of an asset by Council. The adjustment is an allowance made to reflect the difference in value between unrestricted assets and those held by the Council which are impacted by external restraints on their use.

The valuation of Council's specialised land and specialised buildings was performed by Council's Manager Property Services, Mr Graham Brewer FAPI, Certified Practising Valuer (Registration Number 61916). The valuation was performed using either the market based direct comparison method or depreciated replacement cost, adjusted for restrictions in use. The effective date of the valuation is 30 June 2018.

Details of the Council's land and buildings and information about the fair value hierarchy as at 30 June 2018 are as follows:

	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Date of Valuation
Land	-	9,887	1,360,034	Jun 2018
Land under roads	-	-	2,419	Jun 2018
Buildings	-	3,043	212,539	Jun 2018
Total	-	12,930	1,574,992	

Valuation of infrastructure assets

Infrastructure assets are valued using the written down replacement cost of each asset. The written down replacement cost is calculated based on the remaining life of the asset, which in turn is determined based on their condition of roads, footpaths, kerb and channel, bridges and drains.

Infrastructure assets contain significant unobservable adjustments, therefore these assets are classified as Level 3.

A valuation of Council's infrastructure assets was performed by Council's Manager, Engineering and Technical Service, Mr Roger Woodlock B.Eng (Civil). The valuation was performed based on the depreciated replacement cost of the assets. The effective date of the valuation is 30 June 2018.

There were no changes in valuation techniques throughout the period to 30 June 2018.

For all assets measured at fair value, the current use is considered the highest and best use.

Details of the Council's infrastructure information about the fair value hierarchy as at 30 June 2018 are as follows:

	Level 1 \$'000	Level 2 \$'000	Level 3 \$'000	Date of Valuation
Roads	-	-	186,128	Jun 2018
Bridges	-	-	14,002	Jun 2018
Footpaths and cycleways	-	-	60,075	Jun 2018
Off street car parks	-	-	10,807	Jun 2018
Drainage	-	-	251,137	Jun 2018
Total	-	-	522,149	

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	2018 \$'000	2017 \$'000
Note 5 Assets we manage (cont.)		
5.3 Investments in associates		
Whitehorse-Manningham Regional Library Corporation		
<i>Background</i>		
Manningham City Council has a 31.56% equity interest in the Whitehorse Manningham Regional Library Corporation (WMRLC) that was incorporated on 21 December 1995. Council has reported its interest in the WMRLC on the basis of equity accounting principles. Manningham City Council's share of the movement in net assets as at 30 June 2018, per draft WMRLC financial statements, has been taken up as loss of \$409,171 during the year ended 30 June 2018 (income of \$121,617 in 2016/17). As neither council has a controlling interest, the participating councils show their contributions towards the operating expenditure of the library as an expense.		
Current assets		
Cash and cash equivalents	2,496	3,917
Trade and other receivables	66	75
Other assets	115	138
	<u>2,677</u>	<u>4,130</u>
Non-current assets		
Property & equipment	6,760	6,456
	<u>6,760</u>	<u>6,456</u>
Total assets	<u>9,437</u>	<u>10,586</u>
Current liabilities		
Payables	730	521
Provisions	1,529	1,510
	<u>2,259</u>	<u>2,031</u>
Non-current liabilities		
Provisions	124	118
	<u>124</u>	<u>118</u>
Total liabilities	<u>2,383</u>	<u>2,149</u>
Net assets	<u>7,054</u>	<u>8,437</u>
<i>Movement in carrying value of investment</i>		
Carrying value of investment at start of year	2,636	2,514
Share of surplus/(deficit) for year	(409)	122
Carrying value of investment at end of year	<u>2,227</u>	<u>2,636</u>

Associates are all entities over which Council has significant influence but not control or joint control. Council's investment in an associate is accounted for by the equity method as the Council has the ability to influence rather than control the operations of the entity. The investment is initially recorded at the cost of acquisition and adjusted thereafter for post-acquisition changes in the Council's share of the net assets of the entity. The Council's share of the financial result of the entity is recognised in the Comprehensive Income Statement.

Note 6: People and relationships

Note 6 People and relationships

6.1 Council and key management remuneration

(a) Related party

Subsidiaries and Associates

Interest in associate - Whitehorse Manningham Regional Library Corporation (WMRLC) (Ref Note 5.3)

During the year Manningham City Council provided contribution to WMRLC with the total value of \$3.72m towards running costs as per the agreement.

Council also provides accommodation to house libraries within Manningham.

(b) Key Management Personnel

Details of persons holding the position of Councillor or other members of key management personnel at any time during the year are:

Councillors

Anna Chen	Councillor	(1 July 2017 - 30 June 2018)
Andrew Conlon	Councillor	(1 July 2017 - 9 November 2017)
	Mayor	(10 November 2017 - 30 June 2018)
Sophy Galbally	Councillor	(1 July 2017 - 30 June 2018)
Geoff Gough	Councillor	(1 July 2017 - 30 June 2018)
Dot Haynes	Councillor	(1 July 2017 - 30 June 2018)
Michelle Kleinert	Mayor	(1 July 2017 - 9 November 2017)
	Councillor	(10 November 2017 - 30 June 2018)
Paul McLeish	Councillor	(1 July 2017 - 30 June 2018)
Paula Piccinini	Councillor	(1 July 2017 - 30 June 2018)
Mike Zafiroopoulos AM	Councillor	(1 July 2017 - 30 June 2018)

Chief Executive Officer

Warwick Winn	Chief Executive Officer	(1 July 2017 - 30 June 2018)
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Other Key Management Personnel

Jill Colson	Executive manager people and governance	(1 July 2017 - 30 June 2018)
Teresa Dominik	Director city planning	(1 July 2017 - 31 December 2017)
Malcolm Foard	Acting director community programs	(24 February 2018 - 29 April 2018)
Juanita Haisman	Manager communications	(1 July 2017 - 30 June 2018)
Leigh Harrison	Director assets and engineering	(1 July 2017 - 30 June 2018)
Keri Kennealy	Acting director community programs	(6 June 2018 - 19 June 2018)
Angelo Kourambas	Director city planning	(19 February 2018 - 30 June 2018)
Philip Lee	Director shared services	(1 July 2017 - 30 June 2018)
Chris Potter	Director community programs	(1 July 2017 - 23 February 2018)
Lee Robson	Acting director community programs	(30 April 2018 - 5 June 2018)
Vivien Williamson	Acting director city planning	(28 September 2017 to 20 October 2017)

Total number of Councillors	2018	2017
	9	12
Chief Executive Officer and other Key Management Personnel	<u>12</u>	<u>7</u>
Total Key Management Personnel	<u>21</u>	<u>19</u>

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Note 6 People and relationships (cont.)**6.1 Council and key management remuneration (cont.)****(c) Remuneration of Key Management Personnel**

Total remuneration of key management personnel was as follows:

	\$'000	\$'000
Short-term benefits	2,310	1,944
Long-term benefits	-	-
Termination benefits	226	-
Post employment benefits	-	-
Total	2,536	1,944

The numbers of key management personnel whose total remuneration from Council and any related entities, fall within the following bands:

	2018 No.	2017 No.
Less than \$10,000	-	3
\$10,000 - \$19,999	-	4
\$20,000 - \$29,999	7	3
\$40,000 - \$49,999	1	1
\$60,000 - \$69,999	1	1
\$80,000 - \$89,999	1	-
\$120,000 - \$129,999	1	-
\$160,000 - \$169,999	1	1
\$170,000 - \$179,999	5	-
\$190,000 - \$199,999	-	1
\$210,000 - \$219,999	1	1
\$230,000 - \$239,999	-	1
\$250,000 - \$259,999	1	1
\$260,000 - \$269,999	1	1
\$320,000 - \$329,999	-	1
\$330,000 - \$339,999	1	-
	21	19

(d) Senior Office Remuneration

A Senior Officer is an officer of Council, other than Key Management Personnel, who:

- has management responsibilities and reports directly to the Chief Executive; or
- whose total annual remuneration exceeds \$145,000.

The number of Senior Officers other than Key Management Personnel, are shown below in their relevant income bands and includes Senior Officers who commenced or retired during the year.

	2018 No.	2017 No.
Income Range:		
less than \$145,000	2	12
\$145,000 - \$149,999	5	2
\$150,000 - \$159,999	6	7
\$160,000 - \$169,999	2	8
\$170,000 - \$179,999	6	2
\$180,000 - \$189,999	1	1
\$190,000 - \$199,999	3	1
\$200,000 - \$209,999	1	-
	26	33

Total Remuneration, excluding resignation benefits, for the reporting year for Senior Officers included above, amounted to:

	\$'000	\$'000
	4,229	4,673

Note 6 People and relationships (cont.)**6.2 Related party disclosure****(a) Transactions with related parties**

No transactions other than remuneration payments, or the reimbursement of expenses as approved by Council were made with Related Parties during the reporting year (2016/17, nil).

(b) Outstanding balances with related parties

No balances are outstanding at the end of the reporting period in relation to transactions with related parties (2016/17, nil).

(c) Loans to/from related parties

No loans have been made, guaranteed or secured by the Council to Related Parties during the reporting year 2017/18 (2016/17, nil).

(d) Commitments to/from related parties

No commitments have been made by the Council to Related Parties during the reporting year 2017/18 (2016/17, nil).

Note 7: Managing uncertainties

Note 7 Managing uncertainties

7.1 Contingent assets and liabilities

(a) Contingent assets

Developer contributed assets

Developer contributions to be received in respect of future subdivisions total \$2.075m (2016/17, \$0.369m).

Operating lease receivables

At the reporting date, Council had the following operating leases for the lease of Council owned land and buildings.

These properties held under operating lease have remaining non cancellable lease term of between 1 and 35 years annual rental reviews, either by fixed percentage or CPI annually. Future minimum rentals receivable under non-cancellable operating lease as the end of year are as follow

	2018 \$'000	2017 \$'000
Not later than one year	1,669	1,507
Later than one year and not later than five years	6,911	6,002
Later than five years	10,134	9,246
	18,714	16,755

(b) Contingent liabilities

General

Council controls large areas of public open space, provides general and personal services to residents, visitors and ratepayers, has responsibilities and regulatory authorities including the issue of permits and approvals, and controls significant buildings and infrastructure assets. Council is involved from time to time in various claims incidental to the ordinary course of business including claims for damages relating to its services.

Council's Risk Management Plan includes securing insurance to cover insurable risks to limit exposure to liabilities arising from actions of the Council or its Officers where it is appropriate to do so.

Council appointed AON Risk Services Australia Limited in June 2016 for the provider of Insurance Broking Services.

Bank guarantees issues

Council is responsible for the following bank guarantee:

Department of Primary Industries for \$150,000 in connection with Extractive Industry Licence No. 54-1.

Capital funding grant

Council has exposure to contingent liabilities where the conditions attached to a capital funding grant requires repayment in full or part of the granted sum should the terms of the grant agreement not be fulfilled by Council.

Superannuation contribution

Council has obligations under a defined benefit superannuation scheme, matters relating to this potential obligation are outlined in Note 8.3. As a result of the volatility in financial markets, the likelihood of making such contributions in future periods exists. At this point in time, it is not known if additional contributions will be required, their timing or potential amount.

7.2 Change in accounting standards

The following new Australian Accounting Standards (AAS's) have been issued that are not mandatory for the 30 June 2018 reporting period. Council has assessed these pending standards and has identified the following potential impacts will flow from the application of these standards in future reporting periods.

Financial Instruments - Disclosures (AASB 7) (applies 2018/19)

This Standard requires entities to provide disclosures in their financial statements that enable users to evaluate: (a) the significance of financial instruments for the entity's financial position and performance; and (b) the nature and extent of risks arising from financial instruments to which the entity is exposed.

Financial Instruments (AASB 9) (applies 2018/19)

The key changes include the simplified requirements for the classification and measurement of financial assets, a new hedging accounting model and a revised impairment loss model to recognise impairment losses earlier, as opposed to the current approach that recognises impairment only when incurred.

Revenue from contracts with customers (AASB 15) (applies 2019/20)

The standard shifts the focus from the transaction-level to a contract-based approach. Recognition is determined based on what the customer expects to be entitled to (rights and obligations), while measurement encompasses estimation by the entity of the amount expected to be entitled for performing under the contract. The full impact of this standard is not known however it is most likely to impact where contracts extend over time, where there are rights and obligations that may vary the timing or amount of the consideration, or where there are multiple performance elements. This has the potential to impact on the recognition of certain grant income.

Amendments to Australian Accounting Standards – Deferral of AASB 15 for Not-for-Profit Entities (AASB 2016-7) (applies 2019/20)

This Standard defers the mandatory effective date of AASB 15 for not-for-profit entities from 1 January 2018 to 1 January 2019.

Leases (AASB 16) (applies 2019/20)

The classification of leases as either finance leases or operating leases is eliminated for lessees. Leases will be recognised in the Balance Sheet by capitalising the present value of the minimum lease payments and showing a 'right-of-use' asset, while future lease payments will be recognised as a financial liability. The nature of the expense recognised in the profit or loss will change. Rather than being shown as rent, or as leasing costs, it will be recognised as depreciation on the 'right-of-use' asset, and an interest charge on the lease liability. The interest charge will be calculated using the effective interest method, which will result in a gradual reduction of interest expense over the lease term. Council has a small number of operating leases that maybe impacted as a result of this change.

Income of Not-for-Profit Entities (AASB 1058) (applies 2019/20)

This standard replaces AASB 1004 Contributions and establishes revenue recognition principles for transactions where the consideration to acquire an asset is significantly less than fair value to enable to not-for-profit entity to further its objectives.

7.3 Financial instruments

(a) Objectives and policies

The Council's principal financial instruments comprise cash assets, term deposits, receivables (excluding statutory receivables), payables (excluding statutory payables) and bank borrowings. Details of the significant accounting policies and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument is disclosed in Notes of the financial statements. Risk management is carried out by senior management under policies approved by the Council. These policies include identification and analysis of the risk exposure to Council and appropriate procedures, controls and risk minimisation.

(b) Market risk

Market risk is the risk that the fair value or future cash flows of our financial instruments will fluctuate because of changes in market prices. The Council's exposures to market risk is primarily through interest rate risk with insignificant exposure to other price risks and no exposure to foreign currency risk. Components of market risk to which the council are expose are discussed below.

7.3 Financial instruments (cont.)**Interest rate risk**

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Interest rate risk arises from interest bearing financial assets and liabilities. Interest bearing assets are predominantly short term liquid assets. As at 30 June 2018 Council had long term loans or borrowings and is therefore exposed to interest rate risk on these classes of financial liabilities.

Interest rate risk on financial assets are managed through Council's investment policy which requires the investment of surplus funds only with financial institutions approved under the section 143 of the Local Government Act 1989. The Council's investment policy provides for investment restrictions such as investment placement with authorised deposit taking institutions (ADIs), placement according to Standard and Poor's credit ratings for investment institutions, staging of investment duration, and for the regular monitoring of investment performance and investment institution credit ratings.

(c) Credit risk

Credit risk is the risk of financial loss to Council arising from the non-completion of an obligation under a financial instrument by a party with whom Council has contracted. Council has exposure to credit risk on all financial assets included in the balance sheet. The maximum exposure to credit risk at balance date in relation to each class of recognised financial asset is represented by the carrying amount of that financial asset.

Council manages credit risk exposure through the application of debtor management policies that include arrangement for the timely collection of debts, escalation of recovery actions, and monitoring of debt collection performance. Council also managed credit risk exposure through the application of security bonds and provisions of the Local Government Act 1989 that permit the classification of certain debts as charges against property.

Financial assets classed as trade and other receivables consist of a large number of customers, spread across the consumer, business and government sectors. As Council's main debtors are government departments the credit risk associated with the Council's financial assets is assessed as minimal. Where a credit risk is assessed as probable of realisation an allowance for doubtful debts is raised.

Details of credit risk for transactions that are not included in the balance sheet are disclosed in note 7.1, contingent liabilities and contingent assets.

(d) Liquidity risk

Liquidity risk includes the risk that, as a result of our operational liquidity requirements:

- we will not have sufficient funds to settle a transaction on the date;
- we will be forced to sell financial assets at a value which is less than what they are worth; or
- we may be unable to settle or recover a financial assets at all.

To mitigate liquidity risk the entity has developed long term financial management strategies containing liquidity and cash flow targets, and regularly monitors budget performance and cash flows against forecasts. The entity has established access to overdraft facilities.

Council's exposure to liquidity risk is deemed insignificant based on prior periods' data, cash flow and liquidity forecasts, and current assessment of risk.

(e) Sensitivity disclosure analysis

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, the consolidated entity believes a parallel shift of +1% and -2% in market interest rates from year-end rates of 1.50% movements are 'reasonably possible' over the next 12 months.

These movements will not have a material impact on the valuation of Council's financial assets and liabilities, nor will they have a material impact on the results of Council's operations.

7.4 Fair value measurement

Unless otherwise stated, the carrying amount of financial instruments reflect their fair value.

Fair value hierarchy

Council's financial assets and liabilities are not valued in accordance with the fair value hierarchy, Council's financial assets and liabilities are measured at amortised cost.

Council measures certain assets and liabilities at fair value where required or permitted by Australian Accounting Standards. AASB 13 Fair value measurement, aims to improve consistency and reduce complexity by providing a definition of fair value and a single source of fair value measurement and disclosure requirements for use across Australian Accounting Standards.

AASB 13 defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value under AASB 13 is an exit price regardless of whether that price is directly observable or estimated using another valuation technique.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities

Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and

Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For the purpose of fair value disclosures, Council has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

In addition, Council determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Revaluation

Subsequent to the initial recognition of assets, non-current physical assets, other than plant and equipment, are measured at their fair value, being the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. At balance date, the Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date, the class of asset was revalued.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use on an asset result in changes to the permissible or practical highest and best use of the asset. Further details regarding the fair value hierarchy are disclosed at Note 5.2, Property, infrastructure, plant, equipment and other fixed assets.

In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis ranging from 1 to 3 years. The valuation is performed either by experienced Council officers or independent experts.

Where the assets are revalued, the revaluation increments are credited directly to the asset revaluation reserve except to the extent that an increment reverses a prior year decrement for that class of asset that had been recognised as an expense in which case the increment is recognised as revenue up to the amount of the expense. Revaluation decrements are recognised as an expense except where prior increments are included in the asset revaluation reserve for that class of asset in which case the decrement is taken to the reserve to the extent of the remaining increments. Within the same class of assets, revaluation increments and decrements within the year are offset.

Impairment of assets

At each reporting date, the Council reviews the carrying value of its assets to determine whether there is any indication that these assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, is compared to the asset's carrying value. Value in use is the depreciated replacement cost. Any excess of the assets carrying value over its recoverable amount is expensed to the comprehensive income statement, unless the asset is carried at the revalued amount in which case, the impairment loss is recognised directly against the revaluation surplus in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset.

7.5 Events occurring after balance date

No matters have occurred after balance date that require disclosure in the financial report.

Note 8: Other matters

8.1 Reserves

(a) Asset revaluation reserves

2018	Balance at beginning of reporting year	Increment/ (decrement)	Realised Revaluation Reserve	Balance at end of reporting year
	\$'000	\$'000	\$'000	\$'000
Property				
Land	1,026,652	137,354	(40)	1,163,966
Buildings	48,444	1,976	(89)	50,331
	<u>1,075,096</u>	<u>139,330</u>	<u>(129)</u>	<u>1,214,297</u>
Plant, equipment and other fixed assets				
Plant, machinery and equipment	39	-	(20)	19
Fixtures, fittings and furniture	1,006	-	-	1,006
Computers and telecommunications	75	-	-	75
Artworks	887	-	-	887
	<u>2,007</u>	<u>-</u>	<u>(20)</u>	<u>1,987</u>
Infrastructure				
Roads	96,986	2,973	-	99,959
Bridges	1,344	690	-	2,034
Footpaths and cycleways	28,896	(952)	-	27,944
Off street car parks	5,169	122	-	5,291
Drainage	143,774	7,175	-	150,949
Parks, open space and streetscapes	205	-	-	205
	<u>276,374</u>	<u>10,008</u>	<u>-</u>	<u>286,382</u>
Total	<u>1,353,477</u>	<u>149,338</u>	<u>(149)</u>	<u>1,502,666</u>
2017	Balance at beginning of reporting year	Increment/ (decrement)	Realised Revaluation Reserve	Balance at end of reporting year
	\$'000	\$'000	\$'000	\$'000
Property				
Land	950,302	78,194	(1,844)	1,026,652
Buildings	47,769	810	(135)	48,444
	<u>998,071</u>	<u>79,004</u>	<u>(1,979)</u>	<u>1,075,096</u>
Plant, equipment and other fixed assets				
Plant, machinery and equipment	52	-	(13)	39
Fixtures, fittings and furniture	1,008	-	(2)	1,006
Computers and telecommunications	75	-	-	75
Artworks	887	-	-	887
	<u>2,022</u>	<u>-</u>	<u>(15)</u>	<u>2,007</u>
Infrastructure				
Roads	83,432	13,554	-	96,986
Bridges	2,296	(952)	-	1,344
Footpaths and cycleways	29,417	(521)	-	28,896
Off street car parks	5,208	(39)	-	5,169
Drainage	116,280	27,494	-	143,774
Parks, open space and streetscapes	205	-	-	205
	<u>236,838</u>	<u>39,536</u>	<u>-</u>	<u>276,374</u>
Total	<u>1,236,931</u>	<u>118,540</u>	<u>(1,994)</u>	<u>1,353,477</u>

The asset revaluation reserve is used to record the increased (net) value of Council's assets over time.

8.1 Reserves (cont.)

(b) Other reserves

	Balance at beginning of reporting year	Transfer from accumulated surplus	Transfer to accumulated surplus	Balance at end of reporting year
	\$'000	\$'000	\$'000	\$'000
2018				
Resort and recreation reserve (a)	7,289	(5,965)	3,646	4,970
Family day care workcover levy reserve (b)	196	-	-	196
Total	7,485	(5,965)	3,646	5,166
	Balance at beginning of reporting year	Transfer from accumulated surplus	Transfer to accumulated surplus	Balance at end of reporting year
	\$'000	\$'000	\$'000	\$'000
2017				
Resort and recreation reserve (a)	4,456	(3,081)	5,914	7,289
Family day care workcover levy reserve (b)	196	-	-	196
Total	4,652	(3,081)	5,914	7,485

(a) The Resort and recreation reserve was established to control contributions received from developers that will, upon completion of developments be utilised to develop recreation and other facilities for residents in the respective development areas.

(b) The Family day care Workcover levy was established to control funds collected from family day care user charges to assist in defraying the cost of future claims for Workcover by family day care providers. Council discontinued this service in 2009/10.

FINANCIAL REPORT

	2018 \$'000	2017 \$'000
Note 8 Other matters (cont.)		
8.2 Reconciliation of cash flows from operating activities to surplus/(deficit)		
Surplus for the year	30,128	38,574
Depreciation/amortisation	20,566	19,347
Loss on disposal of property, plant and equipment, infrastructure	688	(759)
Contributed assets	(10,331)	(15,747)
Share of gain from associate	409	(122)
Adjustment for work in progress write-off to other expenses	118	73
Change in assets and liabilities:		
(Increase)/decrease in trade and other receivables	1,028	2,661
(Increase)/decrease in other assets	93	(178)
Increase/(decrease) in trade and other payables	(4,295)	(2,671)
(Decrease)/increase in other assets and liabilities	(204)	468
(Increase)/decrease in provisions	491	(243)
Net cash provided by operating activities	<u>38,691</u>	<u>41,403</u>

8.3 Superannuation

Manningham City Council makes the majority of its employer superannuation contributions in respect of its employees to the Local Authorities Superannuation Fund (the Fund). This Fund has two categories of membership, accumulation and defined benefit, each of which is funded differently. Obligations for contributions to the Fund are recognised as an expense in Comprehensive Income Statement when they are made or due.

Accumulation

The Fund's accumulation categories, Vision MySuper/Vision Super Saver, receives both employer and employee contributions on a progressive basis. Employer contributions are normally based on a fixed percentage of employee earnings (for the year ended 30 June 2018 this was 9.5% as required under Superannuation Guarantee legislation).

Defined Benefit

Manningham City Council does not use defined benefit accounting for its defined benefit obligations under the Fund's Defined Benefit category. This is because the Fund's Defined Benefit category is a pooled multi-employer sponsored plan.

There is no proportional split of the defined benefit liabilities, assets or costs between the participating employers as the defined benefit obligation is a floating obligation between the participating employers and the only time that the aggregate obligation is allocated to specific employers is when a call is made. As a result, the level of participation of Manningham City Council in the Fund cannot be measured as a percentage compared with other participating employers. Therefore, the Actuary is unable to allocate benefit liabilities, assets and costs between employers for the purposes of AASB 119.

Funding arrangements

Manningham City Council makes employer contributions to the defined benefit category of the Fund at rates determined by the Trustee on the advice of the Fund's Actuary.

As at 30 June 2017, an interim actuarial investigation was held as the Fund provides lifetime pensions in the Defined Benefit category. The vested benefit index (VBI) of the Defined Benefit category of which Manningham City Council is a contributing employer was 103.1%. To determine the VBI, the fund Actuary used the following long-term assumptions:

Net investment returns	6.50% pa
Salary information	3.50% pa
Price inflation (CPI)	2.50% pa

Vision Super has advised that the actual VBI as at 30 June 2018 was 106.0%.

The VBI is to be used as the primary funding indicator. Because the VBI was above 100%, the actuarial investigation determined the defined benefit category was in a satisfactory financial position and that no change was necessary to the defined benefit category's funding arrangements from prior years.

8.3 Superannuation (cont.)**Employer contributions****Regular contributions**

On the basis of the results of the 2017 interim actuarial investigation conducted by the Fund's Actuary, Manningham City Council makes employer contributions to the Fund's Defined Benefit category at rates determined by the Fund's Trustee. For the year ended 30 June 2018, this rate was 9.5% of members' salaries (9.5% in 2016/17). This rate will increase in line with any increase to the Superannuation Guarantee (SG) contribution rate. In addition, Manningham City Council reimburses the Fund to cover the excess of the benefits paid as a consequence of retrenchment above the funded resignation or retirement benefit.

Funding calls

If the Defined Benefit category is in an unsatisfactory financial position at an actuarial investigation or the Defined Benefit category's VBI is below its shortfall limit at any time other than the date of the actuarial investigation, the Defined Benefit category has a shortfall for the purposes of SPS 160 and the Fund is required to put a plan in place so that the shortfall is fully funded within three years of the shortfall occurring. The Fund monitors its VBI on a quarterly basis and the Fund has set its shortfall limit at 97%. In the event that the Fund Actuary determines that there is a shortfall based on the above requirement, Manningham City Council are required to make an employer contribution to cover the shortfall. Using the agreed methodology, the shortfall amount is apportioned between the participating employers based on the pre-1 July 1993 and post-30 June 1993 service liabilities of the Fund's Defined Benefit category, together with the employer's payroll at 30 June 1993 and at the date the shortfall has been calculated.

Due to the nature of the contractual obligations between the participating employers and the Fund, and that the Fund includes lifetime pensioners and their reversionary beneficiaries, it is unlikely that the Fund will be wound up. If there is a surplus in the Fund, the surplus cannot be returned to the participating employers. In the event that a participating employer is wound-up, the defined benefit obligations of that employer will be transferred to that employer's successor.

2017 full actuarial investigation surplus amounts

The Fund's full actuarial investigation as at 30 June 2017 identified the following in the defined benefit category of which Manningham City Council is a contributing employer:

- * A VBI surplus of \$69.80 million; and
- * A total service liability surplus of \$193.50 million.
- * A discounted accrued benefits surplus of \$228.80 million.

The VBI surplus means that the market value of the fund's assets supporting the defined benefit obligations exceed the vested benefits that the defined benefit members would have been entitled to if they had all exited on 30 June 2017. The total service liability surplus means that the current value of the assets in the Fund's Defined Benefit category plus expected future contributions exceeds the value of expected future benefits and expenses as at 30 June 2017.

The discounted accrued benefit surplus means that the current value of the assets in the Fund's Defined Benefit category exceeds the value of the benefits payable in the future but accrued in respect of service to 30 June 2017.

Manningham City Council was notified of the 30 June 2018 VBI during August 2018.

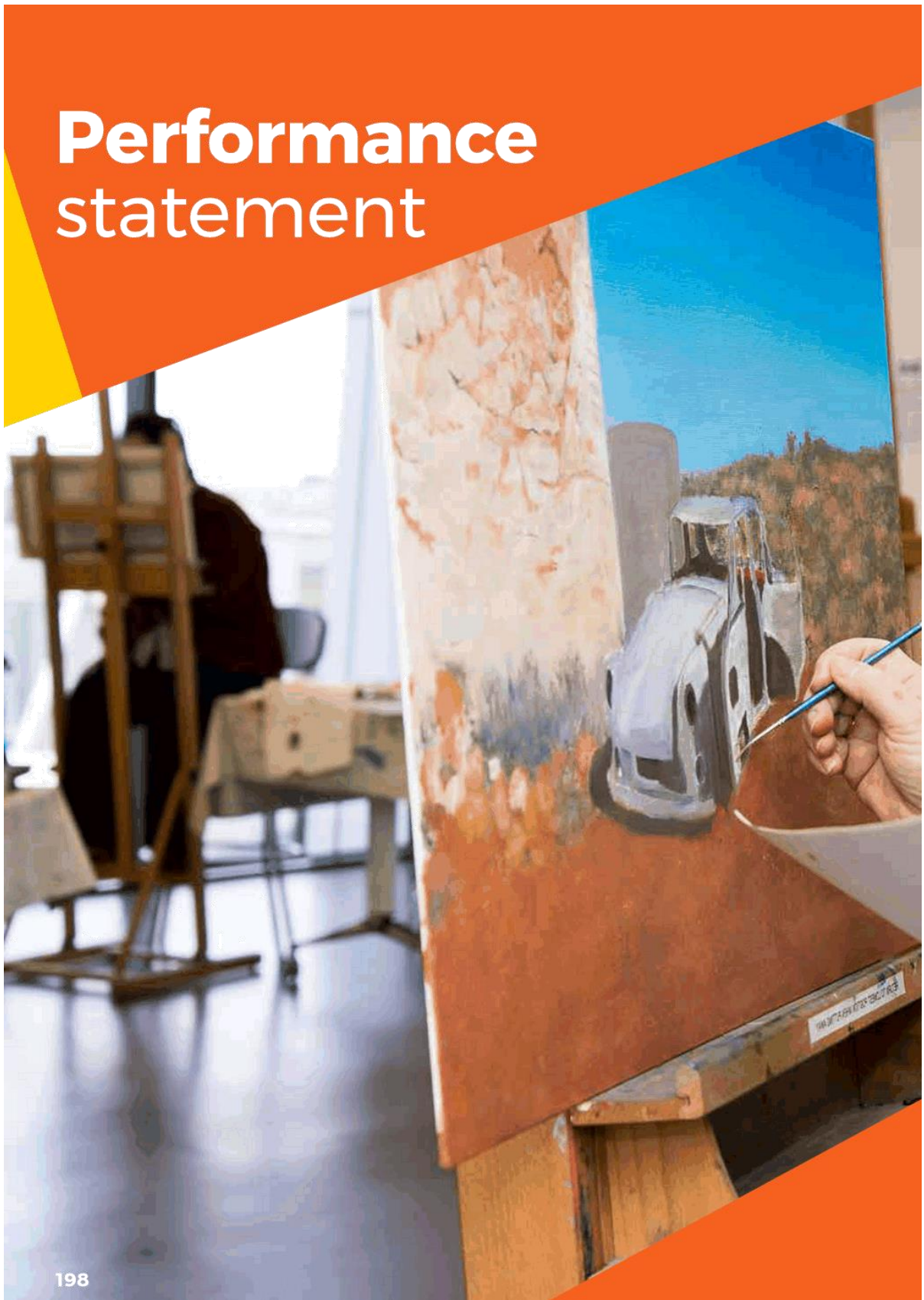
2018 interim actuarial investigation

A interim actuarial investigation is being conducted for the Fund's position as at 30 June 2018 as the Fund provides lifetime pensions in the Defined Benefit category. It is anticipated that this actuarial investigation will be completed in October 2018.

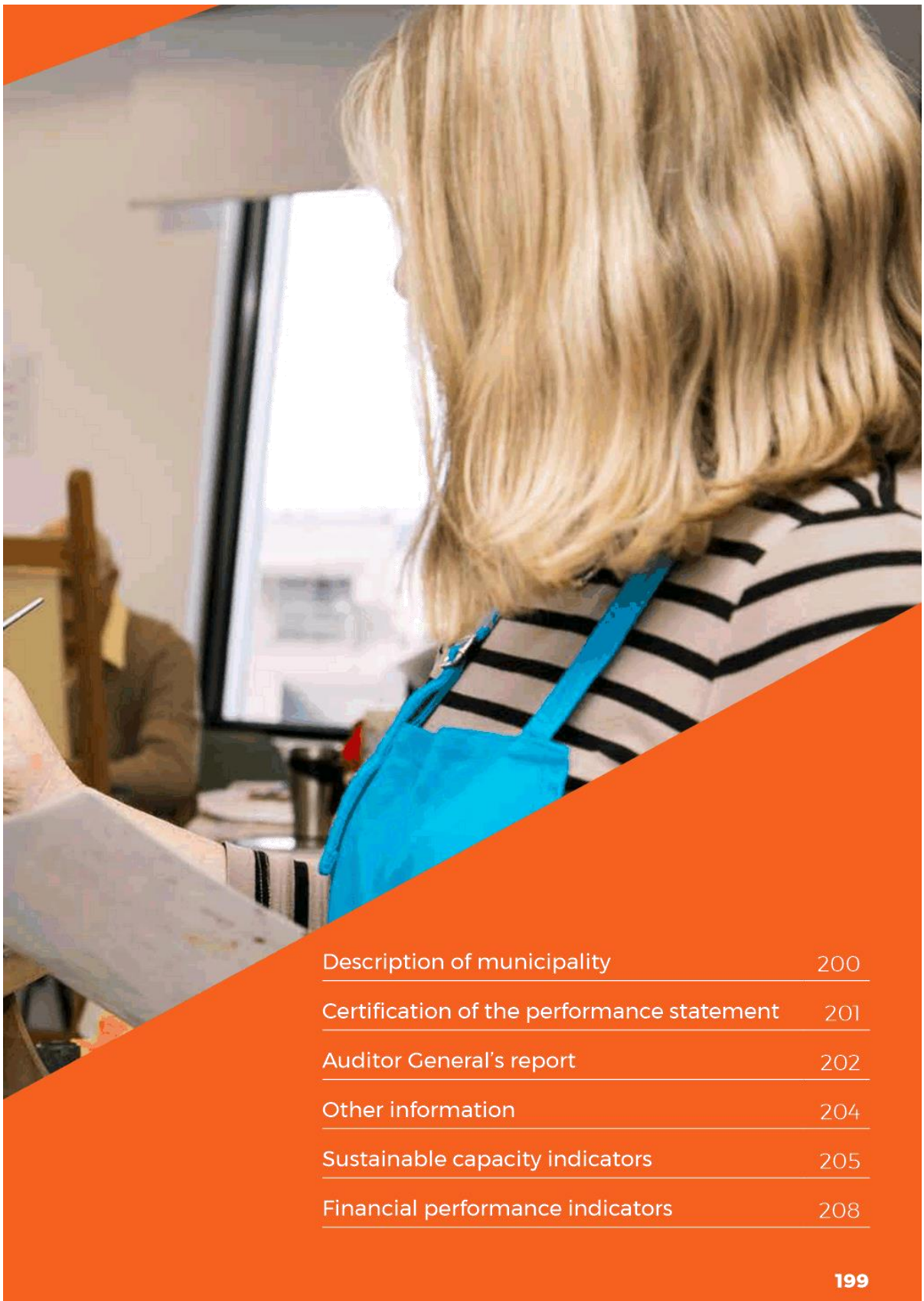
Future superannuation contributions

In addition to the disclosed contributions, Manningham City Council has no contributions outstanding and no loans issued from or to the above schemes as at 30 June 2018. The expected contributions to be paid to the Defined Benefit category of Vision Super for the year ending 30 June 2019 are \$0.27million.

Performance statement



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Manningham Council Performance Statement

For the year ended 30 June 2018

Manningham Council is located in Melbourne's north-eastern suburbs, commencing with its western boundary in Bulleen, 12 kilometres from the Melbourne CBD and extending to Wonga Park at its eastern extremity, 32 kilometres from the CBD. The City is bounded by the Yarra River, Banyule City and Nillumbik Shire in the north, Yarra Ranges Shire in the east, Koonung Creek, Maroondah City and the Cities of Whitehorse and Boroondara in the south and Banyule City and the Yarra River in the west.

The City encompasses a total land area of 114 square kilometres, including a substantial 17% green open spaces. The nonurban areas include a large tract of the Green Wedge, and are used mainly for rural residential living, conservation and small scale agriculture.

As at 30 June 2018, our estimated population was 124,517 people across the City, including the suburbs of Bulleen, Doncaster, Doncaster East, Donvale, Nunawading (part), Park Orchards, Ringwood North (part), Templestowe, Templestowe Lower, Warrandyte, Warrandyte South and Wonga Park (part).

Certification of the Performance Statement

In my opinion, the accompanying performance statement has been prepared in accordance with the *Local Government Act 1989* and the *Local Government (Planning and Reporting) Regulations 2014*.



Kevin Ayre CPA
Principal Accounting Officer
11 September 2018
Doncaster

In our opinion, the accompanying performance statement of the Manningham City Council for the year ended 30 June 2018 presents fairly the results of Council's performance in accordance with the *Local Government Act 1989* and the *Local Government (Planning and Reporting) Regulations 2014*.

The performance statement contains the relevant performance indicators, measures and results in relation to service performance, financial performance and sustainable capacity.

At the date of signing, we are not aware of any circumstances that would render any particulars in the performance statement to be misleading or inaccurate.

We have been authorised by the Council and by the *Local Government (Planning and Reporting) Regulations 2014* to certify this performance statement in its final form.



Andrew Conlon
Mayor
11 September 2018
Doncaster



Michelle Kleinert
Deputy Mayor
11 September 2018
Doncaster



Jill Colson
Acting Chief Executive Officer
11 September 2018
Doncaster

Auditor General's report



Independent Auditor's Report

To the Councillors of Manningham City Council

Opinion	<p>I have audited the accompanying performance statement of Manningham City Council (the council) which comprises the:</p> <ul style="list-style-type: none"> • description of municipality for the year ended 30 June 2018 • sustainable capacity indicators for the year ended 30 June 2018 • service performance indicators for the year ended 30 June 2018 • financial performance indicators for the year ended 30 June 2018 • other information and • the certification of the performance statement. <p>In my opinion, the performance statement of Manningham City Council in respect of the year ended 30 June 2018 presents fairly, in all material respects, in accordance with the performance reporting requirements of Part 6 of the <i>Local Government Act 1989</i>.</p>
Basis for Opinion	<p>I have conducted my audit in accordance with the <i>Audit Act 1994</i> which incorporates the Australian Standards on Assurance Engagements. I further describe my responsibilities under that Act and those standards in the <i>Auditor's Responsibilities for the Audit of the performance statement</i> section of my report.</p> <p>My independence is established by the <i>Constitution Act 1975</i>. I and my staff are independent of the council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's <i>APES 110 Code of Ethics for Professional Accountants</i> (the Code) that are relevant to my audit of the performance statement in Victoria and have also fulfilled our other ethical responsibilities in accordance with the Code.</p> <p>I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.</p>
Councillors' responsibilities for the performance statement	<p>The Councillors are responsible for the preparation and fair presentation of the performance statement in accordance with the performance reporting requirements of the <i>Local Government Act 1989</i> and for such internal control as the Councillors determines is necessary to enable the preparation and fair presentation of the statement of performance that is free from material misstatement, whether due to fraud or error.</p>
Auditor's responsibilities for the audit of the performance statement	<p>As required by the <i>Audit Act 1994</i>, my responsibility is to express an opinion on the performance statement based on the audit. My objectives for the audit are to obtain reasonable assurance about whether the performance statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Standards on Assurance Engagements will always detect a material misstatement when it exists.</p>

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the decisions of users taken on the basis of this performance statement.

As part of an audit in accordance with the Australian Standards on Assurance Engagements, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- identify and assess the risks of material misstatement of performance statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the council's internal control
- evaluate the overall presentation, structure and content of the performance statement, including the disclosures, and whether performance statement represents the underlying events and results in a manner that achieves fair presentation.

I communicate with the Councillors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

MELBOURNE
13 September 2018


Tim Loughnan
as delegate for the Auditor-General of Victoria

PERFORMANCE STATEMENT

Other information

For the year ended 30 June 2018

1. Basis of preparation

Council is required to prepare and include a performance statement within its annual report. The performance statement includes the results of the prescribed sustainable capacity, service performance and financial performance indicators and measures together with a description of the municipal district and an explanation of material variations in the results. This statement has been prepared to meet the requirements of the *Local Government Act 1989* and *Local Government (Planning and Reporting) Regulations 2014*.

Where applicable the results in the performance statement have been prepared on accounting bases consistent with those reported in the financial statements. The other results are based on information drawn from Council information systems or from third parties (e.g. Australian Bureau of Statistics).

The performance statement presents the actual results for the current year and for the prescribed financial performance indicators and measures, the results forecast by the Council's strategic resource plan. The *Local Government (Planning and Reporting) Regulations 2014* requires explanation of any material variations in the results contained in the performance statement. Council has adopted materiality thresholds relevant to each indicator and measure and explanations have not been provided for variations below the materiality thresholds unless the variance is considered to be material because of its nature.

The forecast figures included in the performance statement are those adopted by Council in its strategic resource plan on 28 June 2018 and which forms part of the council plan. The strategic resource plan includes estimates based on key assumptions about the future that were relevant at the time of adoption and aimed at achieving sustainability over the long term. Detailed information on the actual financial results is contained in the general purpose financial statements. The strategic resource plan can be obtained by contacting Council.

Sustainable Capacity Indicators

For the year ended 30 June 2018

Indicator/measure	Results				Material Variations
	2015	2016	2017	2018	
Population					
Expenses per head of municipal population [Total expenses / Municipal population]	\$894.74	\$901.22	\$920.18	\$913.67	This result demonstrates Council's continued low cost per head of population when compared to similar councils. It reflects the delivery of services and community facilities in a cost effective way as part of a responsible budget.
Infrastructure per head of municipal population [Value of infrastructure / Municipal population]	\$5,943.50	\$5,762.24	\$6,398.78	\$6,379.91	Council is committed to maintaining, renewing and upgrading infrastructure assets, and each year allocates at least 33% of rate revenue to fund the capital works program.
Population density per length of road [Municipal population / Kilometres of local roads]	198	200	202	206	Manningham has a lower population density per km of road than similar councils. This results in the total cost of road maintenance and upgrades being funded from smaller number of ratepayers which contributes to Manningham's annual rate increase.
Own-source revenue					
Own-source revenue per head of municipal population [Own-source revenue / Municipal population]	\$859.92	\$914.03	\$918.71	\$910.10	Council's own-source revenue (primarily rates, fees and user charges) per head of population has averaged \$900 over the last 4 years. The small decrease in 2017/18 relates to an increase in the population of Manningham.
Recurrent grants					
Recurrent grants per head of municipal population [Recurrent grants / Municipal population]	\$110.00	\$96.72	\$117.47	\$109.33	Manningham receives the minimum grant from the Victoria Grants Commission and relies heavily on rates to meet community service and infrastructure needs.
Disadvantage					
Relative socio-economic disadvantage [Index of Relative Socio-economic Disadvantage by decile]	10	10	10	9	Manningham has a low level of socio-economic disadvantage relative to many councils. Data released from the most recent census indicates that the level of disadvantage has increased in a few areas leading to a reduction in this indicator by 1 decile compared to the last census publication.

Definitions

"adjusted underlying revenue" means total income other than:

- (a) non-recurrent grants used to fund capital expenditure; and
- (b) non-monetary asset contributions; and

(c) contributions to fund capital expenditure from sources other than those referred to above "infrastructure" means non-current property, plant and equipment excluding land

"local road" means a sealed or unsealed road for which the council is the responsible road authority under the Road Management Act 2004

"population" means the resident population estimated by council

"own-source revenue" means adjusted underlying revenue other than revenue that is not under the control of council (including government grants)

"relative socio-economic disadvantage", in relation to a municipality, means the relative socio-economic disadvantage, expressed as a decile for the relevant financial year, of the area in which the municipality is located according to the Index of Relative Socio-Economic Disadvantage (Catalogue Number 2033.0.55.001) of SEIFA "SEIFA" means the Socio-Economic Indexes for Areas published from time to time by the Australian Bureau of Statistics on its Internet website "unrestricted cash" means all cash and cash equivalents other than restricted cash.

PERFORMANCE STATEMENT

Indicator/measure	Results				Material Variations
	2015	2016	2017	2018	
Aquatic facilities					
Utilisation					
Utilisation of aquatic facilities [Number of visits to aquatic facilities / Municipal population]	3.91	2.93	4.56	5.68	Over the past 4 years our Aquarena aquatic centre has been significantly redeveloped. It is pleasing to see the use of the facility continuing to trend favourably with almost a 25% increase in utilisation over 2016/17.
Animal management					
Health and safety					
Animal management prosecutions [Number of successful animal management prosecutions]	24	15	17	6	The number of prosecutions decreased compared to the previous years. Manningham Council pursues prosecutions to ensure responsible pet ownership and community safety and we are pleased to see that prosecutions have decreased substantially.
Food safety					
Health and safety					
Critical and major non-compliance notifications [Number of critical non-compliance notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance notifications and major non-compliance notifications about food premises] x 100	92.00%	98.33%	100.00%	99.03%	Council is vigilant in ensuring food premises are followed up after a major or critical non-conformance is detected as demonstrated with the high follow up rate for the 2017 calendar year.
Governance					
Satisfaction					
Satisfaction with council decisions [Community satisfaction rating out of 100 with how council has performed in making decisions in the interest of the community]	60	57	58	57	Our community satisfaction with Council decisions remains in a stable band between 57 and 60.
Home and community care					
Participation					
Participation in HACC service [Number of people that received a HACC service / Municipal target population for HACC services] x 100	23.00%	23.90%	n/a	n/a	Reporting ceased on 1 July 2016 due to the introduction of the Commonwealth Government's National Disability Insurance Scheme and the Commonwealth Home Support Program.
Participation in HACC service by CALD people [Number of CALD people who receive a HACC service / Municipal target population in relation to CALD people for HACC services] x 100	19.00%	18.10%	n/a	n/a	Reporting ceased on 1 July 2016 due to the introduction of the Commonwealth Government's National Disability Insurance Scheme and the Commonwealth Home Support Program.
Libraries					
Participation					
Active library members [Number of active library members / Municipal population] x 100	16.00%	16.20%	15.80%	14.90%	There has been a steady decline in the number of active members over the past 4 years. However, this is not an accurate reflection of library usage as members who use other services including internet, Wi-Fi or participate in library programs are not included.
Maternal and child health					
Participation					
Participation 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] x 100	99.00%	74.60%	76.40%	78.93%	Results continue to show a high standard of participation. This measure only captures participation in the key age and stage appointments (not other services). Whilst Council strives to encourage 100% participation, the service is voluntary.

Indicator/measure	Results			Material Variations	
	2015	2016	2017		
Participation					
Participation in the MCH service by Aboriginal children <i>[Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x 100</i>	92.00%	64.52%	94.59%	85.11%	Data is being managed by the State Government and while most data is accurate there may be some variation in results. Although the result shows a decline from 16/17, more indigenous children participated in the service this year. While Council strives to encourage attendance, the service is voluntary.
Roads					
Satisfaction					
Satisfaction with sealed local roads <i>[Community satisfaction rating out of 100 with how council has performed on the condition of sealed local roads]</i>	68	64	66	64	An independent research company conducts the community satisfaction survey annually on behalf of State Government. Performance on the condition of local sealed roads (64) was marginally lower than our 2016/17 result but within the 64 to 68 band range of the last 4 years. The 2017/18 result is 4 points ahead of the Metropolitan average and 11 points ahead of the State-wide average.
Statutory Planning					
Decision making					
Council planning decisions upheld at VCAT <i>[Number of VCAT decisions that did not set aside council's decision in relation to a planning application / Number of VCAT decisions in relation to planning applications] x100</i>	44.00%	72.73%	70.97%	64.71%	18 of Council's original decisions were set-aside (overturned) by the Tribunal. In 14 of these instances Council negotiated satisfactory outcomes with the applicant and consented to the decision. Only 4, or 8% of VCAT matters were overturned without Council's consent.
Waste Collection					
Waste diversion					
Kerbside collection waste diverted from landfill <i>[Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x 100</i>	54.00%	53.10%	53.96%	54.12%	Following our new bin rollout in 2016/17, we have achieved our highest ever garbage diversion rate, resulting in the lowest ever percentage of material sent to landfill.

Definitions

"Aboriginal child" means a child who is an Aboriginal person
 "Aboriginal person" has the same meaning as in the Aboriginal Heritage Act 2006
 "active library member" means a member of a library who has borrowed a book from the library
 "annual report" means an annual report prepared by a council under sections 131, 132 and 133 of the Act
 "CALD" means culturally and linguistically diverse and refers to persons born outside Australia in a country whose national language is not English
 "class 1 food premises" means food premises, within the meaning of the Food Act 1984, that have been declared as class 1 food premises under section 19C of that Act
 "class 2 food premises" means food premises, within the meaning of the Food Act 1984, that have been declared as class 2 food premises under section 19C of that Act
 "Community Care Common Standards" means the Community Care Common Standards for the delivery of HACC services, published from time to time by the Commonwealth
 "critical non-compliance outcome notification" means a notification received by council under section 19N(3) or (4) of the Food Act 1984, or advice given to council by an authorized officer under that Act, of a deficiency that poses an immediate serious threat to public health
 "food premises" has the same meaning as in the Food Act 1984
 "HACC program" means the Home and Community Care program established under the Agreement entered into for the purpose of the Home and Community Care Act 1985 of the Commonwealth
 "HACC service" means home help, personal care or community respite provided under the HACC program
 "local road" means a sealed or unsealed road for which the council is the responsible road authority under the Road Management Act 2004
 "major non-compliance outcome notification" means a notification received by a council under section 19N(3) or (4) of the Food Act 1984, or advice given to council by an authorized officer under that Act, of a deficiency that does not pose an immediate serious threat to public health but may do so if no remedial action is taken
 "MCH" means the Maternal and Child Health Service provided by a council to support the health and development of children within the municipality from birth until school age
 "population" means the resident population estimated by council
 "target population" has the same meaning as in the Agreement entered into for the purposes of the Home and Community Care Act 1985 of the Commonwealth
 "WorkSafe reportable aquatic facility safety incident" means an incident relating to a council aquatic facility that is required to be notified to the Victorian WorkCover Authority under Part 5 of the Occupational Health and Safety Act 2004

PERFORMANCE STATEMENT

Financial Performance Indicators

For the year ended 30 June 2018

Dimension/Indicator/measure	Results					Forecast			Material Variations
	2015	2016	2017	2018	2019	2020	2021	2022	
Efficiency									
Revenue level									
Average residential rate per residential property assessment <i>[Residential rate revenue / Number of residential property assessments]</i>	\$1,832	\$1,881	\$1,869	\$1,911	\$2,009	\$2,057	\$2,106	\$2,155	Council has a high reliance on rate revenue from residential properties with 98% of all properties are residential. Council uses rate revenues to maintain and upgrade local roads, buildings, drains, footpaths, playgrounds and sporting facilities. This revenue also funds services including waste management, public health, children, youth, family, aged, planning, building and other community services. The increase from 2016/17 is in line with the State Government rate cap.
Expenditure level									
Expenses per property assessment <i>[(Total expenses / Number of property assessments)]</i>	\$2,282	\$2,278	\$2,302	\$2,308	\$2,390	\$2,415	\$2,445	\$2,506	Council's continued focus on responsible budgeting while maintaining service levels has resulted in the cost per property being at a very similar level to the last few years.
Workforce turnover									
Resignations and terminations compared to average staff <i>[Number of permanent staff resignations and terminations / Average number of permanent staff for the financial year] x 100</i>	8.28%	8.66%	11.78%	9.92%	8.5%	8.5%	8.5%	8.5%	As expected, the workforce turnover ratio reduced in 2017/18. This follows higher than normal workforce turnover in 2016/17 and the first half of 2017/18 due to organisational realignment to improve our ability to deliver services. The plan going forward is to reduce turnover back down to around 8.5%.
Liquidity									
Working capital									
Current assets compared to current liabilities <i>[Current assets / Current liabilities] x 100</i>	206.13%	217.04%	199.23%	214.99%	179.0%	195.2%	207.5%	214.8%	The working capital ratio indicates that Council has \$2.15 worth of current assets for each \$1.00 of current liabilities. This enables Council to meet its commitments as and when they arise without having to borrow funds. The higher ratio in 2017/18 is mainly attributable to a strong operating result together with an increase in current assets relating to the value of land sold in 2017/18 with settlement taking place in 2018/19 financial year. The forward year forecasts indicate that Council is expecting to maintain a strong working capital ratio.
Unrestricted cash									
Unrestricted cash compared to current liabilities <i>[Unrestricted cash / Current liabilities] x 100</i>	60.36%	77.04%	63.04%	62.90%	68.2%	81.0%	84.0%	85.2%	The result reflects Council's improving operating performance both in 2018 and the forward forecasts. It is an indicator that Council is forecast to remain in a sustainable financial position over the next four years.

Dimension/indicator/measure	Results					Forecast			Material Variations
	2015	2016	2017	2018	2019	2020	2021	2022	
Obligations									
Asset renewal									
Asset renewal compared to depreciation [Asset renewal expenses / Asset depreciation] x 100	71.29%	74.02%	123.60%	96.53%	107.83%	114.87%	117.45%	118.20%	During 2017/18 Council spent \$19.15 million renewing community assets. The drop in 2017/18 relates to capital works planned for completion by 30 June 2018 that will be completed during the 2018/19 financial year. The four year trend is to maintain the asset renewal ratio at or above 100%.
Loans and borrowings									
Loans and borrowings compared to rates [Interest bearing loans and borrowings / Rate revenue] x 100	8.34%	7.80%	7.83%	7.53%	7.15%	3.43%	3.30%	3.19%	Council has a low level of borrowing relative to rates. Total borrowings as at June 2018 is \$7.28 million. The reduction in the ratio in 2020 relates to the planned loan principal repayments totalling \$3.64 million.
Loans and borrowings									
Loans and borrowings repayments compared to rates [Interest and principal repayments on interest bearing loans and borrowings / Rate revenue] x 100	0.34%	0.33%	0.33%	0.32%	0.30%	3.64%	0.14%	0.13%	Council has a low level of borrowing relative to rates. Total borrowings as at 30 June 2018 is \$7.28 million. The ratio increases in 2020 as Council is projecting to repay \$3.64 million of loan principle.
Indebtedness									
Non-current liabilities compared to own source revenue [Non-current liabilities / Own source revenue] x 100	7.97%	7.50%	7.19%	7.19%	3.29%	3.16%	3.06%	2.97%	Council has a low level of non-current liabilities compare to revenue. This ratio is projected to drop in 2018/19 as Council repays \$3.64 million in loan principle.
Operating position									
Adjusted underlying result									
Adjusted underlying surplus (or deficit) [Adjusted underlying surplus (deficit) / Adjusted underlying revenue] x 100	7.02%	9.69%	11.35%	10.49%	9.44%	11.19%	11.43%	11.13%	Council's strong operating surplus' over the next four years is projected to improve this ratio. A operating surplus is required to ensure a financially sustainable organisation whilst providing relevant and cost effective services and infrastructure to the community.
Stability									
Rates concentration									
Rates compared to adjusted underlying revenue [Rate revenue / Adjusted underlying revenue] x 100	76.53%	78.30%	74.24%	76.06%	78.25%	77.83%	78.52%	78.70%	The result is consistent with the forecast and reflects Manningsham's reliance on rates to fund services and infrastructure to our community. Following the State Government's introduction of the rate cap, Council is focusing on developing new revenue sources to fund Council services.
Rates effort									
Rates compared to property values [Rate revenue / Capital improved value of rateable properties in the municipality] x 100	0.25%	0.26%	0.20%	0.20%	0.17%	0.18%	0.18%	0.18%	The result highlights Council's relative low rate burden on its community when compared to property value and is consistent with expected results.

PERFORMANCE STATEMENT

Definitions
"adjusted underlying revenue" means total income other than:
(a) non-recurrent grants used to fund capital expenditure, and
(b) non-monetary asset contributions; and
(c) contributions to fund capital expenditure from sources other than those referred to above.
"adjusted underlying surplus (or deficit)" means adjusted underlying revenue less total expenditure
"asset renewal expenditure" means expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to its original capability
"current assets" has the same meaning as in the AAS "current liabilities" has the same meaning as in the AAS
"non-current assets" means all assets other than current assets
"non-current liabilities" means all liabilities other than current liabilities
"non-recurrent grant" means a grant obtained on the condition that it be expended in a specified manner and is not expected to be received again during the period covered by a council's Strategic Resource Plan

Definitions

"adjusted underlying revenue" means total income other than:

- (a) non-recurrent grants used to fund capital expenditure; and
 - (b) non-monetary asset contributions; and
 - (c) contributions to fund capital expenditure from sources other than those referred to above
- "infrastructure" means non-current property, plant and equipment excluding land

"local road" means a sealed or unsealed road for which the council is the responsible road authority under the Road Management Act 2004

"population" means the resident population estimated by council

"own-source revenue" means adjusted underlying revenue other than revenue that is not under the control of council (including government grants)

"relative socio-economic disadvantage", in relation to a municipality, means the relative socio-economic disadvantage, expressed as a decile for the relevant financial year, of the area in which the municipality is located according to the Index of Relative Socio-Economic Disadvantage (Catalogue Number 2033.0.55.001) of SEIFA "SEIFA" means the Socio-Economic Indexes for Areas published from time to time by the Australian Bureau of Statistics on its Internet website

"unrestricted cash" means all cash and cash equivalents other than restricted cash.

"Aboriginal person" has the same meaning as in the Aboriginal Heritage Act 2006

"active library member" means a member of a library who has borrowed a book from the library

"annual report" means an annual report prepared by a council under sections 131, 132 and 133 of the Act

"CALD" means culturally and linguistically diverse and refers to persons born outside Australia in a country whose national language is not English

"class 1 food premises" means food premises, within the meaning of the Food Act 1984, that have been declared as class 1 food premises under section 19C of that Act

"class 2 food premises" means food premises, within the meaning of the Food Act 1984, that have been declared as class 2 food premises under section 19C of that Act

"Community Care Common Standards" means the Community Care Common Standards for the delivery of HACC services, published from time to time by the Commonwealth

"critical non-compliance outcome notification" means a notification received by council under section 19N(3) or (4) of the Food Act 1984, or advice given to council by an authorized officer under that Act, of a deficiency that poses an immediate serious threat to public health

"food premises" has the same meaning as in the Food Act 1984

"HACC program" means the Home and Community Care program established under the Agreement entered into for the purpose of the Home and Community Care Act 1985 of the Commonwealth

"HACC service" means home help, personal care or community respite provided under the HACC program

"local road" means a sealed or unsealed road for which the council is the responsible road authority under the Road Management Act 2004

PERFORMANCE STATEMENT

"major non-compliance outcome notification" means a notification received by a council under section 19N(3) or (4) of the Food Act 1984, or advice given to council by an authorized officer under that Act, of a deficiency that does not pose an immediate serious threat to public health but may do so if no remedial action is taken

"MCH" means the Maternal and Child Health Service provided by a council to support the health and development of children within the municipality from birth until school age

"population" means the resident population estimated by council

"target population" has the same meaning as in the Agreement entered into for the purposes of the Home and Community Care Act 1985 of the Commonwealth

"WorkSafe reportable aquatic facility safety incident" means an incident relating to a council aquatic facility that is required to be notified to the Victorian WorkCover Authority under Part 5 of the Occupational Health and Safety Act 2004

"adjusted underlying revenue" means total income other than:

(a) non-recurrent grants used to fund capital expenditure, and

(b) non-monetary asset contributions, and

(c) contributions to fund capital expenditure from sources other than those referred to above

"adjusted underlying surplus (or deficit)" means adjusted underlying revenue less total expenditure

"asset renewal expenditure" means expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to its original capability

"current assets" has the same meaning as in the AAS "current liabilities" has the same meaning as in the AAS

"non-current assets" means all assets other than current assets

"non-current liabilities" means all liabilities other than current liabilities

"non-recurrent grant" means a grant obtained on the condition that it be expended in a specified manner and is not expected to be received again during the period covered by a council's Strategic Resource Plan

Glossary and Acronyms

THEMES FROM OUR COUNCIL PLAN 2017-2021

Glossary

Advisory committee	A committee that assists council with the decision making process and has a councillor representative to assist with the consultation process
Advocacy	Publicly supporting or recommending programs or services on behalf of our community to other tiers of government or service providers for community benefit
Annual Report	An annual report prepared by a Council under sections 131, 132 and 133 of the <i>Local Government Act 1989</i>
Asset expansion expenditure	Expenditure that extends the capacity of an existing asset to provide benefits to new users at the same standard as is provided to existing beneficiaries
Asset expenditure type	These types of asset expenditure: <ul style="list-style-type: none"> • asset renewal expenditure • new asset expenditure • asset upgrade expenditure • asset expansion expenditure
Asset renewal expenditure	Expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to its original capability
Asset upgrade expenditure	Expenditure that: <ul style="list-style-type: none"> • enhances an existing asset to provide a higher level of service, or • increases the life of the asset beyond its original life
Best value	State legislation that requires council to review services to ensure community expectations and value for money
Budget	Council's originally published budget detailing the projected income, expenditure and financial position of council
Capital expenditure	The expenditure on items which are expected to produce future economic benefits for council with a useful life in excess of 12 months
Capital improved value	The market value of the property at the date of valuation including the value of the land and all improvements built on the land
Capital Works Program	Program of scheduled infrastructure works generally encompassing capital works for road, drainage and building assets
Capitalisation	The process whereby expenditure is charged to an account in the statement of financial position rather than to an expense account
Council Plan	The 4-year plan for how we will deliver our 9 strategic objectives

Community grants	Council allocates a sum of money for our community development community grants program as part of the annual budget process. The funding supports not for profit community organisations in Manningham
Community Satisfaction Survey	The survey the state government requires councils to conduct once a year to gauge the level of community satisfaction with our services
Cultural diversity	Celebrating our community's many different cultures expressed through language, tradition, religion, dress, arts, dance and lifestyle
Governance	Council's responsibility for the economic and ethical performance of the municipality
Community Care Program	Home and Community Care (HACC) and the Commonwealth Home Support programs established under Agreements entered into with the Commonwealth and State Governments support people who are frail, have a disability and their families
Community care service	Provides a range of services including domestic assistance, personal care, community respite and delivered meals which assists clients to maximise their independence in the community
Infrastructure	Stock of fixed capital equipment including roads, public buildings, footpaths, etc.
Key performance indicator	A significant measure used on its own or in combination with other key performance indicators to monitor how well a business is achieving its quantifiable objectives
Liquidity	Ratio of current assets to current liabilities as a percentage that shows how much cash we have on hand
Local Government Model Financial Report	The Local Government Model Financial Report published by the Department from time to time including on the Department's website
Local law	The laws adopted by council that prohibit, regulate and control activities, events, practices and behaviours within Manningham
Local roads	The municipal road network which is maintained by Manningham Council
Manningham Matters	Our newsletter, which provides residents with information about local activities. It is delivered to all residents and businesses within Manningham
Manningham Planning Scheme	Outlines state and local planning policies including zones, overlays and other provisions
Material variations	Significant changes to a development application, such as those that impact neighbouring properties, alter the description of the development, or would affect objections to the original proposal.
Maternal and Child Health (MCH) Service	Service provided by a Council to support the health and development of children within the municipality from birth until school age

THEMES FROM OUR COUNCIL PLAN 2017-2021

Municipal Association of Victoria (MAV)	The lobbying body for Victoria's 79 councils
New asset expenditure	Expenditure that creates a new asset that provides a service that does not currently exist
Non-current assets	All assets other than current assets
Non-recurrent grant	A grant obtained on the condition that it be expended in a specified manner and is not expected to be received again during the period covered by a Council's Strategic Resource Plan
Performance indicator	A statistic identifying the extent of activity in meeting a specific objective
Performance statement	The performance statement prepared by a Council under section 131 of the Act
Principal Accounting Officer	The person designated by a Council to be responsible for the financial management of the Council
Recurrent grant	A grant other than a non-recurrent grant
Report of operations	The report of operations prepared by a Council under section 131 of the Act
Reserves	Monies set aside in the statement of financial position for specific purposes in accordance with statutory and discretionary principles
Revised budget	The revised budget prepared by a Council under section 128 of the Act
Risk management	A policy and process for identifying business risks and controlling the likelihood and/or impact of a risk event occurring
Strategy	A plan of action intended to accomplish specific objectives
Statement of Capital Works	A statement of capital works prepared in accordance with the Local Government Model Financial Report
Statement of Human Resources	A statement which shows all Council staff expenditure and the number of full time equivalent Council staff
Sustainable	Meet present day needs without compromising future generations' ability to meet their needs
Themes	The overarching strategic objectives or focus areas of Council, as outlined in the Council Plan.
Triple bottom line	Measures community well-being by assessing the economic, social and environmental considerations
Vision	A description of the future we aim to achieve for our city and community
Ward	The delineation of a district within a municipality for the purposes of administration and representation
Well-being	A general term to encompass health, happiness, welfare, security, comfort, quality of life and a sense of belonging

Abbreviations

AAS	Australian Accounting Standard
ABS	Australian Bureau of Statistics
AMS	Asset Management Strategy
CALD	Culturally and Linguistically Diverse
CEO	Chief Executive Officer
Cr	Councillor
EBA	Enterprise Bargaining Agreement
EMT	Executive Management Team
EO	Equal Opportunity
HACC	Home and Community Care
LGPRF	Local Government Performance Reporting Framework
MAV	Municipal Association of Victoria
MCH	Maternal Child Health
NDIS	National Disability Insurance Scheme
OHS	Occupational Health and Safety
SBS	Strategic Briefing Session
UNHCR	United Nations High Commission for Refugees
VEC	Victorian Electoral Commission

THEMES FROM OUR COUNCIL PLAN 2017-2021

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Thank you

Thank you for reading Manningham's Annual Report 2017/18. We hope that this document has given you a good understanding of our achievements and performance over the 12 months from 1 July 2017 to 30 June 2018. We value your feedback. You can provide this to us by contacting us in a way that you prefer.

Annual Report 2017/18

This report is a comprehensive account of our achievements, challenges, aspirations for the future and commitments to our customers.

In it, we report on our performance against the strategic themes and goals outlined in the Council Plan 2017-2021 and give an analysis of our financial performance. The report also illustrates the breadth and depth of the services we deliver to the Manningham community.

Why we have an Annual Report

Our Annual Report is a key tool to inform Manningham's residents, businesses, employees and potential employees, State and Federal governments, peak bodies, and community groups and organisations about our activities, performance and future direction.

Manningham is required under the Local Government Act 1989 to present an Annual Report to the Minister for Local Government by 30 September each year.

Further reading

We encourage you to visit our website where you can find information about our services, programs, events, major initiatives, major publications and more. The address is manningham.vic.gov.au.

Where to get a copy







Hard copies of the Annual Report are available from the Manningham Civic Centre, 699 Doncaster Road, Doncaster and local libraries, or you can call 9840 9333. An electronic copy is available at manningham.vic.gov.au/annual-report.

Contact Information

View this annual report online at manningham.vic.gov.au/annual-report Annual Report 2017/18

Get in touch

Online

-  [twitter/manninghamcc](https://twitter.com/manninghamcc)
-  [facebook/manninghamcouncil](https://facebook.com/manninghamcouncil)
-  Instagram/CityofManningham
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-  03 9840 9333


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-  **Manningham Civic Centre**
699 Doncaster Road
Doncaster
-  **Council Depot**
Corner Blackburn and Warrandyte Roads
Doncaster East

In writing

-  Manningham Council
PO Box 1
Doncaster Vic 3108

Interpreter Service

-  9840 9355

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Manningham Council

699 Doncaster Road, Doncaster Victoria 3108

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13.2 Council Meeting Schedule for 2019

File Number: IN18/461
Responsible Director: Executive Manager People and Governance
Attachments: Nil

EXECUTIVE SUMMARY

Under Council's Meeting Procedure Law 2017, Council is required to fix its meeting schedule for 2019.

Presently, Ordinary Council meetings are held on Tuesdays (generally the fourth Tuesday of each month) at 7:00pm on a monthly cycle, in the Council Chamber at the Civic Centre.

The recommended meeting schedule is consistent with the above arrangements, excepting where circumstances suggest some other arrangement would be more appropriate.

COUNCIL RESOLUTION

MOVED: CR MICHELLE KLEINERT
SECONDED: CR MIKE ZAFIROPOULOS

That the:

- A. Ordinary meetings of the Council for 2019 be held on the fourth Tuesday of the month (except as otherwise provided in this report) at 7:00pm in the Council Chamber at the Civic Centre on the following dates:**
- 29 January 2019
 - 26 February 2019
 - 26 March 2019
 - 23 April 2019
 - 28 May 2019
 - 25 June 2019
 - 23 July 2019
 - 27 August 2019
 - 24 September 2019
 - 22 October 2019
 - 26 November 2019
 - 10 December 2019.
- B. Annual meeting of the Council be held on Thursday, 7 November 2019, at 7:00pm in the Council Chamber at the Civic Centre.**
- C. Chief Executive Officer be authorised to undertake all statutory requirements to call the scheduled meetings of Council.**

CARRIED

2. BACKGROUND

- 2.1 Council's Meeting Procedure Law 2017 provides that the date, time and place for all Ordinary Council meetings be fixed by Council from time to time.
- 2.2 The proposed meeting arrangements for 2019 provide for Ordinary Council meetings to be held on the fourth Tuesday of each month at 7:00pm unless otherwise provided in this report. Meetings will be held in the Council Chamber at the Civic Centre.
- 2.3 Additional meetings may be scheduled throughout the year as required and the proposed dates may be amended if necessary.
- 2.4 In preparing the meeting schedule, consideration has been given to scheduled public holidays and confirmed local government conferences for 2019.

3. DISCUSSION / ISSUE

- 3.1 This is an administrative report to enable Council to set the meeting dates for the 2019 calendar year.
- 3.2 There are two variations to the proposed fourth Tuesday meeting dates in 2019;
 - the January Council meeting is proposed for the fifth Tuesday so that it is held at the conclusion of the holiday period and after Australia Day; and
 - the December Council meeting is traditionally held earlier in the month prior to the holiday season and is proposed for the second Tuesday.

4. COUNCIL PLAN / STRATEGY

The fixing of meeting times, dates and places is a statutory requirement and forms part of Council's governance obligations.

5. IMPACTS AND IMPLICATIONS

Council meetings provide interested people within the community an opportunity to participate in local democracy. Participation provides for greater understanding of Council decision making processes and promotes open, transparent and accountable government.




6. IMPLEMENTATION

- 6.1 Finance / Resource Implications
There are no finance/resource issues associated with this report.
- 6.2 Communication and Engagement
The meeting schedule will be published in the local newspaper; placed on Council's website and notice board.
- 6.3 Timelines
The meeting schedule takes effect at the commencement of 2019.

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.

13.3 Record of Assembly of Councillors

File Number:	IN18/428
Responsible Director:	Chief Executive Officer
Attachments:	1 Senior Citizens Reference Group - 12 September 2018 ↓
	
	2 Councillors Briefing - 2 October 2018 ↓ 
	3 Strategic Briefing Session - 9 October 2018 ↓ 

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.

COUNCIL RESOLUTION

MOVED: CR PAULA PICCININI
SECONDED: CR ANNA CHEN

That Council note the Records of Assemblies for the following meetings and that the records be incorporated into the minutes of this Council Meeting:

- **Senior Citizens Reference Group – 12 September 2018**
- **Councillor Briefing – 2 October 2018**
- **Strategic Briefing Session – 9 October 2018**

CARRIED

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.

- Senior Citizens Reference Group – 12 September 2018
- Councillor Briefing – 2 October 2018
- Strategic Briefing Session – 9 October 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

Senior Citizens Reference Group

Meeting Date: Wednesday 12 September 2018
Venue: Function Room 3, Civic Office, 699 Doncaster Rd, Doncaster
Starting Time: 9.30am to 11.00am

1. **Councillors Present:**
Councillor Anna Chen – Koonung Ward

Officers Present:
Keri Kennealy, Manager, Aged and Disability Support Services
Catherine Walker, Coordinator Social Support, Aged and Disability Support Services

2. **Disclosure of Conflicts of Interest**
There were no conflicts of interest noted.

3. **Items Considered**

1. **Seniors club updates**
2. **Review Terms of Reference Workshop – Review of current Terms of Reference**
3. **Dementia Awareness month September**
4. **Seniors Festival events**

Finishing time
The meeting ended at 11.00am

Record of an Assembly of Councillors

Manningham City Council

Councillor Briefing

Meeting Date: 2 October 2018
Venue: Koonung Room, Civic Office, 699 Doncaster Rd, Doncaster
Starting Time: 6:00pm

- 1. Councillors Present:**
Councillor Andrew Conlon (Mayor) – Mullum Mullum Ward
Councillor Michelle Kleinert (Deputy Mayor) – Heide Ward
Councillor Anna Chen – Koonung Ward
Councillor Sophy Galbally – Mullum Mullum Ward
Councillor Geoff Gough – Heide Ward
Councillor Dot Haynes – Koonung Ward
Councillor Paula Piccinini – Heide Ward
Councillor Mike Zafiroopoulos – Koonung Ward

Officers Present:
Andrew Day – Chief Executive Officer

- 2. Disclosure of Conflicts of Interest**
Nil

- 3. Items Considered**

- 1. Council's advocacy strategy and priorities**

Finishing time
The meeting ended at 8:15pm

Record of an Assembly of Councillors

Manningham City Council

Strategic Briefing Session

Meeting Date: 9 October 2018
Venue: Council Chamber, Civic Office, 699 Doncaster Rd, Doncaster
Starting Time: 6.45pm

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
Councillor Zafiroopoulos

Apologies from Councillors:

Nil

Executive Officers Present:

Andrew Day, Chief Executive Officer
Leigh Harrison, Director City Services
Philip Lee, Director Shared Services
Angelo Kourambas, Director City Planning & Community
Andrew McMaster, Acting Executive Manager People & Governance

Other Officers in Attendance:

Carrie Bruce, Senior Governance Advisor
Roger Woodlock, Project Engineering Specialist
Lee Robson, Group Manager Community Programs
Ben Harnwell, Business and Events Coordinator
Niall Sheehy, Group Manager Approvals and Compliance
Grant Jack, Group Manager Infrastructure and City Projects
Marcel Rawady, Digital Communications Advisor

2. Disclosure of Conflicts of Interest

No disclosures of conflict of interest were made.

3. Items Considered

- 3.1 Draft Manningham Parking Management Policy 2018
- 3.2 Tourism and the Visitor Economy – Initiatives and Priorities
- 3.3 Warrandyte RSL Request for Community Grant
- 3.4 Roads Benchmarking Survey April 2018
- 3.5 Policy Loan Vehicle
- 3.6 Reinspection fees for registered food businesses
- 3.7 Amendment VC148 – Reform to the Victoria Planning Provisions
- 3.8 Council Meeting Schedule for 2019

The meeting ended at 9:08pm

13.4 Documents for Sealing

File Number: IN18/452
Responsible Director: Chief Executive Officer
Attachments: Nil

EXECUTIVE SUMMARY

The following documents are submitted for signing and sealing by Council.

COUNCIL RESOLUTION

MOVED: CR DOT HAYNES
SECONDED: CR MICHELLE KLEINERT

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 T Bao & J Wang
15 Somerville Street, Doncaster**

**Consent to Build over an Easement
Agreement under Section 173 of the Planning and Environment Act 1987
Council and S D Patterson & L A Patterson
26 Roy Street, Donvale**

**Consent to Build over an Easement
Agreement under Section 173 of the Planning and Environment Act 1987
Council and Milani Pty Ltd
65 Woodhouse Road, Donvale**

**Deed of Renewal and Variation of Lease
Council and Warrandyte Tennis Club Inc.
Part 64-76 Croydon Road and Part 64 Croydon Road, Warrandyte South**

**Consent to Build Over an Easement
Agreement under Section 173 of the Planning and Environment Act 1987
Council and H M H Ahmad
82 Greenridge Avenue, Templestowe**

CARRIED

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.

14 URGENT BUSINESS

There were no items of Urgent Business.

15 COUNCILLORS' QUESTION TIME

15.1 Manningham Bus Services

- Q1 Councillor Chen advised that from 7 October 2018, 17 additional peak services were added to Manningham bus services; a small win from the collective advocacy work between Council, the Eastern Transport Coalition and the Metropolitan Transport Forum. Councillor Chen asked how will Council further enhance its advocacy works to improve public transport facilities across Manningham?

The Chief Executive Officer, Mr Andrew Day, responded that officers are aware of Council's desire to develop an advocacy approach on a number of key issues across the municipality, including transport. Mr Day advised that officers have commenced a strategic review of Council's advocacy efforts to ensure a consistent approach in how we deliver key messages to the community and key stakeholders. Mr Day advised that further information regarding Council's advocacy efforts would be brought back to Council in the new year.

15.2 North East Link Advocacy

- Q1 In response to recent North East Link community information sessions, Councillor McLeish raised concerns regarding the impact of the North East Link on the parklands, sporting grounds and commercial precincts in Bulleen. Councillor McLeish requested a report come to a future Strategic Briefing Session to consider the options available to Council to increase its advocacy efforts regarding the North East Link.

The Chief Executive Officer, Mr Andrew Day, responded that the North East Link is one of the largest road infrastructure projects to impact the City of Manningham. Mr Day advised that the project will have significant impacts on the amenity, community and businesses during and post construction. Mr Day indicated that he would be happy bring a report to a future briefing session to articulate the options available to Council to advocate more effectively on this project to ensure that the City of Manningham is better off overall at the conclusion of this project.

15.3 Ruffey Lake Park & Walkability in Manningham

- Q1 Councillor Gough asked if Council was aware of statements made on the Crime Prevention Manningham Facebook page regarding snakes in Ruffley Lake Park and if the statements were true. The statements claimed that Council had released baby snakes into Ruffey Lake Park last year.

The Chief Executive Officer, Mr Andrew Day, advised that he would take the question on notice, however, it was unlikely that Council would be releasing snakes into its reserves.

- Q2 Councillor Gough asked if Council was aware of a recent article in Domain regarding the most and least walkable suburbs in Melbourne. Councillor Gough noted that areas such as Templestowe and Lower Templestowe had received poor walkability ratings. Councillor Gough asked if Council could consider improvements to paths and drains in these areas to improve walkability.

The Mayor, Councillor Andrew Conlon responded that Council could consider these matters when developing future Capital Works budgets.

15.4 North East Link Advocacy

- Q1 Councillor Galbally asked if Council could potentially host a forum for people who would like to participate in advocacy for the North East Link project to give a voice to residents and other groups that would like to get involved.

The Mayor, Councillor Andrew Conlon, responded that this request could be explored in the report to Councillors on the North East Link advocacy.

16 CONFIDENTIAL REPORTS

There were no Confidential reports.

The meeting concluded at 8:21pm.

Chairperson
CONFIRMED THIS 27 NOVEMBER 2018